PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE



Thursday, March 9, 2017 SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

AGENDA

CALL TO ORDER

9:30 a.m.

AGENDA

1. Adoption of Agenda

PETITIONS AND DELEGATIONS

REI

EPOF	RTS	
2.	Senior Planner – BURNCO Environmental Assessment Responses to SCRD	Annex A
	Input (Regional Planning Services) (Voting – All)	pp. 1 - 15
3.	Senior Planner – Narrows Inlet Hydro Project – Amendment to Environmental Assessment Certificate and Crown Tenure Application 2411853 (Regional Planning Services) (Voting – All)	Annex B pp. 16 - 28
4.	Senior Planner – Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017 (1312 Lands) Amendment to Rezone a Portion of District Lot 1312 from Rural Four (Rural Forest) to AG (Agriculture) – Electoral Area D Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F)	Annex C pp. 29 - 39
5.	Senior Planner – Crown Referrals 2411859 (Transportation) and 2411860 (Utilities), Sechelt Creek Hydro (Regional Power Inc.) – Electoral Area B Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F)	Annex D pp. 40 - 49
6.	Planner – Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness Lodge) for a Health and Wellness Spa with Tourist Accommodations – Electoral Area A Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)	Annex E pp. 50 - 69
7.	Planning Technician – Crown Referral 2411819 (McAskill) for Private Moorage on Nelson Island – Electoral Area A Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)	Annex F pp. 70 - 91
8.	Planner – Crown Referral 2411776 (Russell) for a Private Moorage on Georges Island – Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)	Annex G pp. 92 - 111
9.	Planner – Crown Referral 2411826 (Mactier) for a Private Moorage in Quarry Bay – Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)	Annex H pp. 112 - 140

Planni	ng and Community Development Committee Agenda – March 9, 2017	Page 2			
10.	Planner – Crown Referral 2411587 (A & A Trading) for Six Helicopter Logging and Boom Sites – Electoral Area B Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F)	Annex I pp. 141 - 155			
11.	Senior Planner – Management Strategies for the Park on North Thormanby Island – Electoral Area B (Community Parks Services) (Voting – A, B, D, E, F)	Annex J pp. 156 - 160			
12.	Planner - Invasive Plant Management (Regional Planning Services) (Voting – All)	Annex K pp. 161 - 169			
13.	Electoral Area A (Egmont/Pender Harbour) APC Minutes of February 28, 2017 Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)	Annex L pp. 170 - 171			
14.	Electoral Area D (Roberts Creek) APC Minutes of February 20, 2017 Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F)	Annex M pp. 172 - 174			
COMM	COMMUNICATIONS				
15.	Nicholas Weswick, Secretary-Treasurer, School District No. 46 (Sunshine Coast) dated February 20, 2017 Regarding Trustee Electoral Area Variance	Annex N pp. 175 - 177			

NEW BUSINESS

IN CAMERA

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee– March 9, 2017

AUTHOR: David Rafael, Senior Planner

SUBJECT: BURNCO ENVIRONMENTAL ASSESSMENT RESPONSES TO SCRD INPUT

RECOMMENDATIONS

THAT the report titled BURNCO Environmental Assessment Responses to SCRD Input be received;

AND THAT the SCRD send a letter and a copy of this report to the BC Environmental Assessment Office (EAO) and BURNCO noting that:

- a) The SCRD requests opportunities to consider subsequent plans, such as Marine Transport Management and Noise, and provide input to the approval agency before the plans are approved;
- b) The SCRD requests that the results of monitoring are publically available;
- Reference Numbers BURNCO 618-7 & SCRD A-vi regarding Sea Level Rise: The
 response is unclear about longer term impact of sea-level rise beyond the closure
 of the mine thus BURNCO should comment on potential impact beyond 2035;
- d) Reference Numbers BURNCO 618-30 & SCRD F-iv regarding Community Benefit: The SCRD will contact BURNCO to discuss the McNab Community Enhancement Fund (CEF), project identification and SCRD's Community Contribution for Independent Power and Resource Projects Policy.

BACKGROUND

The purpose of this report is to provide information on the application and obtain direction from the Planning and Community Development Committee on the responses to the SCRD input to the environmental assessment for the BURNCO Aggregate Project.

The SCRD Board considered BURNCO's environmental assessment certificate application at two Regular Board meetings (September 8, 2016 and September 22, 2016). To meet deadlines, input was forwarded to the BC Environmental Assessment Office (EAO) on two occasions: once to the working group containing a limited number of comments; and a comprehensive set of comments to meet the public comment period deadline.

The Board considered a report presented at the December 8, 2016 Planning and Community Development (PCD) Committee setting out BURNCO's responses to the first set of comments which were provided to the EAO Working Group. The SCRD reviewed these and sent a letter to the EAO noting any concerns on December 12, 2016. The SCRD resolution that was included in

the response is in Attachment A. BURNCO has not provided additional responses to the comments sent on December 12, 2016

BURNCO has provided responses to all comments provided for the public comment period for review. Staff extracted those comments provided by the SCRD Board and the Natural Resources Advisory Committee (NRAC) and these can be found in Attachment B. Staff have not included those responses that the Board considered on December 8, 2016.

DISCUSSION

Analysis

In addition to reviews of the responses, the following analysis sets out additional comments where staff consider that BURNCO's response does not adequately address the SCRD's concerns.

SCRD BOARD

A) Fisheries and Habitat Protection

With regard to changes in federal legislation related to fish habitat and acoustic impact, BURNCO committed to mitigation measures that respects the most up to date legislation. There is no reference or restriction to any particular phase of the project (such as construction phase).

The SCRD raised a question regarding impact of climate change and sea level rise in comment A-vi (BURNCO reference 618-7). BURNCO anticipates that sea-level rise will not have a significant impact during as the mine is anticipated to close in 2035. However it is unclear how the closed project might accommodate longer term and higher sea-level rises noted in the response that are beyond the project end. BURNCO should comment on the possible impacts of sea-level rise beyond 2035.

B) Marine Resources

There will be an on-site caretaker and steps are being taken to reduce potential for and impact of hydrocarbon spills. BURNCO intends to continue to be a property owner and thus stakeholder beyond the mine closure and is committed to supporting the Squamish Nation's Marine Environmental Planning process.

C) Terrestrial Wildlife and Vegetation

Amphibian ponds are not anticipated to impact maintenance of the BC Hydro transmission lines. The SCRD comment regarded possible impact of transmission line maintenance on ponds. Staff note that BURNCO is working with FLNRO and DFO regarding specific location and design of amphibian pons and it is likely that possible impacts from transmission line maintenance will be considered.

D) Air Quality

No additional comments. All SCRD input was provided to EA Working Group and BURNCO responses previously considered.

E) Noise

BURNCO references development of a Noise Management Plan that will include monitoring, and a response plan to noise concerns received from nearby property owners, including receptors across the water such as Eakins Point.

In its previous response to the EAO, the SCRD requested opportunities to consider subsequent plans and provide input to the approval agency before the plans are approved. The same comment should be provided as part of response.

F) Sustainable Economy

BURNCO has proposed a McNab Community Enhancement Fund (CEF) that would consist of money set aside each year of operation, based on output, to enhance the McNab community through targeted funding for projects throughout the region. BURNCO states that the CEF could be replaced by a Sunshine Coast Regional District fee at some future date. Rather than "fee ", SCRD staff consider the term community benefit is more accurate.

The SCRD will contact BURNCO to discuss the CEF, project identification and SCRD's Community Contribution for Independent Power and Resource Projects Policy.

G) Marine Transportation

BURNCO references development of a Marine Transport Management Plan. Staff propose including reference to this plan in a general comment regarding future management plan development.

H) Lighting

No additional comments. All SCRD input was provided to EA Working Group and BURNCO responses previously considered.

I) Surface and Ground Water

Regarding the pit lake, the *Mines Act* requires a performance/reclamation bond and *Fisheries Act* requires a letter of credit and these should provide sufficient funds for post-closure maintenance action that may be required by senior government(s). Regarding the well to provide wash water, its design will meet the 2016 Groundwater Protection Regulation and will draw a very small quantity of groundwater (0.3% of total). Regarding monitoring of ground/surface water a Water Management Plan will detail this. Staff note the response goes into more detail on related adaptive management techniques. Reference is also made to an Environmental Management and Sediment and Erosion Control Plans that will address sedimentation and erosion. Monitoring commitments/ requirements will be part of the plans. Environmental Protection Plans will also be

developed and the plans will address post-closure monitoring which BURNCO commits to funding. Post closure conditions of the pit lake should result in a functioning ecosystem.

Staff note that there is no reference to longer term use of the lake. However this could be addressed in more detail should the SCRD move forward with the rezoning application.

General comment regarding the SCRD review of plans should be included in response.

J) Other

The perimeter of the pit lake will be designed to allow for an escape route for large mammals.

NATURAL RESOURCES ADVISORY COMMITTEE

Previous NRAC reviews and recommendations were incorporated into the SCRD Board's input, however it was not possible for the SCRD Board to consider the following NRAC recommendations due to tight timelines. Staff forwarded these to the EAO and noted that they were not a formal SCRD Board submission.

1. Turbidity and Suspended Solids in Lake Discharge

A site-specific erosion and sediment control plan has been developed for each Project phase and a Water Management Plan is currently being prepared. This should address turbidity and suspended solid discharge.

2. Sediment, erosion and water management practices should be adjusted as needed and changes be communicated to the SCRD.

Monitoring, especially during active periods, will be conducted and responses will take place if needed.

Staff note that results of monitoring should be made public. In previous responses to similar comments related to other monitoring results, it was noted that results could be made available through arrangements with BURNCO and the EAO. Staff suggest that this should be a general response from the SCRD.

3. Detailed conceptual plan for closure conditions and how it will support future land use in the area

Reference is made to several plans and monitoring that are included in the application documents. Staff note that the certificate will include the set of plans and monitoring requirements and understand that there may be an opportunity to review the draft certificate before it is issued.

Staff note that there is no specific reference to longer term use of the area. BURNCO has stated it will continue to own the land and be a stakeholder in the area after the mine

closes. However this could be addressed in more detail should the SCRD move forward with the rezoning application.

Options

Staff note that BURNCO has addressed those issues raised to meet the public comment period deadline. A copy of this report should be sent to the EAO and the proponent for information. Staff recommend that the EAO be advised that the SCRD expects to be sent draft plans that set out details on issues such as noise management to allow for the SCRD to provide input regarding whether its concerns have been addressed in detail. Staff will continue to review the EA application with a focus on the proponent's responses to the other issues raised by the Board.

STRATEGIC PLAN AND RELATED POLICIES

Participation in the environmental assessment process contributes towards the Board's strategic priority to Embed Environmental Leadership.

CONCLUSION

Staff consider that BURNCO has responded to the SCRD's submission to the EAO Working Group. Some items are outstanding as they will be the subject of detailed topic based plans that will be developed if the project moves forward. Staff recommend that the EAO and BURNCO be notified that the SCRD requests to have an opportunity to provide input to these draft plans. The monitoring results should also be made publically available.

Staff note that the response is unclear about longer term impact of sea-level rise beyond the closure of the mine thus BURNCO should comment on potential impact beyond 2035. In addition staff consider that the SCRD could contact BURNCO to discuss the McNab Community Enhancement Fund, project identification and the SCRD's Community Contribution for Independent Power and Resource Projects Policy.

Regarding future use of the site beyond closure of the mine staff consider that this is a subject that could be addressed should the rezoning application move forward.

Attachments

Attachment A – Resolution 453/16 - Recommendation No. 2: BURNCO Aggregate Environmental Assessment – Proponent's Responses to SCRD Board Resolution

Attachment B – Extract of BURNCO's Responses to SCRD and NRAC comments provided prior to end of public comment period.

Reviewed by:			
Manager	X - AA	Finance	
GM	X - IH	Legislative	
CAO	X - JL	Other	

ATTACHMENT A

Response sent to EAO on December 12, 2016

Further to BURNCO's responses to SCRD comments submitted to the EAO Working Group, at the December 8, 2016, Regular Board meeting the following resolution was adopted:

453/16 Recommendation No. 2 BURNCO Aggregate Environmental Assessment – Proponent's Responses to SCRD Board Resolution

THAT the report titled BURNCO Aggregate Environmental Assessment – Proponent's Responses to SCRD Board Resolution 367/16 Recommendation No. 4 - Electoral Area F be received;

AND THAT the SCRD send a letter and a copy of the staff report to the BC Environmental Assessment Office (EAO) and BURNCO noting that:

- 1. BURNCO has responded to issues raised by the SCRD in Board Resolution 367/16 Recommendation No. 4:
- SCRD will review BURNCO's responses to the complete set of issues raised in Board Resolution 382/16 Recommendation No. 11 when made available by the EAO;
- 3. SCRD requests opportunities to consider subsequent plans and provide input to the approval agency before the plans are approved;
- 4. SCRD staff will contact representatives of the McNab Creek Strata and provide an update;
- 5. SCRD will continue to review the mines permitting process;
- 6. SCRD requests that the proponent considers spillage along the route in particular to locations of known glass sponge reefs;
- 7. SCRD requests clarification regarding the legislative criteria for acoustic injury or disturbance to marine mammals or marine birds being applicable either "during the life of the project" or "during construction phase of the project";
- 8. The proponent reconsider air quality monitoring stations to be located on Gambier Island and along the Sea to Sky corridor;
- 9. Clarification if there will be a loss of recreational access to existing anchorages.

ATTACHMENT B

Ref#	Public Comment/Issue	Proponent Response	
SCRD 618-4	A) Fisheries and Habitat Protection Aiii. Designs of the aggregate processing and storage area must include elements to mitigate any negative impact due to sediment runoff into Harlequin Creek and Watercourse 5.	It is recognized that surface run off control is a key aspect to the Erosion and Sediment Control Plan (ESCP) which is included in Part G, Section 22, Appendix 3 of the EAC Application/EIS. Harlequin Creek and WC5 are identified as critical areas within the ESCP; control measures are proposed for construction, operations and closure phases of the Project.	
		As the surficial soils are highly permeable, we do not anticipate a high volume of surface runoff. The primary approach to storm water management is collection and infiltration. No point source discharges of surface water are proposed. Revegetation, vegetation covers, geotextile matting, resurfacing and water course armouring will be primary control measure. In addition, reclamation (revegetation) will occur in a progressive matter. Silt fencing is proposed as needed for temporary sediment control.	
SCRD	Aiv. If a new federal legislative criteria for	If new federal government legislative criteria for negative	
618-5	negative impacts to fish habitat due to artificial lighting become applicable during the life of the project then impacts from artificial lighting need to be re-evaluated and updated mitigation measures applied.	impacts to fish habitat due to artificial lighting becomes applicable, then mitigation measures with respect to managing artificial lighting will be based on the most current legislation.	
SCRD 618-6	Av. If new federal government legislative criteria for acoustic injury or disturbance to fish habitat becomes applicable during the life of the project then impacts from noise generating activity need to be re-evaluated and updated mitigation measures applied;	during the Project, then mitigation measures with respect to managing acoustic noise emissions will be based on the	
SCRD	Avi. BURNCO should evaluate the impacts	A detailed assessment of potential climate change effects of	
618-7	of climate change, and specifically sea level rise. In the post closure phase of the project and factor into the analysis the cumulative effects of periodic king tides and storm surges on the maximum of the range of high predicted sea level rise.	the Proposed Project is presented in Volume 2, Part B – Section 5.8 of the EAC Application/EIS. Potential effects considered were changes in GHG emissions as a result of the Project, the Project's contribution to climate change through the emission of GHG's, and how potential changes in climate will affect project-related infrastructure. Potential effects of future sea-level rise are addressed in Section 5.8.5.2 of the EAC Application/EIS. The predicted RSP2100 (sea-level height by 2100 relative to 2007 levels) using the mean sea-level rise was 18 cm, with a possible range of 6 to 30 cm. The predicted RSL2100 using the high predicted sea-level rise was 88 cm, with a possible range of 57 to 118 cm.	
		Since the Proposed Project is expected to be completed by 2035 it is expected that rising sea levels of this amount will have little direct impact on the Proposed Project operation phase. The Proposed Project closure plan consists of removing surface infrastructure and site reclamation including a ground and surface water-fed lake (the pit lake), and therefore it is expected that the predicted rising sea level will have little impact on Proposed Project closure.	

SCRD	B) Marine Resources	BURNCO plans to have a caretaker onsite to respond to any
618-13	Bvi. An on-site 24 hour/seven days a week attendant should be required during the life of the project in order to respond to and mitigate the effects of a chemical or hydrocarbon spill.	issues that may arise. Since the project is primarily electric powered, there are very few potential sources of hydrocarbons. The hydraulic fluid would be biodegradable such as Mobil EAL™ Hydraulic Oil 32 and 46 or equivalent. Potential impacts on surface water quality from possible fuel spills will be mitigated through the implementation of task-specific Materials Storage, Handling and Waste Management Plan(s) (MSHWMP) and a site-specific Spill Prevention and Emergency Response Plan(s) (SPERP; details provided in Volume 3, Part E − Section 16.0). An environmental monitor will monitor the implementation and performance of the material handling, spill prevention and emergency response plans. Operational water quality monitoring will be undertaken according to permit
SCRD	Bvii. The proponent should be encouraged	requirements. As a property owner and stakeholder in the area, BURNCO
	to engage in and be an active and ongoing	would be pleased to participate in a broader planning
618-14	contributor to the BC Ministry of Forests, Lands and Natural Resources Operations process to develop a Cumulative Effects Assessment Framework and the Squamish Nation Marine Environmental Plan.	exercise for Howe Sound. EA is not typically a forum for developing new land and resource use planning areas, designations, or objectives. BURNCO is committed to supporting the Squamish Nation's
	Transfirmation Environmental Flam.	Marine Environmental Planning process.
SCRD	C) Terrestrial Wildlife and Vegetation	BURNCO is working with FLNRO and DFO on the suitable locations of proposed new amphibian ponds. The current
618-16	Cii. Regarding amphibian habitat replacement, the proposed pond within the BC Hydro right-of-way should be relocated so it is not impacted by maintenance of the right-of-way.	location is not anticipated to affect routine maintenance of the existing transmission line. The existing access road will remain in place.
SCRD	E) Noise	The noise model developed for the prediction of noise effects
618-25	Ev. The design of noise mitigation berms, especially on the north side of the site, should pay particular attention to the topographical amplifications of the McNab Valley and its surrounding steep and mountainous terrain.	for this project considered the design of the proposed berms and accounted for noise propagation over water and attenuation (or lack thereof) due to barriers and topography. The model included conservative assumptions such as modelling a downwind condition in every direction from the project. A noise management plan will be developed prior to construction, which will include a commitment to noise
		monitoring and a response plan to noise concerns received from nearby property owners.

SCRD 618-26	Evi. Consideration should be given that the four month construction phase be completed within the period of time when McNab Creek residential properties, recreational activities and facilities on North Gambier are less frequently used. Construction in the late fall to early spring timeframe may be more prudent to reduce impacts.	The estimated duration of project construction will be up to two years. Some components will be constructed relatively quickly, while others will take longer depending on manufacturing times, construction windows and other limitations associated with the location of the Project site. A noise management plan will be developed prior to construction, which will include a commitment to noise monitoring and a response plan to noise concerns received from nearby property owners, including receptors across the water such as Eakins Point.	
SCRD 618-30	F) Sustainable Economy Fiv. Should the project proceed the SCRD wishes to enter into a discussion with BURNCO regarding a mutually acceptable community benefits agreement.	BURNCO has proposed a McNab Community Enhancement Fund (CEF) that would consist of money set aside each year of operation, based on output, to enhance the McNab community through targeted funding on projects throughout the region. Funding of projects would be given priority by BURNCO's Management Committee based on a number of criteria that would include: - Mitigation of project effects - Bringing amenities to our nearest neighbours - Supporting non-political groups actively improving Howe Sound through cleanup efforts, habitat improvements, etc. - Children's camps - Local united Way or similar organizations providing funding to community programs - Public amenities	
0000	a u i z	The CEF is a funding mechanism which may be replaced by a Sunshine Coast Regional District fee at some future date. If such a fee were introduced, then the CEF would cease.	
SCRD 618-31	G) Marine Transportation Gi. Recreational access to existing anchorages in the area need to be maintained;	Anchorage by Project and non-project vessels within the Project's marine control zone will be subject to the direction and specifications of the Marine Transport Management Plan, and this document will incorporate Transport Canada requirements and reflect Navigation Protection Program	
CCDD	I) Confeed and County Water	permitting (which the Proposed Project is subject to).	
SCRD 618-34	Ii. Post-closure maintenance of the lake outflow supported by sufficient bonding should be a condition of the environmental assessment certificate.	BURNCO defers to the BCEAO on potential conditions of environmental assessment certification. Mines Act permitting is required which includes provisions for a performance and reclamation bond. In addition, a letter of credit is typically required as part of the Fisheries Act authorization until the works are determined to be functioning as intended. Details regarding the proposed Environmental management and monitoring programs for the Proposed Project are provided in Volume 3, Part E – Section 16 and 17 of the EAC Application/EIS. Environment monitoring plans will be developed by qualified environmental professionals and implemented to achieve compliance with Certificate conditions and with terms and conditions of regulatory permits and approvals. Monitoring will consist of two main components: compliance monitoring and effects monitoring. BURNCO commits to providing the funding for these monitoring initiatives.	

SCRD	lii. BURNCO needs to provide clarification	As presented in Section 5.6.5.2.1.2 of the EAC
618-35	of the impacts of the well on surface water is needed.	Application/EIS, the well will be pumped at a daily rate of 160 m3/day during operations. Although groundwater flow will be affected near to the well, which will be installed near the wash plant, it represents less than 0.3 % of the total groundwater flow through the valley deposits and as such will have negligible effect to overall groundwater flow. The specific well design is not complete but will meet the requirements of the 2016 Groundwater Protection Regulation (part of the Water Sustainability Act brought into force in February 2016).
SCRD	liii. BURNCO's commitment to monitoring site conditions for groundwater and surface	BURNCO defers to the BCEAO on potential conditions of environmental certification.
618-36	water and to recalibrate the model as the project progresses needs to be a condition of the environmental certificate. This should also include making this information public.	A Water Management Plan, currently being prepared for inclusion in the Mines Act and Water Sustainability Act Permit applications, will provide a long-term water management strategy that includes the management of water resources, a mitigation plan to reduce potential effects to water resources and an effects monitoring plan to monitor water resources in the receiving environment. The plan is designed to meeting the preliminary mitigation measures and commitments and assurances outlined in the EAC Application/EIS and those required by the Water Sustainability Act. Based on the water quantity and water quality monitoring programs (hydraulic heads and quality), if observed water levels and water quality start to show a trend towards potential negative effects to the receiving environment, then adaptive management will be undertaken. Adaptive management techniques to be implemented as required include: - Continue to evaluate the extent of the pit during operations. - During the wet season, if water levels in the pit lake become higher than has been designed for the Pit Lake Containment Berm then the valves in the culverts will be closed to reduce the amount of water reporting to the pit from the surface water on the western slope. - The height of the pit lake at the outlet structure can be adjusted to increase or decrease the level of the pit lake (e.g., adding or lowering stop logs) at closure to maintain the hydraulic gradient between McNab Creek and the Project Area following closure. BURNCO will develop a project-specific website that will be maintained to keep stakeholders informed regarding the Project, including project schedule, construction activities, operating information, and noise and air quality monitoring data.
SCRD	liv. The sediment and erosion prevention	Suspended sediment sampling will be conducted in
618-37	measures need to be documented in a mitigation plan need to be provided for review.	accordance with the Environmental Management Plan for the Project. A site-specific erosion and sediment control plan has been developed for each Project phase (please see Volume 4, Part G – Section 22.0: Appendix 3). Weekly inspections by a qualified environmental monitor will be conducted during periods when ground disturbance activities are being undertaken. Inspections will include a description of pre-site activity conditions, implementation of erosion and sediment control measures, monitoring of control measures, and records of visual observations. Additional event-based inspections, in response to expected storm events or heavy rain events, will also be undertaken to inspect erosion control measurements according to the Sediment and Erosion Control Plan (see Section 7.0). Monitoring will be conducted

Staff Report to Planning and Community Development Committee - March 9, 2017 BURNCO Environmental Assessment Responses to SCRD Input Page 11 of 15

		immediately upstream and downstream of disturbed areas in order to compare potential sediment inputs against background levels. These inspections will help determine the effectiveness of erosion and sediment control measures and the potential need to implement additional measures.
SCRD 618-38	Iv. BURNCO needs to provide clarification if increased evapotranspiration from the lake was incorporated into water modeling.	The hydrogeological modelling and analysis conducted for the Project is presented in Part G, Section 22, Appendix 5.6-D of the EAC Application/EIS.
010-30	Take was incorporated into water modeling.	Confirming that increased evaporation resulting from the change in pit lake surface area was incorporated into the model. Specified flux boundary that represents recharge to groundwater from precipitation was automatically adjusted during model simulation in the area of the pit lake for increased evaporation at each phase of mine development.
SCRD 618-39	Ivi. BURNCO needs to provide clarification if recharge applied in the groundwater model looked at difference rates for construction, operation and closure due to different ground cover and whether the groundwater modelling did sensitivity studies to look at different hydraulic properties of the bedrock.	The hydrogeological modelling and analysis conducted for the Project, including sensitivity analyses, are presented in Part G, Section 22, Appendix 5.6-D of the EAC Application/EIS. The groundwater model simulated groundwater conditions resulting from aggregate removal throughout the Project life, including at closure. The model boundaries were adjusted over time to account for changes in ground cover and lake surface area. The assessment of uncertainty in model predictions was carried out by conducting a model sensitivity analysis, including simulations of the flux representing groundwater discharge from bedrock to the valley fill aquifer (base case +/- 2).

SCRD Ivii. The environmental assessment Details regarding the proposed environmental management and monitoring programs for the Proposed Project are certificate needs to include monitoring provided in Volume 3, Part E – Section 16 and 17 and are 618-40 requirements following closure/reclamation of the site to ensure that the model's summarized below. BURNCO commits to funding for these conclusions were accurate. monitoring initiatives. Environment monitoring plans will be developed by qualified environmental professionals and implemented to achieve compliance with EA certificate conditions and with conditions of all required permits and approvals. Monitoring will consist of two main components: compliance monitoring and effects monitorina. Compliance monitoring will occur during all phases of Proposed Project activities as a part of the Proposed Project construction and operational Environmental Protection Plans (EPPS). Compliance monitoring will include assessment of Proponent and contractors' environmental performance using specifically developed performance indicators and benchmarks. Where possible, an adaptive management approach will be used to modify management plans as needed based on the results of the monitoring program. BURNCO will submit a report to the BCEAO on the status of compliance with the Certificate Conditions, at the following times: - At least 30 days prior to the start of Construction; - On or before January 31 in each year after the start of Construction; - At least 30 days prior to the start of Operations; - On or before January 31 in each year after the start of Operations; - At least 30 days prior to the start of Closure and Reclamation: - On or before January 31 in each year after the start of Closure and Reclamation; and - Within 30 days of completing Closure and Reclamation. Effects monitoring will include periodic sampling or studies on/of groundwater, vegetation, wildlife, fish, air quality, surface water and aquatic health. The studies will be conducted with a Proposed Project study area (receiving environment) and a reference area. Monitoring plans will establish timelines and schedule for each monitoring activity (e.g., give years for post-construction monitoring). Monitoring data will be assessed against Proposed Project-specific

guidelines which will be developed based on Canadian and

BC guidelines and baseline benchmarks.

SCRD	Iviii. The influence of the pit lake level on flow and level of McNab Creek should be	A Water Management Plan, currently being prepared for inclusion in the Mines Act and Water Sustainability Act
618-41	monitored seasonally and during peak and	Permit applications, will provide a long-term water
	reduced precipitation periods, and over a	management strategy that includes the management of
	long enough period, to find the best level to	water resources, a mitigation plan to reduce potential effects
	maintain tin the pit and McNab Creek.	to water resources and an effects monitoring plan to monitor
		water resources in the receiving environment. The plan is designed to meeting the preliminary mitigation measures and
		commitments and assurances outlined in the EAC
		Application/EIS and those required by the Water
		Sustainability Act. Based on the water quantity and water
		quality monitoring programs (hydraulic heads and quality), if
		observed water levels and water quality start to show a trend towards potential negative effects to the receiving
		environment, then adaptive management will be undertaken.
		Adaptive management techniques to be implemented as
		required include:
		- Continue to evaluate the extent of the pit during operations.
		- During the wet season, if water levels in the pit lake
		become higher than has been designed for the Pit Lake
		Containment Berm then the valves in the culverts will be
		closed to reduce the amount of water reporting to the pit from the surface water on the western slope.
		·
		- The height of the pit lake at the outlet structure can be
		adjusted to increase or decrease the level of the pit lake (e.g., adding or lowering stop logs) at closure to maintain the
		hydraulic gradient between McNab Creek and the Project
		Area following closure.
SCRD	lix. The effect of any upwelling of	Please refer to Technical Memo entitled BURNCO
618-42	groundwater originating from the pit and	Aggregate Project: Additional Information Regarding
010-42	entering McNab Creek or directly into Howe Sound via the foreshore should be	Watercourse Two (WC2), Fish and Fish Habitat. There is predicted to be increased groundwater influx into the
	assessed to determine if it is likely to	groundwater-fed channels below the proposed pit lake. The
	disturb spawning area or contribute to	increased levels of influx and more stable baseflows is
	undesirable siting effects.	expected to improve conditions for spawning by improving
		intergravel flow supporting egg and alevin survival. The total amount of freshwater input into the estuary will not be
		changed but it will be more uniformly distributed amongst the
		groundwater-fed channels. The Aquatic Health Assessment
		found that the Water quality of the pit lake Outflow (both
		surface and groundwater) would be suitable for all life history
		stages of salmonids.

SCRD 618-43	Ix. A plan for post-project use of the pit lake should be in place to consider issues such as potential stocking of fish.	A Reclamation and Effective Closure Plan is provided in Volume 4, Part G – Section 22.0: Appendix 4 of the EAC Application/EIS. The plan describes the proposed measures and commitments to manage, maintain and monitor water management structures, remove surface facilities, and reclaim areas and develop a functional ecosystem in the freshwater pit.
		Progressive and ongoing reclamation activities will occur throughout all phases of mine development. The Proposed Project will use progressive reclamation of the site that includes ongoing reclamation activities taking place alongside active extraction and pit area around the proposed operations area. Site planning will include landscaping, further design and development of the existing berm along the north edge logging road of the pit area, along with the creation of southern pit containment berm, surface water features, fisheries habitats and vegetation throughout the site consistent with the operational extraction schedule. Ongoing monitoring will be conducted for relevant noise and dust, water quality parameters, and fish, vegetation and wildlife resources. Details regarding the monitoring program (in addition to the reclamation monitoring suggested in the plan) is provided in Volume 3, Part E – Section 17.0 of the EAC Application/EIS.
SCRD	J) Other	A Reclamation and Effective Closure Plan is provided in
618-44	Ji. The lakeshore slope should be designed to ensure that people and animals that use the lake can easily get on shore.	Volume 4, Part G – Section 22.0: Appendix 4 of the EAC Application/EIS. The plan describes the proposed measures and commitments to manage, maintain and monitor water management structures, remove surface facilities, and reclaim areas and develop a functional ecosystem in the freshwater pit. The perimeter of the pit lake will be designed to allow for an escape route for large mammals (See Mitigation Measure M-5.3-55 described in Section 5.3 of the EAC Application/EIS).
NRAC	Introduction to the input, not a comment	No response required
619-1		
NRAC 619-2	That the Proponent monitors turbidity and total suspended solids when lake water is discharged into the stream channel.	Suspended sediment sampling will be conducted in accordance with the Environmental Management Plan for the Project. A site-specific erosion and sediment control plan has been developed for each Project phase (please see Volume 4, Part G – Section 22.0: Appendix 3).
		A Water Management Plan, currently being prepared for inclusion in the Mines Act and Water Sustainability Act Permit applications, will provide a long-term water management strategy that includes the management of water resources, a mitigation plan to reduce potential effects to water resources and an effects monitoring plan to monitor water resources in the receiving environment. The plan is designed to meeting the preliminary mitigation measures and commitments and assurances outlined in the EAC Application/EIS and those required by the Water Sustainability Act.

