



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, October 12, 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

2. Brenda Rowe, Sunshine Coast Minor Hockey
Regarding Ice Availability *Verbal*

REPORTS

3. General Manager, Planning and Community Development – PCD Department
Q3 Report Annex A
pp. 1 - 19
(Planning & Community Development Service) (Voting – All)
4. General Manager, Planning and Community Development – Sunshine Coast
Search and Rescue Association Lease Annex B
pp. 20 – 22
(Voting – All)
5. Senior Planner – Roberts Creek Official Community Plan Amendment Bylaw
No. 641.7 and Zoning Amendment Bylaw No. 310.172 for an Artisan Craft
Distillery – Public Hearing Report and Consideration for Third Reading Annex C
pp. 23 - 58
Electoral Area D (Rural Planning Service) (Voting – A, B, D, E, F)
6. Senior Planner – Sunshine Coast Regional District Zoning Amendment Bylaw
No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road) – Electoral Area E Annex D
pp. 59 - 70
Electoral Area E (Rural Planning Service) (Voting – A, B, D, E, F)
7. Planning Technician - Development Variance Permit DVP00018 (Lanteigne) Annex E
pp. 71 - 82
Electoral Area F (Rural Planning Service) (Voting – A, B, D, E, F)
8. Planning Technician - Development Variance Permit DVP00019 (Holt) Annex F
pp. 83 - 97
Electoral Area B (Rural Planning Service) (Voting – A, B, D, E, F)
9. Planner – Agricultural Land Commission Referral for Inclusion in the Agricultural
Land Reserve (Osler) – Electoral Area D Annex G
pp. 98 - 105
Electoral Area D (Rural Planning Service) (Voting – A, B, D, E, F)
10. Planner – Provincial Referral 2411707 for a Log Storage and Handling Facility
(Solberg Hill Estates Ltd.) – Electoral Area A Annex H
pp. 106 - 119
Electoral Area A (Rural Planning Service) (Voting – A, B, D, E, F)
11. Planner – Provincial Referral 2411785 for Commercial Recreation (Comfort
Cove Shellfish Ltd.) – Electoral Area B Annex I
pp. 120 - 155
Electoral Area B (Rural Planning Service) (Voting – A, B, D, E, F)

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| 12. Planner – Provincial Referral 2411929 for a Commercial Dock (Capstone Infrastructure Corporation) – Electoral Area B
Electoral Area B (Rural Planning Service) (Voting – A, B, D, E, F) | Annex J
pp. 156 - 183 |
| 13. Manager, Facility Services and Parks – Parks Unit 1 Truck Replacement
(Community Parks Service) (Voting – A, B, D, E, F) | Annex K
pp. 184 - 186 |
| 14. Electoral Area A (Egmont/Pender Harbour) APC Minutes of Sept 20, 2017
Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F) | Annex L
pp. 187 - 188 |
| 15. Electoral Area B (Halfmoon Bay) APC Minutes of September 19, 2017
Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F) | Annex M
pp. 189 - 190 |
| 16. Electoral Area D (Roberts Creek) APC Minutes of September 18, 2017
Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F) | Annex N
pp. 191 - 192 |
| 17. Electoral Area E (Elphinstone) APC Minutes of September 13, 2017
Electoral Area E (Rural Planning Services) (Voting – A, B, D, E, F) | Annex O
pp. 193 - 196 |

COMMUNICATIONS

- | | |
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| 18. <u>Vel Anderson, Vice President, Elphinstone Electors' (Community) Association, dated September 18, 2017</u>
Regarding Proposed Gospel Rock Development | Annex P
pp. 197 |
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NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) and (k) of the Community Charter – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent” and “negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages...”

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: Ian Hall, General Manager, Planning and Community Development

SUBJECT: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT - 2017 Q3 REPORT

RECOMMENDATION

THAT the report titled Planning and Community Development Department - 2017 Q3 Report be received.

BACKGROUND

The purpose of this report is to provide an update on activity in the Planning and Community Development Department for the Third Quarter (Q3) of 2017: July 1 to September 30, 2017.

The report provides information from the following divisions: Planning & Development, Building, Ports & Docks, Facility Services & Parks, Corporate Sustainability, Recreation & Community Partnerships, and Pender Harbour Aquatic & Fitness Centre.

PLANNING AND DEVELOPMENT DIVISION [FUNCTIONS 500, 504, 540]

Regional Planning [500]

PROJECTS

BURNCO Environmental Assessment (EA)

The BC Environmental Assessment Office confirmed it will open a public comment period for the draft conditions and EAO report. The date will be determined by the EAO.

