

## DISTRICT OF SQUAMISH

Minutes of the Meeting of the Committee of the Whole held Tuesday, December 17, 2013 at 10:00 a.m. in Council Chambers, Municipal Hall, 37955 Second Avenue, Squamish, BC.

### IN ATTENDANCE:

Mayor Rob Kirkham  
Councillor Susan Chapelle  
Councillor Patricia Heintzman  
Councillor Ted Prior  
Councillor Bryan Raiser  
Councillor Ron Sander (arrived at 1:24 pm)

### ABSENT:

Councillor Doug Race

### ADVISORY IN ATTENDANCE:

Corien Speaker, CAO  
Linda Glenday, GM Development Services and Public Works  
Rod MacLeod, Director of Engineering  
Sabina Foofat, Planner  
Sarah McJannet, Planner  
Elaine Naisby, Planner  
Randy Stoyko, GM of Business and Community Services  
Dan McRae, Economic Development Officer  
Tim Hoskin, Recreation Services Director  
Christina Moore, Communications Manager  
Charlene Pawluk, Manager of Legislative Services  
Terry Murray, Clerk IV

Mayor Kirkham called the meeting to order at 10:10 a.m.

#### 1. ADOPTION OF AGENDA

It was moved by Councillor Raiser,  
seconded by Councillor Prior,  
THAT the Committee adopt the December 17, 2013 Committee of the  
Whole Agenda.

CARRIED

#### 2. DEVELOPMENT SERVICES AND PUBLIC WORKS

##### (i) Draft Downtown Transformation Action Strategy – Introduction

S. Foofat, Planner updated Council on the Draft Downtown Transformation Action Strategy. Discussion included:

- Last event planned for 2013 - Holiday Social by the fire
- The action strategy, goals and priorities, catalyst projects and vision moving forward
- Strategy includes three goals, 10 actions, and 20 item project list - all action oriented
- The “vision” was presented for Council to review
- “Primary business centre” change to the wording of vision - remove “urban” add the word “exploring”
- The 10 actions for moving forward were summarized, including: partnerships, cultural viability, connections - downtown to the waterfront, budgeting annually for the strategic plan, as well as keeping downtown relevant to the rest of the community
- Suggested 2014 projects including funding an Event Coordinator, working groups, redesign of the downtown entrance and redesign of Second Avenue

Questions and comments from Council included:

- Clarification regarding implementation of Downtown Streetscapes Plan into the Strategy was requested
- Less expensive, more immediate ideas are needed
- Council reviewed the 10 action items

- Engaging the community and possibility of a downtown transformation task force
- Draft document should be the foundation of the task force. Not all ideas need to come back to Council
- Staff suggested involving the DSBIA in the task force and providing seed funding for them to lead the task force. Council discussion included concerns that the DSBIA doesn't have the time or funding to implement a task force and the role of Council in the task force
- Terms of Reference to come back to Council with options for various models.

It was moved by Councillor Heintzman,  
seconded by Councillor Chapelle,  
**RECOMMENDATION: THAT staff implement a Downtown Transformation Task Force.**  
CARRIED

It was moved by Councillor Chapelle,  
seconded by Councillor Heintzman,  
**RECOMMENDATION: THAT the District of Squamish Council receive the first draft of the Downtown Transformation Strategy; AND THAT the District of Squamish Council provide direction on any changes or amendments to the strategy.**  
CARRIED

(ii) Vancouver Biennale – Funding Update

S. Foofat, Planner and E. Naisby, Planner updated Council on the status of the Vancouver Biennale, including:

- Background on the Vancouver Biennale in Squamish, including motions from April 23, 2013
- Building in a 'Squamish experience' by fitting artists to Squamish, pursuing in-kind funding
- Expanded cost profile was provided to Council
- Total project cost - \$153,696
- Outside in-kind funding was estimated at \$100,000
- C. Speaker, CAO advised on budget limitations

Questions and comments from Council included:

- Justification of spending the money on Biennale in comparison to sports funding in our community
- Clarification of funding request and discussion surrounding various artists needs, open houses and options available to Council, including spreading the payment out over budget years
- Does the District get to keep the artwork?
  - Staff is unsure
- Artist's engagement with the community and request to the Biennale organizers to ensure community engagement
- Impact on taxpayers and inclusion in budget discussions
- What are the available funds in Council Contingency? Request for staff to provide amount left in Council Contingency budget
- Are in-kind funds guaranteed?
  - Yes, funds have been committed

Councillor Heintzman left Council Chambers at 11:34 am returned at 11:35 am

- Is the Howe Sound School District making a contribution and will there be involvement from school children?
- When do we need to make a decision?
  - The sooner the better
- Putting item in perspective - this is a great opportunity that is not to be missed
- Item to be brought back to this evening's Regular Council Meeting with available contingency budget numbers.