NRAC	2. That sediment, erosion and water	Suspended sediment sampling will be conducted in
619-3	management practices are reassessed as the water balance model is updated, and that any changes to water, sediment and erosion management practices are communicated to the SCRD.	accordance with the Environmental Management Plan for the Project. A site-specific erosion and sediment control plan has been developed for each Project phase (please see Volume 4, Part G – Section 22.0: Appendix 3). Weekly inspections by a qualified environmental monitor will be conducted during periods when ground disturbance activities are being undertaken. Inspections will include a description of pre-site activity conditions, implementation of erosion and sediment control measures, monitoring of control measures, and records of visual observations. Additional event-based inspections, in response to expected storm events or heavy rain events, will also be undertaken to inspect erosion control measurements according to the Sediment and Erosion Control Plan (see Section 7.0). Monitoring will be conducted immediately upstream and downstream of disturbed areas in order to compare potential sediment inputs against background levels. These inspections will help determine the effectiveness of erosion and sediment control measures and
NRAC	3. That the SCRD request a detailed	the potential need to implement additional measures. A Reclamation and Effective Closure Plan is provided in
619-4	conceptual plan for closure conditions and consider how to best support appropriate future land use in the area.	Volume 4, Part G – Section 22.0: Appendix 4 of the EAC Application/EIS. The plan describes the proposed measures and commitments to manage, maintain and monitor water management structures, remove surface facilities, and reclaim areas and develop a functional ecosystem in the freshwater pit.
		Progressive and ongoing reclamation activities will occur throughout all phases of mine development. The Proposed Project will use progressive reclamation of the site that includes ongoing reclamation activities taking place alongside active extraction and pit area around the proposed operations area. Site planning will include landscaping, further design and development of the existing berm along the north edge logging road of the pit area, along with the creation of southern pit containment berm, surface water features, fisheries habitats and vegetation throughout the site consistent with the operational extraction schedule. Ongoing monitoring will be conducted for relevant noise and dust, water quality parameters, and fish, vegetation and wildlife resources. Details regarding the monitoring program (in addition to the reclamation monitoring suggested in the plan) is provided in Volume 3, Part E – Section 17.0 of the EAC Application/EIS.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: David Rafael, Senior Planner

SUBJECT: NARROWS INLET HYDRO PROJECT – AMENDMENT TO ENVIRONMENTAL ASSESSMENT

CERTIFICATE AND CROWN TENURE APPLICATION 2411853

RECOMMENDATIONS

THAT the report titled Narrows Inlet Hydro Project – Amendment to Environmental Assessment Certificate and Crown Tenure Application 2411853 be received;

AND THAT the SCRD send a letter and a copy of this report to the BC Environmental Assessment Office (EAO), Ministry of Forests, Lands and Natural Resource Operations and Narrows Inlet Hydro Holding Corp. noting that the amendments to the environmental assessment certificate should be issued subject to the following considerations:

- a) (Environmental Assessment Certificate only) Compensation for the loss of 0.21 hectares of riparian area in the Chickwat component should return the area to higher standard than pre-hydro project level;
- b) The re-routing of the transmission line will follow existing forest service roads in some places; however it may have a greater visual impact and therefore opportunities to work with the local property owner to improve revegetation of the area should take place.
- c) The proposed boundaries for the Crown tenure and the environmental assessment certificate should be the same:

AND FURTHER THAT this recommendation be forwarded to the March 9, 2017 Regular Board meeting for adoption.

BACKGROUND

The purpose of this report is to provide information on the applications to amend the environmental assessment certificate and Crown tenure and obtain direction from the Planning and Community Development Committee on moving forward.

Narrows Inlet Hydro Holding Corporation (NIHC) has applied to the BC Environmental Assessment Office (EAO) for an amendment to the project's environmental assessment certificate. This is the fourth amendment application; the previous three were issued.

Supporting information was provided by NIHC and is included on the BC EAO website (amended application can be found here: https://projects.eao.gov.bc.ca/p/narrows-inlet-hydro/docs). A Working Group meeting was held. There was a two week public comment period which closed on February 20, 2017; the comment period was advertised in the Coast Reporter.

Due to timing it was not possible to provide a report for Board consideration to meet the EAO deadline and therefore staff provided preliminary comments, which are set out in this report, and noted that the SCRD Board would provide formal comments. A draft EAO report is expected to be provided to the Working Group for review in mid-March. The deadline for commenting on the Crown tenure is March 25, 2017.

The proposed environmental assessment certificate amendments are to the substation and transmission lines and will:

- shorten the lines:
- avoid archaeological sites and private property;
- increase sub-marine cable laying logistics, safety and cable longevity.

The Crown tenure application does not include the Chickwat and Upper Ramona areas.

Detailed maps showing the proposed amendment locations are included in Attachment A. The following map provides an overview of the locations.

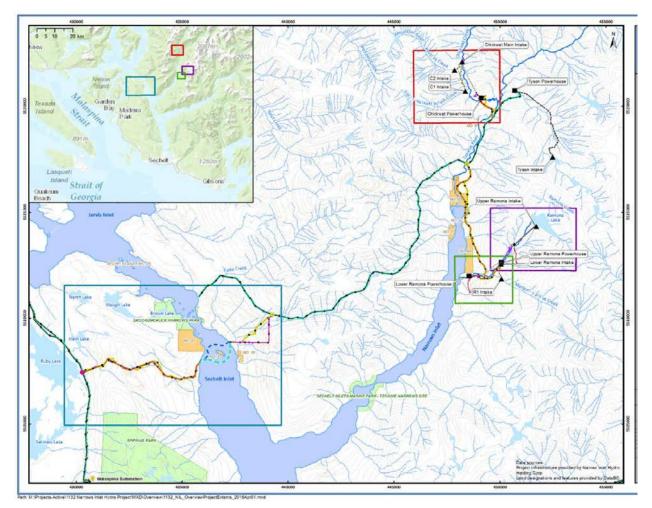


Figure 1 – Project Location – Environmental Assessment Certificate

Figure 2 - Project Location - Crown Tenure

Existing Transmission Line

HYDRO

DISCUSSION

Analysis

Substation and Transmission (138 kV line) Component (Environmental Assessment Certificate and Crown Tenure):

EA Certificate

- West Side three minor changes on the west side of Sechelt Inlet to shorten the line;
- East Side addition of an alternative alignment to allow flexibility to avoid private property (as requested by landowner);
- Sub-marine Cable change in alignment of submarine cable that crosses Sechelt Inlet to improve logistics, safety, and cable longevity.

Information provided by NIHC to the EAO Working Group noted that 0.04 hectares of additional riparian habitat is impacted, however it is of lower value than the original route. The terrestrial footprint is almost identical, no wetlands will be affected and there is little difference in the quantity or quality of suitable habitat mapped for bird and mammal key indicators.

Regarding the marine section, the cable footprint is little changed and entry/exit points are the same and the impacts to benthic habitat and species is similar to the original routing.

Visual quality models were provided and the proposed transmission line route follows an existing service road and will have similar or less visual impact than the current route.

NIHC stated that, regarding changes to the substation and transmission line, no additional mitigation is required and there are no changes to the EA conclusions.

Crown Tenure

The tenure area would be slightly relocated and enlarged. Existing forest service roads (FSR) would be upgrades such as the link from Klein Lake (known as the North Lake FSR).

Upper Ramona Component:

- New alignment crosses causeway at head of Narrows Inlet to avoid archeological sites and follow existing road ROW;
- Alignment change continues logically to the north along existing road ROW then circles to the northeast to join with the approved alignment approximately 1 km south of the new substation:
- Increase infrastructure leeway in one location.

Information provided by NIHC to the EAO Working Group noted that the terrestrial footprint is almost identical, wetlands in the area were previously assessed and there is little difference in the quantity/quality of suitable bird/mammal habitat. NIHC concluded for the terrestrial area that no additional mitigation is required and there are no changes to the EA conclusions. However, the transmission line causes risk of collision and/or electrocution for raptors and marine birds and mitigation measures will be designed to minimize risk.

Chickwat Component:

- New alignment crosses Chickwat Creek immediately south of the powerhouse and follows an existing road to the Tzoonie River;
- New alignment crosses the Tzoonie River in a southerly direction and joins with the
 existing transmission line from the Tyson Creek powerhouse approximately 0.5 km to
 the southwest of the original location.

Information provided by NIHC to the EAO Working Group noted that an additional 0.21 hectares of riparian habitat is additionally impacted from all stream crossings and the habitat is of higher riparian value. The "stringent" mitigation set out in the certificate will prevent long-term impacts. Thus NIHC asserts that no additional mitigation is required and there are no changes to the EA conclusions.

Regarding terrestrial wildlife and vegetation, the terrestrial footprint is almost identical, no wetlands will be impacted and there is little difference in the quantity/quality of suitable bird/mammal habitat. There is a reduction in impact on old growth forest (greater than 141 years old) but an increase in forest area over 80 years old. NIHC concluded for the terrestrial area that no additional mitigation is required and there are no changes to the EA conclusions.

Staff Comments

Staff provided the following feedback to the EAO:

For the most part the amendments will have little additional impact to that anticipated in the environmental assessment and accounted for in the certificate and subsequent amendments. The changes arise due to ongoing site specific studies and may result in less impact than would arise if the current approved locations are maintained. For example, with regard to the Chickwat component there is a reduction in impact on old growth forest (greater than 141 years old) but an increase in forest area over 80 years old. A reduction in impact on old growth forest is supported.

SCRD staff consider that the rationale for the changes is sufficient justification and that on balance the impacts will be similar to those previously anticipated. Thus staff do not object to the amendments.

An exception is that a slightly larger riparian area (0.21 hectares) of higher habitat quality will be disturbed by the amendment. Additional compensation may be required and the SCRD staff encourage that opportunities should be taken to provide compensation should return the area to higher standard than pre-hydro project level.

The transmission line, as currently proposed and as amended, goes through a significantly disturbed (logged) area on the west side of Sechelt Inlet. The prosed amendments will

Staff Report to Planning and Community Development Committee - March 9, 2017 Narrows Inlet Hydro Project – Amendment to Environmental Assessment Certificate and Crown Tenure Application 2411853 Page 6 of 13

better align with property boundaries and not negatively impact the development potential of privately owned parcels. The result will be to straighten the line and reduce its length. Staff consider that this would not have a significant impact over that previous route, although the straight cuts in the forest cover may be noticeable as the forest continues to re-generate. There may be opportunities to work with the property owner to improve revegetation of the area. This could reduce the visual impact of the transmission line.

Staff note that ongoing discussions with representatives from BluEarth have taken place regarding building permits for the power houses, possible need to adjust the zoning for the temporary permit areas and impact of connection to the Malaspina substation. With regard to the connection, the work is likely to impact the Suncoaster Trail to the east of the substation. There are a couple of options to address this: re-route the trail to west between the substation and the Sunshine Coast Highway; or temporarily redirect those using the trial to the highway and then back to the trail. The duration and timing of the work will guide the SCRD in determining a preferred option. BluEarth is looking into this and discussions will continue.

Staff Comments regarding the Crown Tenure:

The revised tenure route does not match that shown for the amendment to the environmental assessment certificate. This should be addressed to ensure the boundaries are the same.

STRATEGIC PLAN AND RELATED POLICIES

Participation in the environmental assessment process contributes towards the Board's strategic priority to Embed Environmental Leadership.

CONCLUSION

Staff recommend that overall the EAO could issue the proposed certificate amendments as they will not result in negative impacts. There may need to be some additional compensation as there is a small increase in impact of higher quality riparian area. Compensation for the loss of 0.21 hectares of riparian area in the Chickwat component should exceed returning the area to pre-hydro project standards;

While re-routing of the transmission line will follow existing forest service roads in some places it may have a greater visual impact and opportunities to work with the local property owner to improve revegetation of the area should take place. This could reduce the visual impact of the transmission line.

The boundaries for the Crown tenure and the environmental assessment certificate amendment should be the same

While outside of the proposed certificate amendments, staff note that ongoing discussions are taking place with BluEarth regarding the interconnection to Malaspina substation and possible options to remove impacts on the Suncoaster trail.

Staff request that the recommendations be forwarded to the March 9, 2017 Regular Board meeting for adoption in order to provide input as close to the EAO's deadline as possible.

Staff Report to Planning and Community Development Committee - March 9, 2017 Narrows Inlet Hydro Project – Amendment to Environmental Assessment Certificate and Crown Tenure Application 2411853 Page 7 of 13

Attachments

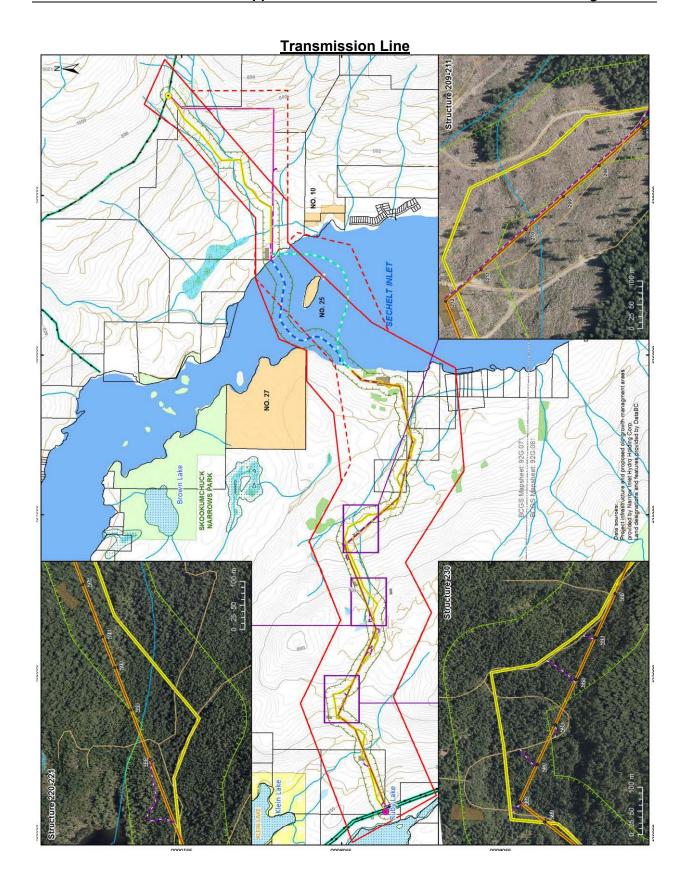
Attachment A – Site Maps

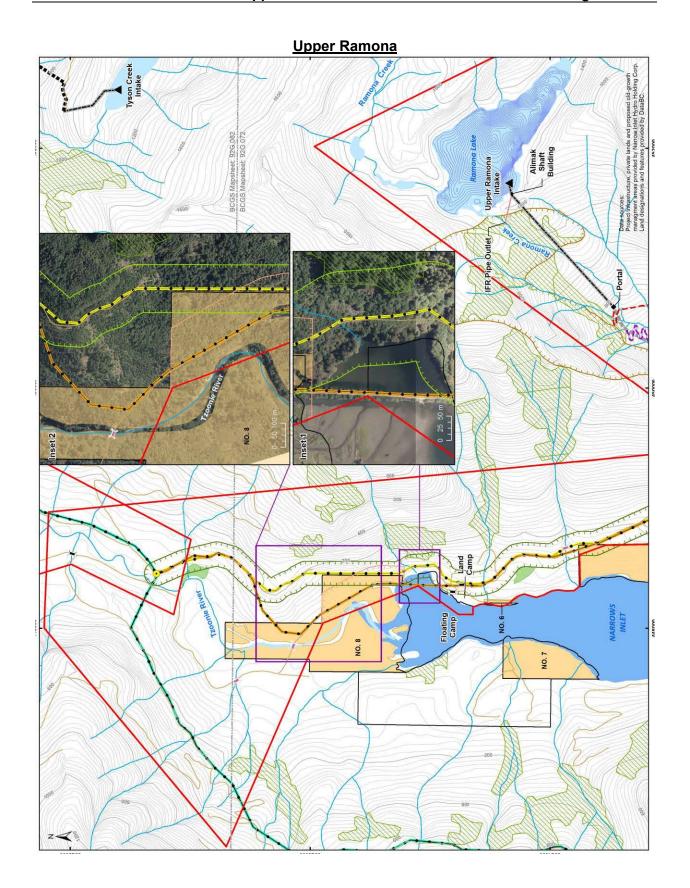
Reviewed by:			
Manager	Finance		
GM	X - IH	Legislative	
CAO	X - JL	Other	

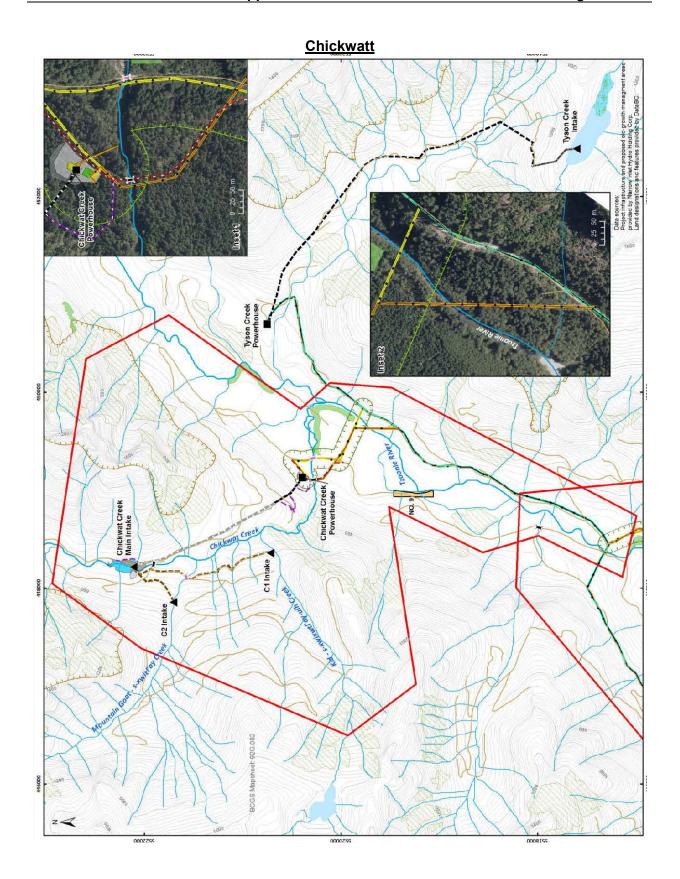
22

ATTACHMENT A

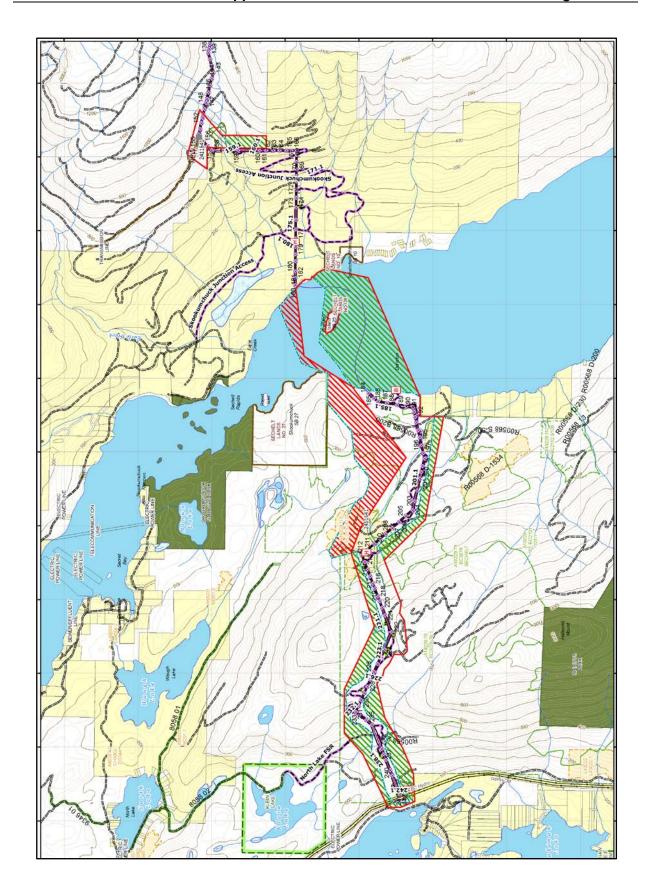
NARROWS INLET HYDRO PROJECT Amendment Request for the Transmission Line and Interconnection Legend Project Bundary - Approved Project Bundary - Amended Infrastructure Substation Interconnection Laydown Area Transmission Lines Overhead Transmission Line - Existing Overhead Transmission Line - Approved Submarine Transmission Line - Approved - Underground Transmission Line - Approved Overhead Transmission Line - Amended Overhead Transmission Line - Amended Alternative Submarine Transmission Line - Amended CPD Transmission Line 100 m Buffer Roads Existing Road - New Road - Temporary Land Designations and Features Wetland Non-Sensitive Occurrences Old-growth Management Area (proposed) Wildlife Tree Retention Area shishalh Nation Band Lands Recreational Sites Parks and Protected Areas Tantalis - Surveyed Parcels Index Contour (100 m) Intermediate Contour (20 m)











SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: David Rafael, Senior Planner

SUBJECT: Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171,

2017 (1312 LANDS) AMENDMENT TO REZONE A PORTION OF DISTRICT LOT 1312

FROM RURAL FOUR (RURAL FOREST) TO AG (AGRICULTURE)

RECOMMENDATIONS

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017 (1312 Lands) Amendment to Rezone a Portion of District Lot 1312 from Rural Four (Rural Forest) to AG (Agriculture) be received;

AND THAT Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017 be forwarded to the Board for First and Second Readings;

AND THAT Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017 be referred to the following agencies and local residents for the opportunity of early and on-going consultation:

- a) Skwxwú7mesh First Nation;
- b) Notify owners/occupiers within 100 metres of the parcel boundary of the date of the public hearing
- c) Roberts Creek Advisory Planning Commission;
- d) Roberts Creek Official Community Plan Committee;
- e) Ministry of Transportation and Infrastructure; and
- f) Agricultural Land Commission;

AND THAT a Public Hearing be scheduled for 7:00 pm, April 19, 2017 at the SCRD Boardroom located at 1975 Field Road, Sechelt, BC;

AND FURTHER THAT Director	be delegated as the Chair and Director
be delegated as the Alternate Chair for the public hearing.	

BACKGROUND

The purpose of this report is to provide information on a proposed amendment to Bylaw 310 and obtain direction from the Planning and Community Development Committee on moving forward.

The SCRD received an application to rezone a portion of District Lot 1312 (fronting Sullivan and Ranch Roads in the Roberts Creek Electoral Area) from RU4 (Rural Forest) to AG (Agriculture).

Page 2 of 11

It is located to the immediate west of the boundary with the Elphinstone Electoral Area. The site is not served by SCRD water. There are no proposals to provide SCRD water or septic services to the parcel.

The site was the subject of a non-farm use application (ALR D-59) to allow for subdivision. The application was supported by the SCRD Board and approved by the Agricultural Land Commission on May 11, 2016.

The parcel is currently the subject of a subdivision application (File: 2015-01916) to create eight parcels all around 1.85 hectares and a remainder parcel of around 44.5 hectares; the application received preliminary layout approval from the Ministry of Transportation and Infrastructure's Approving Officer on October 24, 2016. A copy of the current subdivision plan is included in Attachment A.

In 2001, provincial legislative changes were initiated that removed the Forest Land Reserve (FLR) designation. In response to this change, the SCRD initiated Bylaw 310.83 to introduce forest uses to manage development pressures. The bylaw proposed amending the zoning of several parcels that were within the FLR to RU4. Bylaw 310.83 was adopted on September 8, 2005. District Lot 1312 was one of the parcels included.

With respect to DL 1312 the intent of Bylaw 310.83 was to rezone the parcel's northern portion, outside of the ALR. Inadvertently Bylaw 310.83 included the portion within the ALR. Previous to 2005 this portion of DL 1312 was zoned RU1 (Rural One) although it was in the ALR.

The proposal is to correct the amendment made in 2005 and reflect the ALR designation.

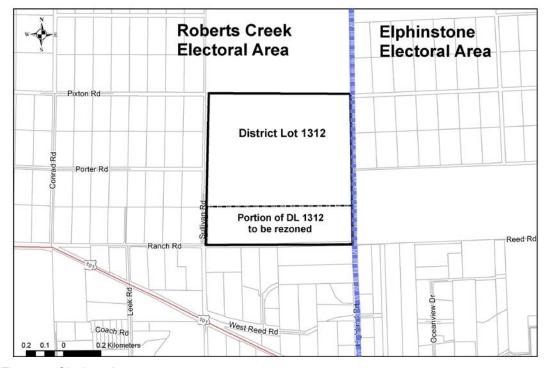


Figure 1 – Site Location

Owner / Applicant:	1312 Lands Inc
Civic Address:	None, fronts Sullivan and Ranch Roads
Legal Description:	District Lot 1312, PID 004-634-047
Electoral Area:	Roberts Creek
Parcel Area:	15.33 Ha (approximate area to be rezoned)
OCP Land Use:	Agriculture (portion to be rezoned)
Land Use Zone:	RU4 (Rural Forest)
Application Intent:	Amend zoning of a portion of DL1312 from RU4 to AG zone

Table 1 - Application Summary

DISCUSSION

Agricultural Land Reserve

The lower portion of the parcel is within the Agricultural Land Reserve. Most uses and conditions set out in the ALR regulations will apply to the subject portion of the property without the limits set out in the AG zone. If rezoning proceeds to adoption then the limits set out in the AG zone will apply. For example there will be a limit to dwelling size (350 square metres in the AG zone). As the ALR portion of the site is zoned RU4 it was not rezoned to AG zone when Bylaw 310 was amended to replace the RU3 zones with the AG zone.

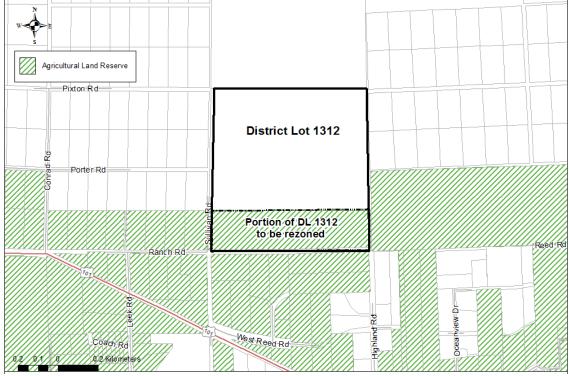


Figure 2 – Agricultural Land Reserve

Roberts Creek Official Community Plan

The OCP land use designation for the portion of DL 1312 that is subject to the amendment is Agriculture. This is the designation that overlaps most of the Agricultural Land Reserve. There are exceptions where specific parcels have other land use designations that do not reflect the ALR designation. The parcel to the east, which is within Elphinstone OCP area, has the Park land use designation.

The proposed amendment is in keeping with and supported by the OCP land use designation for this portion of DL 1312. Thus no amendment to the OCP is required.

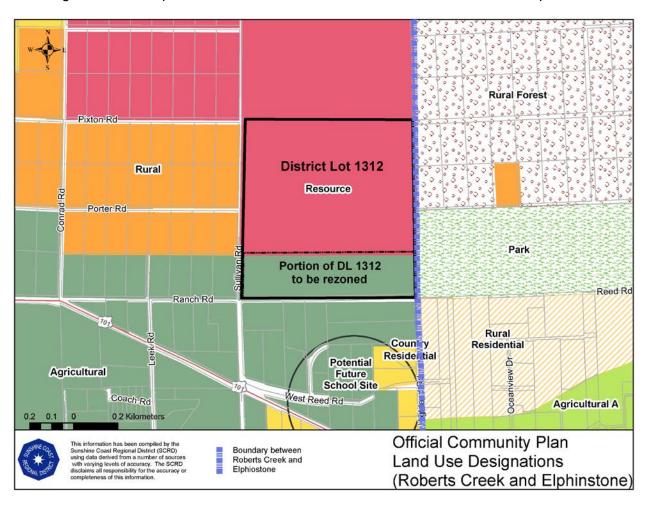


Figure 3 – OCP Land Use Designations

Page 5 of 11

Bylaw 310

The current zoning designation is RU4 (Rural Forest) that limits permitted uses to forest management and one dwelling per parcel. Auxiliary uses to forest management are log booming/sorting/storage and wood processing in the form of sawmills, shake mills and wood chippers.

This does not reflect the Agricultural Land Reserve designation for the lower portion of the parcel. The AG zone is designed to accommodate the range of activities set out in the Agricultural Land Commission Act and regulations and incorporate SCRD specific considerations (such as limiting the floor area for a lounge in a cidery below the maximum set out in regulations). The AG zone applies to the other parcels in the area that are within the ALR. The AG zone is the most appropriate zoning designation for this portion of the subject property.

There are a few anomalies where the ALR and AG zone designations for some parcels do not overlap completely. This will be the subject of a report to a future Planning and Community Development Committee.

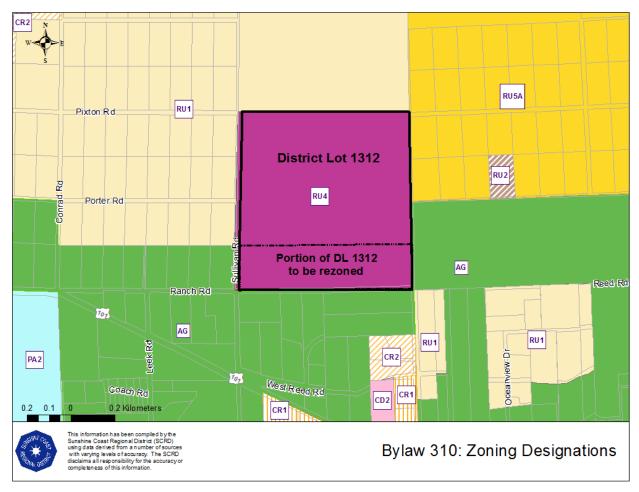


Figure 4 – Bylaw 310 Zoning

Staff Report to Planning and Community Development Committee - March 9, 2017
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171,
2017 (1312 Lands) Amendment to Rezone a Portion of District Lot 1312
from Rural Four (Rural Forest) to AG (Agriculture)

Page 6 of 11

Bylaw 522 (Procedures and Fees) and Public Information Meeting

Planning & Development Procedures and Fees Bylaw No. 522, 2003 sets out the requirements and process for holding a public information meeting (PIM).

The SCRD rarely waives the requirement for a PIM as it allows the community to identify aspects of the proposed amendment that are of concern. This allows staff to work with the applicant to make changes to the bylaw or provide additional information to address concerns. The bylaw could then be amended at 2nd reading.

Given the nature of this proposal where the amendment is to recognize the ALR designation and implement the OCP land use designation, it is possible to:

- hold a PIM, waive the public hearing (waiving a hearing needs to be advertised); or
- not hold a PIM and hold a public hearing; or
- waive both the PIM and public hearing.

There is a period for public consideration prior to the public hearing. This is achieved by notices being sent to owners/occupiers of parcels within 100m of the subject property and notices being placed in two consecutive editions of a local newspaper.

Options

Possible options to consider:

Option 1: Bylaw 310.171 receives 1st and 2nd Reading, referrals be conducted and a public hearing is scheduled for April 19, 2017

Given the nature of the proposal, the OCP Land Use Designation and the land being within the ALR there is scope to move forward without the need for a pubic information meeting. In effect, the application implements the OCP land use designation for the subject property.

The proposed amendment does not introduce a specific development proposal or a use that would not be supported by the AG zone. The proposed subdivision addresses local road network improvements and site access.

The bylaw could receive 1st and 2nd readings and referrals could be sent out to agencies and advisory groups. The normal referral period is 30 days for most agencies and 60 days for First Nations.

There is scope to schedule a public hearing at this point. Local residents would be notified as per the requirements of Bylaw 522 (notice to owner/occupiers within 100 metres and notice in two editions of the local newspaper).

Referral comments could be received at the public hearing and thus inform consideration of 3rd reading. If there are significant issues identified by the

referral agencies then staff could provide a report to the Board and propose altering the date of the hearing to address any issues.

Staff recommend this option.

Option 2: Bylaw 310.171 receives 1st Reading, referrals be conducted and a Public Information Meeting be arranged

Bylaw 522 indicates that a Public Information Meeting may be held if a rezoning applies to more than 10 hectares of land.

The SCRD rarely waives the requirement for a public information meeting (PIM). A PIM allows the community to identify aspects of the proposed amendment that are of concern. This allows staff to work with the applicant to make changes to the bylaw or provide additional information to address concerns. The bylaw could then be amended at 2nd reading.

The proposal implements the OCP by recognizing the ALR designation through the proposed zoning amendment. The public hearing will allow for community input and a PIM is not required in this case.

Organization and Intergovernmental Implications

Staff recommend referring the bylaw to the *Skwxwú7mesh* First Nation, Roberts Creek Advisory Planning Commission, Roberts Creek Official Community Plan Committee, Ministry of Transportation and Infrastructure and Agricultural Land Commission.

Timeline for next steps or estimated completion date

Referrals will take place during March and April 2017 and a public hearing could be held in mid-April with consideration of 3rd reading and potential adoption in May or June. The timeline is influenced by receipt of referral input.

Communications Strategy

Staff consider that there is no need for a public information meeting as the proposed amendment is supported by the OCP. The public hearing will be advertised as required, including notifications being delivered to property owners/occupiers within 100 m of the subject parcel and a sign will be placed on the site. These are requirements set out either in Bylaw 522 or the *Local Government Act*. Thus there will be opportunity for the public to provide input.

Given the detailed analysis in creating the AG zone, it is not expected that the SCRD will receive significant concerns from the referrals.

Staff Report to Planning and Community Development Committee - March 9, 2017
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171,
2017 (1312 Lands) Amendment to Rezone a Portion of District Lot 1312
from Rural Four (Rural Forest) to AG (Agriculture)

Page 8 of 11

STRATEGIC PLAN AND RELATED POLICIES

Holding a public hearing supports the Value of Transparency in decision making. Engagement with the *Skwxwú7mesh* First Nation, advisory groups and agencies supports the Value of Collaboration.

