

MINUTES OF SANDY HOOK COMMUNITY ASSOCIATION BOARD MEETING HELD SUNDAY, SEPTEMBER 11, 2022.

ATTENDING: Kelly Kitchen, Acting President; Barb Muir, Acting Secretary; Susan Anthony-Anderson; Jennifer Garden; Randy Knill; Bruce Woodburn

Via Zoom: Janet Slater; Jack Adams, Peter Harvey

ABSENT: Andy Evans

Short Term rental bylaws update. A letter regarding short term rentals was sent to mayor and council on September 1st. An email acknowledgment of receipt was received. There was no response to the content of the letter, and we were notified that the short-term rental bylaw amendments were to be presented to Council for consideration of 3 readings at the September 7, 2022 council meeting. An update from the September 7th council meeting regarding STRs was provided. It was confirmed that the district will move forward with the limit of 15 for the secondary residences STRs, and that these will require a Temporary Use Permit (TUP). However, it was also discussed that residences with more than two suites will also require a TUP but will not be part of the 15 secondary residence STR limit. It is understood that these are for properties with owner on site but that also have 2 or more units on their property, but clarification is needed. Otherwise, this could be viewed as a possible loophole for secondary residence STRs. In terms of the allocation of TUPs, there was an emphasis on neighbourhood fit with the following considerations: notification of neighbours within a 100m radius of the property; past business licenses; past complaints; publication of the properties operating a secondary residence STR on the district website and in papers. A bylaw office will be hired with the revenue generated, and a software program that will monitor the online rental platforms will also be purchased. Business licenses must be part of all online advertising and will be monitored. It is anticipated that the program will be in effect in 2023 with TUP applications being considered in January. The details of how the TUPs will be allocated if there are a large number (over the 15 limit) of qualifying applicants was still not clear. It is being considered a two year pilot.

Proposed zoning bylaw changes update: SHCA provided extensive comments from the community prior to the deadlines. No one was in attendance at the public hearing.

Garbage Pick up and Bears: It was estimated that there are between seven and twelve black bears in the Sandy Hook area. There was discussion about the letter Diana Mumford submitted to the SHCA for consideration regarding the problem. Randy moved the letter be sent with some modifications such as the inclusion of a centralized garbage collection method along with a more convenient location for a drop off bin for Salish Soils. Kelly seconded the motion. Susan said she was in Banff recently and was impressed by the bear-proof containers used there. These are located on street corners in Banff. Kelly will modify the letter.

Other Business

Randy mentioned that he read the minutes of the August 3, 2022 meeting of the DoS and discovered that seven of the nine applications for funding from Sunshine Coast Community Forests Legacy Fund have been granted and Skookum Hut was not included in the list. Randy contacted them to confirm that we were not approved and, if not, how to obtain funding next time. He has not received a reply from them and will follow up later, but thinks other grants were not only smaller but were 'shovel ready' and easier to approve. We may have to do some fund raising to pay for professional fees and construction fees. This could include consultants, architect, geotechnical, building permit, structural engineers, put to tender and reapply. Others noted that our population of 600 (estimate) is low. Jennifer says there are now thirteen children on Porpoise Drive.

The meeting then adjourned. The next meeting October 2, 2022 at 4:00 pm.