



DISTRICT OF SECHELT

MINUTES OF THE REGULAR COUNCIL MEETING

**April 16, 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. McLauchlan, Councillor B. Rowe, Councillor A. Shepherd, Councillor A. Toth

STAFF: Acting Chief Administrative Officer and Director of Corporate and Community Services L. Roberts, Director of Financial Services and Information Technology D. Douglas, Director of Engineering and Operations M. Lee, Development Planning Manager I. Holl, Manager of Community Services S. Smith, Senior Policy Planner T. Baker, Arts and Culture Coordinator M. Danysh, Corporate Officer K. Poulsen, Administrative Assistant C. Kidd (Recording Secretary)

1. LAND ACKNOWLEDGEMENT

The Mayor noted there is a land acknowledgment on the meeting agenda.

2. CALL TO ORDER AND DECLARATION OF CONFLICT

The Mayor called the Regular Council Meeting to order at 7:01 pm and asked for declarations of conflict. There were none.

3. ADOPTION OF AGENDA

Res. No. 2025-4D-01

Moved/ Seconded

That the April 16, 2025 Regular Council Meeting Agenda be adopted.

CARRIED

4. DELEGATIONS & PROCLAMATIONS

None.

5. BUSINESS ITEMS

5.1 Request for Decision- 2025 Community Investment Program Grants

Staff provided a brief overview of the Community Investment Program, available budget, selection criteria, and the Selection Committee's Terms of Reference.

In response to questions from Council, staff confirmed that:

- An annual budget increase of 2-3% has been added recently to help account for inflation.
- Though some organizations are not based out of Sechelt, the benefit would also impact Sechelt.
- Multi-year grants were created to remove the necessity of organizations to apply annually for funding, reducing the workload on them and the Selection Committee.

Council asked for clarification on multiple applications to better understand the Committee's recommendations and discussed possible sources of additional grants for CIP applicants.

The Mayor acknowledged he is a Director for the Sunshine Coast Electric Vehicle Association, and would be recusing himself from the vote on the grant recommendation.

Mayor Henderson left the meeting at 7:30 pm and Councillor Rowe assumed the Chair.

Res. No. 2025-4D-02

Moved/ Seconded

That Council endorse recommendation (1) to Approve the allocation of \$35,855 from general revenue towards Community Investment Program (CIP).

CARRIED

OPPOSED: Councillors Inkster and McLauchlan

Res. No. 2025-4D-03

Moved/ Seconded

That Council endorse recommendation (2) to award grants as outlined in the following recommendations of the CIP Grant Review Committee:

- \$1,500 to the Coast Music Theatre Company Society.
- \$1,900 to the Coast Rogue Art Society.

- \$0 to the Davis Bay Elementary School PAC.
- \$0 to the Davis Bay Wilson Creek Selma Park Community Association.
- \$0 to the Gibsons Public Art
- \$1,000 to the Métis Nation British Columbia.
- \$4,400 to the Royal Canadian Legion Branch 140.
- \$1,500 to the Sechelt Citizens On Patrol Society.
- \$0 to the Sechelt Community Associations Forum.
- \$1,500 to the Sechelt Downtown Business Association.
- \$1,000 to the Special Olympics British Columbia – Sunshine
- \$500 to the Suncoast Phoenix Community Choir.
- \$1,000 to the Sunshine Coast Charitable Housing Society.
- \$1,000 to the Sunshine Coast Community Orchestra
- \$2,500 to the Sunshine Coast Community Services Society for their Volunteer
- \$1,000 to the Sunshine Coast Conservation
- \$0 to the Sunshine Coast Electric Vehicle Association.
- \$2,400 to the Sunshine Coast Foundation.
- \$1,255 to the Jazz and Entertainment Society.
- \$500 to the Sunshine Coast Pickleball Association.
- \$1,000 to the Sunshine Coast Pride Society.
- \$0 to the Sunshine Coast Skating Club.
- \$1,000 to the Sunshine Coast Writers and Editors Society.
- \$0 to The Only Animal Theatre Society.
- \$400 to the xwesam- Roberts Creek Community Association.

CARRIED

Res. No. 2025-4D-04

Moved/ Seconded

That the Sechelt Community Associations Forum request be referred to a future Committee of the Whole Meeting, for consideration, and discussion of alternative funding sources.