CONCLUSION

The SCRD received an application to amend the zoning of a portion of District Lot 1312 in Roberts Creek from RU4 to AG. The proposed zoning reflects the Roberts Creek OCP land use designation (Agriculture) and the Agricultural Land Designation of that portion of the parcel. Staff recommend that:

- Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017 receives First and Second readings,
- referrals be sent to the Skwxwú7mesh First Nation, Roberts Creek Advisory Planning Commission, Roberts Creek Official Community Plan Committee, Ministry of Transportation and Infrastructure and Agricultural Land Commission;
- that a public hearing be scheduled for 7:00 pm on April 19, 2017 at the SCRD Boardroom located at 1975 Field Road, Sechelt, BC

A copy of Bylaw 310.171 is attached for reference (Attachment B).

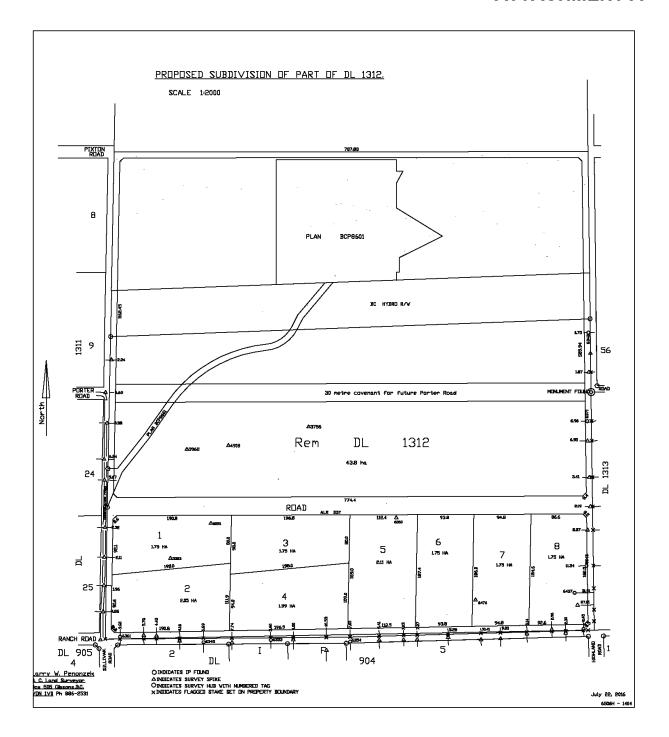
Attachments

Attachment A - Subdivision Plan

Attachment B - Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.171, 2017

Reviewed by:			
Manager	X - AA	Finance	
GM	X - IH	Legislative	X - AL
CAO	X - JL	Other	

ATTACHMENT A



ATTACHMENT B

SUNSHINE COAST REGIONAL DISTRICT BYLAW 310.171

A bylaw to amend Sunshine Coast Regional District Zoning Bylaw No. 310, 1987.

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A - CITATION

1. This bylaw may be cited as the *Sunshine Coast Regional District Zoning Amendment Bylaw No.* 310.171, 2017.

PART B - AMENDMENT

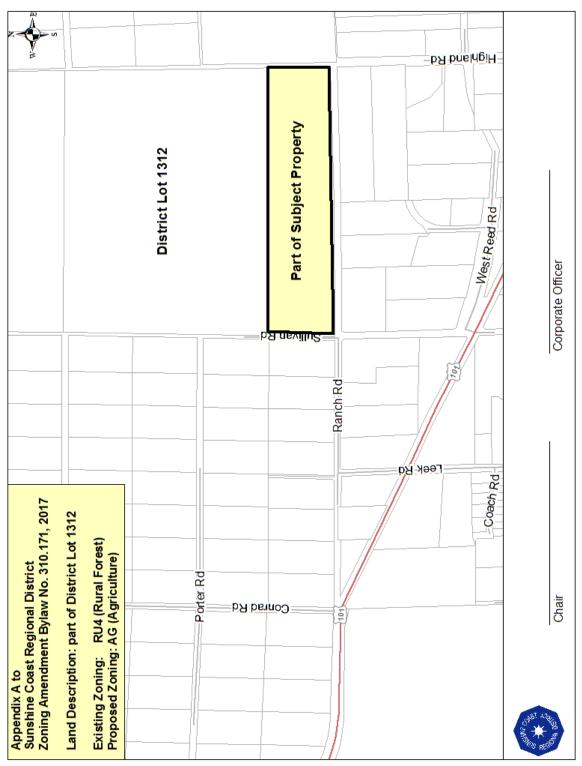
2. Sunshine Coast Regional District Zoning Bylaw No. 310, 1987 is hereby amended as follows:

Schedule A is hereby amended by rezoning part of District Lot 1312 from RU4 (Rural Forest) to AG (Agriculture), as depicted on Appendix 'A' to this Bylaw.

PART C - ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
READ A SECOND TIME this	DAY OF	MONTH	YEAR
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
READ A THIRD TIME this	DAY OF	MONTH	YEAR
APPROVED PURSUANT TO SECTION 52 OF THE <i>TRANSPORTATION ACT</i> this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR
	Corporate Office	er	
	Chair		

APPENDIX A



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: David Rafael, Senior Planner

SUBJECT: Crown Referrals 2411859 (Transportation) and 2411860 (Utilities),

SECHELT CREEK HYDRO (REGIONAL POWER INC.) - ELECTORAL AREA B

RECOMMENDATIONS

THAT the report titled Crown Referrals 2411859 (Transportation) and 2411860 (Utilities), Sechelt Creek Hydro (Regional Power Inc.) –Electoral Area B be received;

AND THAT the SCRD send a letter with the report titled Crown Referrals 2411859 (Transportation) and 2411860 (Utilities), Sechelt Creek Hydro (Regional Power Inc.) – Electoral Area B to the Ministry of Forests, Lands and Natural Resource Operations noting no objection to approval Crown Files 2411859 (Transportation) and 2411860 (Utilities);

AND FURTHER THAT this recommendation be forwarded to the March 9, 2017 Regular Board meeting for adoption.

BACKGROUND

Regional Power Inc. owns and operates the Sechelt Creek Hydroelectric Project located in Halfmoon Bay Electoral Area on the south shore of Salmon Inlet. The project is a 16 MW run of river facility and has operated since 1997. The SCRD and the previous owner signed an amenities agreement with the SCRD receiving an annual payment based on the level of actual power produced. The agreement passed to Regional Power Inc. when it took over ownership of the project.

The project benefits from licences of occupation which will expire in March 2017. No new facilities, land clearing or works are proposed. Thus there will be no additional impacts on fish/wildlife, drainage or land use. The site is accessed by air or water.

The applications are to extend the land tenures to over 30 years. One application covers the service road that connects the facility to Sechelt Inlet. The other application considers the power line that connect to the existing BC Hydro lines along the south side of the Inlet. The applicant provided supporting information (Attachment A).

The deadline for input is March 2, 2017, staff have requested an extension to allow for the SCRD Board to consider the referral.

The purpose of this report is to provide information on the applications and obtain direction from the Planning and Community Development Committee regarding input to the province.

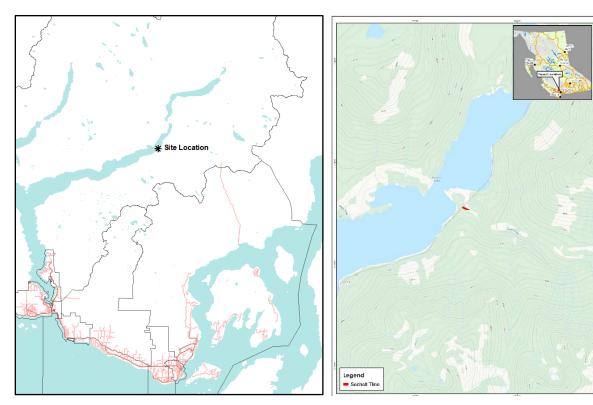


Figure 1 – Referral Location

General Information	2411859 Transportation	2411860 Utilities
Period:	More than thirty years	More than thirty years
Specific Purpose:	Portion of existing road to access the Sechelt Creek Generating Station.	Electric Power Line
Tenure:	Licence of Occupation	Licence of Occupation
Area Length & Width:	0.64 hectares	0.42 hectares 140 m by 30 m

Table 1 - Application Summary

DISCUSSION

Analysis

Official Community Plan

The Halfmoon Bay Official Community Plan supports environmentally responsible energy production (objective 24.1 and policy 24.6). The site is located in the area identified as the "Remainder of Electoral Area B"; objectives and policies are set out in OCP section 27. Renewable energy production is supported in this area (objective 27.1 and policy 27.5).

The Sechelt Creek Hydroelectric Project was constructed before the SCRD formalized its approach to renewable energy. The OCP now expressly supports such projects subject to criteria such as the project being technically sound, environmentally sensitive and socially responsible.

The project is in operation and no proposals are made to expand its footprint. Thus there is no requirement to analyze it against the OCP policies.

Bylaw 310 – Zoning

Recent hydroelectric projects have been the subject of rezoning applications to allow for public input. As noted above, this project was completed and has been in operation since 1997 before the SCRD established a requirement for rezoning the powerhouse site. The project would have undergone the required permitting process at that time. There is no legislative requirement for a rezoning. Staff consider there is no benefit to the SCRD or the community in pursuing a rezoning application.

Requesting a rezoning is unlikely to be met with support from the Crown with respect to altering its decision regarding the tenure applications.

Options

Possible options to consider:

Option 1: Support the Crown Tenures being issued.

The Crown tenure applications will allow an existing hydroelectric facility top continue to operate as it has since 1997. Staff are not aware of any issues with the operation (such as malfunctions that caused environmentally harm).

Staff recommend the Crown tenures being issued without the need to rezone the powerhouse site.

Option 2: Object to the Crown Tenures being issued.

Staff have not identified any reasons to object to issuing the tenures.

Staff Report to Planning and Community Development Committee - March 9, 2017 Crown Referrals 2411859 (Transportation) and 2411860 (Utilities), Sechelt Creek Hydro (Regional Power Inc.) –Electoral Area B Page 4 of 10

Communications Strategy

The applications were referred to the Halfmoon Bay Advisory Planning Commission for consideration at its February 28th meeting. Input will be not received in time for inclusion in this report. However the minutes may be received in time to be included in the March 9th Planning and Community Development Committee agenda and a verbal update can be provided with this report.

STRATEGIC PLAN AND RELATED POLICIES

The project supports the Strategic Plan's strategic priorities of supporting sustainable economic development and embedding environmental leadership.

CONCLUSION

Regional Power Inc. owns and operates the Sechelt Creek Hydroelectric Project located in the Halfmoon Bay Electoral Area on the south shore of Salmon Inlet. It is reaching the end of its Crown tenure and the company has applied for new tenures for thee access road and powerline corridor.

Staff recommend issuance of the tenures.

Staff requested an extension to the referral period and request that the recommendations be forwarded to the March 9, 2017 Regular Board meeting for adoption in order to provide input as close to the Crown's deadline as possible.

Attachments

Attachment A – Applicant's supporting information

Reviewed by:			
Manager	X - AA	Finance	
GM	X - IH	Legislative	
CAO	X -JL	Other	

ATTACHMENT A



December 9, 2016

Reference: 5491.00/T2016.12.09

Regional Power Inc.

#308 – 6755 Mississauga Rd. Mississauga ON. L5N 7Y2

Attention: Babar Khan, Operations Manager

RE: Sechelt Creek Generating Station – Transmission Line

Management Plan for Land Application (DRAFT)

This letter provides a Management Plan required as part of the Application for Crown Land process.

1 Background

1.1 Project Background

The Sechelt Creek Generating Station (SCGS) is a 16 MW run-of-the-river hydroelectric facility, located on Sechelt Creek. Since 1997, Sechelt Creek Generating Station (SCGS) produces and sell its electricity to BC Hydro under a long-term contract. The SCGC transmission line and a portion of the access road runs through the lands requested under this application (LOT 345)

Lot 345 was previously owned by Canadian Forest Products (Canfor) as private land. In 1996, the Sechelt Creek Project entered into agreement with Canfor for access rights and transmission line ROW between the generating station and the BC Hydro Transmission Line. However, in 2010, Canfor sold this lot and transferred this agreement to the Ministry of Forest and it was converted to crown land. As required by the Agreement, SCGS has been paying the Ministry of Forest (now Ministry of Forests, Lands, Natural Resource Operations, MFLNRO) on annual basis. This Agreement was for a 20-year term that expires in March 2017.

Regional Power was requested by MFLNRO the to apply for land tenure of LOT 345.

1.2 Investigative Work

No investigative work is required.

1.3 Confirmation of Safety Plan

The SCGC transmission line and access road is operated under a compressive health and safety plan for the SCGC.

2 Location

2.1 Description

SCGS is located on Sechelt Creek and which runs into Salmon Inlet about 30 km northeast of Sechelt, British Columbia and about 70 km northwest of Vancouver, BC. The site is only accessible by boat or air travel.

2.2 Location Justification

The land is required for continued operation of the SCGS transmission line.

3210 Apsley Street, Terrace BC, V8G 0J2 | tel: 250 635 1494 | fax: 250 635 1495 | triton-env.com

2.3 Seasonal Expectation of Use

The lands will be used during all seasons.

3 Infrastructure and Improvement

3.1.1 New facilities and infrastructure

No new facilities or infrastructure is required.

3.1.2 Access

The lands are currently accessed from the SCGS.

3.1.3 <u>Utility Requirements and Sources</u>

None required.

3.1.4 Water Supply

None required.

3.1.5 Waste Collection Treatment and Disposal

Managed with the SCGS waste collection and treatment.

4 Environmental

4.1 Land Impacts

4.1.1 <u>Vegetation Removal</u>

No further removal required with the exception of routine maintenance.

4.1.2 <u>Soil Disturbance</u>

Not required.

4.1.3 <u>Riparian Encroachment</u>

Not required.

4.1.4 Pesticides and Herbicide Use

Not required.

4.1.5 <u>Visual Impacts</u>

No further impacts anticipated.

4.1.6 Archeological Sites

None identified.

4.1.7 Construction Methods and Materials

Not required.

4.2 Atmospheric Impacts

4.2.1 Sound, Odour, Gas or Fuel emissions

No sound, odor, gas of fuel emissions associated with the SCGS transmission line.

4.3 Water or Land Covered by Water Impacts

4.3.1 <u>Drainage Effec</u>

No changes to land drainages anticipated.

4.3.2 Public Access

The site is currently not accessible to the public.

4.3.3 Flooding Potential

Flooding potential not anticipated.

4.4 Fish and Wildlife Impacts

4.4.1 <u>Disturbance to Wildlife and Wildlife Habitat</u>

No disturbance to aquatic system anticipated. No further disturbance anticipated except those associated with routine maintenance.

5 Socio-Community

5.1 Land Use

5.1.1 Land Management Plans and Regional Growth Strategies

The project is removed from the community of Sechelt, BC and is currently in operation. No effects anticipated.

5.2 Socio-Community Conditions

5.2.1 Adjacent users or Communities

The project is removed from the community of Sechelt, BC and is only accessible by boat or air transport. No effects to public access are anticipated.

5.2.2 Existing Services

The SCGS is in operation and only complement of staff is required to operate and maintain the plant. There will no increase in demand on public and emergency services as a result of this Application.

5.2.3 First Nation Consultation

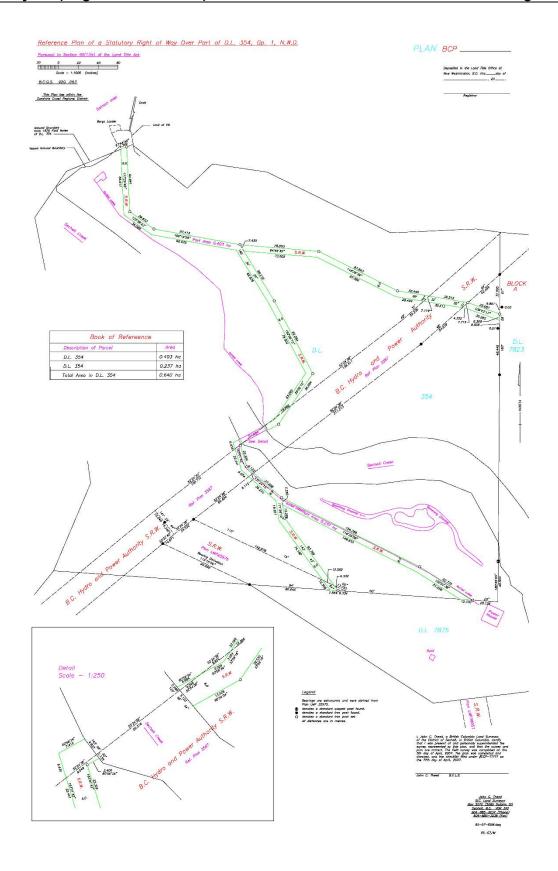
The SCGS has a benefits agreement with the Sechelt (shíshálh) First Nation who also provide environmental services for monitoring of the spawning channel and salmon escapement.

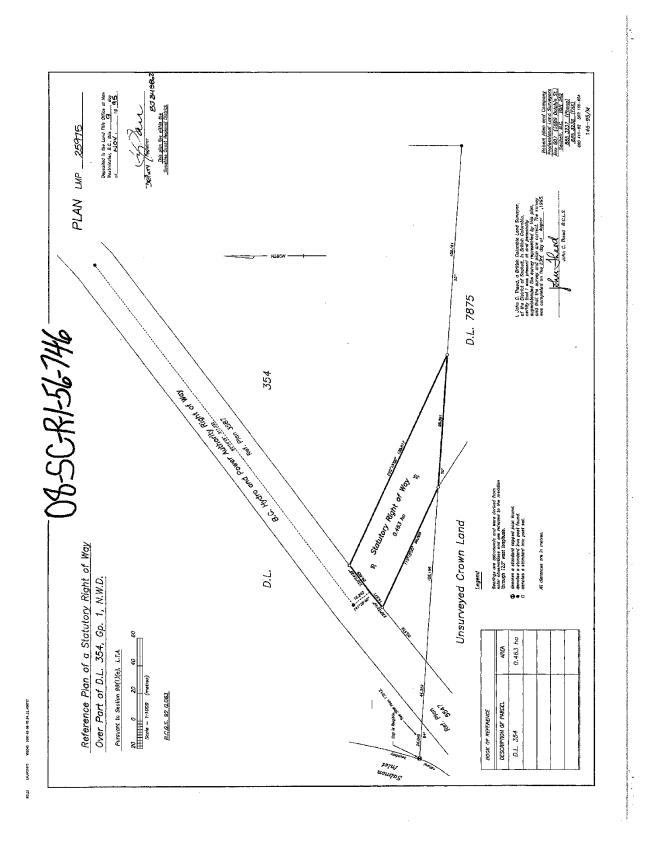
Should you have any questions or comments with the above document, please do not hesitate to contact the undersigned at sajesbrecht@triton-env.com.

Yours Truly,

Triton Environmental Consultants Ltd.

Shawn Giesbrecht, AScT. Senior Technical Manager





SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: EGMONT / PENDER HARBOUR OFFICIAL COMMUNITY PLAN AMENDMENT 432.33 AND

ELECTORAL AREA A ZONING BYLAW AMENDMENT 337.114 (WEST COAST WILDERNESS LODGE) FOR A HEALTH AND WELLNESS SPA WITH TOURIST

ACCOMMODATIONS - ELECTORAL AREA A

RECOMMENDATIONS

THAT the report titled Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness Lodge) for a Health and Wellness Spa with Tourist Accommodations be received;

AND THAT Sunshine Coast Regional District Egmont / Pender Harbour OCP Amendment Bylaw 432.33, 2017 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw 337.114, 2017 be forwarded to the Board for First Reading;

AND THAT Sunshine Coast Regional District Egmont / Pender Harbour OCP Amendment Bylaw 432.33, 2017 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw 337.114, 2017 be referred to the shishalh Nation, Ministry of Transportation and Infrastructure, and Vancouver Coastal Health Authority for comment;

AND FURTHER THAT after referral comments have been received, Sunshine Coast Regional District Egmont / Pender Harbour OCP Amendment Bylaw 432.33, 2017 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw 337.114, 2017 be referred back to the Planning and Community Development Committee for consideration of the scheduling of a public hearing.

BACKGROUND

The Regional District received an Official Community Plan (OCP) and a Zoning Bylaw Amendment application by the West Coast Wilderness Lodge on District Lot 6990, located at 6719 Maple Road, Egmont. The application is enclosed for reference as Attachment A.

The purpose of this report is to obtain direction on the OCP and Bylaw amendment application.

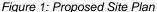
Proposal

The applicant proposes to convert a vacant industrial fish processing building into a health and wellness spa with tourist accommodations. The wellness centre is planned to operate year round that will provide employment and bring new residences to the area.

The wellness center and lodge proposes to include a restaurant and lounge, a yoga studio, exercise room and spa, a commercial and nutritional kitchen, meeting rooms for corporate

Staff Report to Planning and Community Development Committee – March 9, 2017
Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Page 2 of 9
Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness
Lodge) for a Health and Wellness Spa with Tourist Accommodations

retreats, up to 30 sleeping units, and an 8-12 room dorm for staff accommodation in the summer when staff levels increase.



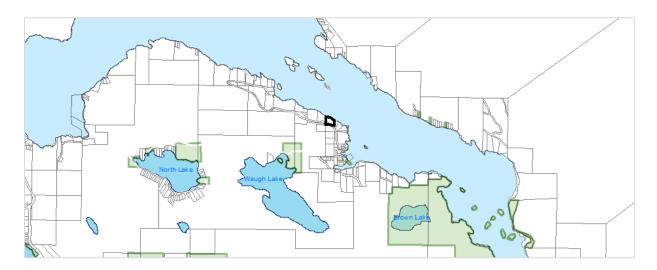


The property is currently designated as Industrial in the OCP and zoning bylaw and is therefore not consistent with the OCP or Zoning Bylaw, hence the request for amendments.

Site and Surrounding Uses

The 1.84 hectare (4.56 acre) property is located north of the Skookumchuck rapids, on the west side of Sechelt Inlet, north of Secret Bay. The northern property boundary borders Sechelt Inlet, forming 160 meters of waterfront, while the southern property boundary fronts Maple Road.

Staff Report to Planning and Community Development Committee – March 9, 2017
Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Page 3 of 9
Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness
Lodge) for a Health and Wellness Spa with Tourist Accommodations



The site has mostly been cleared, with trees along the perimeter for privacy.

The site is a vacant two-story industrial building and a mobile home on site. Rip rap and blast rock has been placed along the waterfront, creating a level area. In addition to the existing buildings, there are two shipping containers used for storage, which the property owner intends on removing.

The lot is surrounded by rural residential properties designated as "Comprehensive Residential B" in the Egmont / Pender Harbour OCP. The immediate neighbouring properties east, south, and west are used as residential properties.

The table below provides a summary of the application.

Owner/Applicant:	West Coast Wilderness Lodge LTD.
Legal Description:	District Lot 6990 Group 1 New Westminster District
P.I.D.:	003-736-075
Electoral Area:	Egmont / Pender Harbour – Area A
Civic Address:	6719 Maple Road, Egmont
Land Use Zone:	I2 (Aquaculture Industrial)
Proposed Zone:	C2 (Tourist Commercial) with site specific uses
OCP Land Use:	Aquaculture Industrial
Proposed OCP Land Use:	Tourist Commercial
Parcel Area:	1.84 ha (4.56 ac)
Purpose:	To convert a vacant industrial fish processing facility into a health and wellness spa with tourist accommodations

Staff Report to Planning and Community Development Committee – March 9, 2017
Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Page 4 of 9
Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness
Lodge) for a Health and Wellness Spa with Tourist Accommodations

DISCUSSION

Egmont / Pender Harbour Official Community Plan (OCP)

The current "Aquaculture Industrial" land use designation under the Egmont / Pender Harbour OCP requires an amendment to a "Tourist Commercial" designation for the proposal to proceed.

Staff note that the Pender Harbour OCP is currently under review. Both the current and proposed draft OCPs identify the subject property as industrial land. Thus, whichever OCP is in effect at the time of the application review will require an amendment if this proposal proceeds.

<u>Current Land Use Designation</u> –The "Aquaculture Industrial" land use designation is recognized as having potential for activities such as shellfish processing and one dwelling unit auxiliary to the industrial use. Additional permitted uses may include marine products processing within an enclosed building depending on parcel size.

Policy 13.1 states (in part) that value added manufacturing and processing is encouraged in all industrial designations to enhance employment opportunities within the Plan Area.

<u>Proposed Land Use Designation</u> – The "Tourist Commercial" land use designation has objectives that recognize the existing tourist commercial services, maintain existing provisions for a variety of tourist commercial opportunities in residential and rural areas, and encourages additional marine oriented and land based commercial recreational activities that have minimal impact on residential properties and on sensitive habitat areas.

Policy 11.2 states (in part) that applications for rezonings to Tourist Commercial that comply with the following conditions will be encouraged:

- a) the proposed development will not pose a detrimental impact on environmentally sensitive areas;
- b) proposed expansion over tidal waters will not pose a navigational hazard;
- c) the proposed development avoids geotechnical constraint areas, except where appropriate geotechnical review is provided;
- d) access to the proposed development is acceptable to the Ministry of Transportation and [Infrastructure] in terms of safety and efficiency of traffic flows;
- e) vehicular access to a proposed development will be provided in a location which, through sensitive siting and design, causes minimal impact on adjacent properties;
- f) if the development is outside the commercial centre of Madeira Park, the trip generating capacity of the proposed development will be compatible with the capacity, character and traffic patterns of adjacent roads and with the character of the residential or rural area;

53

Staff Report to Planning and Community Development Committee – March 9, 2017
Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Page 5 of 9
Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness
Lodge) for a Health and Wellness Spa with Tourist Accommodations

- g) adequate provision will be made to screen off street parking areas from neighbouring properties, including provisions to minimize or eliminate light "spill over" from illuminated parking areas;
- h) liquid waste disposal from the overall development must be acceptable to the SCRD (for community sewer systems under SCRD ownership) or [Vancouver Coastal Health Authority] or Ministry of Environment (depending upon sewage volume);
- i) approvals from the [Vancouver Coastal Health Authority] for:
 - i. on-site sewage disposal (sewage flows less than 5,000 imperial gallons/day);
 - ii. food premise as specified under the Health Act;
 - iii. commercial swimming pools;
 - iv. community water systems.
- evidence of economic viability of the site and location should be demonstrated through a market feasibility study;
- k) proposed developments in residential or rural areas should respect existing neighbourhood character through compatible architectural design and landscaping, sensitive siting of all buildings and an appropriate overall scale.

In addition, the OCP outlines the following implementation measures:

- Zoning bylaw amendment as required, including the creation of zones which identify
 acceptable uses on a site specific basis, incorporation of special setbacks where
 appropriate, maximum building heights compatible with adjacent properties, special
 provisions for heights, maximum site coverage and floor areas and other regulations as
 deemed appropriate in specific;
- Assessment of proposed development site by a habitat specialist and a qualified person, where necessary, to determine the environmental and geotechnical suitability of the site for the proposed use and necessary precautionary actions to protect the physical environment from development impacts;
- Possible use of covenants to ensure adequate landscaping and compatible architectural design, intensities of outdoor lighting;
- Liaison with relevant ministries/agencies.

Policy 11.3 states, "to ensure the public and other affected interests have adequate opportunity for representation, and that an accurate assessment has been made by the Regional District of anticipated neighborhood impacts, the Regional Board should not waive any public hearing for a proposed tourist commercial zoning".

Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017 is enclosed for reference as Attachment B.

Staff Report to Planning and Community Development Committee – March 9, 2017
Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Page 6 of 9
Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness
Lodge) for a Health and Wellness Spa with Tourist Accommodations

Zoning Bylaw Amendment

The current I2 (Aquaculture Industrial) zone under Zoning Bylaw No. 337 requires an amendment to a C2 (Tourist Commercial) with additional site-specific uses as appropriate for the proposal.

<u>Current Land Use Zone</u> – The I2 (Aquaculture Industrial) zone permits shellfish processing, marine products processing, and one dwelling unit auxiliary to the industrial use.

<u>Proposed Land Use Zone</u> – The C2 (Tourist Commercial) zone permits a dwelling, motel, lodge, campground, restaurant, marina, bed and breakfast inn, and auxiliary uses including retail outlet, dry cleaning delivery service and laundry facilities for the use of guests, hair dressing salon, open air recreation use, and pub. Additional site-specific uses may be incorporated to include spa facilities and meeting rooms (auxiliary assembly).

To provide additional sleeping units for staff accommodation, the definition of "lodge" may be modified to include 'sleeping units for temporary occupancy by lodge staff' so that it reads:

"lodge" means an establishment consisting of three or more attached or detached sleeping units for temporary occupancy by transient persons <u>and lodge staff</u> and which may include a restaurant and recreation facilities for the use of tourists.

Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.114, 2017 is enclosed for reference as Attachment C.

Geotechnical Review

The applicant submitted a preliminary geotechnical assessment for the proposed development. In the memo, Western Geotechnical Consultants stated the following:

- The subject site does not present evidence for susceptibility to hazard from localized landslide;
- Evidence of rockfall hazard was observed; while this hazard doesn't preclude development, it may limit available building space in areas. A rockfall analysis is required to determine suitable building locations and potential mitigation strategies for safe development;
- The lower benched area is expected to be within the zone of influence of oceanic flooding and a detailed oceanic flood analysis is required to determine the flood construction level;
- These hazards can be avoided through siting requirements or mitigated through structural design; and
- The site is considered safe for development, but a geohazard and geotechnical assessment is required to provide siting requirements.

Staff Report to Planning and Community Development Committee – March 9, 2017
Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Page 7 of 9
Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness
Lodge) for a Health and Wellness Spa with Tourist Accommodations

Water and Septic

The applicant submitted a letter from a professional engineer stating that the existing 70-foot deep well yields 20 gallons per minute, which was sufficient for the industrial use and exceeds the requirements for the proposed tourist commercial use.

The engineer assessed the property for potential septic sites and noted that the property has several areas that would support the septic dispersal fields.

Environmental Assessment

The applicant submitted an Environmental Assessment with the application, which was conducted as per the *Contaminated Sites Regulation* under the *Environmental Management Act*, as the property was used as an industrial site.

The Environmental Assessment concludes that the site can be "reasonably utilized for other usage types with consideration to protection to the foreshore environment," and that "we do not foresee any requirement for further assessment, investigation or remediation".

Covenant

The property currently has a no build covenant surrounding the perimeter (except the foreshore), held with the SCRD. The covenant was placed during the rezoning of the property from Residential to Industrial (for the fish plant) and was intended to provide a noise buffer between the industrial site and neighbouring residential properties. The covenant provides a 20 metre buffer from the east property, a 7.5 metre buffer from the road, and a 7.5 metre buffer from the west properties.

The applicant has requested to remove the no build covenant for the health and wellness spa and intends on meeting the regular 5 metre side yard setback in the C2 zone.

Site Visit

Planning and Building staff completed a site visit on January 31, 2017. The applicant advised that this proposal is an expansion plan to the existing West Coast Wilderness Lodge located three lots down the road, which the owner has run since 1997.

Given the size of the subject property and its proximity to the existing West Coast Wilderness Lodge, the proposal appears to pose minimal additional impact on neighbouring residential properties.

The proposed amendment will enhance employment opportunities in the area, particularly in a location that once provided employment.

Notwithstanding further information to be submitted and referral comments, staff consider the application to have merit.

Staff Report to Planning and Community Development Committee – March 9, 2017
Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Page 8 of 9
Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness
Lodge) for a Health and Wellness Spa with Tourist Accommodations

Advisory Planning Commission Review

The Egmont / Pender Harbour Advisory Planning Commission (APC) considered this application at its meeting on January 31, 2017.

The APC recommended support for the application.

Organizational and Intergovernmental Implications

The Local Government Act requires that amendments to Official Community Plans be considered by the Board with respect to implications for financial and waste management plans. This is required after First Reading and before the public hearing.

Pursuant to the *Local Government Act* the OCP amendment will be considered in conjunction with the SCRD Solid Waste and Financial Plans. If the OCP amendment bylaw evolves throughout the process, staff will continue to consider the applicability of these plans.

The Ministry of Transportation and Infrastructure (MOTI) needs to approve a bylaw to amend zoning if it applies to land within 800 metres of an intersection to a controlled access highway such as the Sunshine Coast Highway, as per Section 52 of the *Transportation Act*. Staff have confirmed that the Section 52 approval is not required.

Financial Implications

It is a requirement of the Local Government Act that all OCP amendments be reviewed by the Chief Financial Officer to identify if the proposed change would result in an implication to the Five Year Financial Plan (2016-2020).

The application will increase the tax base and related apportionment to those services.

It was determined that this particular amendment would not result in any material impacts to the Financial Plan.

Timeline for next steps or estimated completion date

Upon First Reading, the zoning bylaw and OCP amendment application will be referred to the *shishalh* Nation, Ministry of Transportation and Infrastructure, and the Vancouver Coastal Health Authority for the opportunity of early and ongoing consultation.

Following receipt of referral comments, a report will be written for the Planning and Community Development Committee to consider next steps and public hearing.

Communications Strategy

The applicant conducted a public information meeting on March 8, 2017. Property owners and occupiers within 100 metres of the parcel were notified by mail and hand billing, and notices were posted in the local newspaper as per Planning and Development Procedures and Fees Bylaw No. 522.

