

**DISTRICT OF SEHELDT  
MINUTES OF PLANNING AND COMMUNITY DEVELOPMENT  
COMMITTEE MEETING  
Held at 5797 Cowrie Street, Sechelt, BC  
Wednesday, August 22<sup>nd</sup>, 2018**

**PRESENT** Councillor N. Muller (Chair); Councillors M. Shanks, D. Siegers and A. Lutes

**STAFF** Director of Planning and Development Services, T. Corbett; Municipal Planner A. Letman (partial attendance); Community Planner M. Stejpovic (partial attendance); Recording Secretary M. Roberts

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

The Chair called the Planning and Community Development Committee Meeting to order at 2:00 pm and asked if there were any declarations of conflict.

Councillor Shanks announced a personal conflict of interest with item 6.5 Greenecourt Official Community Plan and Rezoning application as he had a long time association with both the Lions Club and the Sunshine Coast Lions Housing Society dating as far back as 1978. Councillor Shanks noted that he would recuse himself from the meeting while the item was being dealt with.

**2. ADOPTION OF AGENDA**

**Recommendation No. 1 – Agenda**

**Moved/Seconded**

That the Agenda be adopted.

**CARRIED**

**3. APPOINTMENTS AND DELEGATIONS**

None.

**4. COMMITTEE / COMMISSION MINUTES AND REPORTS**

**4.1 Minutes of the Planning and Community Development Committee Meeting May 23, 2018**

**Recommendation No. 2 – Minutes of the Planning and Community Development Committee Meeting**

**Moved/Seconded**

That the Minutes of the Planning and Community Development Committee Meeting of July 25, 2018 be received.

**CARRIED**

**4.2 Minutes of the Advisory Planning Commission Meeting of August 9, 2018**

**Recommendation No. 3 - Minutes of the Advisory Planning Commission Meeting**

**Moved/Seconded**

That the Minutes of the Advisory Planning Commission Meeting of August 9, 2018 be received.

**CARRIED**

**5. NEW BUSINESS**

None.

**6. BUSINESS ITEMS**

**6.1 Temporary Use Permit Application for Non-Medical Marihuana Retail - 5674 Teredo Street K. MacPherson (WeeMedical)**

**Recommendation No. 4 - Temporary Use Permit Application for Non-Medical Marihuana Retail - 5674 Teredo Street K. MacPherson (WeeMedical)**

**Moved/Seconded**

That the report from the Municipal Planner dated August 22, 2018 regarding the application for a Temporary Use Permit for the retail of non-medical marihuana at 5674 Teredo Street be received.

**CARRIED**

**Recommendation No. 5 – Temporary Use Permit Application for Non-Medical Marihuana Retail - 5674 Teredo Street K. MacPherson (WeeMedical)**

**Moved/Seconded**

The Committee recommends:

- a. That Council approve the issuance of Temporary Use Permit No. 2018-1 for the retail of non-medical marihuana, for a period of up to two years for the property

Lot E, Block 6, District Lot 303, Plan 19046 (PID. 007-043-350) at the address of 5674 Teredo Street; and,

- b. That Temporary Use Permit No. 2018-01 include the following conditions:
  - i. the use be located on the ground floor of the existing building;
  - ii. the retail opening hours be limited to the hours of 9:00 am to 9:00 pm, 7 days a week; and,
  - iii. Hepa-filter odour abatement of exhaust air is in operation.

**CARRIED**

**6.2 Temporary Use Permit Application for Non-Medical Marihuana Retail - 5536 Wharf Avenue R. Kehler (Weeds Sechelt)**

**Recommendation No. 6 - Temporary Use Permit Application for Non-Medical Marihuana Retail - 5536 Wharf Avenue R. Kehler (Weeds Sechelt)**

**Moved/Seconded**

That the report from the Municipal Planner dated August 8, 2018 regarding the application for a Temporary Use Permit for the retail of non-medical marihuana at 5536 Wharf Avenue be received.