Councillor Raiser left Council Chambers at 11:45 am and returned 11:46 am

(iii) District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Technical Amendments Omnibus No. 2) No. 2303, 2013

E. Naisby, Planner updated Council on the proposed Technical Amendments Omnibus Bylaw, including:

- This process will keep the bylaw current and relevant
- 90 changes summarized on a table. Discussion on the following changes:

Medical Marijuana

- Removing of medical marijuana production from all of Squamish, considering tax revenue and employment implications.

Council comments and questions included:

- Is need for community involvement necessary? Taking a step backwards
- Federal regulations, "farm regulations" and urban agriculture
- "Biomedical" should be included in the wording
- Concerns for people/businesses already committed to the production
- Industrial zoned lands are for generating employment. Discussion regarding placement - downtown and oceanfront
- Consequences of changing the bylaw at this time
- Problem of the smell of medical marijuana in conjunction with neighbors
- Public should weigh in on these decisions
- What are the concerns of the public?

It was moved by Mayor Kirkham,  
seconded by Councillor Chapelle,  
THAT pursuant to section 929(2) of the Local Government Act,  
the District of Squamish directs staff to commence preparation of a bylaw to amend  
the District's Zoning Bylaw No. 2200, 2011, to regulate the locations where  
commercial Medical Marijuana is a permitted use;

AND THAT the District of Squamish direct staff to amend the  
Zoning Bylaw so that commercial Medical Marijuana production is not permitted in  
District Lot 486 or on the Oceanfront Peninsula Lands.

OPPOSED: Councillors Prior, Chapelle, Raiser, and Heintzman

MOTION FAILED

- Staff to enquire about available warehouse space downtown
- Language changes concerning "Biomedical" need to be considered

Mayor Kirkham called for a recess at 12:22 pm

Meeting resumed at 1:10 pm with all of Council in attendance except Councillor Race and Councillor Sander as well as staff that were in attendance before the break

Drive-through Restaurants

- Council doesn't want any more drive-through restaurants in Squamish
- Staff suggest it may not be the best idea to close the door on all drive-throughs
- If an existing drive through was to burn down, could it be rebuilt?
  - No, it could not be rebuilt - would be considered non-conforming
- Add to the list the ability for people to sell produce that they grew on their property, ex. fruit and vegetable stands. Staff to bring the item back

Urban Agriculture, etc.

- Beekeeping and poultry should be added to definition of urban agriculture

Councillor Sander arrived at 1:24 pm

- The difference between shipping containers and temporary buildings and reference to the BC building codes
- Definitions provided for "alternative fuel station"
- Defining "indoor food production" and "urban agriculture"
- Fowl was specifically removed from the discussion, community is being surveyed about chickens right now
- Survey referenced the co-op question only, as per Council direction
- Staff will reinvestigate setbacks, parameters, licensing etc. for the fowl co-op.

It was

moved by Councillor Heintzman,  
seconded by Councillor Chapelle,

**RECOMMENDATION: THAT the following definition be included to the draft proposed zoning omnibus bylaw:**

**Proposed Urban Agriculture definition:**

- **means the act of growing food on a lot zoned for residential use; in addition to produce grown in a garden, this also includes community gardens, fruit and nut tree production, the keeping of poultry, fowl, or bees, and agricultural retail sales limited to 30 m2 in gross floor area and provided that at least 75% of goods for sale are produced on site.**

OPPOSED: Councillor Sander and Mayor Kirkham

CARRIED

Alcoholic beverage manufacturing

- Allows alcoholic beverage manufacturing use, including tasting room and sales of liquor manufactured on site
- Squamish zoning should be in line with provincial regulations.