Staff Report to Planning and Community Development Committee – March 9, 2017
Egmont / Pender Harbour Official Community Plan Amendment 432.33 and Page 9 of 9
Electoral Area A Zoning Bylaw Amendment 337.114 (West Coast Wilderness
Lodge) for a Health and Wellness Spa with Tourist Accommodations

STRATEGIC PLAN AND RELATED POLICIES

Strategic Priority: Facilitate Community Development

CONCLUSION

The Regional District received an Official Community Plan (OCP) and Zoning Bylaw Amendment application by the West Coast Wilderness Lodge to renovate a vacant fish processing plant and convert it into a health and wellness spa with accommodations at 6719 Maple Road, Egmont.

Staff recommend that OCP Amendment Bylaw 432.33 and Zoning Amendment Bylaw 337.114 be forwarded to the Board for First Reading, referrals commence, and following receipt of referral comments, a public hearing be scheduled.

Attachments

- Attachment A Application Letter and Maps
- Attachment B OCP Amendment Bylaw No. 432.33
- Attachment C Zoning Amendment Bylaw No. 337.114

Reviewed by:			
Manager	X- AA	Finance	X-TP
GM	X- IH	Legislative	
CAO	X-JL	Other	

58

West Coast Wilderness Lodge 6649 Maple Rd, Egmont, BC, V0N1N0 604-883-3667 lodge@wcwl.com

To whom it may concern,

Development impact statement:

This letter is to inform you of West Coast Wilderness Lodge's intentions to rezone District Lot 6690 that we will refer to as the Egmont Fish Plant. If you are not aware, Egmont is small community on the north end of the Sunshine Coast situated where Sechelt Inlet and Jervis Inlet meet. The new Egmont Fish Plant will be providing tours and accommodations for short term stays, therefore we believe we will have no negative impact on school, parks and public spaces. The proposed development will be managing its own water supply, sewage, waste disposal and recycling. We do believe the economic impact will be extremely positive for the community of Egmont.

Archeological report:

If an archeological report is necessary, we can obtain one. The historical usage of the property was used as an industrial site. It has been rock blasted flat to make room for parking completely log. Had there been any archeological finds on this property they would have been obliterated 50 years ago when the property was initially developed.

<u>Impact assessment on ground water:</u>

The existing property has 3 functioning wells each producing 15 gallons a minute and there is no standing surface water as most of the property is rock. A quarter of the property has 3rd growth trees, having been logged several times. Most of the property has no vegetation on it at all.

We have engaged with a professional engineer who has said there is suitable soils on sight for dealing with septic. I will include a letter from our engineer who is with SunCo Civil Consultants.

The natural environment, this 4.5 acres is mostly rock, black top and cement. There is very little biological diversity. No fresh water, streams or creeks are found on the property.

Continued on next page...



The assessment for impact of traffic:

Maple Road receives very little traffic as it is a dead end road. By converting the property from industry to tourisms we will see a small increase in tourism traffic but we will see a reduction of commercial vehicles and employees of the fish plant so we see it as a zero net gain.

End Note:

The fish plant as it stands now is a relatively undescriptive large building. Our plans is to renovate the interior and exterior to blend in with the natural environment, highlighting to essence of the West Coast. We will turn an ugly warehouse building into a beautiful main lodge with natural gardens around the property. We plan to replant vegetation and trees and restore as much as we can to the flora and fauna of the area. Our goal is to create a wellness center that operates year round that will employee locals that will bring new residences to the area.

We realize there will probably be additional questions and reports, so please let us know if we can assist in any way.

Sincerely,

Paul Hansen - Owner

Property Information and Mapping Services

Sunshine Coast Regional District



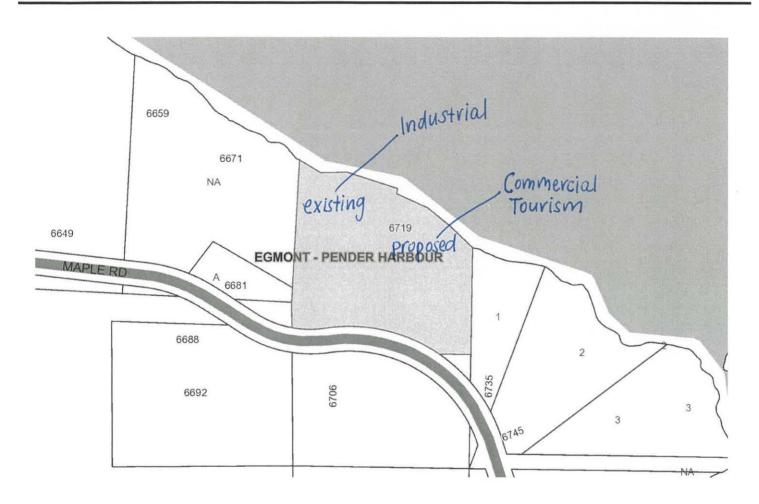
Property Report

6719 MAPLE RD

Report generated 6/29/2014 10:36:42 PM

PID:

003-736-075



Parcel Information

Roll Number: 74606960.000

PID: 003-736-075

Address: 6719 MAPLE RD

Lot: NA Block: NA

NA Plan:

District Lot: 6990

2013 Assessed Value: 823400

Land: 335000

Improvements 488400

Approximate Area: 16,896 square meters



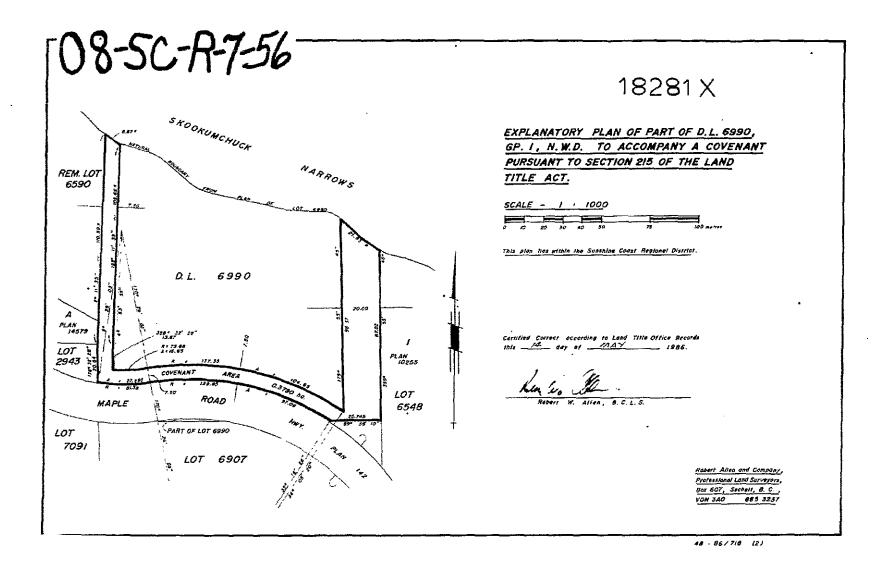


ACTIVITY CENTRE

LEGEND

- 1 STAFF LODGINGS
- 2 UPPER PARKING LOT
- 3-6 4 SETS OF DUPLEXES
- **LOWER PARKING LOT**
- **ACTIVITY & ART CENTRE** WITH CATERING **FACILITIES**

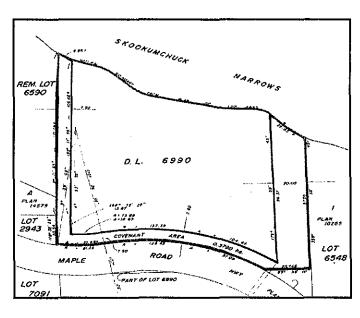




DESCRIPTION OF LAND

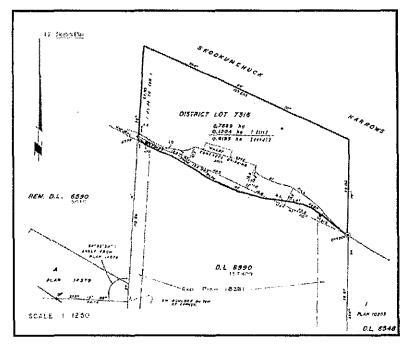
Location

The subject property is located in the Egmont area of the Sunshine Coast at the north end of the Sechelt Peninsula, within the Sunshine Coast Regional District. This is a semi rural area concentrated along the north facing Skookumchuck Narrows and Jervis Inlet waterfront. The subject is approximately 59 km from Sechelt and 83 km from the Langdale Ferry Terminal.



Lot Size and Area

The total site area is approximately 4.56 acres according to the Sunshine Coast Regional District (SCRD) and the BC Assessment Authority. The property offers approximately 525 ft. of waterfront with approximately 405 ft. of frontage on Maple Road. It should be noted that waterfront properties can be exposed to accretion and/or erosion; consequently parcel size should be considered approximate. If of concern a current survey should be commissioned.



Water Lot

The subject property includes a 2.272 acre water lot leased (Lease# 233883) from the Ministry of Crown Lands (now controlled by Land and Water BC). The existing lease was established on March 21, 1987 for a 30-year term. The rental rate is determined annually.

SUNSHINE COAST REGIONAL DISTRICT

AMENDMENT BYLAW NO. 432.33, 2017

A bylaw to amend Egmont / Pender Harbour Official Community Plan Bylaw No. 432, 1996.

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A - CITATION

1. This bylaw may be cited as the Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 432.33, 2017.

PART B - AMENDMENT

- 2. Egmont / Pender Harbour Official Community Plan Bylaw No. 432, 1996 is hereby amended as follows:
- 3. Schedule A4 of *Egmont / Pender Harbour Official Community Plan Bylaw No. 432, 1996* is amended by re-designating District Lot 6690 Group 1 New Westminster District from "Aquaculture Industrial" to "Tourist Commercial", as depicted on Appendix 'A' to this bylaw.

PART C - ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	DAY OF	MONTH	YEAR
READ A SECOND TIME this	DAY OF	MONTH	YEAR
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE LOCAL GOVERNMENT ACT this	DAY OF	MONTH	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	DAY OF	MONTH	YEAR
READ A THIRD TIME this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

C_{Ω}	rno	rate	Off	icer

Appendix A to Amendment Bylaw No. 432.33, 2017	
Amending the Land Use Designation on District Lot 6990 Group 1 New Westminster District from Aquaculture Industrial to Tourist Commercial	$W \stackrel{N}{\bigoplus} E$
Subject Property	S
Change from Aquaculture Industrial to Tourist Commercial	
MAPLE RD	
	10
SICHINE CO.	
Chair Corporate Officer	

SUNSHINE COAST REGIONAL DISTRICT

ZONING AMENDMENT BYLAW No. 337.114, 2017

A bylaw to amend Sunshine Coast Regional District Zoning Bylaw No. 337, 1990.

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A - CITATION

1. This bylaw may be cited as the *Sunshine Coast Regional District Zoning Amendment Bylaw No.* 337.114, 2017.

PART B - AMENDMENT

- 2. Sunshine Coast Regional District Zoning Bylaw No. 337, 1990 is hereby amended as follows:
- 3. Part II of *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990* is amended by modifying the definition of "lodge" by inserting "and lodge staff" immediately after "transient persons" so that it reads:
 - "lodge" means an establishment consisting of three or more attached or detached sleeping units for temporary occupancy by transient persons <u>and lodge staff</u> and which may include a restaurant and recreation facilities for the use of tourists.
- 4. Schedule A of *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990* is amended by rezoning District Lot 6690 Group 1 New Westminster District from "I2" (Aquaculture Industrial) to "C2" (Tourist Commercial), as depicted on Appendix 'A' to this bylaw.
- 5. Amend Part VIII (Commercial Zones), Section 811 C2 Zone (Commercial Two) by inserting 811.1B in numerical order as follows:

Site Specific Uses

- 811.1B In addition to the uses permitted in Section 811.1, the following uses are permitted on District Lot 6690 Group 1 New Westminster District:
 - (a) spa facilities;
 - (b) auxiliary assembly;

PART C - ADOPTION

READ A FIRST TIME this		DAY OF	MONTH	YEAR
READ A SECOND TIME this		DAY OF	MONTH	YEAR
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this		DAY OF	MONTH	YEAR
READ A THIRD TIME this		DAY OF	MONTH	YEAR
*APPROVED PURSUANT TO SECTION 52 THE TRANSPORTATION ACT this		DAY OF	MONTH	YEAR
ADOPTED this	67	DAY OF	MONTH	YEAR

Corporate Officer	
Chair	

Appendix	A to Zoning Ame	endment Bylav	v No. 337.114, 20)17
Rezoning District Lot 69 from I2 (Aquaculture Inc	90 Group 1 New Westm dustrial) to C2 (Tourist Co	inster District ommercial)		W E
Subject Property				S
		Change I2 to C2	from	
MAPLE RD				
WAPLE RD				
				10
,				
				7
JISHINE CO.				
REGONAL DISTRE				
	Chair	69	Corporate Officer	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: Sven Koberwitz, Planning Technician

SUBJECT: Crown Referral 2411819 (McAskill) Private Moorage on Nelson Island -

ELECTORAL AREA A

RECOMMENDATIONS

THAT the report titled Crown Referral 2411819 (McAskill) Private Moorage on Nelson Island - Electoral Area A be received;

AND THAT the SCRD send a letter with the report titled Crown Referral 2411819 (McAskill) Private Moorage on Nelson Island - Electoral Area A to the Ministry of Forests, Lands and Natural Resource Operations noting no objection to the approval of Crown File 2411819 subject to the conditions outline below:

- 1. Eelgrass beds in or near the tenure area should be identified and protected.
- 2. Water quality should not be impacted by construction activities, materials, or fuel storage;
- 3. There is a history of strong community interest in maintaining public access for shellfish harvesting in this area, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to ensure public access along the foreshore and adequate open water for navigation is maintained;
- 4. The Regional District will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- 5. The proponent should implement the shishalh Nation's Best Management Practices for Moorage Facilities;

AND FURTHER THAT *shishálh* Nation's Best Management Practices for Moorage Facilities be forwarded to the Ministry of Forests, Lands and Natural Resource Operations.

BACKGROUND

The SCRD received a referral from the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) for a residential private moorage fronting Block G, District Lot 5377 on Nelson Island. Figure 1 shows the location of the proposed private moorage facility. Please note that the parcel lines are approximate and not accurately aligned with the underlying aerial photo. The crown referral is enclosed for reference as Attachment A.

Ctoral Area A Page 2 of 4

The purpose of this application is to install a floating concrete dock, secured by anchor chains, to provide access to the undeveloped upland parcel for private residential use. The upland parcel can only be accessed by water.

Figure 1 - Location of Proposed Private Moorage



Table 1 - Application Summary

Applicant:	Ian McAskill
Purpose:	Private Moorage
Tenure Type:	Specific Permission
Period:	More than 30 years
Legal Description:	PART OF DISTRICT LOT 7268, GROUP 1, NEW WESTMINSTER DISTRICT ADJACENT TO BLOCK G DISTRICT LOT 5377
Electoral Area:	A - Egmont/Pender Harbour
Size (Area):	Approx. 1755 m2 +/-
OCP Land Use:	Outside OCP Boundary
Land Use Zone:	RU2 (Upland)
Response Due:	March 28, 2017

DISCUSSION

Analysis

- The Regional District will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility.
- The property to the north and south each have existing docks. The dock to the north is currently situated within the foreshore area under consideration in this application. The applicant has indicated that he will work with the current owner to re-orient the existing dock to ensure there is adequate space for the proposed new dock. The applicant has also indicated that the existing dock to the north is in disrepair and may require extensive repairs. Planning Staff have determined that there does not appear to be an active foreshore crown tenure for private moorage in place for either of the neighbouring docks. Aerial photos indicate that the dock to the north has existed since sometime before 1999 while the dock to the south was constructed sometime between 2006 and 2014.
- The foreshore is not zoned. The upland lot is zoned RU2 which is a resource land use
 designation that permits residential use on the property. The lot is accessed by water
 only and therefore a private moorage to access the lot is permitted.
- SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.
- Water quality should not be impacted by construction activities, materials, or fuel storage.
- There is a history of strong community interest in maintaining public access for shellfish harvesting in this area, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to ensure public access along the foreshore and adequate open water for navigation is maintained. The application appears to not obstruct public use.
- The proponent should implement the shíshálh Nation's best management practices for moorage facilities.

Timeline for next steps or estimated completion date

The Crown extended the deadline to comment on this application from February 12, 2017 to March 28, 2017. Recommendations from the Planning and Community Development Committee should be adopted at the March 23, 2017 Board meeting.

Consultation

The Ministry of Forests, Lands and Natural Resource Operations refers this application to the shíshálh Nation, posts an advertisement in the Coast Reporter, and will stake the site to enable comments from the public.

This application was referred to the Egmont/Pender Harbour APC and was supported at their January 31, 2017 meeting.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Priority: Embed Environmental Leadership

CONCLUSION

The SCRD is requested to comment on an application for an existing private moorage.

Staff recommend sending a letter to the Ministry of Forests, Lands and Natural Resource Operations with no objection to the approval of this application subject to conditions such as protecting eelgrass beds, protecting water quality, using *shíshálh* Nation's Best Management Practices for moorage facilities, and obtaining the appropriate required permits if any structures are constructed to access the moorage facility.

Reviewed by:			
Manager	X - AA	Finance	
GM	X - IH	Legislative	
CAO	X - JL	Other	

Attachments

Attachment A - Crown File #2411819 Referral Package

Attachment A



Crown Land Tenure Application

Tracking Number: 100167896

ATS#219610

APPLICANT INFORMATION

If approved, will the authorization be issued to an

Individual

Individual or Company/Organization?

Are you the individual this authorization will be issued Yes

for if approved?

APPLICANT CONTACT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name:

Ian McAskill

Phone:

604-937-7670

Daytime Phone:

604-521-5574

Fax:

Email:

mcaskill@telus.net

Mailing Address:

949 Jarvis Street

Coquitlam BC V3J4Z8

CO-APPLICANTS

In addition to the principal applicant, Co-applicant(s) is an Individual(s) or a Company/Organization(s) who wish to be listed as the Tenure holder(s).

Are there co-applicants for this application?

Yes

Have you obtained authorization from each

Yes

co-applicant to enter their personal information such as their name, address and phone number for this

application?

You have indicated earlier in the application that there is one or more co-applicant. Please add each co-applicant by clicking on the 'Add Individual or 'Add Organization' button below depending if the co-applicant is an individual or an organization. Due to Freedom of Information and Protection of Privacy Act regulations you are only able to enter the name and email address for an individual.

Name:

Neil McAskill

Phone:

604-421-0950 604-835-7865

Daytime Phone: Email:

Fax:

Mailing Address:

nmcaskill@metrotesting.ca 8288 Burnlake Drive

Burnaby BC V5A3K9

v SUS 400

ELIGIBILITY

Question Answer Warning

Do all applicants and co-applicants meet the eligibility criteria

Yes

for the appropriate category as listed below?

Applicants and/or co-applicants who are Individuals must:

- 1. be 19 years of age or older and
- 2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

1, be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or

First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure?

No

ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort?

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose

Tenure

Period

Private Moorage

Specific Permission

More than thirty years

specific permission for private moorage dock sought appurtenant to Blk.G DL5377 GRP1 NWD, 017-556-244

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: The application for special permission for a private marine dock is to enable access to the water access only property. There are no public roads.

PRIVATE MOORAGE

Private Moorage is the allocation of aquatic Crown land (inland and coastal) for private moorage facilities such as a dock or float.

Moorage facilities for group or strata title/ condominium developments of over three berths are administered under the provisions of the Residential program where they have no related commercial facilities (e.g. gas bars) and are intended for private use of tenants.

Group moorage with commercial activities are administered under the Marina program.

Specific Purpose:

specific permission for private moorage dock sought appurtenant to Blk.G

DL5377 GRP1 NWD, 017-556-244

Period: Tenure: More than thirty years Specific Permission

MOORING BUOY

Is this only for a mooring buoy for private

No

moorage?

TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

Specify Length:

33 meters

Specify Width:

5 meters

PROJECT DETAILS

Please provide us with further details on your dock.

Tracking Number: 100167896 | Version 1.1 | Submitted Date: Jul 14, 2016

Page 2 of 5

Is the water freshwater or marine?

Are you proposing 4 or more slips?

Are you applying on behalf of a Strata

corporation?

Are you the waterfront upland owner?

Are you planning to sell gas at the proposed

Marine

No

SECTION 9 WATER AUTHORIZATION

marina?

You may also require a Section 11 Water Act authorization.

Is this application for an existing structure?

Nο

IMPORTANT CONSIDERATIONS

Selecting yes to any of the following questions may indicate that you will require further or additional authorizations under the Land Act or other legislation.

Is your proposed activity within the Kootenay Region?

No

Is your proposed activity within the Okanagan, Kalamalka and Wood Lakes, Skaha Lake, Vaseux Lake, or Christina Lake areas?

Nο

Is your proposed activity within the Shuswap, Mara, Mable, or Little

Shuswap Lake areas?

ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee No of the Provincial Government of British Columbia?

re you planning to cut timber on the Crown Land you are applying No

Are you planning to cut timber on the Crown Land you are applying for?

Are you planning to use an open fire to burn timber or other No

Do you want to transport heavy equipment or materials on an No existing forest road?

Are you planning to work in or around water? No

Does your operation fall within a park area? No

LOCATION INFORMATION

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

☑ I will upload a PDF, JPG or other digital file(s)

MAP FILES

materials?

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

Description Filename Purpose

ATTACHED DOCUMENTS		
Document Type	Description	Filename
General Location Map	Land Tenure and Survey location data	Land Tenures Telescope Pass
Management Plan	Dock Management Plan and Pictures	Dock Management Plan July 8
Other	Documentation of Land Title for special permission in riparian zone	State of Title BLK G DL5377
Other	Letter to shishalh Nation	Letter to shishalh Nation J
Other	Pre Application Letter from SCRD	Pre-application Letter Priv
Şide Profile.	Dock design and position	Dock design and position.pdf
Site Photographs	Pictures appended to management plan	Dock Management Plan July 8
Site Plan	Site plan	Dock design and position pdf

PRIVACY DECLARATION

☑ Check here to indicate that you have read and agree to the privacy declaration stated above.

REFERRAL INFORMATION

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

Company / Organization:

Contact Name:

lan McAskill

Contact Address:

949 Jarvis Street

Coquitlam BC V3J4Z8

Contact Phone: Contact Email: 604-937-7670

mcaskill@telus.net

☑ I hereby grant permission for the public release of the information provided above. This information will be used to fulfill, if required, the referral and advertising requirements of my application.

SIGNATURES

CO-APPLICANTS

You will have to obtain approval from all co-applicants before you can proceed with your application. Please select one option for each.

Name Status of Signature Request

IMPORTANT NOTICES

• Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

DECLARATION

☑ By submitting this application form, I, declare that the information contained on this form is complete and accurate.

OTHER INFORMATION

Is there any other information you would like us to know?

This application is to develop a private dock to access our water access only property on Nelson Island. This is a simple request as without a dock, the land is only accessible by trespass over other private properties. I will hand deliver the co-applicant signature and paperwork to the Surrey office.

APPLICATION FEES

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$250.00	GST @ 5%: \$12.50	\$262.50	\$0.00
OFFICE				

Office to submit application to:

Surrey

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?

No

OFFICE USE ONLY		
Office Surrey	File Number 2411819	Project Number
	Disposition ID	Client Number

LENDER/CLIENT Neil McAskill

ADDRESS: 8288 Burnlake Drive
Burnaby, BC V5A 3K9

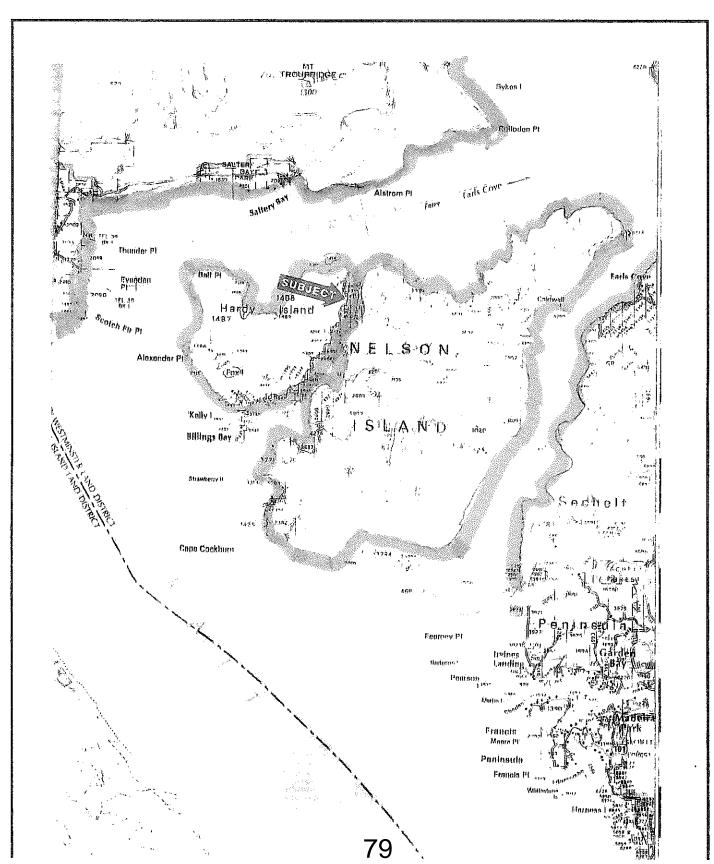
TEL: (604) 421-0950 FAX 421-1510

Location Map

ADDRESS OF PROPERTY

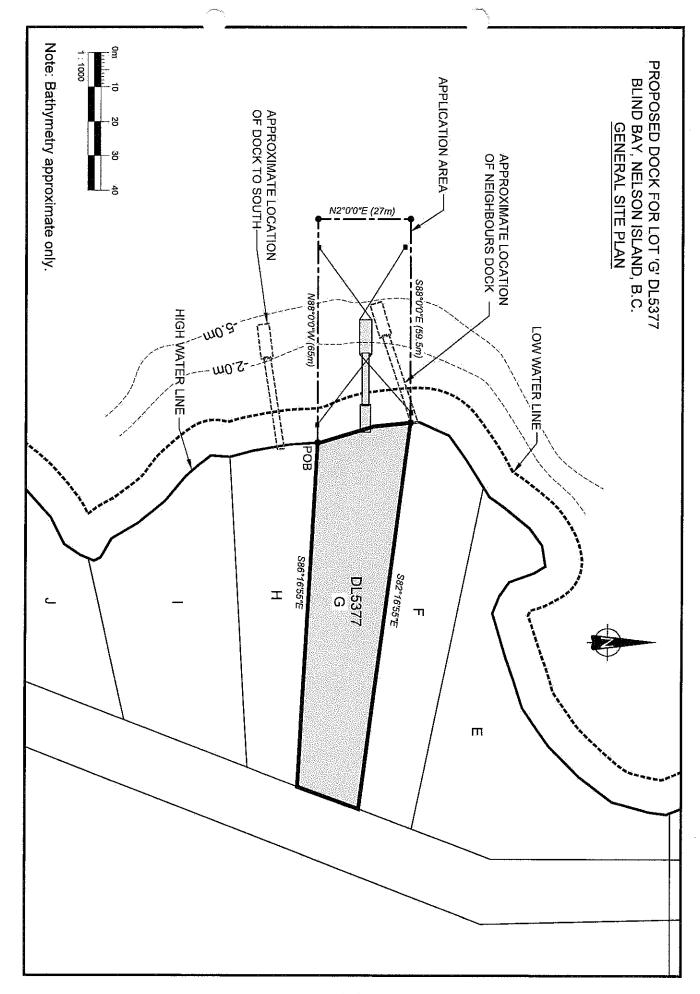
Block & Telescope Pass Nelson Island BC APPRAISER T.K. Swann
Cunningham & Rivard Appraisals Ltd.
ADDRESS: 200-1001 Churchill Crescent
North Vancouver, B.C. V7P 1P9
TEL: (604) 985-8761 FAX 985-4198

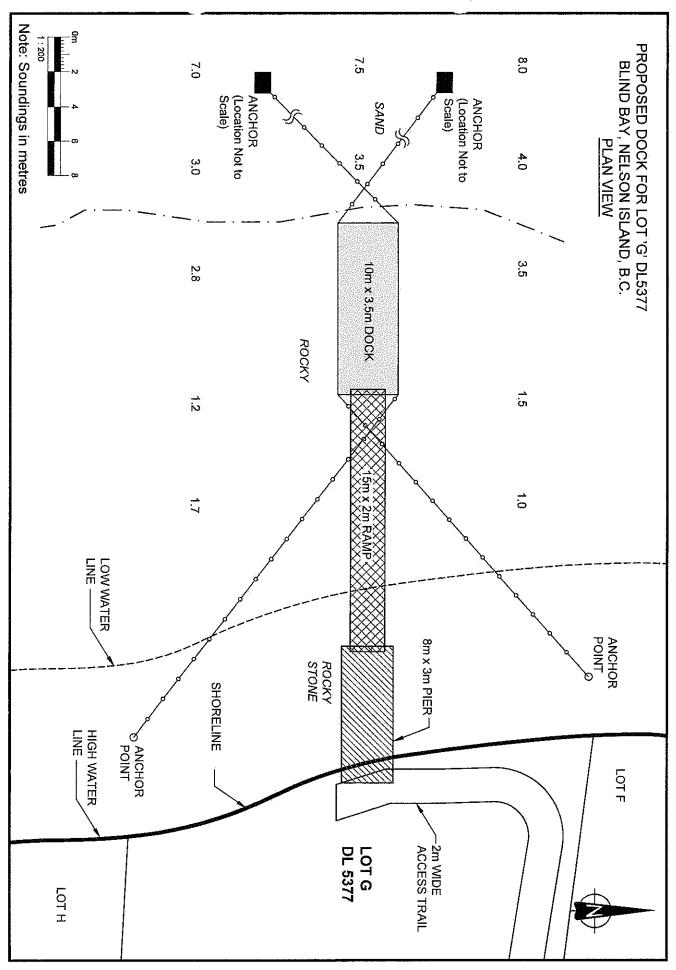
BLOCK & DL 5377

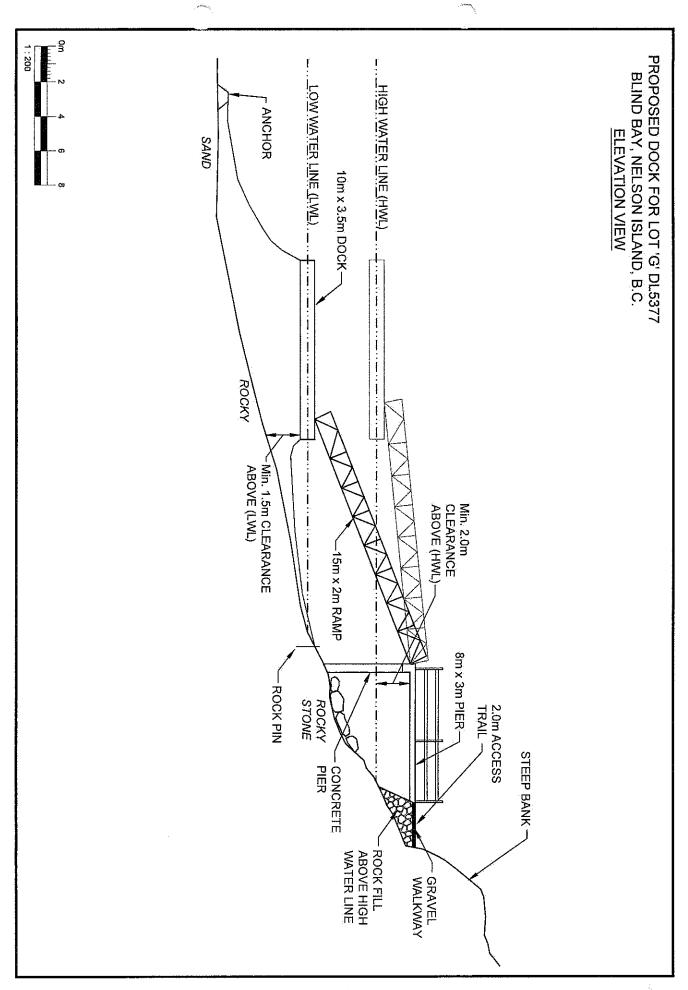


PLOT MAP

Borrower:	File No.: R12913 Case No.:
Borrower. Property Address: Blocks F & G, District Lot 5377, Nelson Island City: Nelson Island Lender: Neil McAskill	Prov.: BC P.C.:
Lender: Neil McAskill	
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† -	
PHONE: (250) 338-7323	LEAN JOSON DOD 8770







Marine Dock Application and Management Plan

Prepared for the Ministry of Lands, July, 2016 Submitted by Ian McAskill

1.0 Background

1.1 Project Overview

This application is made for a letter of special permission to position a marine dock and access trail in front of our water access only recreational property located in Telescope Pass, Blind Bay, Nelson Island. (Block G, Group 1, Telescope Passage, DL 5377, PID 017-556-244) The property is between two existing properties, both of which have private docks to access their properties. (see Appendix 1 photo #1) The proposed dock is to enable private water access to the property and is of typical size and design as exists with other recreational properties in the area. The design (see PDF File attached "Dock design and Position) has a concrete pier founded on bedrock in the intertidal zone, with pier positioned to enable the aluminum bridge gangway 15m in length to accommodate the fluctuating tide and to enable adequate depth of water for moorage (1.5m minimum water depth). The ramp, pier and dock will be positioned approximately midway along the foreshore of the property to allow adequate space for moorage of boats on adjacent docks on Block F and Block H. (see Appendix 1 photo #2). The dock will be accessed by a foot trail located above normal high water from the north side of the property to the pier utilizing the natural access point in the existing topography and will not disrupt the existing vegetation along the foreshore. (See Appendix 1 photos #3 and #4) The trail will be smoothed by repositioning existing rock in the upper intertidal zone to construct the walk way. The pier will be constructed during low tidal cycles to eliminate any possibility of water contamination during construction. The columns of the pier will be anchored into the bedrock to minimize the construction footprint on the foreshore.