**CARRIED**

**Recommendation No. 7 – Temporary Use Permit Application for Non-Medical Marihuana Retail - 5536 Wharf Avenue R. Kehler (Weeds Sechelt)**

**Moved/Seconded**

The Committee recommends:

- a. That Council approve the issuance of Temporary Use Permit No. 2018-2 for the retail of non-medical marihuana, for a period of up to two years for the property Lot B, Block 8, District Lot 303, Plan 15760 (PID. 007-626-991) at the address of 5536 Wharf Avenue; and,
- b. that Temporary Use Permit No. 2018-2 include the following conditions:
  - i. the use be located on the ground floor of the existing building;
  - ii. the retail opening hours be limited to the hours of 9:00 am to 9:00 pm, 7 days a week; and,
  - iii. Hepa-filter odour abatement of exhaust air is in operation.

**CARRIED**

**6.3 Temporary Use Permit Application for Non-Medical Marihuana Retail – 5670 Cowrie Street S. Meyer (420 Hemp Shop)**

**Recommendation No. 8 – Temporary Use Permit Application for Non-Medical Marihuana Retail – 5670 Cowrie Street S. Meyer (420 Hemp Shop)**

**Moved/Seconded**

That the report from the Municipal Planner dated August 8, 2018 regarding the application for a Temporary Use Permit for the retail of non-medical marihuana at 5670 Cowrie Street be received.

**CARRIED**

**Recommendation No. 9 – Temporary Use Permit Application for Non-Medical Marihuana Retail – 5670 Cowrie Street S. Meyer (420 Hemp Shop)**

**Moved/Seconded**

The Committee recommends:

- a. That Council approve the issuance of Temporary Use Permit No. 2018-03 for the retail of non-medical marihuana, for a period of up to two years for the property Lot B, Block 8, District Lot 303, Plan 15760 (PID. 007-626-991) at the address of 5670 Cowrie Street; and
- b. that Temporary Use Permit No. 2018-03 include the following conditions:
  - i. the use be located on the ground floor of the existing building;
  - ii. the retail opening hours be limited to the hours of 9:00 am to 9:00 pm, 7 days a week; and
  - iii. Hepa-filter odour abatement of exhaust air is in operation.

**CARRIED**

**6.4 Temporary Use Permit Application Sunshine Extracts & Concentrates (3-5534 Sechelt Inlet Cres)**

**Recommendation No. 10 - Temporary Use Permit Application Sunshine Extracts & Concentrates (3-5534 Sechelt Inlet Cres)**

**Moved/Seconded**

That the report from the Municipal Planner dated August 8, 2018 regarding the application for a Temporary Use Permit for the retail of non-medical marihuana at 5534 Sechelt Inlet Crescent be received.

**CARRIED**

**Recommendation No. 11 - Temporary Use Permit Application Sunshine Extracts & Concentrates (3-5534 Sechelt Inlet Cres)**

The Committee recommends:

- a) That Council approve the issuance of Temporary Use Permit No. 2018-04 for the production and retail of non-medical marihuana, for a period of up to two

years for the property Parcel A, District Lot 1438, Plan BCP38917 (PID. 028-666-712) at the 5534 Sechelt Inlet Crescent; and

- b) That Temporary Use Permit No. 2018-04 include the following conditions:
- i) the uses be located on the ground floor of the existing building with a maximum floor area of 100 square metres
  - ii) The retail opening hours be limited to the hours of 9:00 am to 9:00 pm, 7 days a week; and
  - iii) Hepa-filter odour abatement of exhaust air is in operation.

**CARRIED**

**6.5 Sunshine Coast Lions Housing Society (Greenecourt) Official Community Plan Amendment No. 492-24, 2018 Zoning Bylaw Amendment No. 25-296, 2018**

Councillor Shanks declared a conflict of interest as he is a member of the Society and recused himself from the meeting at 2:27pm.

**Recommendation No. 12 – Sunshine Coast Lions Housing Society (Greenecourt) Official Community Plan Amendment No. 492-24, 2018 Zoning Bylaw Amendment No. 25-296, 2018**

**Moved/Seconded**

That the report from the Community Planner dated August 13, 2018 regarding the application from the Sunshine Coast Lions Housing Society for an Official Community Plan Amendment and Zoning Bylaw Amendment be received.