Narrows Inlet Hydro Project

The developer has been working with SCRD staff to ensure that works to connect the transmission lines to BC Hydro line near Ruby Lake, south of Klein Lake, does not disrupt use of the Suncoaster Trail. Work has not started due to the high fire risk over the summer.

Invasive Plant Management

A consultant is working with stakeholders (primarily land managers) and the Invasive Species Technical Working Group to prepare an inter-jurisdictional Regional Invasive Plant Management (IPM) Strategy for the lower Sunshine Coast. A meeting was held on September 18, 2017 and the Working Group identified missing land managers to be engaged, discussed the planning context, identified strengths and gaps, identified regional goals, and discussed what was needed from the document to support Staff.

Stakeholders include:

- SCRD
- Town of Gibsons
- District of Sechelt
- *shíshálh* Nation

- Ministry of Transportation and Infrastructure
- Vancouver Coastal Health
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development
- BC Hydro
- Fortis BC
- Squamish Nation
- Islands Trust
- School District No. 46
- BC Timber Sales
- Fisheries and Oceans Canada
- Telus BC

Information gathering from stakeholders/land managers will take place through Q4 2017 with a draft plan produced early in 2018.

Preparatory work for the corporate invasive plant management strategy was drafted in Q3 for initiation in Q4.

PROVINCIAL REFERRALS

Electoral Area A

- Log Storage and Handling Facility, Sechelt Inlet (Solberg Hill Estates LTD.) – Provincial File 2411707
- Industrial Miscellaneous, Sechelt Inlet near Earle Creek (Lafarge Canada Inc.) – Provincial File 2411890

Electoral Area B

- Adventure Tourism/Commercial Recreation, surrounded by Mount Richardson Provincial Park (Comfort Cove Shellfish Ltd.) – Provincial File 2411785
- Commercial/Industrial dock, Salmon Inlet at Sechelt Creek (Capstone Infrastructure Corporation) – Provincial File 2411929
- Industrial Miscellaneous, Narrows Inlet (BluEarth Renewables Inc.) – Provincial File 241190

Electoral Area F

- Private Moorage, Christy Cove (AJB Investments) – Provincial File 2411919
- Private Moorage, Langdale (Stanway) – Provincial File 2411913
- Habitat Compensation Repair and Replacement, McNair Creek Waterpower Project (BluEarth Renewables Inc.) - Provincial File 2005353

Rural Planning [504]

PROJECTS

Egmont/Pender Harbour Official Community Plan Review

The OCP has been under review from referral agencies in Q3. Staff are reviewing improvement opportunities and will report to a future PCDC with recommendations.

Twin Creeks Official Community Plan Review

Staff presented a first draft of the Twin Creeks OCP to the Twin Creeks OCP Review Committee on June 30, 2017. The second draft incorporates comments from the June 30th meeting. The revised draft will be shared with the Review Committee in October to validate changes made. Staff anticipate a draft for the November PCDC.

Residential Intensification Strategies for Affordable Housing

A report was considered at February 16 PCDC. The Board approved the recommendation of a comprehensive review of all OCPs and zoning bylaws to create consistent policies and standards for affordable housing and infill development. A report on the finding of a comprehensive review of OCP policies and referral feedback was presented to the PCDC in June. OCP amendments for affordable housing policies will be going to the Board in Q3 (September).

Short Term Rentals

A workbook and questionnaire were developed and publicized. The online questionnaire closed on August 15 and 662 responses were received. Meetings with stakeholders have commenced. A report was received at the September Infrastructure Service Committee. Staff will continue to analyze the responses especially the detailed comments. Targeted meetings with key stakeholders will continue in Q4 and public meetings will be held. A report with options is targeted for 2018 Q1.

Vaucroft Park Management Strategies

A management strategy for Vaucroft Park on North Thormanby Island was considered at the March 9 PCDC. Staff began work with Vaucroft Improvement District in April and met with major stakeholders and visited the park in May. Vaucroft Improvement District is currently discussing transfer of ownership of Lots 46/47 to Vaucroft Improvement District with the owners of these lots.

Zoning Bylaw 310 Review

A consultant team has been selected to commence the review of the zoning bylaw. An initial meeting was held in August to explore ideas and areas of focus for the review. A project plan and timeline was established in September and the consultant is presently preparing a background paper on policy recommendations for the identified priorities and areas of focus.

ZONING BYLAW NOS. 310 AND 337 / OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATIONS

Bylaw 337.87 and OCP 432.25 (Ruby Lake Resort)

Conditions were met and the bylaws were adopted on July 27, 2017.

Bylaw 310.170 and OCP 600.7 (Shazach Holdings Inc.)

A report of the public hearing was considered at the September Infrastructure Services Committee. The bylaws will be considered for Third Readings at the October 12 Regular Board meeting.

