

**DISTRICT OF SECHELT**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**Held in Community Use Room, 5797 Cowrie Street, Sechelt, BC and**  
**via Zoom Electronic Meeting Platform**  
**Wednesday, August 2, 2023**

**PRESENT** Mayor J. Henderson; Councillors D. Bell; D. Inkster; D. McLauchlan; B. Rowe and A. Toth

**REGRETS** Councillor A. Shepherd

**STAFF** Chief Administrative Officer A Yeates; Acting Director of Financial Services and Information Technology and Manager of Financial Services B. Smith; Director of Planning and Development Services A. Allen; Director of Engineering and Operations K. Dhillon; Director of Corporate and Community Services L. Roberts; Development Planning Manager I Holl; Senior Development Planner S. Koberwitz; Corporate Officer K. Poulsen and Recording Secretary F. Bol

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**1. CALL TO ORDER AND DECLARATION OF CONFLICT**

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

**2. ADOPTION OF AGENDA**

**Res. No. 2023-8A-1 – Moved/Seconded**

That the agenda be adopted as presented.

**CARRIED**

**3. DELEGATIONS**

**3.1 Sunshine Coast Community Forest Legacy Fund Grants**

Kathleen Suddes, Board Chair of Sunshine Coast Community Forest, and Warren Hansen, Operations Manager of Sunshine Coast Community Forest, provided a presentation.

In discussion the following was noted:

- The District of Sechelt is the sole shareholder of the Sunshine Coast Community Forest.
- 100% of the profits benefit the community through Legacy Fund grants and dividends that

the District of Sechelt intends to use for a large community project in the future.

- A Community Advisory Panel was created in 2023.
- A report on wildfire risk reduction planning is expected to be completed by the end of 2023 and will be integrated into operational plans.

The Mayor thanked the Sunshine Coast Community Forest Board and Legacy Fund Grant Committee for their work.

#### **Res. No. 2023-8A-2 – Moved/Seconded**

That the following Sunshine Coast Community Forest Legacy Fund 2023 grants be approved:

- Pender Harbour Community School – Completion costs for the new community building: \$30,000;
- Sunshine Coast Salmonid Enhancement Society – Repair of water source pipes: \$30,000;
- Tetrahedron Outdoor Club – New bridge over Chapman Creek: \$30,000; and
- BC Conservation Foundation – Scientific lab equipment for kelp nursery: \$30,000.

**CARRIED**

#### **4. PROCLAMATIONS**

##### **4.1 Celebrating Team BC's U-19 Men's Soccer Team at 2023 North American Indigenous Games**

Mayor Henderson congratulated Billy August, Max Joe and Kam Pierre, gold medal champions of Team BC's U-19 Men's Soccer Team at the 2023 North American Indigenous Games. Award attendees included Chief Lenora Joe, Shane Jackson and shíshálh Nation elders.

#### **5. BUSINESS ITEMS**

##### **5.1 Housing Accelerator Fund Action Plan and Growth Target**

The Director of Planning and Development provided an overview of the report and introduced Samantha Lahey, Urban Systems Planner, Kelley Foley, Sunshine Coast Regional Housing Coordinator; and Collin Stansfield, Executive Director of Sunshine Coast Regional Economic Development Organization.

In discussion the following was noted:

- The Housing Accelerator Fund (HAF) is a Canada-wide program that is intended to modernize land use planning.
- HAF application intake deadline is August 18, 2023 and funding decisions are expected by October or November 2023.

- The Housing Accelerator Fund may be used for construction of affordable housing, acquisition of land or buildings, housing and community related infrastructure, as well as internal staffing and contracted services.
- The District of Sechelt will request \$12.95 million in total funding.

In response to questions by Council, the following was noted:

- The missing middle is any type of multi-family housing of 4-stories or less.
- If HAF funding is awarded to the District of Sechelt Council will need to endorse specific projects before staff can proceed.

### **Res. No. 2023-8A-3 – Moved/Seconded**

That Council endorse application to the Housing Accelerator Fund with the following seven action plan items:

- i. Develop a missing middle housing program
- ii. Review and update development finance tools
- iii. Update and align policy framework to eliminate existing policy deficit
- iv. Partner with non-profits, and other governments
- v. Complete a development approval review process
- vi. Develop a downtown growth and servicing strategy
- vii. Development a comprehensive land strategy; and

That Council endorse a projected housing growth target of 227 new housing units per year over the next three years.

**CARRIED**

### **5.2 Community Safety Select Committee Update**

Councillor Rowe provided an overview of her report, noting that meeting minutes and the committee's workplan will be presented in September. She also informed Council that information from Morden Consulting on the community engagement dialogue sessions will be available soon in the next two weeks.