1.2 Investigative work:

Activity	Description of Activity	Status	Comments
Site survey	Property pins established at coastal property bounds	Completed	Survey pins obvious North boundary surveyed recently.(as part of sale of Lot G)
Underwater survey	Underwater survey to establish bottom conditions	Completed	Sandy bottom with numerous rocks. No eel grass at the time of the survey
Site reconnaissance	Site reconnaissance completed to assess positioning of dock and ramp to minimize impact to surrounding vegetation on the shore.	Completed	Dock will have minimal impact on foreshore and sea bed.

All work on the site will be conducted by the owners within the requirements of Work Safe B.C. One of the property owners, Neil McAskill, AScT, is a Principal of Metro Testing Laboratories (Concrete Restoration) Ltd., and has over 40 years of experience in construction with safe work procedures and safety plans. He is highly experienced in technical construction projects in a marine environment in accordance with all safety and environmental protocols. The proposed dock and pier structure will be constructed by StoneFloat Systems, a company of the owner which has constructed several docks and pier structures in the Blind Bay, Jervis Inlet area over the past several years. Stonefloat Systems is registered with Work Safe BC.

2.0 Location

2.1 Description

This application is for a letter of permission to position a private marine dock in the water immediately to the front of Block G, DL5377 located in Blind Bay, Nelson Island. Photographs are attached in Appendix 1 and technical drawings describing the work and illustrating the plan and positioning of the dock are attached in Appendix 2.

2.2 Location Justification

This recreational property is a water access only property so a dock is required for access to the property for its use and enjoyment.

2.3 Seasonal Expectations of Use

There will be no impact in respect of aquatic habitat. The construction of the concrete pier to support the elevated walkway to the land and the gangway to the float below will be constructed in the late summer, at a time when tides are lowest and pier footings can be dry placed using standard marine construction techniques. The bottom under the proposed site is sandy with numerous rocks. No eel grass was noted in the underwater inspection. The structures will remain in use year round.

3.0 Infrastructure and Improvements

3.1 New Facilities and Infrastructure

Facility/	Construction	Construction Schedule
infrastructure/Process	Methods/Materials	
Permission is sought for	The walkway will be	The subject
construction of a private	constructed of hand placed	infrastructure will be
moorage facility	stacked native rock. The	constructed in the 2017
consisting of an access	approach bridge and pier will	construction season.
walkway approach bridge,	be constructed of reinforced	
pier, ramp, floating dock	concrete, the ramp of	
and appropriate	aluminum and the dock of	
anchorage	concrete.	

3.2 Access

Access to the site is currently from the upland by foot trail from the north side. There are no public roads connecting to the site. Construction of the piers will be from the water by barge and from the land.

3.3 Utility Requirements and Sources

There are no third party utility requirements. The site is "off the grid" so any power required will be provided by a portable generator.

3.4 Water Supply:

Water will be supplied for the site (Lot G) which draws water from Shakespeare Creek under a Crown water license. Water will be required for production of hand mixed concrete. Water will not be required for ongoing use.

3.5 Waste Collection Treatment and Disposal All waste generated will be disposed of off-site.

4.0 Environmental

4.1 Land Impacts

4.1.1 Vegetation Removal

Minimal vegetation removal will be required with access from the north side of the lot as shown on the pictures and diagram. No vegetation will be removed adjacent the foreshore.

4.1.2 Soil Disturbance

Only scrub vegetation will be removed on the North side of the property to permit pedestrian access to the dock. The site has been in private ownership since the Crown granted tenure but it has not been previously developed. No excavation will be necessary for access to the foreshore path and dock.

4.1.3 Riparian Encroachment

The only riparian encroachment is the subject of this application.

4.1.4 Pesticides and Herbicides

There will be no use of any pesticides or herbicides during construction, operations and/or maintenance. Native vegetation will be encouraged along the foot path.

4.1.5 Visual Impacts

The construction will be neat and to the extent possible blend into the surrounding vista. The dock and ramp are of typical design and will have a similar same visual impact as that of others in the area.

4.1.6 Archaeological Sites

There is no evidence of archeological artifacts on the property or on the site of dock construction. The location of the project on the shoreline does not suggest any archaeological significance. As the pictures of the site illustrate, the site is located along a part of a continuous shoreline that is exposed to the bay and is without a beach or any natural elements suggestive of previous habitation. There is no place to land in the absence of a dock and the shoreline is rocky and treacherous when wet. The site is also unremarkable as there no rock formations, cliffs, or other topographical features that might be suggestive of use of the site for ceremonial purposes. Construction of the dock will not disturb the site

aside from the repositioning some of the native rocks to form the for path above the normal high water mark.

4.1.7 Construction Methods and Materials

Construction Materials	Impacts	Mitigations
Concrete pier and approach will be constructed of concrete produced from a small portable cement mixer on a barge.	None. Concrete will be fully contained and placed 'in the dry' at low tide.	DFO guidelines for construction and the BMP of the <i>shishalh</i> Nation will be adhered to.

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Construction will be respectful of neighborhood activities. There will be minimal sound during peak construction activities consisting of the operation of a Skill saw, portable mixer and small generator, all tools in normal use by residents in the area. Generators will be fueled with spill containment protocol. No other impacts are considered likely.

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

There will be no change to land drainage courses. The area is naturally rocky and free draining to bedrock. Filter fabric will be employed as necessary to prevent fine sand silt from seeping through the walkway and being deposited in the marine environment during heavy rain events.

4.3.2 Public Access

Public access to the foreshore will be improved by the walkway to be constructed. At present the area is covered with large boulders that make walking difficult and hazardous.

4.3.3 Flood Potential

There is no potential for flooding. The project will be well above normal high water.

4.4 Fish and Wildlife Habitat Impacts

No disturbance to fish and wildlife habitats are anticipated. Responsible and appropriate development of the land and foreshore is a recognized precept of this project. The design, construction and maintenance of this dock will adhere to the *shishálh* Nation Operational Best Management Practices (BMP) for private moorage (*see 5.2.3: First Nations consultation below*). Similar dock projects in the past evidence marine vegetation within days on concrete in a marine environment and within a year the float becomes a habitat for a wide variety of marine fauna

including kelp. No critical habitats such as eelgrass meadows are in the immediate vicinity of the proposed dock and ramp.

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Access to sub/intertidal resources will not be impeded or restricted from the proposed dock/float. The underwater dock site survey indicates that the dock and anchoring will not be positioned over eelgrass, kelp fields, or salt marsh vegetation. The bottom of the dock float and moored vessels will allow for greater than a minimum of 1.0 m above the sea bed during the lowest tidal water level. (See PDF File attached "Dock design and Position"). Access to the beach for construction purposes will be from the adjacent upland property and from a barge. No heavy equipment is required to work on the beach.

Works along the upland/water interface will be conducted when the site is not wetted by the and all work will be is to be conducted in a manner that does not result in the deposit of toxic or deleterious substances (sediment, un-cured concrete, fuel, lubricants, paints, stains) into waters. There will be no filling, dredging, or blasting below the High Water Mark and there will be no siltation or water diversion during construction. Construction activities will respect the DFO works window for marine foreshore, between June 1 and February 15 of the calendar year. Terrestrial riparian vegetation and intertidal salt marsh will not be affected in any way by the proposed works. The upland design of the dock including anchor points will not disturb the riparian area except at the immediate footprint and efforts will be made to maximize riparian cover adjacent to the dock to mitigate exposure to the foreshore.

5.0 Socio-Community

5.1 Land Use

Most Blind Bay neighbours are occasional users and recreational seasonal cottagers. Residences are dispersed along the shore line. Each property is served by its own dock. There are no established community docking facilities or settlements in the area.

5.1.1 Land Management Plans and Regional Growth Strategies

We are advised by the SCRD that Hardy and Nelson Islands are not within the boundaries of the Egmont/Pender Harbour Official Community Plan, and thus the policies of the OCP do not apply to this proposal. (see Appendix 3: PDF e mail May 12, 2016: Pre-application zoning request by Ian McAskill for a private moorage fronting Lot G District Lot 5377, Telescope Passage, Pender Harbour/Egmont)

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

The project will not restrict existing public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenure. Access to sub/intertidal resources will not be impeded or restricted from the proposed dock/float. All properties in the area are water-access only with a similar docking access requirement. Additional dock facilities add a measure of safety for marine craft and other residents if the need arises.

5.2.2 Existing Services

There are no services for this property or others in the area. Properties on Nelson Island are "off the grid". There is no service requirement related to the development and operation of this proposed dock facility.

5.2.3 First Nations Consultation

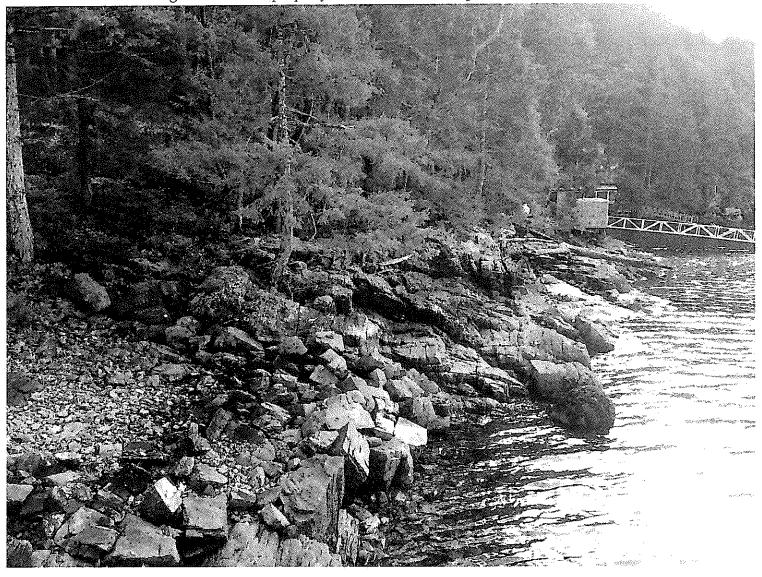
The shishalh Nation has been contacted and an application to the Rights and Title Department of the shishalh Nation is forwarded to them concomitant with this application. The application to the shishalh Nation is included here as Appendix 4. As applicants, we acknowledge and respect that responsible and appropriate development of the land and foreshore is a recognized requirement of the shishalh Nation and it that is a fundamental precept of this project in design, construction and maintenance, and we fully support the shishalh Nation Operational Best Management Practices (BMP) for private moorage.

APPENDIX ONE: SITE PHOTOGRAPHS:

PHOTO #1: View of shoreline and property from waterside. Lot G DL 5377 is between the two structures, Lot F to the left and Lot H to the right in the photo



PHOTO #2: Photo looking southward of property shoreline. The dock pictured here is for Lot H.



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: Crown Referral 2411776 (Russell) for a Private Moorage on Georges

ISLAND - ELECTORAL AREA A

RECOMMENDATIONS

THAT the report titled Crown Referral 2411776 (Russell) for a Private Moorage on Georges Island – Electoral Area A be received;

AND THAT the SCRD send a letter with the report titled *Crown Referral 2411776 (Russell)* for a Private Moorage on Georges Island – Electoral Area A to the Ministry of Forests, Lands and Natural Resource Operations noting no objection to approval of Crown File 2411776 subject to the conditions outlined below:

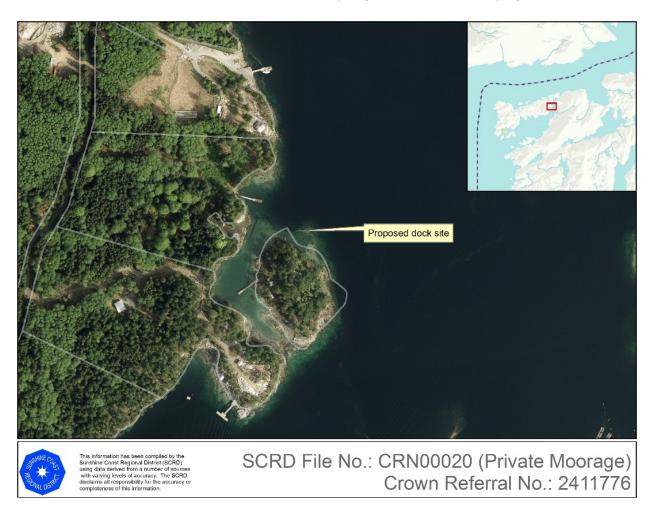
- 1. One moorage facility is permitted for the subject lot. There is an existing moorage facility in place. The new dock will only be permitted after the existing dock is removed;
- 2. Eelgrass beds in or near the tenure area should be identified and protected;
- 3. Water quality should not be impacted by construction activities, materials, or fuel storage;
- 4. There is a history of strong community interest in maintaining public access for shellfish harvesting in this area, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to ensure public access along the foreshore and adequate open water for navigation is maintained;
- 5. The Regional District will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- 6. The proponent should implement *shíshálh* Nation's Best Management Practices for Moorage Facilities;

AND FURTHER THAT *shishálh* Nation's Best Management Practices for Moorage Facilities be sent to The Ministry of Forests, Lands and Natural Resource Operations.

BACKGROUND

The SCRD received a referral from the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) for specific permission for a residential private moorage fronting Georges Island, DL 5760, Telescope Pass, BC. The referral is enclosed for reference as Attachment A.

The image below shows the location of the proposed private moorage facility. Please note that the parcel lines are approximate and not accurately aligned with the underlying aerial photo.



The proponent is requesting to build a floating concrete dock secured by anchor chains fronting the upland property for the purpose of mooring boats and providing moorage for guests.

The island is only accessed by water. An Application Summary table is provided on the following page.

The purpose of this report is to obtain a response to the Crown Referral for a private moorage.

Table 1 - Application Summary

Applicant:	Straight Land Surveying Inc. for Kenneth and Claudia Russell
Purpose:	Private Moorage
Tenure Type:	Specific Permission
Period:	No fixed expiry
Legal Description:	DISTRICT LOT 5760, GROUP 1, NEW WESTMINSTER DISTRICT
Electoral Area:	A – Egmont/Pender Harbour
Size (Area):	+/- 0.241 hectares (0.5 acres)
OCP Land Use:	Outside OCP Boundary
Land Use Zone:	RU2 (Upland)
Response Due:	March 28, 2017

DISCUSSION

Staff Analysis

- The subject area is outside the Egmont / Pender Harbour Official Community Plan (OCP) area boundary and therefore OCP policies do not apply.
- The small island is accessed by water only.
- The foreshore is not zoned, therefore, the foreshore use should reflect the upland use. The upland lot is zoned RU2 (Rural Resource) which permits one single family dwelling, agriculture, and a bed and breakfast home on the property. Because the property only permits one dwelliing, one moorage facility is permitted for the subject lot.
- There is an existing moorage facility in place for the subject lot. The applicant notes the
 intention to remove the existing moorage facility because it is in shallow water. The new
 dock will only be permitted after the existing dock is removed.
- SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.
- Water quality should not be impacted by construction activities, materials, or fuel storage.
- There is a history of strong community interest in maintaining public access for shellfish harvesting in this area, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to ensure public access along the foreshore and adequate open water for navigation is maintained.

Staff Report to Planning and Community Development Committee Crown Referral 2411776 (Russell) for a Private Moorage on Georges Island – Page 4 of 5 Electoral Area A

- The Regional District will require a building permit and/or a development variance permit
 if any structures are constructed to access the moorage facility.
- The proponent should implement the *shíshálh* Nation's best management practices for moorage facilities.

Options

The SCRD is requested to choose one of the following options in response to the referral:

- 1. Interests unaffected
- 2. No objection to approval of project.
- 3. No objection to approval of project subject to the conditions outlined below.
- 4. Recommend refusal of project due to reasons outlined below.
- 5. N/A

Staff recommend responding to the referral with no objection to the approval of this application subject to the conditions noted above.

Timeline for next steps or estimated completion date

The Crown extended the deadline to comment on this application to March 28, 2017. A Board resolution will be forwarded to FLNRO and a final decision will be made by the Province.

Communications Strategy

The Crown refers this application to the *shíshálh* Nation, SCRD and other agencies it identifies as appropriate (such as Fisheries and Oceans Canada, Navigable Waters, etc) and posts an advertisement in the Coast Reporter to enable comments from the public.

Advisory Planning Commission Review

The Egmont / Pender Harbour Advisory Planning Commission (APC) reviewed the application on January 31, 2017. The APC recommended approval of the referral.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Priority: Embed Environmental Leadership

CONCLUSION

The Regional District received a referral from the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) requesting comments on a private moorage with no fixed term.

Staff recommend responding to the referral with no objection to approval, subject to meeting conditions such as removing the existing moorage facility before building a new one, maintaining public access along the foreshore, protecting eelgrass beds, protecting water quality, obtaining permits if required, and implementing *shíshálh* Nation BMPs for moorage facilities.

Staff Report to Planning and Community Development Committee Crown Referral 2411776 (Russell) for a Private Moorage on Georges Island – Page 5 of 5 Electoral Area A

Attachments

Attachment A - Crown File #2411776 Referral Package

Reviewed by:			
Manager X – AA Finance			
GM	X – IH	Legislative	
CAO	X – JL	Other	



Crown Land Tenure Application

Tracking Number: 100164328

ATS#214616

APPLICANT INFORMATION

If approved, will the authorization be issued to an

Individual

Individual or Company/Organization?

Are you the individual this authorization will be issued

No

for if approved?

What is your relationship to the individual?

Agent

APPLICANT CONTACT INFORMATION

Applicant is an Individual or an Organization to whom this authorization Permit/Tenure/Licence will be issued, if approved.

Name:

Don Russell

Phone:

604-738-4408

Daytime Phone:

Fax:

Email:

Mailing Address:

2456 West 1st Avenue

Vancouver BC V6K 1G6

AGENT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name:

STRAIT LAND SURVEYING INC.

Doing Business As:

Phone:

604-885-3237

Fax:

Email:

seamus@straitlandsurveying.com

BC Incorporation Number:

Extra Provincial Inc. No:

Sechelt

Society Number:

GST Registration Number:

Contact Name: Mailing Address: Seamus Pope 5689 Dolphin Street

PO Box 61

Sechelt BC V0N3A0

Letter(s) Attached:

Yes (Letter of Agency SLS Russell.pdf)

CORRESPONDENCE E-MAIL ADDRESS

If you would like to receive correspondence at a different email address than shown above, please provide the correspondence email address here. If left blank, all correspondence will be sent to the above given email address.

Email:

Contact Name:

Seamus Pope

CO-APPLICANTS

In addition to the principal applicant, Co-applicant(s) is an Individual(s) or a Company/Organization(s) who wish to be listed as the Tenure holder(s).

Are there co-applicants for this application?

Yes

Have you obtained authorization from each

Yes

co-applicant to enter their personal information such as their name, address and phone number for this

application?

vsus 360

You have indicated earlier in the application that there is one or more co-applicant. Please add each co-applicant by clicking on the 'Add Individual' or 'Add Organization' button below depending if the co-applicant is an individual or an organization. Due to Freedom of Information and Protection of Privacy Act regulations you are only able to enter the name and email address for an individual.

Name:

Claudia Kristina Russell

Phone:

604-738-4408

Daytime Phone:

Fax:

Email:

llessurkc@gmail.com

Mailing Address:

2456 First Ave Avenue W Vancouver BC V6K1G6

ELIGIBILITY

Question

Answer Warning

Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?

Yes

Applicants and/or co-applicants who are Individuals must:

- 1. be 19 years of age or older and
- 2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

- 1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
- 2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure?

No

ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort?

No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a Short Term, low impact activity YOU MAY NOT NEED TO APPLY for a tenure as you may be authorized under the Permissions policy. To determine if your use is permissable under the Land Act please refer to the Land Use Policy - Permissions

If your purpose can not be found in the list or if your intended use or term does not meet the terms and conditions of the policy, please contact FrontCounter BC.

Purpose

Tenure

Period

Private Moorage

Specific Permission

More than thirty years

Pier, ramp & float for private moorage.

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public The private property adjacent to the crown land is water access only, crown land will be accessed from upland private property owned by applicant.

road:

PRIVATE MOORAGE

Private Moorage is the allocation of aquatic Crown land (inland and coastal) for private moorage facilities such as a dock or float. Moorage facilities for group or strata title/ condominium developments of over three berths are administered under the provisions of the Residential program where they have no related commercial facilities (e.g. gas bars) and are intended for private use of tenants. Group moorage with commercial activities are administered under the Marina program.

Specific Purpose:

Pier, ramp & float for private moorage.

Period:

More than thirty years

Tenure:

Specific Permission

MOORING BUOY

Is this only for a mooring buoy for private

No

moorage?

TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

Please specify the area:

.189 hectares

OR

Specify Length: Specify Width: 62 meters

35 meters

PROJECT DETAILS

Please provide us with further details on your dock.

Is the water freshwater or marine?

Marine

Are you proposing 4 or more slips?

Nο

Are you applying on behalf of a Strata

Νo

corporation?

Are you the waterfront upland owner?

Yes

Are you planning to sell gas at the proposed

No

marina?

SECTION 9 WATER AUTHORIZATION

You may also require a Section 9 Water Act authorization.

Is this application for an existing structure?

No

IMPORTANT CONSIDERATIONS

Selecting yes to any of the following questions may indicate that you will require further or additional authorizations under the Land Act or other legislation.

Is your proposed activity within the Kootenay Region?

No

Is your proposed activity within the Okanagan, Kalamalka and Wood Lakes, Skaha Lake, Vaseux Lake, or Christina Lake areas? No

Is your proposed activity within the Shuswap, Mara, Mable, or Little No

Shuswap Lake areas?

ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee

of the Provincial Government of British Columbia?

No

No

Are you planning to cut timber on the Crown Land you are applying for?

Are you planning to use an open fire to burn timber or other materials?

No

Do you want to transport heavy equipment or materials on an existing forest road?

No

Are you planning to work in or around water?

Yes

1. If you will be working in or around fresh water, you will require a Water Sustainability Act Change Approval or Notification from the Province.2. The federal Department of Fisheries and Oceans might need to review your project.3. Review the Transport Canada website if the Navigation Protection Act applies.

Does your operation fall within a park area?

No

LOCATION INFORMATION

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

☑ I will upload a PDF, JPG or other digital file(s)

MAP FILES

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

Description	Filename	Purpose	
General Location Plan	RUSSELL - DL 5760 - SITE PL	Private Moorage	

☑ I have geographic coordinate data (i.e. GPS)

GEOGRAPHIC COORDINATES

For Latitude and Longitude, you must enter a number between 47 to 60 and -140 to -113 respectively. Your Geographic Coordinates must be in decimal degree format. Example: 54.144869 (lat) and -124.120275 (long) If you are using Google Earth for finding the latitude and longitude values and you need to be sure the format is correct, then follow the steps:

- 1. Please click on "Tools" in the menu bar
- 2. Click "Options"
- 3. Select "Decimal Degree" under "Show Lat/Long" section

Latitude	Longitude	Description		
49.7479000	-124.1589000	Approximate location of intended application area		

ATTACHED DOCUMENTS

Description	Filename
General Location Map	RUSSELL - DL 5760 - SITE PL
Management Plan	Georges Island Private Moor
Side Profile	RUSSELL - DL 5760 - SITE PL
Photos of site and adjacent float to northwest	Georges Island.zip
Large Scale Site Plan	RUSSELL - DL 5760 - SITE PL
	General Location Map Management Plan Side Profile Photos of site and adjacent float to northwest

PRIVACY DECLARATION

Check here to indicate that you have read and agree to the privacy declaration stated above.

REFERRAL INFORMATION

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Company / Organization:

Strait Land Surveying

Contact Name:

Seamus Pope

Contact Address:

5689

Contact Phone:

Dolphin Street 604-885-3237

Contact Email:

☑ I hereby grant permission for the public release of the information provided above. This information will be used to fulfill, if

required, the referral and advertising requirements of my application.

SIGNATURES

CO-APPLICANTS

You will have to obtain approval from all co-applicants before you can proceed with your application. Please select one option for each.

Name

Status of Signature Request

Claudia Kristina Russell

Email sent - Approved

IMPORTANT NOTICES

• Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

DECLARATION

☑ By submitting this application form, I, declare that the information contained on this form is complete and accurate.

APPLICATION FEES

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$250.00	GST @ 5%: \$12.50	\$262.50	\$0.00
OFFICE		The second secon		

Office to submit application to:

Surrey

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?

No

APPLICANT SIGNATURE	APPL	ICANT	SIGNA	TURE
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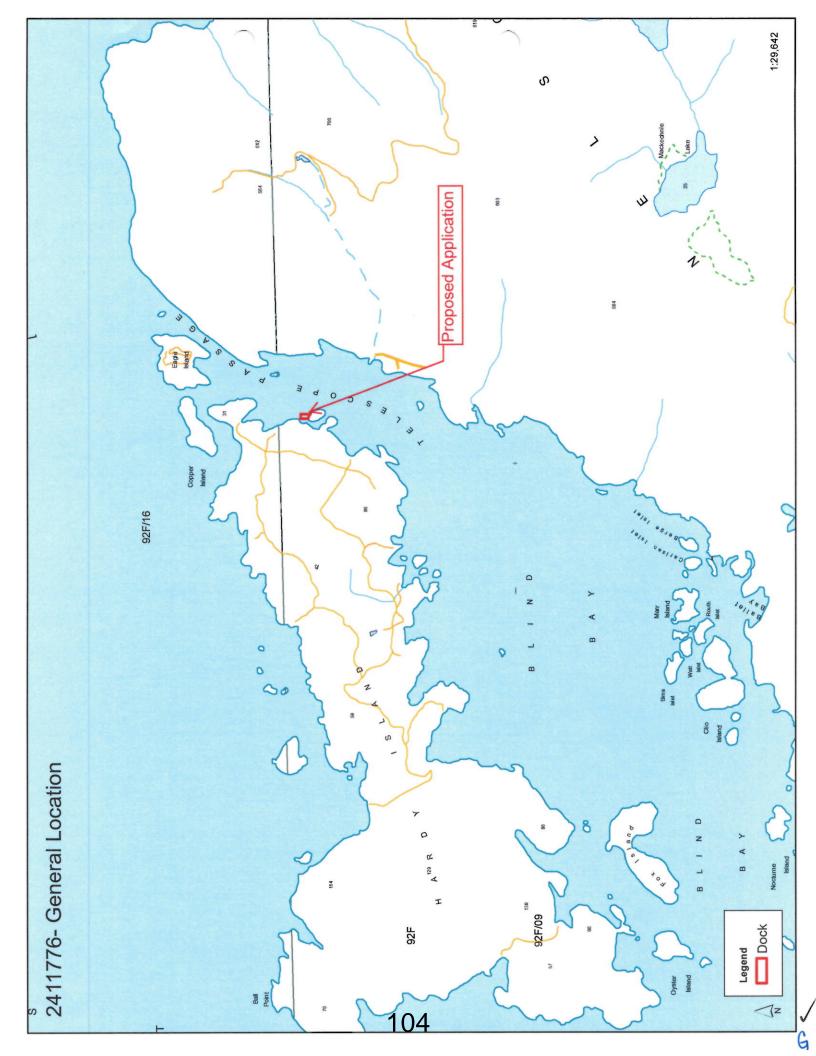
Applicant Signature

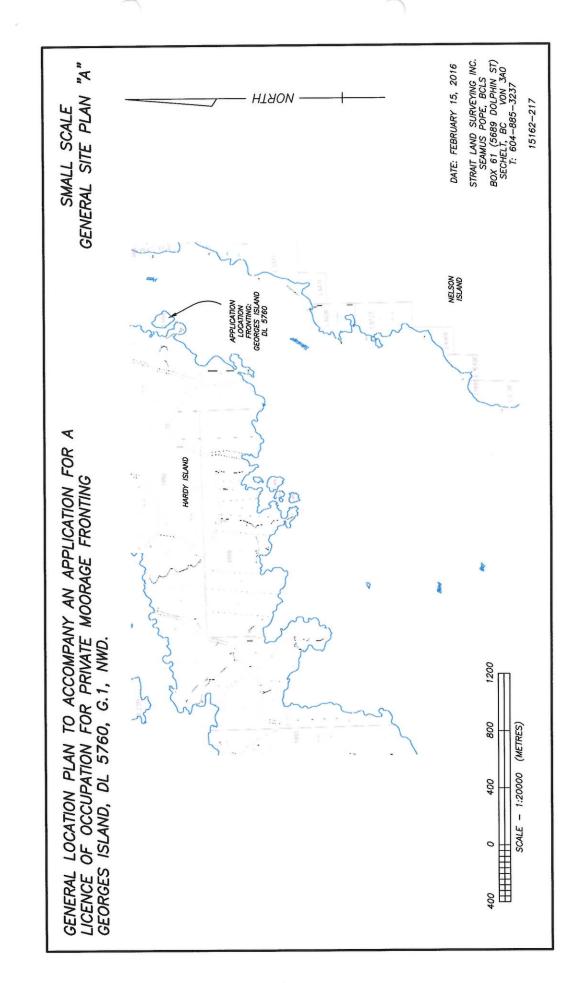
Date

Page 5 of 6

OFFICE USE ONLY		
Office Surrey	File Number 2411776 Project Number	
	Disposition ID Client Number	

vFCBC Application	1				46
Tracking Number: Authorization Type: Status: Status shown Client: Submitter:	100164328 Crown Land Tenure Application Submitted Private Moorage - Application Submitted STRAIT LAND SURVEYING INC.	Business Area: Submitted Date: Received Date: Completed Date Office:	Apr 14, 2016 1:10:17 PM : Surrey	C)	
Co-applicant: Co-applicant: Request via email:	Claudia Kristina Russell Email(s) Sent: Npr 13, 2016 03:42 PM (dkr@homerholdings.com) a response of <u>Approved</u> received Apr 13, 2016 at				
Hand deliver:	☐ Co-applicant	approval form mailed by	applicant		
					Cancel
					To
Release 2.0.0, Screen ID: 1	100379674		COPYRIGHT	DISCLAIMER	PRIVACY ACCESSIBILITY







Box 61 Sechelt, BC VON-3A0 604 885 3237 seamus@straitlandsurveying.com

Integrated Land Management Bureau Ministry of Forests Lands and Natural Resource Operations #200 - 10428 153rd Street Surrey, B.C. **V3R 1E1**

February 15, 2016

Re:

Application for a Licence of Occupation for a Private Moorage Fronting Georges Island, DL 5760, Telescope Pass, BC.

Dear Sir, Ms;

I wish to submit the following management plan on behalf of the owners of the above noted Property:

Section A - Project Overview.

- specific permission The lot owners wish to apply for a licence of occupation to build a private dock, consisting of an aluminium ramp and pier and a concrete float on the foreshore fronting their upland property for the purpose of mooring their boat, and to provide moorage for guests.
- There will be no commercial uses of the moorage.
- The site is located in Telescope Pass, north of Blind Bay between Hardy Island and Nelson Island, BC.
- The existing structures and access are as shown on the accompanying sketches.

Section B - Project Details.

* The site will be used for the private moorage of boats owned by the upland owner and family.

There are existing floats to the north and south of the application area, which are used for private moorage of the owner's boats. 4- need to be or map obotos

There is no publicly used beach in front of the subject lot or on any of the adjacent lots. The waterfront is composed of solid granite and gravel.

Application Area

- ❖ The dimensions of the floats fronting the northern end of DL5760 are proposed to be approximately 18.3m x 3.7m and 9.1m x 3.7m.
- The lot is an island with RU-1 zoned sites to the west on Hardy Island and RU-2 further east on Nelson Island.
- There is an existing pier, ramp and float on the west side of the island that is proposed to be removed, it is located in very shallow water.
- The parcel to the north of the intended site at Lot 23, DL 1488, Plan LMP32269 on Hardy Island, has an existing ramp and float.

Section C - Additional Information.

1. Environmental

The owners will moor their boats at the float and use it during the boating season. Atmospheric impact will be minimal, some exhaust and motor noise when leaving and arriving at the float. I am not qualified to give an opinion on the impact of the proposed dock on the aquatic zone and fish habitat.

2. Socio-Community

The property lies within the Sunshine Coast Regional District. The existing land use in the area is waterfront holiday homes and aquaculture. The existing upland zoning is RU-1, which allows for a single family dwelling. The SCRD has been contacted regarding this application, and a letter is attached to this application.

