



## DISTRICT OF SECHELT

### MINUTES OF THE REGULAR COUNCIL MEETING

**November 6, 2024, 7:00 pm  
Community Meeting Room  
1st Floor, 5797 Cowrie St., Sechelt  
and Via Zoom Online Meeting Platform**

**PRESENT:** Councillor B. Rowe (Chair), Mayor J. Henderson, Councillor D. Bell, Councillor D. Inkster, Councillor D. McLaughlan, Councillor A. Shepherd, Councillor A. Toth

**STAFF:** Chief Administrative Officer A. Yeates, Director of Planning and Development A. Allen, Director of Financial Services and Information Technology D. Douglas, Director of Engineering and Operations M. Lee, Director of Corporate and Community Services L. Roberts, Development Planning Manager I. Holl, Manager of Wastewater C. Miller, Senior Development Planner T. Baker, Corporate Officer K. Poulsen, Administrative Assistant C. Kidd (Recording Secretary)

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#### **1. LAND ACKNOWLEDGEMENT**

The Chair acknowledged their gratitude for living on the traditional lands of the shíshálh Nation.

#### **2. CALL TO ORDER AND DECLARATION OF CONFLICT**

The Chair noted that Mayor Henderson was in attendance online, called the Regular Council Meeting to order at 7:00 pm and asked for declarations of conflict. There were none.

#### **3. ADOPTION OF AGENDA**

**Res. No. 2024-11A-01**

Moved/ Seconded

That item 5.6, Council Appointments, be referred to the Closed Council Meeting on November 13, 2024 for discussion.

**CARRIED**

**OPPOSED: Councillor McLauchlan**

**Res. No. 2024-11A-02**

Moved/ Seconded

That the November 6, 2024 Regular Council Meeting Agenda be adopted as amended.

**CARRIED**

**4. DELEGATIONS & PROCLAMATIONS**

None.

**5. BUSINESS ITEMS****5.1 Removal and Disposal or Beneficial Use of Dewatered Septage Solids Project Award**

During discussion it was noted:

- Sufficient funding has been budgeted for this project.
- Maycon Construction Management Ltd was the chosen contractor as they had the necessary experience to complete the works as required.
- Based on historical volumes, this service may be needed every 4 years.

**Res. No. 2024-11A-03**

Moved/ Seconded

That the contract for RFP #2024-14 Removal and Disposal or Beneficial Use of Dewatered Septage Solids be awarded to Maycon Construction Management Ltd. in the amount of \$286,500 + GST; and That the Director of Engineering and Operations and the Corporate Officer be authorized to sign the agreement.

**CARRIED**

**5.2 Development Permit with Variance for 5556 & 5558 Nickerson Road (Everbrite)**

It was noted that allowing this variance would enable all properties in the development to access gravity-fed sewer, avoiding the need for a mix of gravity-fed and private pumps, which would increase liability and project complexity.

**Res. No. 2024-11A-04**

Moved/ Seconded

That Development Variance Permit 2024-22 be approved.

**CARRIED**

**5.3 Development Permit for 6089 Rosewood Place**

**Res. No. 2024-11A-05**

Moved/ Seconded

That Development Permit 2024-16 be approved.

**CARRIED**

**OPPOSED: Councillors Inkster, and McLauchlan**

**5.4 Development Permit for Industrial Subdivision at 5980 Sechelt Inlet Road and Lot 12 Sechelt Inlet Crescent (Luch and McCarter)**

Through discussion and questions to staff, it was noted:

- The proposed grey water tanks may be used for future landscaping irrigation.
- Developer to upgrade frontage along the west side of Sechelt Inlet Road as part of the permit.
- Buffers are planned for areas between industrial and residential areas.
- Property owner will dedicate Lot 12 between Sechelt Inlet Crescent and the development, to create a roadway access to the property.
- The subdivision Control bylaw generally requires undergrounding for hydro lines, however, the developer is providing other concessions staff feel are appropriate in the context of this industrial property, also underground hydro services deemed too costly and not beneficial for residential properties.

**Res. No. 2024-11A-06**

Moved/ Seconded

That Development Permit 2024-08 be approved.

**CARRIED**

**5.5 Development Variance Permit for Industrial Subdivision at 5980 Sechelt Inlet Road and Lot 12 Sechelt Inlet Crescent (Luch and McCarter)**

**Res. No. 2024-11A-07**

Moved/ Seconded

That Development Variance Permit 2023-03 be approved.

**CARRIED**

**5.6 Council Appointments**

Referred to Closed Council Meeting on November 13, 2024 in accordance with Resolution No. 2024-11A-01.

**5.7 2025 Acting Mayor Appointment**

**Res. No. 2024-11A-08**

Moved/ Seconded

That Councillor Rowe be appointed as Acting Mayor for the District of Sechelt beginning January 1, 2025.

**CARRIED**

**5.8 2025 Regular Council and Committee of the Whole Meeting Schedule**

**Res. No. 2024-11A-09**

Moved/ Seconded

That the Regular Council Meeting proposed for August 6, 2025, be moved to July 30, 2025.

**CARRIED**

**Res. No. 2024-11A-10**

Moved/ Seconded

That the 2025 Regular Council and Committee of the Whole Meeting Schedule be adopted as amended.

**CARRIED**

**6. BYLAWS**

**6.1 Zoning Amendment for Sunshine Coast Community Services – 5638 Inlet Avenue**

**Res. No. 2024-11A-11**

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-17, 2024 be adopted.

