

**DISTRICT OF SEHELDT
REPORT OF THE PUBLIC HEARING
Held in Community Meeting Room, 5797 Cowrie Street, Sechelt BC, and via
Zoom Online Meeting Platform
Wednesday November 6, 2024**

PRESENT Councillor A. Shepherd (Chair), Mayor J. Henderson; Councillors D. Bell, D. Inkster, D. McLauchlan, B. Rowe, and A. Toth.

STAFF Director of Planning and Development A. Allen; Development Planning Manager I. Holl; Senior Policy Planner K. Pearson; Deputy Corporate Officer T. Forster; and Administrative Assistant M. Sugars (Recording Secretary).

1. CALL TO ORDER AND LAND ACKNOWLEDGMENT

The Chair called the Public Hearing to order at 5:30 pm.

The Chair acknowledged that the District of Sechelt is located on the traditional and unceded territory of the shíshálh Nation and that we respect the history, language and culture of the people of the shíshálh Nation, whose presence continues to enrich this community.

2. INTRODUCTION OF APPLICATION

The Chair introduced the proposed Official Community Plan (OCP) Amendment Bylaw No. 492-35, 2023, and advised those persons in attendance that the Public Hearing was being convened pursuant to the *Local Government Act*.

3. CORPORATE OFFICER PROCEDURES

The Public Hearing was attended by seven members of the public, both in person and on Zoom. The Deputy Corporate Officer explained the purpose and rules of the Public Hearing.

4. APPLICATIONS

4.1 Official Community Plan (OCP) Amendment Bylaws: No. 492-35, 2023

Staff provided an overview of the proposed bylaw amendments.

The Chair called for comments from the public.

Name: Don Trotter
Address: 5725 Teredo Street

Mr. Trotter commented that he has a background in safety engineering. He explained there are factors to consider when a building is constructed beyond a single level, and the weight of additional levels put on the ground level. He also noted the weight often held by retaining walls. He expressed his belief that the District of Sechelt should improve their process when approving retaining walls.

Name: Ray Parfitt
Address: 4656 Laurel Ave

Mr. Parfitt expressed his support of the proposed changes to the downtown centre and West Sechelt areas, and believes it is consistent with the original intent of those neighbourhoods. However, he feels the proposed changes to the Wilson Creek, Davis Bay and Selma Park areas is insufficient. He referenced the neighbourhood plans within the OCP and feels the proposed changes are contradictory to the plans, specifically for the Wilson Creek centre and Davis Bay waterfront. He noted infrastructure concerns for sanitary sewer and road capacity. Mr. Parfitt requested the figures listed within the existing OCP remain for these areas.

Mayor Henderson requested clarification that Mr. Parfitt's request is to maintain the existing figures for the Wilson Creek centre and Davis Bay waterfront, which he confirmed.

Name: Aidan Shirley, Citystate Consulting Group
Address: 5547 Trail Ave

Mr. Shirley spoke about his experiences in other municipalities, noting that other OCP's are not as prescriptive as Sechelt's. He also noted that units per hectare are still mentioned within Zoning Bylaw 580. He referenced the recently updated Housing Needs Assessment, and how housing costs as well as construction costs have significantly increased, even when utilizing local trades. Mr. Shirley noted that the business he works for was responsible for the last two OCP amendments in Sechelt, neither of which would be needed if this amendment had been adopted. He concluded with his belief that the modernization of the bylaw would assist with getting houses built, and help support the shortfalls identified within the Housing Needs Assessment.

Name: Don Trotter
Address: 5725 Teredo Street

Mr. Trotter continued that there have been cases in other municipalities where insufficient review of retaining walls resulted in legal action against municipalities. He circulated drawings to Council, and referenced a technical circular drafted by the Ministry of Transportation and Infrastructure.

Name: Ray Parfitt
Address: 4656 Laurel Ave

Mr. Parfitt circulated some excerpts from the OCP related to Floor Area Ratio (FAR). He reiterated his wish to keep the figures for Wilson Creek, Davis Bay and Selma Park as they currently are. He agrees that the OCP requires updating, but believes this amendment is rushed. He expressed his belief that policies should drive regulations; and that building criteria such as form and character, density, and height should be determined by these policies. He feels there are inconsistencies between the proposed figure 17 and Zoning Bylaw 580.

Councillor McLauchlan asked Mr. Parfitt if he believes the proposed schedule should be contained within the Zoning Bylaw 580, and not the OCP. He responded that yes, it should. As the previous Director of Planning for the District of Sechelt, he explained when the current figure 17 located within the OCP was first introduced, it was acknowledged that Zoning Bylaw 25 at the time was too dated to add the regulations for units per hectare, and inclusion in the OCP made the most sense.

The Chair called a first time asking if anyone else would like to speak to Official Community Plan Amendment Bylaw No. 492-35, 2023.

The Chair called a second time asking if anyone else would like to speak to Official Community Plan Amendment Bylaw No. 492-35, 2023.

The Chair called a third time asking if anyone else would like to speak to Official Community Plan Amendment Bylaw No. 492-35, 2023.

With no further speakers, the Chair reminded the public that no further information is to come forward to Council regarding Official Community Plan Amendment Bylaw No. 492-35, 2023.

5. ADJOURNMENT

The November 5, 2024, Public Hearing was adjourned at 6:09 pm.

Certified correct:
Kerianne Poulsen, Corporate Officer