



DISTRICT OF SECHELT

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING

**November 13, 2024, 3:00 pm
Community Meeting Room
1st Floor, 5797 Cowrie St., Sechelt
and Via Zoom Online Meeting Platform**

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

ABSENT: Councillor D. McLauchlan, Councillor B. Rowe

STAFF: Chief Administrative Officer A. Yeates, Director of Planning and Development A. Allen, Director of Financial Services and Information Technology D. Douglas, Director of Corporate and Community Services L. Roberts, Chief Building Official J. Nyhus, Senior Policy Planner K. Pearson, Corporate Officer K. Poulsen, Administrative Assistant C. Kidd (Recording Secretary)

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 called the Committee of the Whole Meeting to order at 3:01 pm and asked for declarations of conflict. There were none.

3. ADOPTION OF AGENDA

Recommendation No. 1

Moved/ Seconded

That the November 13, 2024 Committee of the Whole Meeting Agenda be adopted.

CARRIED**4. DELEGATIONS & PROCLAMATIONS****4.1 Seniors Planning Table Update**

Mary Caros, Executive Director of the Sunshine coast resource centre, Sue Elliot- Co-Chair of Seniors Planning Table (SPT), and Shari Myhill-Jones member of the SPT Steering Committee were present to provide an update on the SPT. During the update it was noted that:

- A primary focus of the Planning Table is identifying and reducing isolation among seniors.
- There are quarterly planning meetings to go over membership statistics and engagement.
- Multiple engagement events being held on topics including fraud, brain health, etc.
- Four working groups established around seniors transportation, caregiver support, healthy aging communities, and housing.

The SPT representatives welcomed more integration of the SPT with District initiatives.

5. BUSINESS ITEMS**5.1 Community Land Development Analysis Update**

Staff provided an update on the Community Land Development Analysis (CLDA) including:

- The vendor, Dialog, has been selected in accordance with the request for proposal (RFP) process.
- A timeline for the updates, and overview of any relationships with the Official Community Plan (OCP)
- \$100,000 in grant funding was received for this project.
- Completion is planned to be in alignment with the provincial requirements for (OCP) review and update, though an extension may be needed.
- Community engagement including with community associations is prioritized in the RFP.
- Community members are encouraged to email planning@sechelt.ca with any questions.

5.2 2024 Short-Term Rental Program Update

Staff provided a second annual update on the Short Term Rental (STR) Program in the District of Sechelt. During the update it was noted that:

- 2024 started with 6 properties operating STRs with Temporary Use Permits (TUPs), however, with changes to provincial legislation, TUPs are required, and Type 3 STRs, are no longer permitted.
- There has been an increase in bylaw compliance, but still room for improvement.
- The licencing process has been streamlined to decrease the time required for a new applicant to be approved.

Council discussed the following topics:

- Program revenues, compared to expenditures.
- Trends in uptake of STR licenses.
- Changes for availability of long term rental housing.

In response to questions from Council, staff provided details on bylaw enforcement actions related to STRs.

Recommendation No. 2

Moved/ Seconded

That staff be directed to draft an amendment to Business Licence Bylaw No. 520, 2012 to allow a 25% reduction in the applicable Short-Term Rental (STR) licence fee for new STR business licences obtained after July 31, in a calendar year.

CARRIED

Recommendation No. 3

Moved/ Seconded

That a comprehensive report on the number of short term rental related complaints for 2024 be presented to Council, including those related to licenced or suspected unlicenced short term rentals, in the next two months.

CARRIED

OPPOSED: Councillor Toth

5.3 Relocated Homes - Building Bylaw Amendment No. 409-12 Part 16.3

During discussion it was noted:

- Section 16.3 could create a roadblock to affordable housing. Staff clarified the intent of Section 16.3 was to help maintain neighbourhood fit, ensuring consistent housing.

- Though ensuring neighbourhood fit is good, there is a desperate need for various levels of housing.

Recommendation No. 4

Moved/ Seconded

That staff delete section 16.3 from the District of Sechelt Building Bylaw No. 409, 2003.

CARRIED

6. ADJOURNMENT

Recommendation No. 5

Moved/ Seconded

That the November 13, 2024 Committee of the Whole meeting be adjourned at 3:55 pm.

CARRIED

Certified correct by:

Darren Inkster, Chair

Certified correct by:

Kerianne Poulsen, Corporate Officer