**CARRIED**

- a. Zoning Amendment Bylaw No. 580-17, 2024

**Res. No. 2024-11A-12**

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-17, 2024 be adopted on November 6, 2024.

**CARRIED**

**6.2 Zoning Amendment for C4 Zone (Sunshine Coast Chamber of Commerce)**

**Res. No. 2024-11A-13**

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-16, 2024 be adopted.

**CARRIED**

- a. Zoning Amendment Bylaw No. 580-16, 2024

**Res. No. 2024-11A-14**

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-16, 2024 be adopted on November 6, 2024.

**CARRIED**

**6.3 Rezoning for 86 Townhouse Units at 5397 McCourt Road**

**Res. No. 2024-11A-15**

Moved/ Seconded

That second and third reading be given to Zoning Amendment Bylaw No. 580-10, 2024.

That Council endorse the following water conservation measures to be required as conditions of the Development Permit and secured with a Section 219 covenant.

- a. The installation of a greywater reuse system into each townhouse unit to reuse shower/bath water for toilet flushing.
- b. The installation of a rainwater capture and storage system for the whole development to provide for outdoor irrigation needs to reduce potable water demand.
- c. Landscape planting is limited to primarily indigenous and drought tolerant plants only.
- d. Irrigated lawns are not permitted.

That prior to consideration of adoption, the applicant shall:

- a. Register a Section 219 Covenant on title to secure the agreed upon Community Amenity Contribution in the amount of \$5,000 per unit up to \$430,000 to be paid on a per unit basis at the time of building permit approval.
- b. Register a Section 219 Covenant on title to secure the agreed upon Piccadilly Park Improvement Amenity Contribution in the amount of \$50,000 to be paid in full at the time of the first building permit approval.
- c. Register a Section 219 Covenant on title to secure public access to and use of the strata owned and maintained amenity building with final details to be finalized in the Development Permit.

**CARRIED**

**OPPOSED: Councillor McLauchlan**

- a. Zoning Amendment Bylaw No. 580-10, 2024

**Res. No. 2024-11A-16**

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-10, 2024 be read a second and third time on November 6, 2024.

**CARRIED**

**OPPOSED: Councillor McLauchlan**

**7. MINUTES OF PREVIOUS MEETINGS**

**7.1 Minutes of the October 23, 2024 Committee of the Whole Meeting**

**Res. No. 2024-11A-17**

Moved/ Seconded

That the Minutes of the October 23, 2024 Committee of the Whole Meeting be received and the following recommendations) be endorsed:

(2) That consideration for funding for the Sunshine Coast Affordable Housing Society be included in the District of Sechelt 2025 budget deliberations;

(3) That the District of Sechelt's share of the \$6,500 funding request to implement a regional database called GrowthZone be included in the District of Sechelt 2025 budget deliberations.

**CARRIED**

**7.2 Minutes of the October 16, 2024 Regular Council Meeting**

**Res. No. 2024-11A-18**

Moved/ Seconded

That the Minutes of the October 16, 2024 Regular Council Meeting be adopted.

**CARRIED**

**7.3 Minutes of the July 26, 2024 Permissive Property Tax Exemption Select Committee**

**Res. No. 2024-11A-19**

Moved/ Seconded

That the Minutes of the July 26, 2024 Permissive Property Tax Exemption Select Committee be received and the following recommendations be endorsed:

(2) That the Market Housing Exemption stays the same as the current version that is included in the updated draft of Council Policy 2.8.1, pages 3 to 8 in the agenda;

(3) That staff review the Town of Gibsons Permissive Property Tax Exemption strategy at a District of Sechelt Committee of the Whole Meeting;

(4) That staff draft and bring forward a report to a Committee of the Whole Meeting on places of worship within the District regarding the list of extended community outreach services, any history of providing shelter and food services to the community, and offerings that are outside of their regular faith services;

(5) That staff bring a report forward to a Committee of the Whole meeting outlining a list of extended community outreach services churches within the District of Sechelt are providing to Sechelt community members;

(6) That the online fillable permissive property tax exemption application form which indicates criteria for tax exemption for the year of 2026 and onward be updated with extended criteria; and that all fields must be mandatorily filled by those applying for exemption before the form is submitted.

**CARRIED**

**7.4 Minutes of the May 21, 2024 Airport Development Select Committee**

**Res. No. 2024-11A-20**

Moved/ Seconded

That the Minutes of the May 21, 2024 Airport Development Select Committee Meeting be received.

**CARRIED**

**8. BUSINESS ARISING FROM THE MINUTES**

Staff confirmed that the draft Airport Master Plan will be presented to the Airport Development Select Committee and Council in the coming weeks.



**9. COUNCIL REPORTS**

**9.1 Sunshine Coast Regional District Representatives**

Council received verbal updates from the Sunshine Coast Regional District Representatives.

**9.2 Council**

Members of Council provided verbal updates of their activities.

**10. CORRESPONDENCE**

None.

**11. RELEASE OF CLOSED MEETING ITEMS**

None.

**12. ADJOURNMENT**

**Res. No. 2024-11A-21**

Moved/ Seconded

That the November 6, 2024 Regular Council Meeting be adjourned at 8:43 pm.

**CARRIED**

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Certified correct by:

Brenda Rowe, Chair

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Certified correct by:

Kerianne Poulsen, Corporate Officer