**CARRIED**

**Recommendation No. 13 – Sunshine Coast Lions Housing Society (Greenecourt) Official Community Plan Amendment No. 492-24, 2018 Zoning Bylaw Amendment No. 25-296, 2018**

**Moved/Seconded**

That the Planning and Community Development Committee recommends that Council consider the Official Community Plan Amendment Bylaw No. 492-24, 2018 (Sunshine Coast Housing Society-Greenecourt) in conjunction with the District of Sechelt's current Financial Plan, the Sunshine Coast Regional District's Solid Waste Management Plan, and the District of Sechelt's 2000 Liquid Waste Management Plan pursuant to Section 477(3) of the Local Government Act and deem these plans to be consistent with the proposed Official Community Plan Amendment.

That the Planning and Community Development Committee recommends that Council consider the requirements of Section 475 of the *Local Government Act* to undertake consultation with those affected by the proposed amendment to the Official Community Plan and confirm that those requirements are met through the referral process and the statutory public hearing, and in addition to the public information meeting to be held prior

to the public hearing, constitutes the appropriate early and ongoing consultation to persons, organizations and authorities.

**CARRIED**

**Recommendation No. 14 – Sunshine Coast Lions Housing Society (Greenecourt) Official Community Plan Amendment No. 492-24, 2018 Zoning Bylaw Amendment No. 25-296, 2018**

**Moved/Seconded**

That the Planning and Community Development Committee recommends that Council give first reading to Official Community Plan Amendment Bylaw No. 492-24, 2018 and forward it a public hearing.

That the Planning and Community Development Committee recommends that Council give first reading to Zoning Bylaw Amendment 25-296, 2018, which rezones the properties:

- a. LOT A BLOCK 11 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP48362 (PID 024-927-775); at civic address 5821 Medusa Street, from R-4 to CD-44;
- b. LOT 1 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP12200 (PID 028-696-247) at civic address 5583 Ocean Avenue from CD-26 to CD-44; and
- c. STRATA LOT 1 & 2 DISTRICT LOT 303 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS408 (PID 028-712-536 and PID 028-712-544) at civic address 5583 Ocean Avenue from CD-26 to CD-44, and forward it to a public hearing; and
- d. That prior to adoption of Zoning Bylaw Amendment 25-296, 2018 that:
  - i) a Housing Agreement be entered into, and
  - ii) a covenant be registered that ensures the provision of adaptable level of accessibility of 100% of the units in the new building, electrical outlets on 10 underground parking spaces, and 1 designated car share space.

**CARRIED**

Councillor Shanks re-entered the meeting at 2:59pm.

**6.6 Development Variance Permit 2018-01 B (Jones-Rona) at 5644 Wharf Avenue**

**Recommendation No. 15 – Development Variance Permit 2018-01 B (Jones-Rona) at 5644 Wharf Avenue**

**Moved/Seconded**

That the report from the Community Planner dated August 13, 2018 regarding application for Development Variance Permit 2018-01 B (Jones-Rona) at 5644 Wharf Avenue be received.

**CARRIED**

**Recommendation No. 16 – Development Variance Permit 2018-01 B (Jones-Rona) at 5644 Wharf Avenue**

**Moved/Seconded**

That the Planning and Community Development Committee recommends to Council the approval of Development Variance Permit 2018-01 B for the property, LOT B, DISTRICT LOT 304, PLAN LMP43376, (PID 024-634-174) to vary District of Sechelt bylaws as presented in the attached permit and with the correction that the variance refers only to Building No. 1 and not Building No. 2.

**CARRIED**

**6.6 Subway Restaurant Sign Variance Permit Application Trail Bay Mall, 5755 Cowrie Street and 5740 Teredo Street LOT L, BLOCK 7, DL 303, PLAN BCP 10229 (PID. 025-947-273)**

**Recommendation No. 17 – Subway Restaurant Sign Variance Permit Application Trail Bay Mall, 5755 Cowrie Street and 5740 Teredo Street LOT L, BLOCK 7, DL 303, PLAN BCP 10229 (PID. 025-947-273)**

**Moved/Seconded**

That the report from the Director of Planning & Development, dated August 15, 2018 regarding the application for the Subway Restaurant Sign Variance Permit be received.