### **5.3 Peer-Assisted Care Team Program**

Councillor Rowe and the Corporate Officer provided an overview of the report and noted that:

- The Peer-Assisted Care Team program diverts calls related to mental health from the RCMP to a specialized team, it decreases the need for RCMP resources and is multifaceted in ways it can support first responders and members of the community.
- Based on data reviewed by the Canadian Mental Health Association, Sechelt has been determined to have a higher-than-average need regarding mental health and well-being.
- The Province is funding the program through the Canadian Mental Health Association.

**Res. No. 2023-8A-4 – Moved/Seconded**

That a recommendation be submitted to the Canadian Mental Health Association - British Columbia division for a Peer Assisted Care Team to be considered for the District of Sechelt.

**CARRIED**

**5.4 Royal Canadian Mounted Police Occupancy Agreement**

**Res. No. 2023-8A-5 – Moved/Seconded**

That Council approve an Occupancy Agreement for 5800 Teredo Street to His Majesty the King in the Right of Canada, RCMP, for a period of five years.

**CARRIED**

**5.5 Operations Centre - Workshop Bay Paving**

**Res. No. 2023-8A-6 – Moved/Seconded**

That Council approve the paving of a fifteen-foot strip along the workshop bays at the Operations Centre in the amount of \$16,000 to be funded from 2023 increased revenue, interest income.

**CARRIED**

**6. BYLAWS**

**6.1 Rezoning Application for 89 Apartment Units at 5700 East Porpoise Bay Road (Vidorra Developments)**

**Res. No. 2023-8A-7 – Moved/Seconded**

That First Reading be given to Official Community Plan Amendment Bylaw No. 492-34, 2023; and

That First Reading be given to Zoning Amendment Bylaw No. 580-07, 2023; and

That Official Community Plan Amendment Bylaw No. 492-34, 2023 be considered in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the *Local Government Act*; and

That Official Community Plan Amendment Bylaw No. 492-34, 2023 be referred to relevant stakeholders, agencies for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7; and

That the following recommendations from the July 26, 2023 Committee of the Whole Meeting be endorsed:

1. That the applicant host a public information meeting concerning the proposed development.
2. That prior to consideration of second reading the applicant provides the following information:
  - a. Water Supply Demand Reduction and Conservation Report
  - b. Transportation Impact Assessment and Parking Study
  - c. Preliminary Servicing Report
  - d. Shadow Study
  - e. Community Amenity Contribution Offer Letter

**CARRIED**

**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-8 – Moved/Seconded**

That Official Community Plan Amendment Bylaw No. 492-34, 2023 (5700 Porpoise Bay Road – Vidorra Development) be read a first time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**

**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-9 – Moved/Seconded**

That Zoning Amendment Bylaw No. 580-07, 2023 (5700 Porpoise Bay Road – Vidorra Development) be read a first time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**

**Opposed: Councillor McLauchlan**

**6.2 Rezoning Application for 109 Apartment Units in Two Buildings at 5535 Shorncliffe Avenue**

**Res. No. 2023-8A-10 – Moved/Seconded**

That Council give third reading to Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Avenue).

**CARRIED**  
**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-11 – Moved/Seconded**

That Official Community Plan Amendment Bylaw No. 492-33, 2023 (5535 Shorncliffe Avenue) be read a third time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**  
**Opposed: Councillor McLauchlan**

**6.3 Code of Conduct Update**

The Corporate Officer noted that legislation required that the code of conduct be either reviewed within 6 months or reconsidered and that Council decided to review the code of conduct.

In response to questions, staff confirmed:

- Amendments to the bylaw may be submitted and brought back to Council in future.
- Legal advice was sought with one of the top ethics commissioners in the province and the bylaw presented for Council's consideration is considered in keeping with best practice for BC municipalities.

**Res. No. 2023-8A-12 – Moved/Seconded**

That District of Sechelt Policy 1.1.10 Council Code of Conduct be rescinded; and

That District of Sechelt Council Code of Conduct Bylaw 619, 2023, be given three Readings; and

That District of Sechelt Council Remuneration Amendment Bylaw No. 608-1, 2023, be given three readings.