CARRIED

OPPOSED: Councillor Inkster

Res. No. 2025-4D-05

Moved/ Seconded

That Council amend and endorse recommendation (3) to direct the signatories of the District of Sechelt to execute a standing grant agreement for the 2025, and 2026 years only with:

- The Sunshine Coast Community Services - Arrowhead Clubhouse in the amount of \$10,000 for 2025; \$10,000 for 2026
- The Coast Recital Society in the amount of \$500 for 2025; \$500 for 2026.

DEFEATED

OPPOSED: Councillors Bell, Rowe and Shepherd

Res. No. 2025-4D-06

Moved/ Seconded

That Council endorse recommendation (3) to direct the signatories of the District of Sechelt to execute a standing grant agreement with:

- The Sunshine Coast Community Services - Arrowhead Clubhouse in the amount of \$10,000 for 2025; \$10,000 for 2026; \$10,000 for 2027
- The Coast Recital Society in the amount of \$500 for 2025; \$500 for 2026; \$500 for 2027.

CARRIED

Mayor Henderson returned to the meeting and resumed the Chair at 7:41 pm.

Res. No. 2025-4D-07

Moved/ Seconded

That Council endorse recommendation (4) for the changes for the terms of reference for the Community Investment Program Select Committee and Council Policy 2.4.5 Community Investment Program be approved as presented in attachments 3 and 4 of this report.

CARRIED

5.2 In Kind Support for Whitaker Park Maintenance

In response to questions, staff confirmed that Whitaker park would continue to be accessible to the public, with no changes to uses foreseen in the next year.

Res. No. 2025-4D-08

Moved/ Seconded

1. That Council supports the Davis Bay Community Association by authorizing staff to continue routine maintenance of Whitaker Park for 2025.
2. That Council authorizes staff to enter a three-year service agreement with the Davis Bay Community Association for the provision of basic field maintenance and garbage collection.

CARRIED

6. BYLAWS**6.1 Rezoning for Agritourism Accommodation at 1785 Tyson Rd**

In response to questions from Council, staff confirmed that:

- A Business License Application will be contingent on the successful rezoning of the property
- The applicant has been making steps to come into compliance with all regulations, and bylaws.
- If the Rezoning, and Business License were to be approved, the applicant would still need to meet the requirements and receive approval from the Agricultural Land Commission, to run the Agritourism business.

A concern was raised regarding the enforcement of potential of future bylaw infractions by the applicant. Staff informed Council that enforcement strategies focus on achieving compliance, and noted that a Business License would not be issued if the applicant is in contravention of District bylaws or other regulations.

Res. No. 2025-4D-09

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-09, 2023 be considered for adoption.

CARRIED

OPPOSED: Councillors McLauchlan and Shepherd

- a. Zoning Amendment Bylaw No. 580-09, 2023

Res. No. 2025-4D-10

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-09, 2023 be adopted April 16, 2025.

CARRIED

OPPOSED: Councillors McLauchlan and Shepherd

6.2 Official Community Plan and Zoning Amendment for École du Pacifique School District 93

Staff informed Council of an error in the report - the lot size should have been listed as 2,110 square metres.

A member of Council noted that increasing the radius for public notification from 100m to 250m would include more properties that could be impacted by traffic changes in the area.

Council discussed neighbourhood fit and parking.

Res. No. 2025-4D-11

Moved/ Seconded

That the area for public notification radius be increased from 100m to 250m.

CARRIED

Res. No. 2025-4D-12

Moved/ Seconded

1. That Council consider second reading of Official Community Plan Amendment Bylaw No. 492-37, 2024, as amended.
2. That Council consider second reading of Zoning Amendment Bylaw No. 580-14, 2024, as amended.