First Nations have been contacted regarding this application, and an application has been submitted to the shishalh Nation Rights and Title department.

Owner(s):

Kenneth Donald Russell

Claudia Kristina Russell

Our File:

15162-217

Seamus Pope, BCLS

Strait Land Surveying File: 15162-217

February 15, 2016

Ministry of Forests, Lands and Natural Resource Operations 200 – 10428 153 Street Surrey BC V3R 1E1

Dear Sirs & Madames,

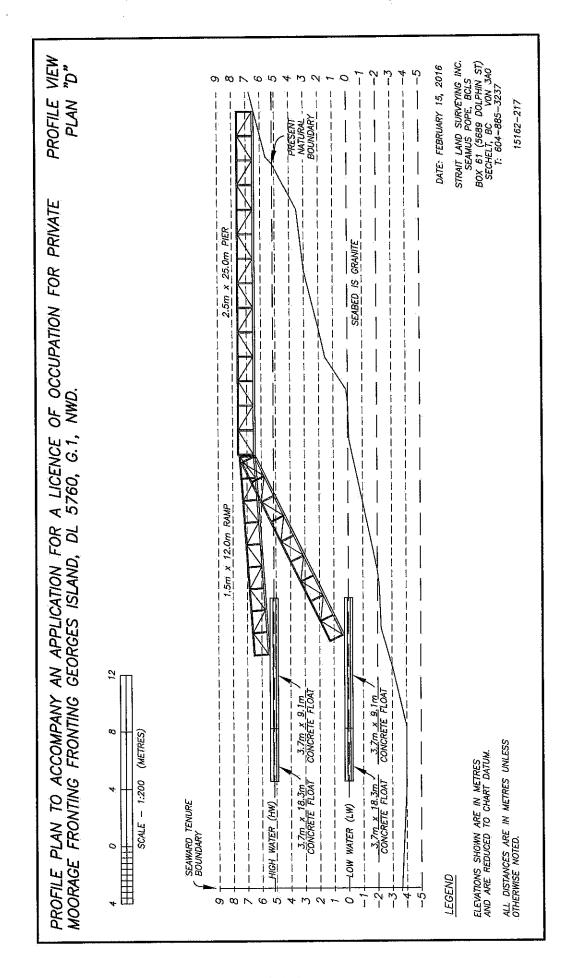
Re: Application for Crown Land Tenure adjacent to Georges Island, DL 5760, G.1, NWD.

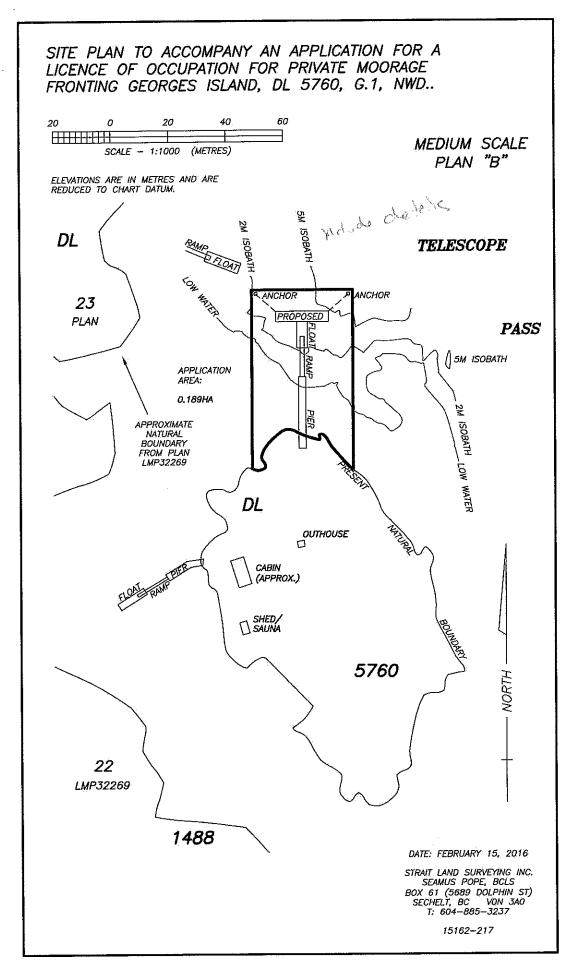
We confirm that Strait Land Surveying Inc. of 5689 Dolphin Street, PO Box 61, Sechelt, BC, VON 3A0, phone 604-885-3237 is authorized to act as our agent for the purpose of applying for Crown Land Tenure of the above noted property (PID 015-773-787).

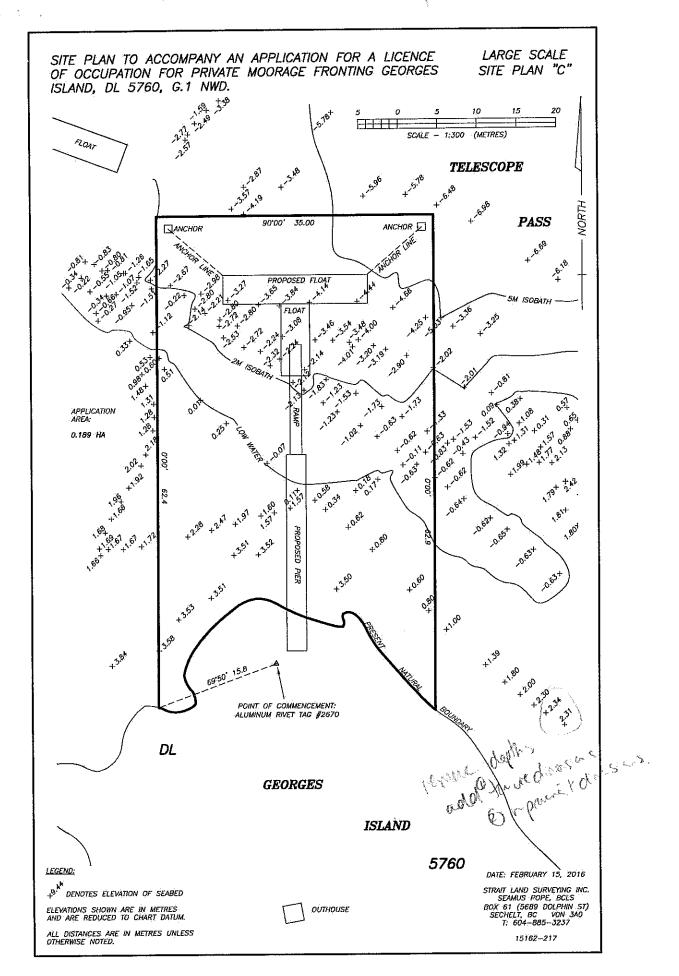
Sincerely,

∠ Donald Russell

CLAUDIA QUSSELL







SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: Crown Referral 2411826 (Mactier) For a Private Moorage in Quarry Bay

- ELECTORAL AREA A

RECOMMENDATIONS

THAT the report titled Crown Referral 2411826 (Mactier) for a Private Moorage in Quarry Bay – Electoral Area A be received;

AND THAT the SCRD send a letter with the report titled *Crown Referral 2411826 (Mactier)* for a Private Moorage in Quarry Bay – Electoral Area A to the Ministry of Forests, Lands and Natural Resource Operations noting no objection to approval of Crown File 2411776 subject to the conditions outlined below:

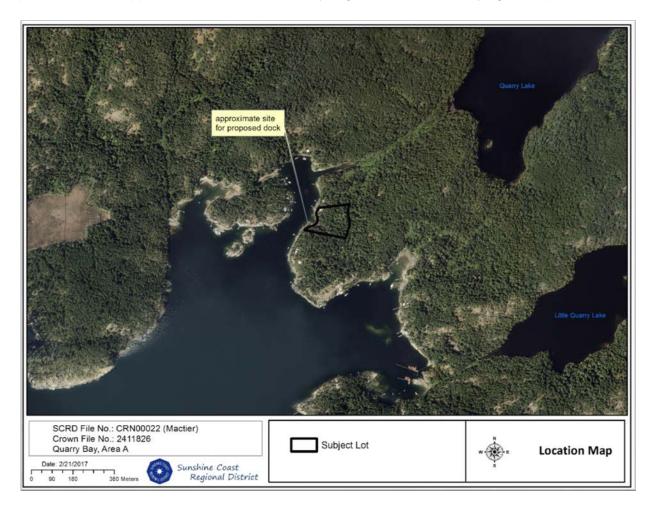
- 1. One moorage facility is permitted for the subject lot. There is an existing moorage facility in place. The new dock will only be permitted after the existing dock is removed;
- 2. Eelgrass beds in or near the tenure area should be identified and protected;
- 3. Water quality should not be impacted by construction activities, materials, or fuel storage;
- 4. There is a history of strong community interest in maintaining public access for shellfish harvesting in this area, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to ensure public access along the foreshore and adequate open water for navigation is maintained;
- 5. The Regional District will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- 6. The proponent should implement *shíshálh* Nation's Best Management Practices for Moorage Facilities;

AND FURTHER THAT *shishalh* Nation's Best Management Practices for Moorage Facilities be sent to The Ministry of Forests, Lands and Natural Resource Operations.

BACKGROUND

The SCRD received a referral from the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) for specific permission for a residential private moorage fronting Lot 2, DL 468, Plan VAS1481. The referral is enclosed for reference as Attachment A.

The image below shows the location of the proposed moorage facility. Please note that the parcel lines are approximate and not accurately aligned with the underlying aerial photo.



The proponent is requesting to build a 200 ft² dock secured by anchor chains fronting the upland property for the purpose of accessing the property and mooring the owners boat, canoe, and dingy.

The lot is only accessed by water. An Application Summary table is provided on the following page.

The purpose of this report is to obtain a response to the Crown Referral for a private moorage.

Table 1 - Application Summary

Applicant:	James Mactier
Purpose:	Private Moorage
Tenure Type:	Specific Permission
Period:	No fixed term
Legal Description:	UNSURVEYED FORESHORE OR LAND COVERED BY WATER BEING PART OF THE BED OF QUARRY BAY, TOGETHER WITH THAT PART OF DISTRICT LOT 2009, GROUP 1, NEW WESTMINSTER DISTRICT.
Electoral Area:	A – Egmont/Pender Harbour
Size (Area):	0 .13 ha +/-
OCP Land Use:	Outside OCP Boundary
Land Use Zone:	RU2 (Upland)
Response Due:	March 28, 2017

DISCUSSION

Staff Analysis

- The subject area is outside the Egmont / Pender Harbour Official Community Plan (OCP) area boundary and therefore OCP policies do not apply.
- The subject property is accessed by water only and is used as a seasonal recreational property.
- The foreshore in Quarry Bay is not zoned, therefore, the foreshore use should reflect the upland use. The upland lot is zoned RU2 (Rural Resource) which permits two single family dwellings in addition to other uses on the property. A residential private moorage reflects the residential upland use and this application complies with zoning.
- There appears to already be a dock off the subject property, on the north side. The SCRD prefers one dock off the property instead of two and encourages the property owners to share a dock.
- SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.
- Water quality should not be impacted by construction activities, materials, or fuel storage.

- There is a history of strong community interest in maintaining public access for shellfish harvesting in this area, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to ensure public access along the foreshore and adequate open water for navigation is maintained.
- The Regional District will require a building permit and/or a development variance permit
 if any structures are constructed to access the moorage facility.
- The proponent should implement the *shíshálh* Nation's best management practices for moorage facilities.

Options

The SCRD is requested to choose one of the following options in response to the referral:

- 1. Interests unaffected
- 2. No objection to approval of project.
- 3. No objection to approval of project subject to the conditions outlined below.
- 4. Recommend refusal of project due to reasons outlined below.
- 5. N/A

Staff recommend responding to the referral with no objection to the approval of this application subject to the conditions noted above.

Timeline for next steps or estimated completion date

The Crown extended the deadline to comment on this application to March 28, 2017. A Board resolution will be forwarded to FLNRO and a final decision will be made by the Province.

It should be noted that even with an extended deadline to comment, there is a tight turn around time.

Communications Strategy

The Crown refers this application to the *shíshálh* Nation, SCRD and other agencies it identifies as appropriate (such as Fisheries and Oceans Canada, Navigable Waters, etc) and posts an advertisement in the Coast Reporter to enable comments from the public.

The Egmont / Pender Harbour Advisory Planning Commission (APC) reviewed the application on February 28, 2017. A verbal update of the APC's recommendation can be provided at the Planning and Community Development Committee.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Priority: Embed Environmental Leadership

CONCLUSION

The Regional District received a referral from the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) requesting comments on a private moorage with no fixed term.

Staff recommend responding to the referral with no objection to approval, subject to meeting conditions such as maintaining public access along the foreshore, protecting eelgrass beds, protecting water quality, obtaining permits if required, and implementing *shíshálh* Nation BMPs for moorage facilities.

Attachments

Attachment A - Crown File #2411826 Referral Package

Reviewed b	y:		
Manager	X – AA	Finance	
GM	X – IH	Legislative	
CAO	X – JL	Other	



Crown Land Tenure Application

Tracking Number: 100181332

ATS#223529

APPLICANT INFORMATION

If approved, will the authorization be issued to an

Individual

Individual or Company/Organization?

Are you the individual this authorization will be issued Yes

for if approved?

APPLICANT CONTACT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name:

James David Mactier

Phone:

778-870-7277

Daytime Phone:

604-856-2380

Fax:

Email:

ruralrootsbb@shaw.ca

Mailing Address:

4939 Ross Road

Abbotsford BC V4X 1Z3

CO-APPLICANTS

In addition to the principal applicant, Co-applicant(s) is an Individual(s) or a Company/Organization(s) who wish to be listed as the Tenure holder(s).

Are there co-applicants for this application?

Yes

Have you obtained authorization from each

Yes

co-applicant to enter their personal information such as their name, address and phone number for this

application?

You have indicated earlier in the application that there is one or more co-applicant. Please add each co-applicant by clicking on the 'Add Individual' or 'Add Organization' button below depending if the co-applicant is an individual or an organization. Due to Freedom of Information and Protection of Privacy Act regulations you are only able to enter the name and email address for an individual.

Name: Phone: **Leonard Ellis**

- ...

604-856-2380

Daytime Phone:

604-856-2380

Fax:

Email:

lellis@shaw.ca

Mailing Address:

4939 Ross Road

Abbotsford BC V4X 1Z3

ELIGIBILITY

Question Answer Warning

Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?

Yes

Applicants and/or co-applicants who are Individuals must:

- 1. be 19 years of age or older and
- must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

 be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or

V Sus 421

2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure?

No

ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort?

No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose

Tenure

Period

Private Moorage

Lease

Ten to thirty years

Water Access Only property - private moorage for a small dock.

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road:

By private boat or water taxi from the Madeira Government Dock in Pender Harbour.

PRIVATE MOORAGE

Private Moorage is the allocation of aquatic Crown land (inland and coastal) for private moorage facilities such as a dock or float. Moorage facilities for group or strata title/ condominium developments of over three berths are administered under the provisions of the Residential program where they have no related commercial facilities (e.g. gas bars) and are intended for private use of tenants. Group moorage with commercial activities are administered under the Marina program.

Specific Purpose:

Water Access Only property - private moorage for a small dock.

Period:

Ten to thirty years

Tenure:

Lease

Note that you may not need to apply since the total size of the parcel is under 25m2. Contact FrontCounter BC for details.

MOORING BUOY

Is this only for a mooring buoy for private

No

moorage?

TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

Specify Length:

6 meters

Specify Width:

3 meters

Note that you may not need to apply since the total size of the parcel is under 25m2. Contact FrontCounter BC for details.

PROJECT DETAILS

Please provide us with further details on your dock.

Is the water freshwater or marine?

Marine

Are you proposing 4 or more slips?

No

Are you applying on behalf of a Strata No

Tracking Number: 100181332 | Version 1.1 | Submitted Date: Sep 1, 2016

Page 2 of 5

corporation?

Are you the waterfront upland owner?

Are you planning to sell gas at the proposed

Yes No

marina?

SECTION 11 WATER AUTHORIZATION

You may also require a Section 11 Water Sustainability Act authorization.

Is this application for an existing structure?

IMPORTANT CONSIDERATIONS

Selecting yes to any of the following questions may indicate that you will require further or additional authorizations under the Land Act or other legislation.

is your proposed activity within the Kootenay Region?

No

Is your proposed activity within the Okanagan, Kalamalka and Wood Lakes, Skaha Lake, Vaseux Lake, or Christina Lake areas?

No

Is your proposed activity within the Shuswap, Mara, Mable, or Little

Shuswap Lake areas?

ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia?

Ñο

Are you planning to cut timber on the Crown Land you are applying

for?

No

No

Are you planning to use an open fire to burn timber or other

No

Do you want to transport heavy equipment or materials on an

existing forest road?

Are you planning to work in or around water?

No

Does your operation fall within a park area?

Νo

LOCATION INFORMATION

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

☑ I have geographic coordinate data (i.e. GPS)

GEOGRAPHIC COORDINATES

For Latitude and Longitude, you must enter a number between 47 to 60 and -140 to -113 respectively. Your Geographic Coordinates must be in decimal degree format. Example: 54.144869 (lat) and -124.120275 (long) If you are using Google Earth for finding the latitude and longitude values and you need to be sure the format is correct, then follow the steps:

- 1. Please click on "Tools" in the menu bar
- 2. Click "Options"
- 3. Select "Decimal Degree" under "Show Lat/Long" section

Latitude Lungitude Description 49.0000000 -124.0000000

Dock Placement Coordinates

ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	Location Map of General Area - see Mactier/Ellis lot	Location Map-medium.png
Management Plan	Dock Management Plan	Management Plan for Dock at
Site Photographs	Google Earth Photo of Site	Screen Shot 2016-09-01 at 1
Site Photographs	Photograph of Private Moorage location at low tide.	IMG_0986.jpg
Site Photographs	Photograph of private moorage location at low tide.	IMG_0988.jpg
Site Photographs	Photographs of Private Moorage location at low tide	IMG_0984.jpg
Site Plan	Private Moorage Site Plan	Ellis.pdf

PRIVACY DECLARATION

☑ Check here to indicate that you have read and agree to the privacy declaration stated above.

REFERRAL INFORMATION

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

Company / Organization:

Strata Plan VR1481

Contact Name:

George Eisler - President

Contact Address:

c/o 4939 Ross Road

Contact Phone:

Abbotsford BC V4X 1Z3

Contact Email:

604-732-8284

gjeisler@telus.net

☑ I hereby grant permission for the public release of the information provided above. This information will be used to fulfill, if required, the referral and advertising requirements of my application.

SIGNATURES

CO-APPLICANTS

You will have to obtain approval from all co-applicants before you can proceed with your application. Please select one option for each.

Name	Status of Signature Request	
Leonard Ellis	Declaration Form uploaded	

IMPORTANT NOTICES

• Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

DECLARATION

☑ By submitting this application form, I, declare that the information contained on this form is complete and accurate.

OTHER INFORMATION

Is there any other information you would like us to know?

It is a very small dock and the system says I may not require a permit, however I have proceeded.

APPLICATION FEES

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$250.00	GST @ 5%: \$12.50	\$262.50	\$0.00
OFFICE				p

Office to submit application to:

Surrey

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?

No

OFFICE USE ONLY		
Office Surrey	File Number	Project Number
	Disposition ID	Client Number

<u>Management Plan</u>

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

The purpose of this project is to provide access to our water access only property in Bagg's Bay, Quarry Harbour. We propose to build a Small private moorage consisting of a dock and a ramp. The ramp will be approximately 40 feet in length the float 10 ft by 20 ft. The dock and ramp will be built off site and transported to the site for installation by a bona fide dock building company, Tyee Pacific Marine, (Tyeepacificmarine.com - 778-833-0744). The float will be built with a composite material allowing light to pass through to the water below , the ramp will be made out of Aluminum. There will be piers to support the ramp, either poured concrete or metal bolted to rock.

Phase One consists of obtaining all necessary approvals including consultations with First Nations, Sunshine Coast Regional District, etc. Phase Two completion and finalization of plans including site drawings and signed contracts.

Phase Three will be the construction of the ramp and dock off site.

Phase Four will be installation on site by contractor. We anticipate the construction of the ramp and float to take place over the winter and installation of the ramp and dock to take place in late Winter, early Spring....pending approval and agreement on the contract.

The site is water access only, the contractor has his own barge/equipment to access the site. The owners access the site via Water Taxi, Malaspina Water Taxi Service.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g.Complete, incomplete, ongoing)	Comments / Milestones
Site Visits by Contractor	Investigating High/Low Tide	In process	To be completed by Oct. 14th
Add Row	and ideal float/ramp placement		

1.3 Confirmation of Safety Plan

Your Project must meet the Occupational Health and Safety (OHS) criteria set out by WorkSafe BC. Does your Project meet these criteria?

('X Yes (' No

5.2.3 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.

I am applying to the shishalh Nation Rights and Title Department and am in the process of completing their application form which includes some of the same components of this application form, i.e. site maps and descriptions. To date, my contact there has been Jody Lund of the Sechelt Nation, Jody Lund, Rights and Title Dept shishalh Nation (604) 740-5600. A letter to Chief and Council has been written and submitted explaining details of the project and is under review by the shishalh Nation Rights and Title Department.

2.0 Location

2.1 Description

Provide a general description of the location of the project:

The project is the foreshore area in front of our property, the legal description being Parcel Identifier 002-599-911, Strata Lots 2A and 2B, District Lot 468, Strata Plan 1481. This is part of the Quarry Bay development used mainly as seasonal recreational property.

SITE DETAILS

A ramp of approximately 40 ft made of aluminum attached to a wooden float approximate 10' X 20'. The ramp will be fastened to the rock on the shore by either concrete or metal piers, no more than needed to secure the ramp. The ramp leads to a private road up to the cabin. There will be no dredging, the piers will be secured to the existing rock on the shore by the contractor. There are existing docks on adjacent properties but further than 25 metres away.

Public access is maintained on the beach, the dock will not deter access along the shore line.

We currently own a small 12' aluminum boat with a 9.9 hp motor, a canoe and dingy. We will continue to use Malapsina Water taxi that will bring us to our dock, once built. Other than occasional friends or neighbours, no other people will use this dock

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:

Our property is "water access only" and the dock is necessary for our access to our property. Up until now we have been docking at a friend or neighbour's dock, however to get the full access and enjoyment of our property, a private moorage is necessary. As well there is a safety issue, and the necessity for egress and access to the property in case of emergency. We spend many weeks at the property over the Spring, Summer and Autumn months and we need a reliable access and egress. We are 63 and 79 years old.

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference reduced risk fish windows as required by DFO:

Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
The components of the dock, ie ramp and float Will be built off site and moved to the site for	Once on site, contractors will install.	We anticipate installation to take place
Installation		late Winter and early Spring.
Add Row		

3.0 Infrastructure and Improvements

3.1 New Facilities and Infrastructure

Detail any new facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
No New Facility or Infrastructure	Ramp Aluminum, dock composite material that allows Passage of light to pass through it	Late Winter, early Spring
Add Field		

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:

Roadway/Proposed	Existing/Proposed	Existing Road	Road Permittee	Traffic Volume	/olume	Mitigation of Traffic
Connection	2000	Classification	Use Agreements	Construction Phase	Operations Phase	Effects
Not Applicable						
Add Field						

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.

No requirements. Contractor will work from our property and off his barge. Will not impact any existing service or roads, no service or forestry roads exist in the area.

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water,etc)	Source/location	Volume	Infrastructure Description	Agreements
No water required.					
Add Field					

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:

Opoject Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water,etc)	Source/location	Volume	Infrastructure Description	Agreements
Installation	None Required				Any material not used Will be removed
Add Field					,,

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

Are any areas of vegetation to be cleared, outside of timber removal?

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

Work will proceed along the foreshore only in so far as to attach the piers to the existing rock.

4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction operations and/or maintenance?

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

Have you conducted an AlA or engaged an archaeologist to assist with your investigations?

However, we are consulting with local First Nations.

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
Composite material for float and aluminum for ramp.	Minimal	Composite allows light passage
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

(Best management practices for sound)

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

4.3.2 Public Access

Will the project result in changes to public access?

4.3.3 Flood Potential

Will the project result in a potential for flooding?

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat? (BC Wildlife Act)

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

The foreshore adjacent to the dock will have the ramp attached to existing rocks.

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

Will the project (construction or operations phase) require water diversion?

Will the project threaten or endanger species at risk in the area?

Species At Risk Act

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

Quarry Harbour is a bare land strata consisting of 38 - 5 acre waterfront lots, divided into 2, 2.5 acre lots with a co-owner's agreement between the two owners. We are co-owners of Lot 2, which is divided into Lot 2A and 2B, we are 2B. The co-owner's agreement is available on request. It is governed by the Condominium Act and is good Standing with an annual AGM, fully functioning board of directors and compliant bylaws governing the site. Most of the 77 half lots contain some sort of dwelling although not all. The development is designed as a recreational seasonal property with Bylaws to protect and conserve the natural beauty of the area. Residents take this very seriously and have put bylaws in place to this effect. There are no Aboriginal communities living within the Quarry Bay development.

The development manages its own municipal treated water supply which it gets from Little Quarry Lake. Each property has treated water piped in from this source.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? (Please refer to the Union of BC Municipalities (UBCM), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent, land owners or tenure holder to access their property or tenures?

('Yes ≫No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.

No increased demand is anticipated.

END OF FORM

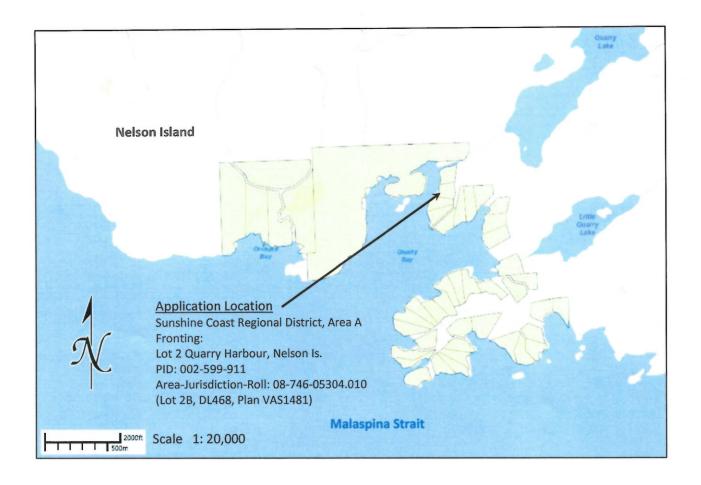
Management Plan for Dock at Lot 2B Quarry Harbour

A small dock consisting of a float 3M X 6M with a 12M ramp. The ramp will be installed off piers leading to an float anchored by chains and ropes to the shoreline with a minimum of 1 metre of water at lowest tide.

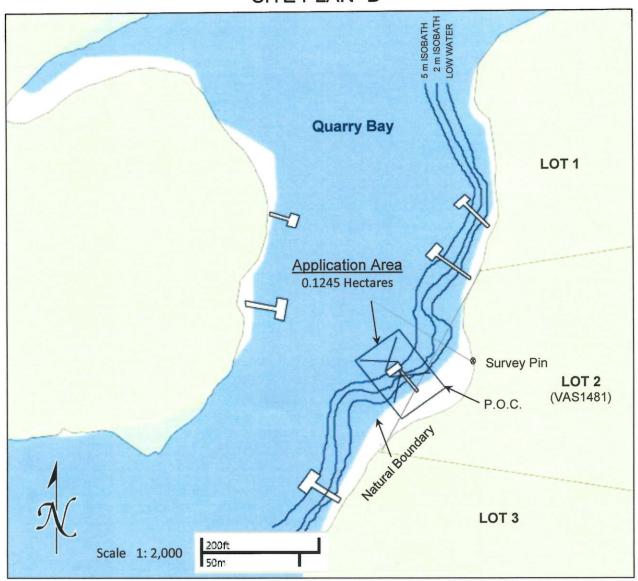
The dock and ramp will be built and installed by a certified local contractor. The dock and ramp will be maintained by the same contractor on an annual basis to be sure to comply with local environmental conditions.

Jim Mactier and Leonard Ellis

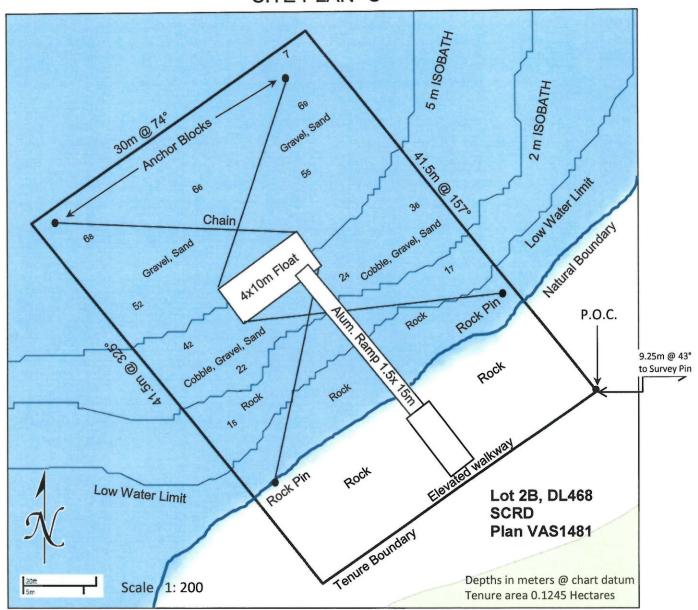
GENERAL SITE PLAN "A"



MEDIUM SCALE SITE PLAN "B"



LARGE SCALE SITE PLAN "C"

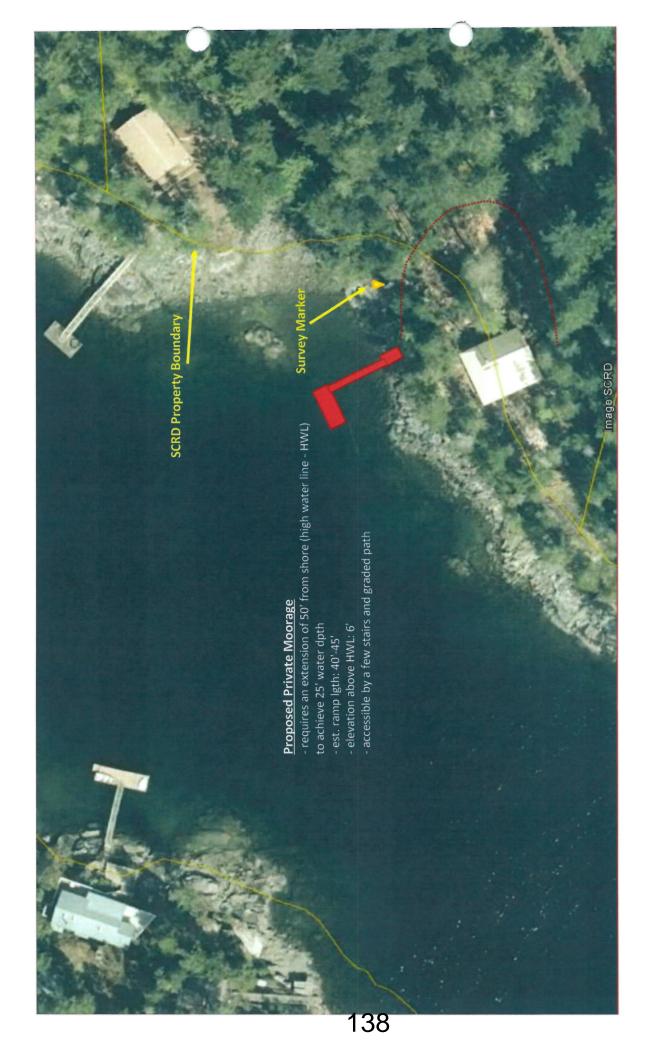


 Natural Boundary (HW) - Rock Pin 5 m Scale 1: 200 min. 3.64m @ LW - Anchor Block Seaward Tenure Boundary __. __. __. __. Low Water (LW)

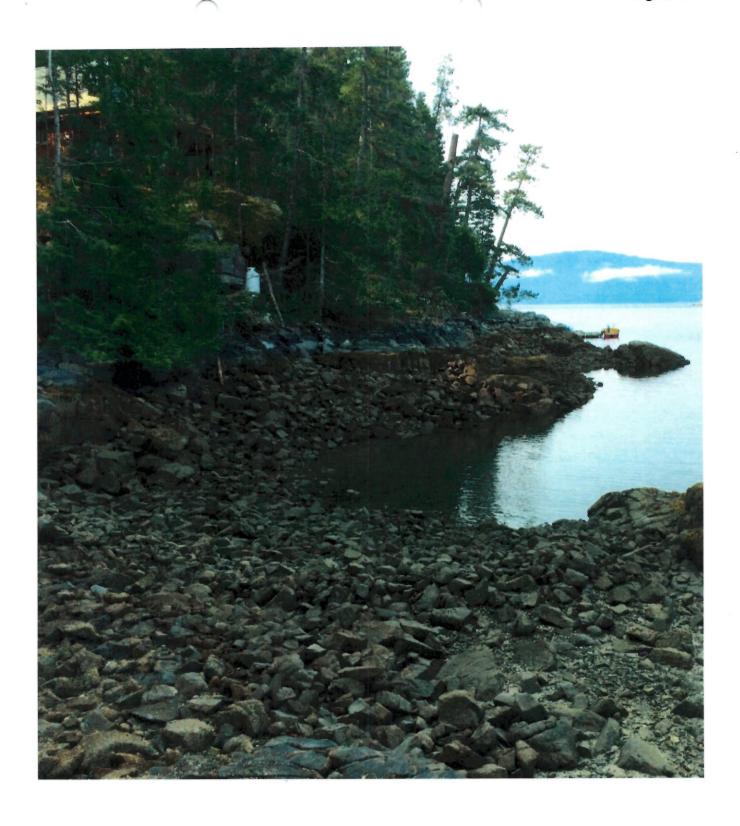
SIDE VIEW SITE PLAN "D"

Private Moorage Application_Site Plans_Jim Mactier









SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: Crown Referral 2411587 (A&A Trading) for Six Helicopter Logging and

BOOM SITES (A&A TRADING LTD.) - ELECTORAL AREA B

RECOMMENDATIONS

THAT the report titled Crown Referral 2411587 (A&A Trading) for Six Helicopter Logging and Boom Sites (A&A Trading Ltd.) – Electoral Area B be received;

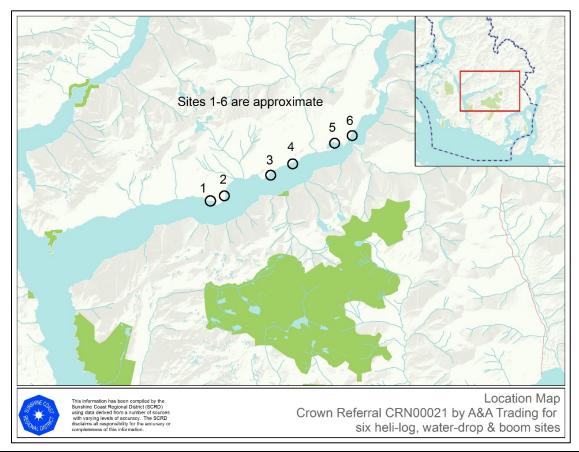
AND THAT the SCRD send a letter along with a copy of this report to A&A Trading Ltd. and the Ministry of Forests, Lands and Natural Resource Operations noting no objection to approval of Crown File 2411857 subject to the following conditions:

- 1. Ensure shíshálh Nation comments are addressed.
- 2. Ensure measures to protect recreational activity in the area are implemented.
- 3. A plan for the collection of escaped logs/wood debris should be developed to address potential navigational concerns. The plan should include a daily inspection of the log bundle/sort and a daily collection of drifted wood.
- 4. Eelgrass beds are mapped in the vicinity. An eelgrass assessment should be completed at each heli-drop and boom site and measures to protect the eelgrass beds should be implemented.
- 5. Complete a marine assessment by a qualified professional to ensure impacts to the seabed as a result of the log dump are addressed and remediation measures are implemented. An environmental monitoring plan should also be implemented during the construction, operation and decommissioning phases of the site.
- 6. Complete restoration of the tenure area should be undertaken upon closure of the log booming sites, including the removal of all industrial equipment and potential contaminates.