**CARRIED**  
**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-13 – Moved/Seconded**

That District of Sechelt Council Code of Conduct Bylaw 619, 2023, be read a first time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**  
**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-14 – Moved/Seconded**

That District of Sechelt Council Code of Conduct Bylaw 619, 2023, be read a second time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**  
**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-15 – Moved/Seconded**

That District of Sechelt Council Code of Conduct Bylaw 619, 2023, be read a third time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**  
**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-16 – Moved/Seconded**

That District of Sechelt Council Remuneration Amendment Bylaw No. 608-1, 2023, be read a first time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**  
**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-17 – Moved/Seconded**

That District of Sechelt Council Remuneration Amendment Bylaw No. 608-1, 2023, be read a second time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**  
**Opposed: Councillor McLauchlan**

**Res. No. 2023-8A-18 – Moved/Seconded**

That District of Sechelt Council Remuneration Amendment Bylaw No. 608-1, 2023, be read a third time this 2<sup>nd</sup> day of August, 2023.

**CARRIED**  
**Opposed: Councillor McLauchlan**

**7. MINUTES OF PREVIOUS COUNCIL, COMMITTEE AND COMMISSION MEETINGS**

## **8. BUSINESS ARISING FROM THE MINUTES**

## **9. NEW BUSINESS**

## **10. REPORTS FROM COUNCILLORS**

### **10.1 Councillors' Reports**

Councillor Toth reported that he attended the Sunshine Coast Minor Hockey Association announcement last night and will attend the ceremonial puck drop on September 24, 2023.

Councillor Rowe reported that she attended the Sunshine Coast Minor Hockey Association last night and has supported junior hockey for the past 8 years. She also attended the Sunshine Coast Community Resource Centre Society Annual General Meeting and the strategic planning session.

Councillor McLauchlan reported that she attended the strategic planning session. She also attended a tour of the downtown with the Sechelt Downtown Business Association (SDBA) and noted that the SDBA may come to Council for a budget presentation in future.

Councillor Bell reported that she attended the Sunshine Coast Minor Hockey Association tournament and SDBA downtown tour. She acknowledged the local Royal Astronomical Society of Canada for their amazing educational programming for the community.

Councillor Inkster reported that the Royal Astronomical Society of Canada is located at Sechelt Airport and that the District provided land for their use. He looks forward to attending the Sunshine Coast Minor Hockey Association puck drop in September. He noted that documents from the SDBA tour will be on the next meeting agenda.

Mayor Henderson reported that he joined the celebration of the gold medal champions of Team BC's U-19 Men's Soccer Team. He attended the District of Sechelt staff appreciation barbeque at the Operations Centre and acknowledged Councillor Rowe for the raising of the flag at the event. He informed Council there will be a *Naming the Team* competition on September 1<sup>st</sup> for the new Minor Hockey Association team and noted that feedback on team colours was requested of the public.

### **10.2 SCRD Board Director's Report**

Councillor Toth reported that strategic planning is underway, and the next Board session will be in mid September. The SCRД received elector approval for long-term loans to fund new roofs on Sechelt Aquatic Centre and the Gibsons Arena. The terms of reference for the Accessibility Advisory Committee were approved by the SCRД Board. Staff will be moving forward with a desktop study update in conjunction with a partner for the groundwater investigations and the drilling of five test wells in the area west of Sechelt and Halfmoon Bay. As of July 31<sup>st</sup> Chapman



Lake is 83% full and Stage 4 restrictions would need to be declared to activate the siphons. South Pender Harbour is now at Stage 3 water restriction and East Borden is at Stage 4. Councillor Inkster noted that we are dealing with a climate emergency and that the committee level strategic plan includes infrastructure sustainability on how to deal with continued rising costs. He attended the Hospital meeting last week which discussed reports and recommendations to spend money for new equipment and lighting.

## 11. ITEMS FOR INFORMATION/RELEASE OF CLOSED MEETING ITEMS

### 11.1 Council Correspondence – For Receipt

Councillor Inkster provided an overview of Item 1., 07-17, *Email, Southern Sunshine Coast Ferry Advisory Committee Meeting Summary*, and the following was noted:

- There were a number of Ferry Advisory Committee (FAC) action items; however; questions have not yet been answered.
- Frustration has been expressed by ferry and FAC members.
- The Ferry Corporation will be meeting with FACs during the same time as the UBCM convention.

### Res. No. 2023-8A-19 – Moved/Seconded

That Council Correspondence Item 1., 07-17, *Email, Southern Sunshine Coast Ferry Advisory Committee Meeting Summary*, be received.

**CARRIED**

## 12. MAYOR, COUNCIL AND STAFF EMERGENCY ITEMS

No emergency items were brought forward.

## 13. ADJOURNMENT

### Res. No. 2023-8A-20 – Moved/Seconded

That the Regular Council meeting of August 2, 2023 be adjourned at 9:00 pm.

**CARRIED**

Certified Correct:

  
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John Henderson, Mayor

  
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Kerianne Poulsen, Corporate Officer