**CARRIED**

**Recommendation No. 18 – Subway Restaurant Sign Variance Permit Application Trail Bay Mall, 5755 Cowrie Street and 5740 Teredo Street LOT L, BLOCK 7, DL 303, PLAN BCP 10229 (PID. 025-947-273)**

**Moved/Seconded**

That the Planning and Community Development Committee recommends to Council that staff be directed to put in a provision for the Subway Restaurant sign variance permit to request the light be dimmed in alignment with RX Drug Mart IDA.

**CARRIED**

**Recommendation No. 19 – Subway Restaurant Sign Variance Permit Application Trail Bay Mall, 5755 Cowrie Street and 5740 Teredo Street LOT L, BLOCK 7, DL 303, PLAN BCP 10229 (PID. 025-947-273)**

**Moved/Seconded**

That the Planning and Community Development Committee recommends to Council that

the Sign Variance Permit #2018-04 for the Subway Restaurant located within the Trail Bay Mall, on the property Lot L, Block 7, DL 303, Plan BCP 10229, be approved for issuance subject to the statutory notification process, which permits:

- a) An increase in the wall sign area from 3.0m<sup>2</sup> to 4.18m<sup>2</sup> and an increase in the copy height from 0.6m to 0.91m; and
- b) An increase in the directory sign area from 0.3m<sup>2</sup> to 1.87m<sup>2</sup>.

**CARRIED**

**6.7 Old Boot Eatery Development Variance Permit (Parking Stall Reduction) 5531 Wharf Avenue Lot A, Block 11, District Lot 303, Plan 8643**

**Recommendation No. 20 – Old Boot Eatery Development Variance Permit (Parking Stall Reduction) 5531 Wharf Avenue Lot A, Block 11, District Lot 303, Plan 8643**

**Moved/Seconded**

That the report dated August 15, 2018 from the Director of Planning & Development regarding the application for the Old Boot Eatery Development Variance Permit application be received.

**CARRIED**

**Recommendation No. 21 – Old Boot Eatery Development Variance Permit (Parking Stall Reduction) 5531 Wharf Avenue Lot A, Block 11, District Lot 303, Plan 8643**

**Moved/Seconded**

That the Planning and Community Development Committee recommends to Council that the Development Variance Permit #2018-03 for the Old Boot Eatery, located at 5531 Wharf Avenue, Lot A, Block 11, District Lot 303, Plan 8643, be approved for issuance subject to the statutory notification process and the following conditions:

- a) The required parking for the restaurant be reduced from 24 to 18 (a variance of 6 stalls);
- b) The existing sea-can be painted; and
- c) A bike rack be installed in a location that does not remove parking.

**AMENDED BY THE FOLLOWING**

**Amendment to Recommendation No. 21**

**Moved/Seconded**

That Recommendation No. 21 be amended to replace (b) the existing sea-can be painted with (b) the existing sea-can be removed.

**CARRIED**



**Recommendation No. 21 – Old Boot Eatery Development Variance Permit (Parking Stall Reduction) 5531 Wharf Avenue Lot A, Block 11, District Lot 303, Plan 8643 Moved/Seconded**

That the Planning and Community Development Committee recommends to Council that the Development Variance Permit #2018-03 for the Old Boot Eatery, located at 5531 Wharf Avenue, Lot A, Block 11, District Lot 303, Plan 8643, be approved for issuance subject to the statutory notification process and the following conditions:

- a) The required parking for the restaurant be reduced from 24 to 18 (a variance of 6 stalls);
- b) That the existing sea-can be removed; and
- c) A bike rack be installed in a location that does not remove parking.

**CARRIED**

**ADJOURNMENT**

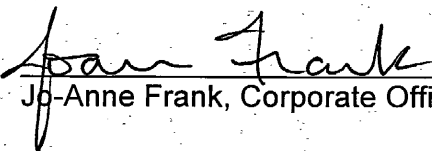
**Adjournment**

**Moved/Seconded**

That the Planning and Community Development Committee Meeting of August 22, 2018 be adjourned at 3:42 pm.

**CARRIED**

  
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Noel Muller, Chair

  
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Jo-Anne Frank, Corporate Officer