3. That staff be authorized to schedule a Public Hearing for Official Community Plan Amendment Bylaw No. 492-37, 2024 and Zoning Amendment Bylaw No. 580-14, 2024.
4. That prior to consideration of adoption, the applicant shall:
 - a. Discharge the existing Housing Agreement on Title.
 - b. Enter into a Land Exchange Agreement which outlines the road closure and disposition process, including.
 - i. Closure of a portion of an existing road dedication.
 - ii. Dedicate a portion of the property to allow the extension of Medusa Street.
 - c. Dedicate a portion of the property along the western boundary for future pedestrian access.
 - d. Register of a Statutory Right of Way in favour of Sunshine Coast Regional District for Water Utilities, if required.
 - e. Enter into a section 219 covenant to be registered on the property title to require a landscape plan and cost estimate from a qualified professional to the satisfaction of the District, be provided prior to the issuance of a Building Permit.
 - f. Submit a Preliminary Field Reconnaissance (archaeological study).

CARRIED

- a. Official Community Plan Amendment Bylaw No. 492-37, 2024

Res. No. 2025-4D-13

Moved/ Seconded

That Official Community Plan Amendment Bylaw No. 492-37, 2024 be read a second time April 16, 2025, as amended.

CARRIED

- b. Zoning Amendment Bylaw No. 580-14, 2024 (École du Pacifique)

Res. No. 2025-4D-14

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-14, 2024 be read a second time April 16, 2025, as amended.

CARRIED

6.3 2025 Fees and Charges Amendment Bylaw- Solid Waste Bins

Staff confirmed that this amendment would allow for fees to be charged for replacement of solid waste bins, including new wildlife resistant bins. It was noted that on average six or more replacement bins are requested each year, for varying reasons, including wildlife, damage, or theft. Bins have been serialized so if they are located, they can be returned to the correct house.

Res. No. 2025-4D-15

Moved/ Seconded

That Council consider first, second and third reading of Fees and Charges Amendment Bylaw No. 575-18, 2025.

CARRIED

a. Fees and Charges Amendment Bylaw No. 575-18, 2025**Res. No. 2025-4D-16**

Moved/ Seconded

That Fees and Charges Amendment Bylaw No. 575-18, 2025 be read a first, second and third time April 16, 2025.

CARRIED

7. MINUTES OF PREVIOUS MEETINGS**7.1 Minutes of the April 2, 2025 Regular Council Meeting****Res. No. 2025-4D-17**

Moved/ Seconded

That the Minutes of the April 2, 2025 Regular Council Meeting be adopted.

CARRIED

7.2 Minutes of the April 9, 2025 Committee of the Whole Meeting

Res. No. 2025-4D-18

Moved/ Seconded

That the Minutes of the April 9, 2025 Committee of the Whole Meeting be adopted.

CARRIED

Res. No. 2025-4D-19

Moved/ Seconded

That the following recommendation(s) from the Minutes of the April 9, 2025 Committee of the Whole Meeting be endorsed:

(3) That the rezoning, subdivision, and land transfer processes be initiated for the Childcare and Affordable Housing Project at 6000 Lighthouse Avenue.

CARRIED

7.3 Minutes of the April 9, 2025 Regular Council to Closed Meeting

Res. No. 2025-4D-20

Moved/ Seconded

That the Minutes of the April 9, 2025 Regular Council to Closed Meeting be adopted.

CARRIED

7.4 Minutes of the November 5, 2024 Advisory Planning Commission Meeting

Res. No. 2025-4D-21

Moved/ Seconded

That the Minutes of the November 5, 2024 Advisory Planning Commission Meeting be received.

CARRIED

7.5 Minutes of the March 18, 2025 Airport Development Select Committee Meeting

Res. No. 2025-4D-22

Moved/ Seconded

That the Minutes of the March 18, 2025 Airport Development Select Committee Meeting be received.

CARRIED

7.6 Minutes of the March 24, 2025 Community Investment Program Grant Committee Meeting

Res. No. 2025-4D-23

Moved/ Seconded

That the Minutes of the March 24, 2025 Community Investment Program Grant Committee Meeting be received.

CARRIED

8. BUSINESS ARISING FROM THE MINUTES

The Mayor informed Council that more information regarding the transfer of ownership of housing units at the District-owned childcare/housing facility discussed in the April 9, 2025 Committee of the Whole Meeting would be provided to Council as the project proceeds.

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

12. ADJOURNMENT

Res. No. 2025-4D-24

Moved/ Seconded

That the April 16, 2025 Regular Council Meeting be adjourned at 8:34 pm.

CARRIED

Certified correct by:

John Henderson, Mayor

Certified correct by:

Kerianne Poulsen, Corporate Officer