Pet Care

- Difference between kennels and pet day care locations was defined, including discussion on grooming sites and residential business; overnight care vs. daycare.

The Committee of the Whole meeting recessed at 2:07 pm

Meeting resumed at 2:08 pm with all of Council in attendance except Councillor Race as well as staff in attendance as before the recess

Accessory building size

- Clarifies maximum size of accessory buildings and maximum number of buildings
- Increase in height of rural residential accessory buildings - 15 feet to 35 feet

Question and Comments from Council included:

- How does this affect carriage houses?
  - It does not affect carriage houses.

#### Heat Pumps

- Steps taken to reduce noise nuisance from heat pumps. They now must be located 15 feet away from property lines and not in the front yard of properties
- Other noise mitigation measures that can be taken include vegetation and baffles. Noise buffers were discussed, as well as sound decibel level monitoring. Include decibel level monitoring for all outside appliances – staff to follow up.

#### Amendment to Specific Zones

- Allow pet daycares in RL1 and RL 2
- Community and Event storage to C3

#### Technical Amendments

- Un-zoned land to be zoned Resource
- Off-street parking amended to be a minimum of 6 m
- Calculation of eaves and top floor walls
- Clarification and revisions to existing definitions
- Formatting

#### Questions and comments from Council:

- How does this affect home occupation?
  - There are no prohibitions.

#### Food trucks

- Mobile vending clarifications.

It was moved by Councillor Heintzman,  
seconded by Councillor Raiser,  
RECOMMENDATION: **THAT a public information session be held before first and second readings of District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Technical Amendments Omnibus No. 2) No. 2303, 2013.**

#### CARRIED

The Committee of the Whole meeting recessed at 2:32 pm

Meeting reconvened at 4:11 p.m. with all of Council in attendance except Councillor Chapelle and Councillor Race as well as C. Speaker, L. Glenday, T. Hoskin, S. McJannet, T. Pope, C. Pawluk

### 3. BUSINESS AND COMMUNITY SERVICES

#### (i) Community Storage

T. Hoskin, Director of Recreation Services presented on community storage, including:

- Staff are recommending that Council approve the use of lands next to the Brennan Park tennis courts for new community storage
- The Community Storage Policy
- Option recommended by staff – at the tennis courts
- Option 2 doesn't allow for as much community storage

Council comments and questions included:

- How are priorities set for who gets storage?
  - Land will be apportioned to community groups on a first come first serve basis. Cost is \$1
- Who looks after the area?
  - Maintenance and clean up is the responsibility of the community groups
- How do we address liability insurance – are groups required to provide?
  - There is an indemnification agreement as part of the agreement and groups will be required to have insurance
- Would a nominal fee encourage people to give up their spot, particularly if there was a waiting list?
  - There are pros and cons with charging a fee. The community groups are bearing some of the cost in placing the storage containers – in the range of \$3,000 to \$5,000 each. There is a cost with moving, site preparation and fencing. Question whether the District wants to cover the costs. Groups will cover fencing costs. Site preparation could be handled by the Operations department at an approximate cost of \$5,000.
- Suggestion for the District to cover in-kind costs but that hard costs go to the budget process

It was moved by Councillor Heintzman,  
seconded by Councillor Sander,  
**RECOMMENDATION: THAT the District of Squamish authorizes the use of lands adjacent to the Brennan Park Tennis Courts for community storage as outlined in the report to Council dated December 17, 2013, subject to the adoption of related bylaw amendments;**  
**AND THAT the District of Squamish adopts the Brennan Park Community Storage Policy presented in the report from Business and Community Services dated December 17, 2013.**  
CARRIED

It was moved by Councillor Sander,  
seconded by Councillor Raiser,  
**RECOMMENDATION: THAT District staff take care of ground work required for preparation of the community storage site located on land adjacent to the Brennan Park tennis courts.**  
CARRIED

#### 4. TERMINATION

It was moved by Councillor Raiser,  
seconded by Councillor Prior,  
**THAT the meeting be terminated.**  
CARRIED

Meeting terminated at 4:25 p.m.

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Rob Kirkham, Mayor

CERTIFIED CORRECT:

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Robin Arthurs, GM Corporate Services