



DISTRICT OF SECHELT

MINUTES OF THE REGULAR COUNCIL MEETING

January 15, 2025, 7:00 pm
Community Meeting Room
1st Floor, 5797 Cowrie St., Sechelt
and Via Zoom Online Meeting Platform

PRESENT: Mayor J. Henderson, Councillor D. Bell, Councillor D. Inkster, Councillor D. McLaughlan, Councillor B. Rowe, 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, Senior Development Planner T. Baker, Corporate Officer K. Poulsen, Administrative Assistant C. Kidd (Recording Secretary)

1. CALL TO ORDER AND DECLARATION OF CONFLICT

The Mayor called the Regular Council Meeting to order at 7:00 pm and asked for declarations of conflict. There were none.

2. LAND ACKNOWLEDGEMENT

The Chair noted the land acknowledgment on the agenda.

3. ADOPTION OF AGENDA

Res. No. 2025-01A-01

Moved/ Seconded

That the January 15, 2025 Regular Council Meeting Agenda be adopted.

CARRIED

4. DELEGATIONS & PROCLAMATIONS

None.

5. BUSINESS ITEMS

5.1 Development Variance Permit 2024-23 - 5883 Cowrie Street

Staff provided an overview of the development variance permit application, indicating that it would allow for alteration of the height to width ratio for a retaining wall. It was clarified that by approving the permit it would allow the developer to anchor the retaining wall to the existing rock bluff slope, significantly reducing the need for blasting.

In a response to an inquiry from Council, the property owner indicated that a phase three may come in the future, however it would be on an adjacent property.

Res. No. 2025-01A-02

Moved/ Seconded

That Development Variance Permit 2024-23 be approved.

CARRIED

5.2 Development Permit with a Variance 2024-09 - 6086 Poise Island Drive

Staff noted a permit for this lapsed in 2020 due to inactivity. This new application includes a variance to the District of Sechelt for a cement staircase.

In response to questions from Council, staff further noted that the property will have main vehicle access via Ripple Way and secondary vehicle access on Poise Island Drive.

Res. No. 2025-01A-03

Moved/ Seconded

That Development Permit, with a variance, 2024-09 be approved.

CARRIED

5.3 Sechelt Airport Development Select Committee Appointment

Res. No. 2025-01A-04

Moved/ Seconded

That Council appoint Luke Gordon to the Sechelt Airport Development Select Committee.

CARRIED

6. BYLAWS

None.

7. MINUTES OF PREVIOUS MEETINGS

7.1 Minutes of the December 18, 2024 Regular Council Meeting

Res. No. 2025-01A-05

Moved/ Seconded

That the Minutes of the December 18, 2024 Regular Council Meeting be adopted.

CARRIED

7.2 Minutes of the December 18, 2024 Special Committee of the Whole Meeting

Res. No. 2025-01A-06

Moved/ Seconded

That the Minutes of the December 18, 2024 Special Committee of the Whole Meeting be received and the following recommendation(s) be endorsed:

(2) That a minimum 3% contribution be considered for the 2025 budget general capital reserve.

CARRIED

7.3 Minutes of the November 19, 2024 Airport Development Select Committee

Res. No. 2025-01A-07

Moved/ Seconded

That the Minutes of the November 19, 2024 Airport Development Select Committee be received, and the following recommendations be endorsed:

- (2) That the Director of Engineering and Operations send notes from her meeting with Associated Engineering Consulting to the Airport Committee; and
- (3) That the Director of Engineering and Operations provide the data and map from the tree survey to the Airport Committee; and
- (4) That Council engage in further discussions with landowners to support the Airport's ongoing development; and
- (5) That the Committee assemble comments on the Airport draft master plan which staff will share with Operations Economics Inc (OEI); and that the Committee meet with OEI to discuss the comments on the draft master plan; and
- (6) That the upgrade of the fuel system not be delayed due to environmental risks from potential leakage.

CARRIED

8. BUSINESS ARISING FROM THE MINUTES

It was noted that the Davis Bay Wilson Creek Selma Park Community Association, and development applicant for 4886 Sunshine Coast Highway, have now had a virtual meeting to introduce themselves and begin discussions. Both parties are ready to meet with Council and staff to find a solution.

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

10.1 2025-01-06 Association of Vancouver Island and Coastal Communities Annual General Meeting and Convention - Final Call for Resolutions

Council discussed developing a resolution for the Association of Vancouver Island and Coastal Communities (AVICC) requesting that the Union of British Columbia Municipalities (UBCM) advocate to the Ministry of Housing to provide and make necessary a Good Neighbour Agreement between municipalities and any non-profit operator that may be selected to operate and provide emergency shelter, housing, and community support programs for the unhoused population.

10.2 2024-12-16 UBCM Canada Community Building Fund - Second Community Works Fund Payment for 2024/2025

Correspondence was received.

11. RELEASE OF CLOSED MEETING ITEMS

None.

12. ADJOURNMENT

Res. No. 2025-01A-08

Moved/ Seconded

That the January 15, 2025 Regular Council Meeting be adjourned at 7:54 pm.

CARRIED

Certified correct by:

John Henderson, Mayor

Certified correct by:

Kerianne Poulsen, Corporate Officer