BACKGROUND

The Regional District received a referral from A&A Trading Ltd. ("the proponent") on behalf of the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) requesting comments on an application for six helicopter logging, water-drop, boom and storage sites on the north shore of Salmon Inlet, between Mid Point and Misery Creek. The referral is enclosed as Attachment A.

A location map and application summary are provided on the following page.



Applicant:	A&A Trading Ltd.
Purpose:	Heli-Logging: Log water-drop, boom & storage sites. Helicopter support camp & fuel barge tie-up sites.
Tenure Type:	Log Handling Foreshore License
Period:	10 years
Legal Description:	Site 1: SW cor.~3488m S+8435m W of SW cor. DL 354, Group 1, NWD, Site 2: S cor.~3043m S+7486m W of SW cor. DL 354, Site 3: S. cor.~1711m S+4946m W of SW cor. DL 354, Site 4: S cor.~1155m S+3894m W of SW cor. DL 354, Site 5: SW cor.~376m N+1028m W of SW cor. DL 354, Site 6: S cor.~702m N+95m W of SW cor. DL 354, Gp 1, NWD
Location:	North shore of Salmon Inlet, from Mid-Point to Misery Creek
Electoral Area:	B – Halfmoon Bay
Size (Area):	6 sites: Total 26.72 ha
OCP Land Use:	Resource
Land Use Zone:	Upland: RU2 (Rural Two), Foreshore water not zoned
Response Due:	March 28, 2017

Staff Report to Planning and Community Development Committee Crown Referral 2411587 (A&A Trading) for Six Helicopter Logging and BoomPage 3 of 6 Sites (A&A Trading Ltd.) – Electoral Area B

Proposal

There are six heli-blocks with up to 42,000 m³ of Douglas Fir, Western Red Cedar and Western Hemlock logs under Forest Licence A19229 along the north shore of Salmon Inlet. The water drop sites are 30 metres or greater in depth. After the logs are dropped at one of the six drop sites, they will be bundled and stored, then removed by tug-boat on a bi-weekly basis.

One or two of the drop sites will be required for storing a support camp barge and fuel barge.

The purpose of this report is to obtain direction for a response to the heli-logging referral.

DISCUSSION

Halfmoon Bay Official Community Plan (OCP)

The Halfmoon Bay Official Community Plan (OCP) identifies the area with a Resource land use designation. The intent of the designation is to maintain the land base for resource, conservation, and recreation. The following OCP objectives and policies apply:

- 11.1 To recognize the requirements of the Forest Act and other relevant acts and the responsibilities of the Ministry of Forests and other Provincial Ministries for managing land within the Sechelt Provincial Forest and Crown land within their jurisdiction.
- 11.2 To provide for forest related and other compatible resource activities, within and adjacent to the Sechelt Provincial Forest.
- 11.6 To ensure resource use is compatible with the land use zones within the *shíshálh* Nation Strategic Land Use Plan.
- 11.7 To encourage the protection of important ecological and recreation areas on both public and private lands.
- 11.10 All uses of Crown land within the Sechelt Provincial Forest shall be compatible with the provisions of the Forest Act, other relevant acts and regulations thereto.
- 11.15 The SCRD encourages and supports the Ministry of Forests [Lands and Natural Resource Operations] to manage the Sechelt Provincial Forest lands in a way that mitigates conflicts and the impact of forestry related activities on other land uses.
- 11.17 Permit outdoor recreation within the Resource designation.
- 11.19 Referrals from the Provincial Government for resource extraction on Crown land within the Cultural Emphasis and Conservation Area designation in the *shíshálh* Nation Strategic Land Use Plan shall be referred to the *shíshálh* Nation at a protocol meeting prior to providing input to the Province.

Staff recommend that the proponent adheres to the above OCP objectives and policies, and refer the application to the *shíshálh* Nation for comment.

Staff Report to Planning and Community Development Committee Crown Referral 2411587 (A&A Trading) for Six Helicopter Logging and BoomPage 4 of 6 Sites (A&A Trading Ltd.) – Electoral Area B

Zoning Bylaw No. 310, 1987

SCRD's *Zoning Bylaw No. 310, 1987* does not zone the surface of the water in the area. The upland is zoned RU2 (Rural Two) which permits forest management in addition to other uses. Where water is not zoned, the foreshore use should reflect the upland use. This application appears to comply with the upland RU2 zoning.

Sechelt Inlets Coastal Strategy

The 1990 Sechelt Inlets Coastal Strategy is a multi-agency plan with a goal of establishing the framework for the wise and appropriate use of coastal resources, thereby providing opportunities for use, protecting critical environmental resources and minimizing conflict. Highlights from the the strategy include:

- The Sechelt Inlets Coastal Strategy designates the foreshore as a Resource Management area. Misery Bay, where Site 5 is located, is designated as a Recreation Resources area.
- Salmon Inlet is frequently used for recreational purposes. Staff recommend that the Ministry ensures measures to protect recreational activity in the area are implemented.

Additionally, for safety, staff recommend requesting that the proponent develops a plan for the collection of escaped logs/wood debris to address potential navigational concerns. The plan should include a daily inspection of the log bundle/sort and a daily collection of drifted wood.

Additional Staff Comments

- Salmon Inlet is also frequently used for recreational purposes.
- For safety, staff recommend requesting that the proponent develops a plan for the
 collection of escaped logs/wood debris to address potential navigational concerns. The
 plan should include a daily inspection of the log bundle/sort and a daily collection of
 drifted wood.
- Eelgrass beds are mapped in the vicinity of Site 5 (Misery Bay). Staff recommend an eelgrass assessment be completed at each proposed heli-drop and boom site and that the Ministry ensures measures to protect the eelgrass beds are implemented.
- Directly across the inlet from Sites 1 and 2 is a finfish aquaculture tenure (Crown File # 2402738). Staff recommend that the aquaculture tenure holder be notified of the proposed activity.
- A marine assessment should be completed by a qualified professional to ensure impacts
 to the seabed as a result of the log dump are addressed and remediation measures are
 implemented. An environmental monitoring plan should also be implemented during the
 construction, operation and decommissioning phases of the site.

Staff Report to Planning and Community Development Committee Crown Referral 2411587 (A&A Trading) for Six Helicopter Logging and BoomPage 5 of 6 Sites (A&A Trading Ltd.) – Electoral Area B

- Upon the closure of the log booming sites, complete restoration of the tenure area should be established, including the removal of all industrial equipment and potential contaminates.
- Supplies for the float camp will be brought in by water taxi and garbage will be removed by the return boats.
- Emergency spill kits with spill response plans will be on site.

Options

The SCRD is requested to choose one of the following options in response to the referral:

- 1. Interests unaffected
- 2. No objection to approval of project.
- No objection to approval of project subject to the conditions outlined below.
- 4. Recommend refusal of project due to reasons outlined below.
- 5. N/A

Staff recommend responding to the referral with no objection to the approval of this application subject to the conditions noted above.

Consultation

This application was referred to the SCRD from the proponent.

The Halfmoon Bay Advisory Planning Commission (APC) reviewed this application on February 28th. APC comments will be provided in a verbal update.

Due to the tight timeline, the application was not reviewed by the Natural Resources Advisory Committee.

Timeline for next steps or estimated completion date

Staff requested an extension to comment on this referral as the oringial proposal did not offer sufficient time to respond with comment from the Board. The response date is now March 28, 2017. Once a resolution is adopted by the Board, it is sent to FLNRO and the proponent as a response.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Priority: Environmental Leadership

Forestry tenure referrals provide the SCRD with an opportunity to comment on the environmental impacts of the proposal, ensuring environmental leadership.

Staff Report to Planning and Community Development Committee Crown Referral 2411587 (A&A Trading) for Six Helicopter Logging and BoomPage 6 of 6 Sites (A&A Trading Ltd.) – Electoral Area B

CONCLUSION

The SCRD is requested to comment on a referral that proposes six helicopter logging, water-drop, boom and storage sites in Salmon Inlet.

Staff are recommending responding to the referral with no objection to approval, subject to conditions such as addressing *shíshálh* Nation comments, protecting recreational activity, developing a plan for the collection of lost wood debris and potential navigational concerns from escaped logs, protecting eelgrass beds, completing an environmental monitor plan with remediation measures, and ensuring the tenure area is completely restored upon the closure of the sites.

Attachments

Attachment A – Referral Package prepared by proponent (Crown File #2411857)

Reviewed by:				
Manager	X – AA	Finance		
GM	X – IH	Legislative		
CAO	X – JL	Other		

Misery Creek Heli-Log Foreshore Management Plan

1) Background

In the early 2000's a helicopter log water drop zone was applied for Forest License A19229 under Land File #2407463 for current Site 6 in this proposed foreshore application. At that time, the economic accessibility for the timber on the southeast corner of the Misery Creek Chart area did not justify the cost to helicopter harvest 2 blocks totalling 12,000m3 to the one water drop zone resulting in its cancellation.

With the extension of the Misery Creek Chart area 6 km to the west along Salmon Inlet to Gustafson Bay and Mid Point, A&A Trading was able to seek approval for log dumping in Gustafson Bay and establish conventional cut blocks. Dispersed among these cut blocks is timber requiring helicopter removal that is within economic reach of the 6 proposed water drop zones.

There are 6 blocks with up to 42,000m3 of Douglas fir, western red cedar and western hemlock logs with close proximity to the water drop sites and well buffered from the high tension line by an 80 metre "No Fly Zone".

The Salmon Inlet Foreshore License is intended for helicopter log water placement into water at 30 metres or greater depth, log bundling and short term safe log bundle storage awaiting a bi-weekly tug boat removal. One or two of the helicopter log drop sites will be required for storing a support camp barge and fuel barge in water at 12 metres or greater in depth.

The Sunshine Coast Regional District (SCRD) has not zoned the foreshore in Salmon Inlet and no bylaws are currently applicable.

Helicopter logging is eligible for contract price bids for yarding, falling and booming under F.L. A19229.

2) Location

The application area is 23-33 km northeast of Sechelt on unsurveyed foreshore, which is part of the bed of Salmon Inlet. It is situated along the north shore of Salmon Inlet from Mid Point to $3\frac{1}{2}$ km southwest of the Head of Salmon Inlet, Clowhom.

It extends from 49' 39" North and 123' 40.2" West for Site 1 to 49' 41" North and 123' 33.2" West for Site 6 on map sheet 092G.063. Site 6 is 702m North and 95m West of the southwest corner of DL 354, Group 1, NWD: Sechelt Creek.

Access will be ~ ¾ hour by crew boat ride from Porpoise Bay, 1 hour by High Tide Water taxi from Egmont or 20 minutes by Airspan Helicopter from Davis Bay.

Navigation activity will be summer recreation boating and year around marine traffic with crew boats and barges.

Work traffic includes forestry and logging throughout the inlet in addition to the Clowhom Lake hydro dam and the Clowhom Independent Power Project 3½ km east; at the Head of Salmon Inlet.

Logging and booming are working uses of adjacent properties with recreation use of the Marine Park 3 km southwest of Misery Bay.

3) <u>Infrastructure</u>

The helicopter crew accommodation barge will be held off shore into 12m or deeper water by log 'A' sticks. It will be self-contained for the 3 to 4 month operation. It will be powered by diesel generator, on board water and waste disposal, and communication access by satellite or cellular telephone.

Barge camp supplies will be brought in by water taxi from Porpoise Bay or Egmont and garbage disposal removed by the return boats.

Public Health concerns pertaining to the float camp will be governed by the Food Premises Regulation, Drinking Water Protection Regulation and the Industrial Camp Regulation.

The fuel barge will also be tied by shorelines into eye bolts in bedrock and held off shore into 12m or deeper water by log 'A' sticks. Fuel storage will be in double walled containment to prevent discharge of fuel into water.

Emergency Spill Kits with Spill Response Plans will be on site on both barges.

4) First Nations

Sechelt Nation will be apprised of this helicopter log water drop foreshore application through consultation with the Ministry of Forests, Lands and Natural Resource Operations.

Additional Information

5) Environmental

Land Impacts

Timber access by helicopter logging reduces land disturbance by lifting logs directly off the ground and flying them to one of the 6 drop sites where the logs are to be eased into the water. Road construction on such rocky sites is thereby reduced or eliminated minimizing site degradation and accommodating visual landscape guidelines.

Atmospheric Impacts

Sound audibility will be the support helicopter transporting the tree fallers in the project initial 4 to 6 weeks in preparation for the helicopter yarding. This will be at the start and end of the work day as well as on an as needs basis for repositioning the crews. Sound audibility will be more pronounced with large helicopter yarding machines, such as: Vertol, Bell 214's, Chinook and Sikorsky heavy-lift helicopters. They will be operating throughout the day when weather permits. Fortunately, these heli-drops are situated in a remote area at 23 to 33 kilometers from Sechelt at the Head of Salmon Inlet.

Sound of a lessor audibility will be the "sidewinder" boom boat or "dozer" boat assembling log bundles in the log pond and booming area.

Odor will be the Jet A fuel emissions from the turbine engines of the yarding and support helicopter. This will be dissipated over the 10 km range of the Misery Creek helicopter yarding swings to the 6 drop sites.

Diesel exhaust fumes from the boom boat will be more noticeable in the helicopter drop site they are bundling and booming. Marine traffic is the most likely party to notice these relatively minor odor impacts to the atmosphere.

Aquatic Impacts

Aquatic impacts and fish and wildlife habitats are approved in accordance with the Forest Stewardship Plan and individual block Site Plans. Streams are classified and governed by MFLNRO and Federal Fisheries Guidelines. Operations will abide by DFO Approved Work Practices for Helicopter Log Drop Sites in Marine Waters of British Columbia.

Helicopter log water drops will avoid free-fall and resulting debris creation by easing logs into deep water of a minimum 30 metre depth. Branches and

crowns will be removed from logs on land prior to helicopter lifting. Debris management will include an on site "bough-picker" to collect any branch debris that becomes attached to logs as they are lifted. All debris gathered will be placed above the high water mark for disposal to avoid negative impacts to aquatic habitats.

As herring may spawn in this vicinity, in the event of a spawn; all operations will cease until the eggs have hatched and the larvae emerged.

There are no known threatened nor endangered species in the area. It is not located within a known mammal migration route.

6) Socio-Community

A) Land Use

Public recreation areas such as the Salmon Inlet Marine Park situated on the south side of the inlet across from helicopter water drop Sites 3 and 4 will encourage boating and recreation activity predominantly in the summer months. Operational planning will strive to optimize helicopter yarding and log booming in the fall, winter and spring to minimize disturbance of these needs.

B) Socio-Community Conditions

As there are no adjacent communities in Salmon Inlet and its location is past Mid Point, it's helicopter, tree falling and booming operations will not impact local populated areas.

Helicopter log water drop sites will be double boom stick contained with marker buoys to prevent log escapes and navigational hazards.

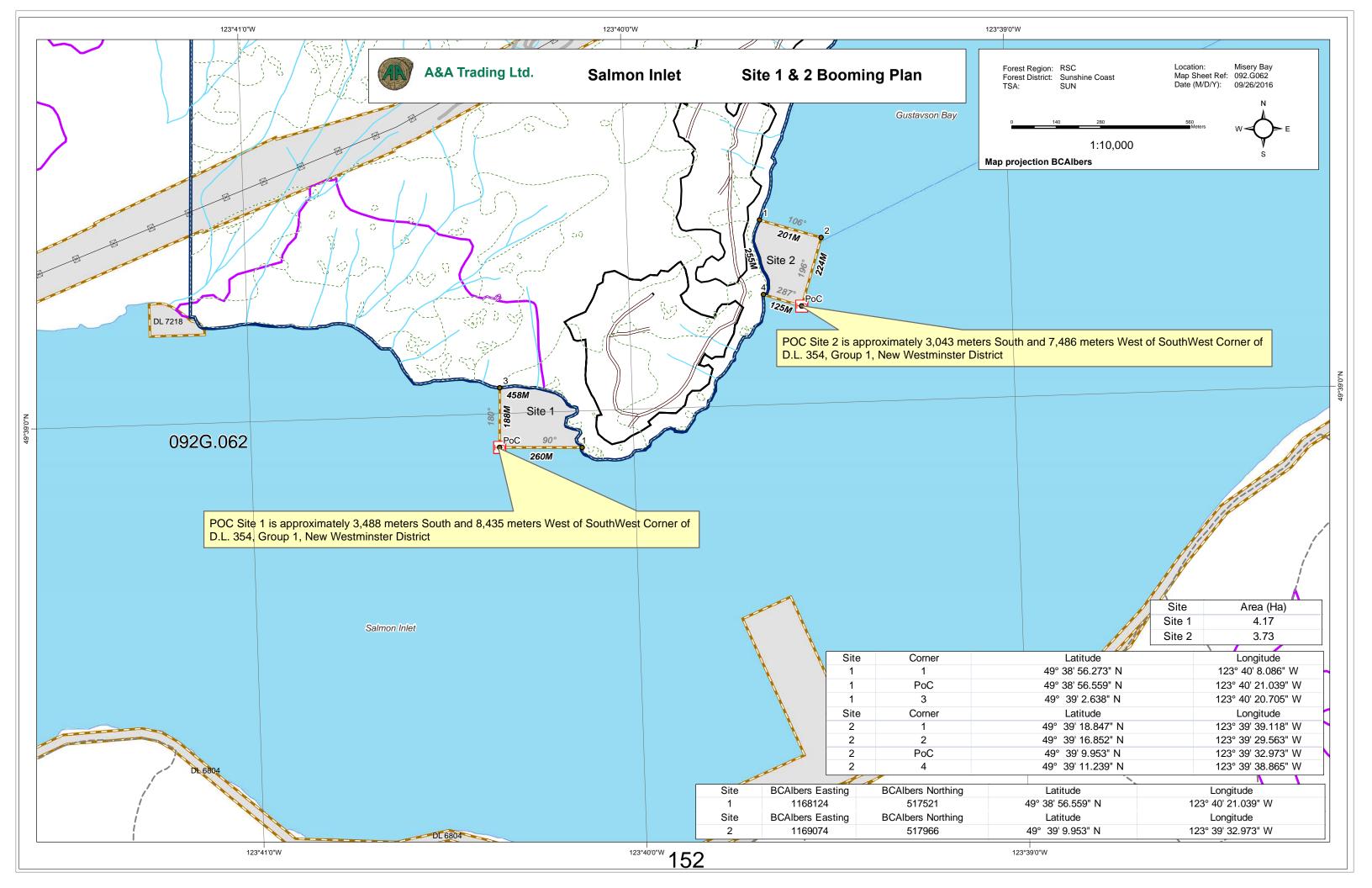
Helicopter support camp and fuel barge tie-ups will be within one of the helicopter water drop sites in a water depth of 12 metres or more. They will be held off shore by stiff legs and anchored to the shore by eye bolts in the bedrock and rock anchors with marker buoys off shore.

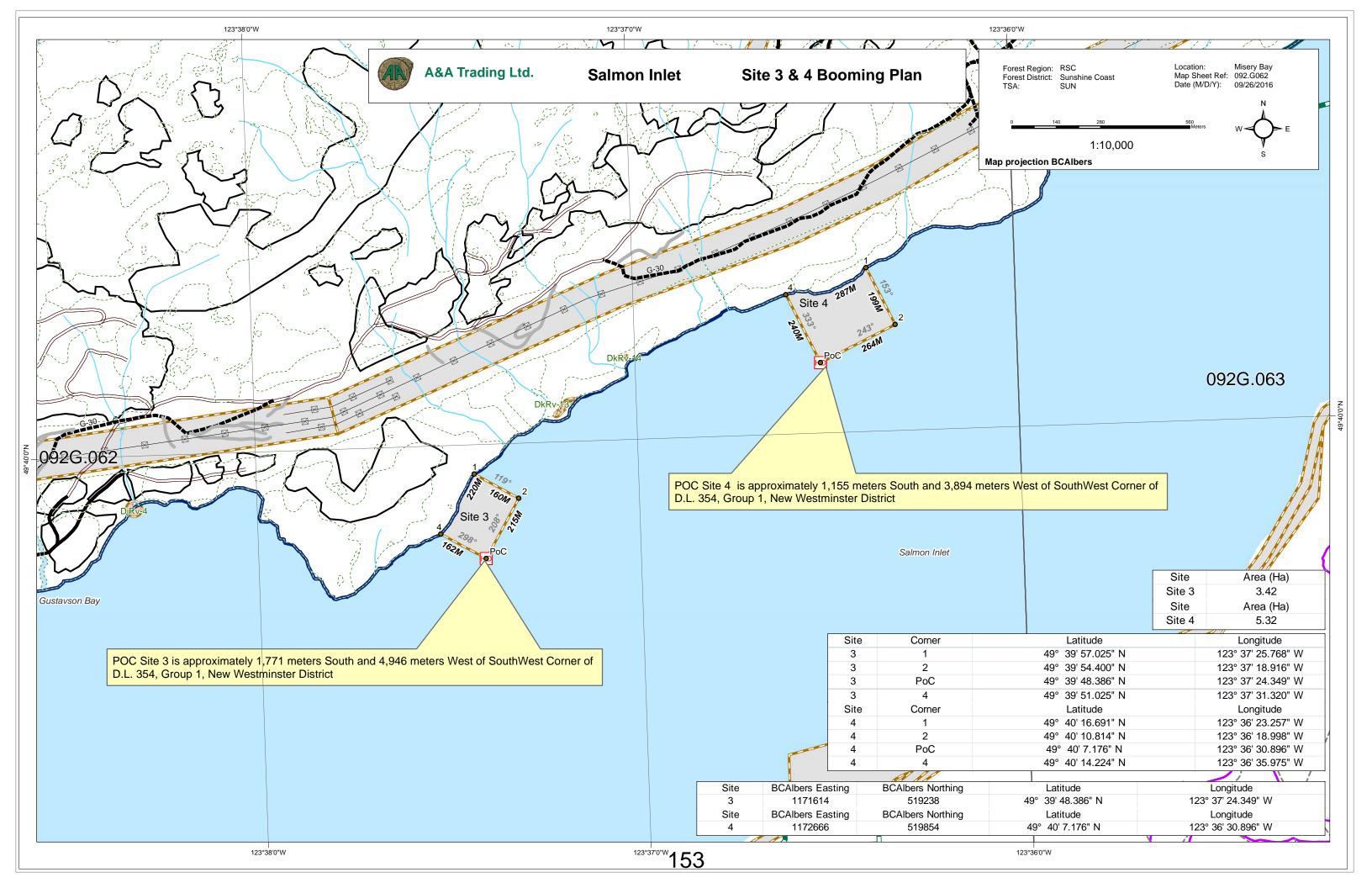
Public health concerns have been addressed with the helicopter camp by ensuring it is under the Food Premises Regulation, Drinking Water Protection Regulation, and the Industrial Camp Regulation.

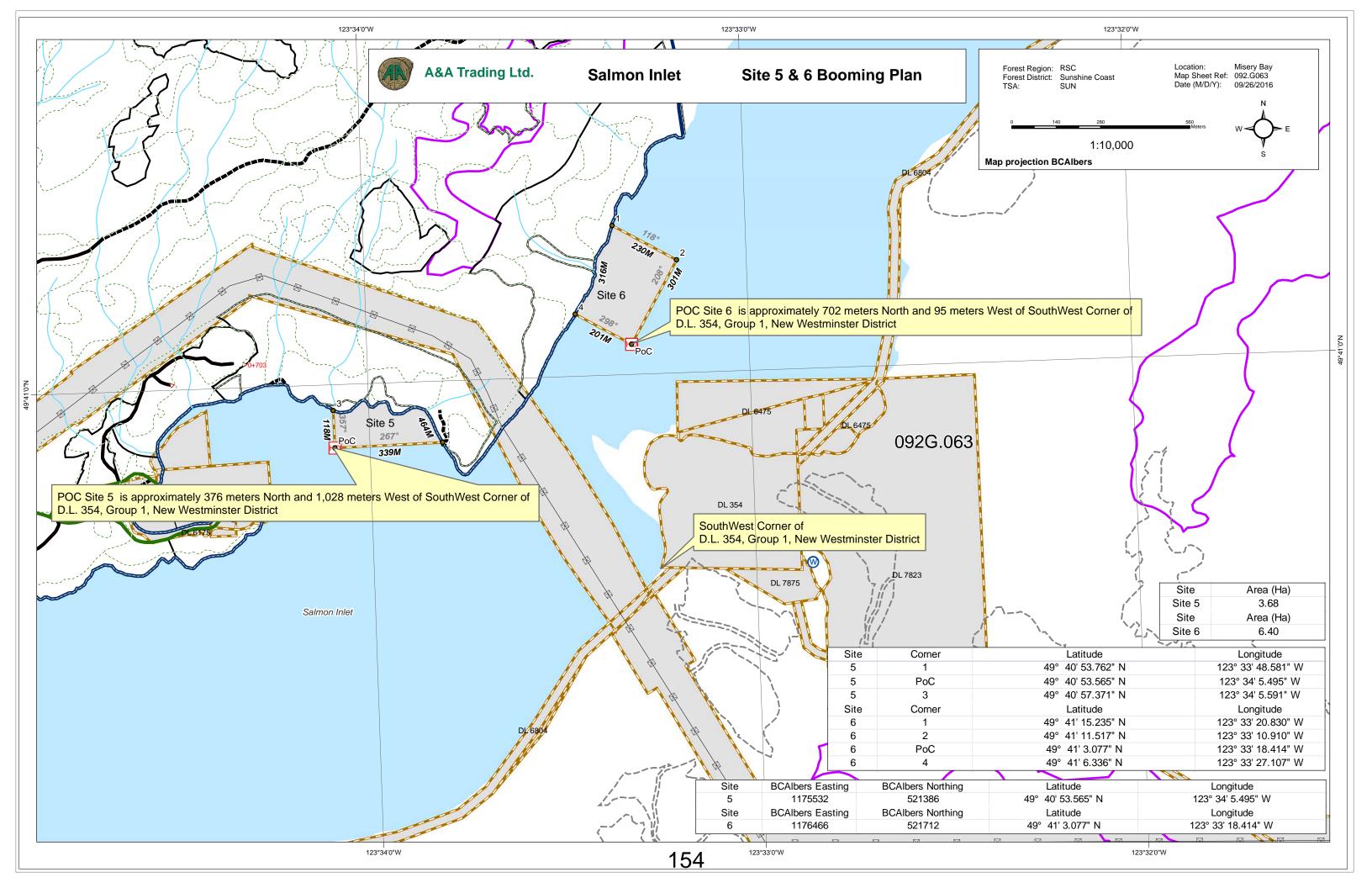
Fuel handling and its storage will comply with CCME Environmental Code of Practice and Environment Canada Storage Tank Systems for Petroleum Products Regulations.

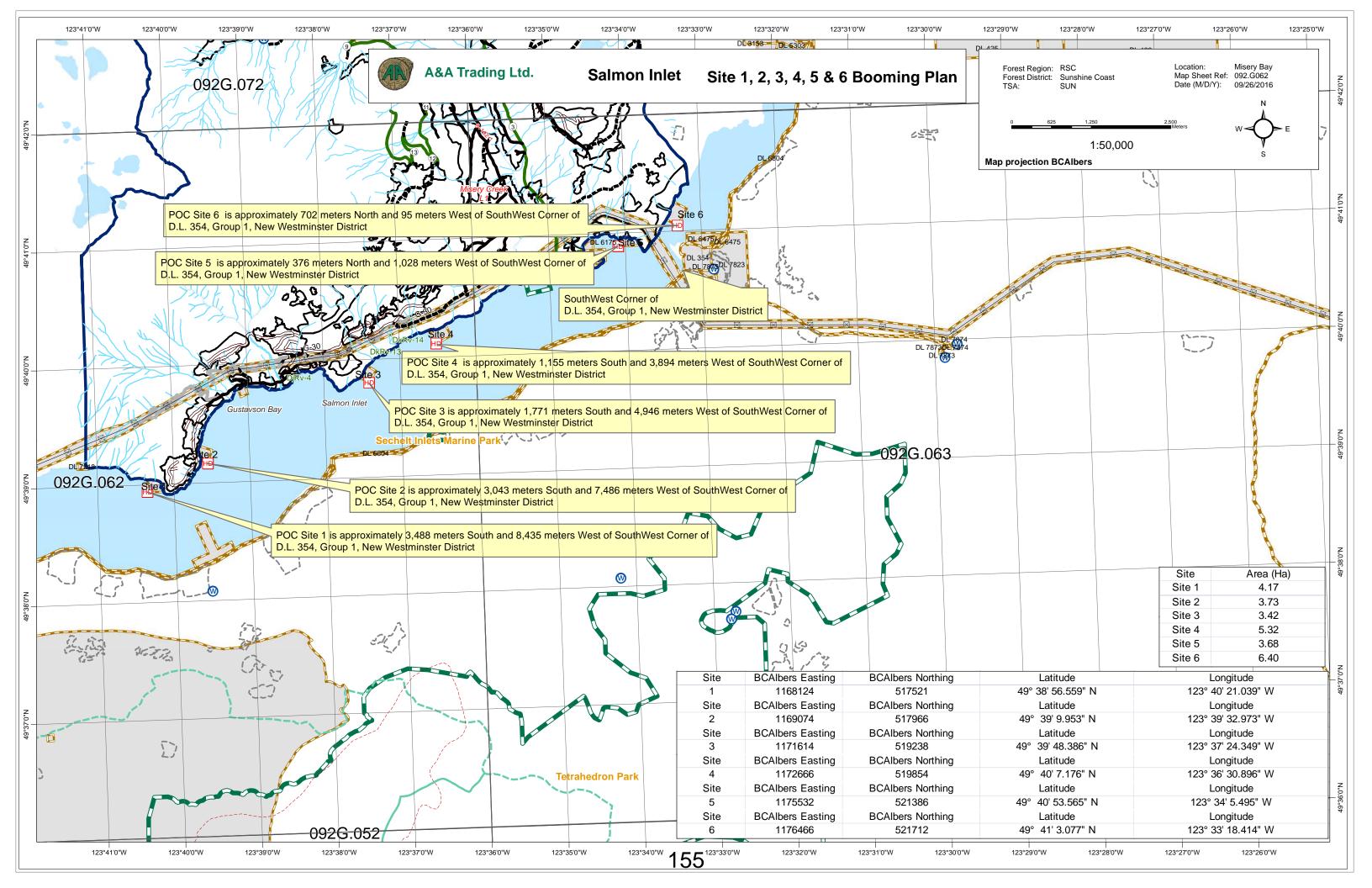
Misery Creek Heli-Log Foreshore Management Plan

Accepted By:		
Ministry of Forests, Lands and Natural Resource Operations	Date	
Signed on behalf of: A&A Trading Ltd. By authorized signatory		
	 Date	









SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Management Strategies for the Park on North Thormanby Island

RECOMMENDATIONS

THAT the report titled Management Strategies for the Park on North Thormanby Island be received;

AND THAT staff be directed to work with the Vaucroft Improvement District to prepare a draft stewardship agreement and other related agreements in accordance with the recommended park management strategies as described in the report titled Management Strategies for the Park on North Thormanby, and report to a future Committee with the draft agreements.

BACKGROUND

On April 14, 2016, the Board of the Sunshine Coast Regional District adopted the following resolution:

159/16 Recommendation No. 7 Vaucroft Eco-System Protection

THAT staff prepare a report outlining how to address the Vaucroft Improvement District concerns about the SCRD's ability to manage the park on North Thormanby without a full-time presence on the Island, as well as options to work cooperatively on conservation goals.

This report reviews the request by Vaucroft Improvement District (VID) regarding the maintenance of the eco-system of the park on North Thormanby Island, examines the existing condition of the park and its surrounding areas, and explores different approaches the SCRD can take to manage the park and cooperate with the VID on ecological research and environmental conservation.

The purpose of this report is to provide information and recommendation regarding the proposed management of the park and obtain feedback and direction from the Planning and Community Development Committee before proceeding to draft a stewardship agreement and related agreements with the VID.

DISCUSSION

Background

In 2016 VID, located on North Thormanby Island in Electoral District Area B (Halfmoon Bay), requested a boundary extension to include lots 46 and 47 south of Vaucroft Road and the park

Staff Report to Planning and Community Development Committee - March 9, 2017 Management Strategies for the Park on North Thormanby Island Page 2 of 5

adjacent to the south within the VID. The SCRD Board approved the extension to include Lots 46 and 47. However, the park is to remain in SCRD's possession and to be managed by the SCRD. Over the years, the VID has done work to remove invasive plants, and plans to continue the effort of environmental conservation in the park. VID has requested, through emails and phone calls to staff, SCRD's cooperation in addressing the management of the park, and in particular, permission to allow an intern student to remove Scotch broom in the park this summer.

Current Condition of the Park

The park in question is located at the Vaucroft Beach on the northeast side of North Thormanby Island. The section of the foreshore around the park has been identified by the South Coast Conservation Program as one of the most important endangered coastal sand eco-systems on the south coast of British Columbia. There are two endangered plant communities found in the area: large-headed sedge, and dune wildrye-beach pea. Some species of birds use the coastal sand areas for feeding and nesting. One species that may be found on the beach is the federally-listed threatened Common Nighthawk whose population has been declining. Invasive species is one of the major threats to the ecosystem. The VID has been working for several years to remove the invasive Scotch broom from the park and private lands.

To the north of the park is Vaucroft Road, a narrow road that connects to the Vaucroft dock to the east. The dock was not constructed to handle large loads such as heavy machinery and construction materials. The heavy loading has been diverted to the adjacent beach in the park. Several informal paths have been carved out through the park for the delivery of these materials and for access between the beach and surrounding properties. These activities are having a negative impact on the fragile coastal eco-system of the park, as foot and vehicle traffic interferes with sand movement and disturbs the habitats of many plant and animal species. Boat storage at the northeast corner of the park and along the shoreline is also an increasing problem that affects the sand eco-system.

Management Strategies

It is recognized that the VID plays an active role in caring for the coastal environment on this part of the island. Lots 46 and 47 are now in the possession of the VID for the purpose of keeping these lands in their natural state and protecting the foreshore environment. These lots are also part of the park's natural eco-system, and they should be included in the overall management strategies for the park.

The SCRD also plays an important role in maintaining this park for access, environmental and recreational purposes for the benefit of not only the Vaucroft area, but also the North Thormanby Island community and the larger public of the Sunshine Coast region. It is important that a balance of broader interest and collaboration among the SCRD, the VID and the North Thormanby Island community form the basis for management strategies for the park and its eco-system.

Several options can be considered to better manage the loading, access and road connection around the dock and beach areas, and to improve the park as a valuable community asset for recreation and preservation of the coastal eco-system. These options will be referred to island residents, and various agencies, stakeholders and community groups for input.

Access and Loading

The informal paths through the park break up the ecological environment. The existing loading and transfer activities through the park are intrusive to the park's eco-system. Vehicles compact the beach, and can introduce invasive species from their tires and damage rare plants. The large paths that have been used for vehicular travel should be removed in order to keep vehicle traffic out of the park and restore a large and contiguous tract of land which is critical to the health of the eco-system. The small foot paths should be minimized in number and reorganized into a trail system that is least intrusive to the beach ecosystem. Once these are completed, park maintenance practice (as discussed in the following section) can be put in place to prevent the future occurrence of intrusive travel through the park.

It is recognized that there is a need to use the Vaucroft beach and the adjacent area in the park for heavy loading and transfer due to the design and structural limitation of the dock. To maintain this function, the loading area and an access road should be concentrated on the northeast corner of the park to minimize their impact. An access road can be potentially placed around the northeast corner, connecting the existing beach loading area with Vaucroft Road to the north, as illustrated on the next page. A statutory right of way agreement could potentially be sought from the VID to allow the road connection through lots 46 and 47. This road alignment is the shortest connection between the beach and Vaucroft Road and will have the least intrusion on the majority of the park land. It will help to integrate lots 46 and 47 into the park and maximize the total ecological land mass of the park. The road should be constructed with permeable and stable materials which have low impact on the environment.

Park Maintenance Practice

The goal of the park maintenance practice is to minimize human impact while respecting the area as a popular recreation site. The following guidelines should be considered:

- Wheeled vehicles should be kept out of the beach and the park. Bollards, boulders or rails
 can be placed along the west and north edges of the park to prevent vehicles from
 entering the park or attempting to carve a path through the park.
- Minimize the number of foot trails or paths through the park. If a boardwalk is placed, it should be raised to allow natural movement of the sand, and should be as narrow as possible.
- Remove furniture, boats and structures from the beach during the winter season to allow for the natural beach process to occur during winter storms and high tides.
- Control invasive plants, with the focus on Scotch broom, which is the most damaging species.

Boat Storage

The northeast corner area of the park has already been heavily disturbed by boat storage and other activities. This area is a logical location for boat storage, because of its proximity to the dock and isolation from the majority of the park lands. This location will have the least disturbance on the park. Concentrating boat storage in this area will help to prevent boats from spreading along the beach, and give the beach sand eco-system a much needed reprieve from disturbance so that it can re-generate naturally. This approach will require VID's permission and cooperation and potentially a right of way agreement, as the majority of lands at this corner are within lots 46 and 47.



Dock Improvement

The Vaucroft dock is an important community asset for the island. It was not constructed to handle heavy and large loads. However there is benefit to consolidate access points to this part of the island to this dock so as to eliminate diversion of heavy loading to the park and minimize intrusion on the environment. Upgrading the dock's capacity will require significant improvement to the dock. This option can be explored by first seeking a structural engineer's assessment on the condition of the dock and the technical feasibility and cost for upgrading or reconstruction. It should also be considered that the cost saving from constructing an access road through the park and maintaining a separate loading area on the beach can be used for improving the dock.

Programs

As indicated by the VID, it is planning on hiring summer intern students to clear the Scotch broom in the park. This is an excellent approach, which combines conservation with education and research. Similar programs, such as internship, community volunteering and scientific research, can form a part of the overall park management strategies and be jointly managed by the VID and the SCRD.

<u>Agreements</u>

As discussed above, these park management strategies will require collaboration between the VID and the SCRD. These strategies can be formalized and implemented through a stewardship agreement between the SCRD and the VID. This agreement will govern the overall management of the park and its eco-system, as well as the management of the dock area, road access and boat storage. Other related agreements can also be prepared, such as right-of-way agreements to allow road access and boat storage on VID lands.

Timeline for next steps or estimated completion date

To be determined upon receiving feedback and direction from the Board.

Communication Strategy

If directed by the Board to move forward, staff recommend that this report be referred to:

- shíshálh Nation;
- Halfmoon Bay Advisory Planning Commission;
- Vaucroft Improvement District:
- North Thormanby Island residents (through direct mailing, community engagement venues, etc.)

As the project moves forward public engagement could be arranged to seek input from North Thormanby Island residents, agencies, community groups and provincial ministries.

STRATEGIC PLAN AND RELATED POLICIES

The following SCRD Strategic Plan objectives and success indicators relate to the subject of this report:

- Incorporate land use planning and policies to support local economic development.
- Collaborate with community groups and organizations to support their objectives and capacity.
- We envision a continued vitality in the urban-wild dynamic, unique to our region, through the conservation and enhancement of biodiversity, natural spaces, parks and recreation opportunities for all residents.

CONCLUSION

The park in question is an important ecological and recreational asset for the local and regional community. Its management can be enhanced through collaboration between the SCRD and the VID, and various strategies can be applied such as consolidating access and boat storage, potentially upgrading the dock, maintenance practice, research programs and mutual agreements.

Reviewed by:				
Manager	X-AA	Finance		
GM	X-IH	Legislative		
CAO	X-JL	Other		

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – March 9, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: INVASIVE PLANT MANAGEMENT

RECOMMENDATIONS

THAT the report titled Invasive Plant Management be received;

AND THAT a corporate strategy for invasive plant management on SCRD-owned property be prepared and reported back to the Committee in Q4 2017;

AND THAT the SCRD maintain its current levels of involvement and collaboration efforts with the Invasive Species Technical Working Group;

AND THAT staff seek an extension on the grant funding from the Ministry of Forests, Lands, and Natural Resource Operations awarded for the purpose of invasive plant management;

AND FURTHER THAT the SCRD send a letter to the Sea to Sky Invasive Species Council requesting to join its partnership.

BACKGROUND

Invasive plant management is a topic that requires careful consideration and planning for the SCRD. The Board's Strategic Plan includes the strategic direction to embed environmental leadership. Consideration of invasive species is also on the Planning and Development Division work plan.

The purpose of this report is to obtain direction on the following four items:

- 1. A corporate strategy for invasive plant management on SCRD-owned property;
- SCRD's involvement with the Sunshine Coast Invasive Species Technical Working Group (ISTWG);
- 3. Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) grant funding for invasive plant management; and
- 4. Coastal Invasive Species Council's (ISC) boundary change to exclude the SCRD.

DISCUSSION

This section provides details on each of the four areas outlined in the Background of this report.

1. Corporate strategy for invasive plant management on SCRD-owned property

The SCRD does not have a corporate strategy for managing invasive plants on SCRD-owned property. SCRD-owned land includes parks, recreation facilities, infrastructure facilities, and SCRD offices. Current and desired practice is outlined in a table, enclosed as Attachment A, which summarizes corporate actions amongst various departments associated with invasive plant management.

The first step to embedding environmental leadership in this initiative is to establish a corporate strategy. Once a corporate strategy has been established, the SCRD may be in a better position to explore regulatory approaches to invasive plant management on private property in the SCRD. If endorsed, staff will commence work and report back to a Standing Committee, by the fourth quarter, outlining its progress and next steps.

A corporate strategy for invasive plant management on SCRD-owned property should involve policies and procedures to:

- Identify invasive plant species
- Treat invasive plants in order to eradicate / contain / control / prevent spread
- · Dispose of invasive plants; and
- Monitor sites.

In 2016, the Invasive Species Technical Working Group (ISTWG) developed a priority invasive plant list which may be used as a starting point for a corporate strategy on SCRD-owned land.

Staff recommend that a corporate strategy be prepared for invasive plant management on SCRD-owned property which includes an identification, treatment, disposal and monitoring plan, using the Sunshine Coast Priority Invasive Plant List developed by the ISTWG.

2. Invasive Species Technical Working Group (ISTWG)

The ISTWG is comprised of land managers and technical experts whose aim is to coordinate efforts to better manage invasive species on the Lower Sunshine Coast. The first ISTWG meeting was initiated in 2015 by Board resolution 032/15 and continued in 2016 by Board resolution 086/16.

The group met three times in 2016 and accomplished the following:

- · collaborated on treatment sites,
- shared monitoring information,
- hosted a targeted session and a community event to share information and increase awareness of invasive plants,

- developed a local priority invasive plant list,
- shared best management practices, and
- discussed disposal options.

Enclosed for reference as Attachment B is the ISTWG 2016 Annual Report.

Staff recommend that the SCRD maintain its current levels of involvement and collaboration efforts with the ISTWG.

3. Ministry of Forests, Lands, and Natural Resource Operations grant funding for invasive plant management

SCRD staff submitted an application, on behalf of the ISTWG, for coordination and awareness and was awarded \$6000 from the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO). A small portion of the funds were used to host the community event.

On June 15, 2016, the ISTWG made the following recommendation for the use of the remainder of the grant monies:

THAT the remainder of the Ministry of Forests, Lands and Natural Resource Operations grant money for "Coordination and Awareness on Invasive Plant Management" be used to develop a regional invasive plant strategy for the Sunshine Coast.

The deadline to complete deliverables for the grant is March 31, 2017. Staff recommend seeking an extension to use the funds for a regional strategy.

Staff recommend that this work continue.

SCRD and community benefits include:

- Understanding the impact of invasive plants to the environment, public health and safety, and the local economy.
- Regional direction and advises land managers on invasive plant management –
 identification of invasive plants, a priority invasive plant list, priority management and
 high value areas, best management practices and recommended treatment options, and
 disposal methods
- Public health and safety Invasive plant species (Giant Hogweed) can pose health and safety risks to humans. As the infestations increase, public health impacts become more apparent.
- Biodiversity protection In 1998, the World Conservation Union declared invasive species to be the second largest threat to biodiversity on the planet, second to habitat loss.

 Access to more funds – with a regional strategy in place, the SCRD is able to access more provincial funding to implement the strategy.

Community members have recently expressed an interest in holding a public meeting, which provides an opportunity to advance this initiative.

4. Coastal Invasive Species Council's (ISC) boundary change to exclude the SCRD

The Coastal ISC is one of BC's 17 regional weed committees. It is a non-profit society, located in Courtenay, and is the designated regional weed committee encompassing the Sunshine Coast, Powell River region and Vancouver Island. Coastal ISC provides support to nine Regional Districts, 34 Municipalities, and 57 First Nations groups.

Coastal ISC provides support through outreach and education, collaboration, expert advice, and invasive plant management services (from identification to treatment and monitoring sites).

In 2011, the Coastal ISC included the SCRD in its geographical boundary and acted as the main contact for access to information on invasive plant management.

In June 2016, Coastal ISC passed a motion to exclude the SCRD from its geographical boundary due to the following reasons:

- Coastal ISC is receiving less funding
- Coastal ISC's geographical boundary is very large, which makes it difficult to manage the area
- The SCRD is not located close to Vancouver Island and access is costly and inconvenient for ISC members
- There has been increased coordination of invasive plant management through the establishment of the Invasive Species Technical Working Group
- Coastal ISC's coordinating role was conceived to be 'a temporary measure until an independent society was formed'

The motion is scheduled to be adopted in June, 2017. The SCRD has not yet responded to letters from the Coastal ISC asking for feedback. Once removed from Coastal ISCs geographical boundary, the SCRD will no longer be a part of a regional weed committee.

If excluded from an ISC, the SCRD could continue to obtain information and resources from online sources including the Coastal ISC website and the http://bcinvasives.ca/ website.

The SCRD may consider requesting to remain within the Coastal ISC boundary or asking another regional weed committee, such as the Sea to Sky Invasive Species Council to include the SCRD in its geographical boundary. This may be preferable for all as it is cheaper to travel from the Sea to Sky corridor to the Sunshine Coast than it is to travel from Vancouver Island to the Sunshine Coast.

Staff recommend requesting to join the Sea to Sky ISC partnership, for reasons outlined above.

Organizational and Intergovernmental Implications

Under current involvement, it is estimated that the SCRD is contributing approximately 40 hours of staff time annually to participate in quarterly meetings, and an additional 40 hours for coordination of meetings.

Internal discussions will continue through the development of the corporate strategy as the consideration of invasive species begins to transition from planning and into operations.

Financial Implications

Grant funding is available to support this work. To date the SCRD has used only 7% (\$431.24) of the \$6,000 grant.

The SCRD has in the past provided an annual \$1000 contribution to the Coastal ISC partnership. There may be a similar fee associated with joining the Sea to Sky Invasive Species Council.

Timeline for next steps or estimated completion date

Corporate and regional strategies can be developed as part of the 2017 Planning and Development Division work plan. Staff will report to the Planning and Community Development Committee by the fourth quarter of 2017 to summarize progress and outline any priorities for 2018.

Communications Strategy

The SCRD can work with the ISTWG and the community in developing a regional strategy and awareness activities.

Members of the community are also interested in conducting community dialogue. The SCRD can work with the community groups to share in building momentum for community awareness.

STRATEGIC PLAN AND RELATED POLICIES

SCRD involvement in the management of invasive species and the facilitation of the ISTWG is consistent with strategic priorities of embedding environmental leadership and enhancing collaboration with the *shishalh* and Skwxu7mesh Nations.

CONCLUSION

There are a number of items related to invasive species management in which staff is seeking direction from the Board in order to move forward with a coordinated approach. The pressing items at this time include consideration of involvement with the Invasive Species Technical Working Group, requesting an extension for the FLNRO grant funding for a regional strategy and awareness activities, possible relocation of regional weed committee boundaries, and the development of a corporate strategy.

Staff have provided recommendations on how to move forward with these items, as well as attachments for additional information.

Attachments

- Attachment A Table summarizing corporate actions, current practice, desired outcomes, barriers and next steps.
- Attachment B ISTWG 2016 Annual Report

Reviewed by:				
Manager	X-AA	Finance		
GM	X-IH	Legislative		
CAO	X-JL	Other	X-RC	

Invasive Species: corporate actions, current practice, desired outcomes, barriers and next steps.

Action Item	Current Practice	Desired Outcome	Barriers	Next Step
Control on SCRD- lands	identify in Parks and input to provincial database	SCRD inter-departmental collaboration to prevent/contain/control/eradicate dispose of and monitor invasive plants	No disposal options Systems-oriented understanding of the threat that IPs impose	Create a Corporate strategy with policies and procedures for managing invasive plants
			Cumbersome provincial database – difficult to track data over time and verify sites	
Education and Awareness	None	Training staff in invasive plant identification, treatment, monitoring and data collection	Systems-oriented understanding of the threat that IPs impose	Corporate Policies and Procedures
		Corporate Policies and Procedures		
Disposal	knotweeds and broom leave to grow other invasive plants are taken to greenwaste facilities	Disposal options for all invasive plant species	Local landfills and greenwaste facilities do not accept knotweeds and broom species	Explore and identify local disposal options

Invasive Species Technical Working Group – 2016 Annual Report

The Invasive Species Technical Working Group (ISTWG) is comprised of land managers and technical experts whose aim is to coordinate efforts to better manage invasive species on the Lower Sunshine Coast. The first ISTWG was initiated in 2015 by Board resolution 032/15 and continued in 2016 by Board resolution 086/16.

The Sunshine Coast ISTWG provides a forum for collaboration among land managers and experts from different agencies and governments who, with their local knowledge and on-the-ground experience, are well-suited to guide local priorities. The group's recommendations for 2016 continue to build a foundation for effective management of invasive species on the Sunshine Coast, while recognizing that there are several barriers to overcome before work on the ground can be undertaken with a lasting and positive effect. These include:

- determining disposal options for all invasive plant species;
- accessing adequate funding to coordinate and achieve work on the ground;
- working in partnership with all landowners affected by invasive species at a site; and
- taking proactive action to stop the introduction and spread of invasive species.

In 2016, the ISTWG met three times.

Meeting # 1 – February 24, 2016

At the first meeting in February the group discussed Knotweed treatment and disposal options, prioritizing and coordinating on treatment sites and planning a community event for the spring.

Following the first meeting, the group Chair (SCRD staff) became aware of provincial funding available for invasive plant management. SCRD staff submitted an application, on behalf of the ISTWG, for coordination and awareness, and was awarded \$6000 from the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO).

Meeting #2 – April 6, 2016

At the second meeting in April, the group discussed details of the objective and goals of the community event, including member roles. In addition to planning the event, the group discussed local treatment methods and local events sharing information on invasive plants. A draft priority invasive plant list was reviewed and discussed, as well as a brochure on knotweed, which were intended to be handed out at the community event. Finally, the group discussed prioritization and coordination of treatment sites.

Community Events

In May, the ISTWG hosted a targeted session and community event to increase awareness in invasive plant management and inspire community action and collaboration in invasive plant management. Approximately 50 people attended. A portion of the FLNRO grant supported the cost of the event.

Meeting #3 – June 15, 2016

At the third meeting in June, the SCRD Manager of Waste Reduction and Recovery attended to provide an update on the current disposal options for invasive plants. Following the update, the group made the following recommendation for the purpose of exploring disposal options:

Recommendation No. 1 Request for Expressions of Interest

THAT the SCRD issue a Request for Expressions of Interest for the processing of invasive plants, specifically, knotweed and broom.

In addition to making a recommendation on exploring disposal options, the following recommendation was made:

Recommendation No. 2 Invasive Species Service and Bylaw

THAT an invasive species service with additional staff capacity be created to address the invasive and noxious species issue for the 2017 SCRD budget;

AND THAT an existing bylaw be amended or a new bylaw be created for the purpose of addressing management of noxious and invasive weeds on private property in the SCRD.

Following the discussion on disposal, the group finalized the priority invasive plant list (enclosed as Attachment A), discussed the use of grant money awarded for coordination and awareness on invasive plant management, prioritized and coordinated on treatment sites, discussed a letter from Coastal Invasive Species Committee (Coastal ISC) regarding reducing its geographical boundary to exclude the Sunshine Coast, and finally discussed the summary of community event that was held.

Meeting #4 – postponed

The last ISTWG meeting was scheduled for September, but was postponed due to uncertainty of direction and next steps. Internally, staff agreed a coordinated approach across departments was required prior to moving forward with additional meetings. Another report on a corporate strategy is included in this agenda package.

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR ADVISORY PLANNING COMMISSION

February 28, 2017

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING HELD IN THE LIBRARY AT PENDER HARBOUR SECONDARY SCHOOL, 13639 SUNSHINE COAST HWY, MADEIRA PARK, BC

PRESENT: Chair Alan Skelley

Vice Chair Janet Dickin

Members Tom Silvey

Alex Thomson Randy Picketts Sean McAllister Peter Robson Gordon Politeski

ALSO PRESENT: Area A Director Frank Mauro

Recording Secretary Kelly Kammerle

REGRETS: Dennis Burnham

Catherine McEachern

Jane McOuat Gordon Littlejohn

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

Public

DELEGATIONS Penny Gotto (For Lonsdale) Subdivision Application SD 000016 present

to answer questions from the Area A APC.

MINUTES

3.1 Area A Minutes

The Area A APC minutes of January 31, 2017 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of January 24, 2017
- Roberts Creek (Area D) APC Minutes of January 16, 2017
- West Howe Sound (Area F) APC Minutes of January 24, 2017
- Planning and Community Development Committee Minutes of January 24, 2017

REPORTS

5.1 Subdivision Application SD000016 (Gotto for Lonsdale)

The APC recommends Approval of Subdivision Application SD000016 (Gotto for Lonsdale) with the following comments:

• The conditions outlined by the SCRD are met.

5.2 Crown Referral 2411826 (Mactier) for a Private Moorage in Quarry Bay

The APC recommends Approval of Crown Referral 2411826 (Mactier) for a Private Moorage in Quarry Bay with the following comments:

- The APC agrees with SCRD comments staff have outlined.
- Wherever possible docks should be shared between Strata Lots.

NEW BUSINESS

- Manager of Planning and Development to attend our April APC Meeting to discuss zoning on lakes.
- Randy Pickett's last meeting will be May 2017. He will be gone for a year and would like to get back onto the APC when he returns. He will contact the SCRD when he returns to make arrangements.

DIRECTOR'S REPORT

• The Area A Director Mauro provided a verbal report of his activities.

NEXT MEETING March 28, 2017

ADJOURNMENT 8:25 p.m.

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

February 20, 2017

RECOMMENDATIONS FROM THE AREA D ADVISORY PLANNING COMMISSION MEETING HELD IN THE ROBERTS CREEK LIBRARY AT 1044 ROBERTS CREEK ROAD, ROBERTS CREEK, BC. AT 7:00 PM.

PRESENT: Chair Bill Page

Members: Marion Jolicoeur

Heather Conn Barry Morrow Nicola Kozakiewicz Dana Gregory

ALSO PRESENT: Electoral Area D Director Mark Lebbell

Recording Secretary Peggy Martin

Public

ABSENT: Members Gerald Rainville

CALL TO ORDER 7:05 p.m.

ELECTION OF CHAIR

Mr. Bill Page was nominated for Chair and won by acclamation. Ms. Heather Conn was nominated as the Alternate Chair and won by acclamation.

Ms. Marion Jolicoeur, Mr. Barry Morrow and Ms. Heather Conn were appointed by SCRD for an additional two years. Ms. Peggy Martin continues as the APC Recording Secretary.

AGENDA The agenda was adopted as presented.

DELEGATIONS

2.1 Mr. Blue Star and Ms. Yvonne Strohwald spoke for the application for an Official Community Plan and zoning bylaw amendment establishing camping facilities at 2089 Lockyer Road, Roberts Creek.

MINUTES

3.1 Area D Minutes

The Area D APC minutes of January 16, 2017 were approved.

3.2 Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of January 31, 2017.
- Halfmoon Bay (Area B) APC Minutes of January 24, 2017.
- West Howe Sound (Area F) APC Minutes of January 24, 2017.
- Planning and Community Development Committee Minutes of January 12, 2017.

REPORTS

5.1 Subdivision Application SD000015 (Gemmell), Lot A District Lot 3381 Plan 18234, 3199 Hansen Rd., Roberts Creek, BC

- This is a straightforward subdivision requiring a short panhandle driveway.
- In terms of information sent to APC, we ask that if the applicant is not the owner of the property, it should be clear that they are acting on behalf of the owner.

Recommendation No. 1 To permit the subdivision at 3199 Hansen Rd., Roberts Creek, as proposed.

5.2 Roberts Creek Official Community Plan Amendment 641.6 and Zoning Bylaw Amendment 310.167 for a camping and temporary accommodation

Ms. Yvonne Strohwald and Mr. Blue Star explained that the majority of the 4.2-hectare property in question is zoned RU2, with a smaller portion in RU1. The RU2 portion is sloped (about 30 degrees) and heavily forested, while the lower RU1 portion is flat and has been partially cleared. This lower portion needs to be rezoned RU2 to allow them to develop a wilderness campground.

Although the property is tagged to be on Lockyer Rd., it is currently on a forest service road, which is maintained and there is no access problem. The closest neighbour is 3 km away and the property is surrounded by forested Crown Land. This is an off-grid area. Power currently is from a generator, but solar panels are planned. They have a water license on Wilson Creek (500 gallons/day). Considering the location, campfires would only be allowed in designated areas and strictly controlled.

This would not be an open-use campsite. It would be for families and couples with no parties allowed. They are not open to long-term campers. They want to promote a dark-sky, wilderness camping experience and host workshops, storytelling and other events with a controlled/selective audience. Campers are expected to come from the Sunshine Coast and off-Coast.

The plan is to build a few huts each year, over the next years. Mr. Star currently lives on the site, an additional residence will be constructed when Ms. Strohwald moves permanently to the site, and additional seasonal help will be needed during the camping season. The huts are proposed to be basic sleeping units, with no kitchens or washrooms. A separate shower and washroom unit and a cooking unit (possibly an open-air gazebo with propane or charcoal/wood fire) will service all the huts.

Further discussion:

• In terms of property use, the proposal is not that different from what would be allowed in the RU2 zone. According to Bylaw 310, three single family dwellings (SFD) and one auxiliary dwelling unit could be built on a 4.2-hectare property. From the discussion with

APC, it appears that two SFD are needed. Accommodation for an employee was not specifically requested, but could be part of some other structure (either a SFD or auxiliary dwelling unit), as permitted by Bylaw 310. The description of the washroom unit, the cooking unit and the huts do not meet the Bylaw 310 definition of 'dwellings" so would not add to permanent use of the property by long-term residents.

- Huts could include wood frame construction or simple tent/yurt platforms. Rolling huts were also discussed. The campsite model is designed as low-key, natural and sustainable, to promote fellowship and community.
- Septic treatment facilities need to be constructed, then explore the practicality of composting toilets. The applicants are working with the planners in this regard.
- There is adequate room for parking on the site. Parking is expected to be at a distance from the huts, to keep vehicle traffic away from the camping area.
- There is an error in Figure 1 of the application Wilson Creek does not run through the property. The creek is located several lots to the East.

Recommendation No. 2 To permit the Roberts Creek Official Community Plan Amendment 641.6 and Zoning Bylaw Amendment 310.167 for a camping and temporary accommodation establishment.

<u>Recommendation No. 3</u> To consider rezoning all of the split properties in this area to RU2, dependent on the preferences of neighbouring property owners.

Recommendation No. 4 To place a covenant on the property stating that the campsite buildings (huts, cookhouse, washroom unit) cannot be modified to become "dwellings".

DIRECTOR'S REPORT

The Director's report was received.

Mark Lebbell reiterated that he could be contacted via his website for further discussion.

NEXT MEETING March 20, 2017

ADJOURNMENT 8:35 p.m.

OFFICE OF THE SECRETARY-TREASURER

DELIVERED VIA EMAIL TO: garry.nohr@scrd.ca

February 20, 2017

Sunshine Coast Regional District Attn: Chair Nohr and Board of Directors 1975 Field Road Sechelt, BC V0N 3A1



Dear Chair Nohr and Board of Directors,

RE: Trustee Electoral Area Variance

Thank you for your response dated November 25, 2016. The board held two meetings in January to discuss the feedback provided by local governments and to further consider options that had been put forward at previous meetings. The issue of voter parity (one person / one vote) was identified as a principal factor in the consideration of any revision to electoral areas. While the board heard and considered the feedback from local governments on the proposed option of one elected trustee for the SIGD, it was determined that a significant imbalance to voter parity would occur if a single TEA was to be established for SIGD lands.

Upon further consideration, the board has decided to proceed with public consultation per the following motion:

"THAT the board proceed with three regional public consultations, taking place during February-April, on the following options: Option A: Listing SIGD lands within the geographic region that borders them, Option B: Including the excluded SIGD lands in the Sechelt TEA and combining Gibsons with Areas D,E & F"

Option A: Listing SIGD lands within the geographic region that borders them.

	SD46 Electoral Areas	# of Trustees	2016 Census	Trustee to population ratio
	Area A		2624	
	Area B		2726	
	SIGD (HMB & Pender Lands)*		35	
TEA 1	Rural Area 1	1	5385	1:5385

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	Sechelt		10216	
	SIGD		636	
TEA 2	Sechelt	2	10852	1:5426
TEA 3	Gibsons	1	4605	1:4605
	Area D		3421	i i
	Area E		3664	
	Area F		2043	
TEA 4	Rural Area 2	3	9128	1:3043

^{*}Estimated

Option B: Including all missing SIGD lands in the Sechelt TEA and combining Gibsons with Areas D,E & F. (SIGD lands in the Pender region included in their geographic region)

	SD46 Electoral Areas	# of Trustees	2016 Census	Trustee to population ratio
	Area A		2624	
	Area B		2726	
	SIGD (HMB & Pender Lands)*		35	
TEA 1	Rural Area 1	1	5385	1:5385
	Sechelt		10216	
	SIGD		636	
TEA 2	Sechelt/SIGD	3	10852	1:3617
	Gibsons		4605	
	Area D		3421	
	Area E		3664	
	Area F		2043	
TEA 3	Rural Area 2	3	13733	1:4578

^{*}Estimated

Three public hearings have been scheduled for:

- Thursday, February 23 from 6-7 pm at Elphinstone Secondary
- Tuesday, March 7 from 6-7 pm at Pender Harbour Secondary
- Wednesday, March 29 from 6-7 pm at Chatelech Secondary

The board invites further feedback from local governments on the proposed options going forward to the public. The board will review all feedback at their public Committee of the Whole meeting scheduled for April 25, 2017 and hope to have a recommendation to present to the ministry by their regular board meeting scheduled for May 10, 2017.

We invite all local governments to take part in the public consultations. Should you prefer to submit feedback in writing on the two options going forward, please submit prior to April 12, 2017.

Thank you for taking part in the Trustee Electoral Area Variance process.

Sincerely,

Nicholas Weswick Secretary-Treasurer

P.c. Janette Loveys, Chief Administrative Officer, SCRD
Susan Hunt, Executive Assistant, SCRD
Patrick Bocking, Superintendent
Board of Education of School District No. 46 (Sunshine Coast)