Bylaw 310.168 (Penonzek)

An application was received to separate one parcel of land from a future bare land strata subdivision and mobile home park at 1327 Fitchett Road and to donate one piece of land on the west side of the ravine as part of a larger park dedication. The bylaw was read a first time on January 12, 2017. Second reading is scheduled for October 12, 2017. A Public Hearing is scheduled for 7:30 pm on November 7, 2017 at Chaster House.

Staff continue to work with the applicant to address sewage treatment requirements, park development considerations and covenant amendments.

Bylaw 337.114 and OCP 432.33 (West Coast Wilderness Lodge)

West Coast Wilderness Lodge applied to convert the grounds and building of a vacant fish processing plant into a health and wellness spa with accommodations. A Public Information Meeting was held on March 8. The Bylaw received First Reading on March 23. Referral comments have been received and the bylaws were read a second time on June 22. Another second reading occurred on July 13, 2017 to correct the District Lot number. A public hearing was held on July 24 at 5:00 pm and 15 people signed in. Third reading is scheduled for October 12, 2017.

Staff are working with the applicant to remove the Covenant prior to Adoption.

Bylaw 310.167 and OCP 641.6 (Camping Accommodation)

Application is to establish a camping and temporary accommodation facility at 2089 Lockyer Road in Roberts Creek. The application was considered by the Roberts Creek OCP Committee and the Area D Advisory Planning Commission, and was generally supported. A report for consideration of First Reading of the bylaw was considered at the April 13 PCDC. A public information meeting was held on May 30. A report was presented at the July 13 PCDC for second reading of the bylaw. The public hearing was held September 12.

Bylaw 310.172 and OCP 641.7 (Artisan Craft Distillery, 2042 Porter Road)

An OCP and zoning bylaw amendment application was received for establishing a craft distillery at 2042 Porter Road in Roberts Creek, located outside of the ALR. The bylaw received First Reading in May. A public information meeting was held on June 8. A report was presented at the July 13 PCDC for second reading of the bylaw. The public hearing was held September 12.

OCP 600.5 (Ocean Beach Esplanade Road Closure and Redevelopment Policies)

This OCP amendment proposes new policies to guide road closure and redevelopment proposals on Ocean Beach Esplanade in Electoral Area E. A report was presented to the April 13 PCDC for consideration of First Reading of the bylaw. The report was referred to government agencies and advisory groups for comments. A public information meeting was held on June 29. A revised bylaw was presented to September PCDC for second reading.

Bylaw 310.173 (BC Ferries)

A public information meeting is scheduled for October 26.

Bylaw 310.175 (Gibsons Ready Mix)

Application is to permit concrete batch plant as a permitted use on two parcel on Gilmour Road, Elphinstone. A report will be provided to PCDC in Q4 2017.

Bylaw 337.115 and OCP 432.34 (Brokx and Reagh)

Application is to permit a yoga therapy/retreat centre at 5288 Daniel Road, Egmont/Pender Harbour. A report will be provided to PCDC in Q4 2017.

AGRICULTURAL LAND COMMISSION REFERRALS AND DECISIONS

ALR00005 Exclusion (Gurney)

A referral was received to exclude 6 hectares from the ALR in Electoral Area E. The PCDC considered the application on July 13, 2017. Staff are waiting to receive a report from a Professional Agrologist before forwarding the resolution and P. Ag. report to the ALC for a final decision.

ALR00006 Inclusion (Osler)

A referral was received to include 4.1 hectares in the ALR in Electoral Area D. The Roberts Creek APC reviewed the referral on September 18, 2017 and recommended support. The PCDC will consider this referral on October 12, 2017.

ALR00007 Non-Farm Use (de Kleer)

A referral was received to for a non-farm use in the ALR in Electoral Area E. The owner is requesting permission to use a 4000 m² portion of the 1.9 hectare property for a land clearing and sculpting business with storage for materials including large rocks/boulders, gravel, sand, dirt and soil. The intent is to temporarily store materials on site for the business and then transport the materials to other properties for land sculpting. This application was considered by the APC on September 13, 2017. The applicant is working to comply with the home occupation provisions. If unable to meet the home occupation provisions, the PCDC will consider this Non-Farm Use referral on November 9, 2017.

ALR00008 Subdivision (Goose)

A referral was received to subdivide a 2-hectare property in the ALR in Electoral Area E. Staff have informed the property owner that the property does not qualify for subdivision within the existing zoning so they are holding the application to consider their options.

OPERATIONS

Development Applications Statistics

Applications Received	A	B	D	E	F	Q3 2017	Q2 2017	Q1 2017	YTD Total
Development Permit		2	1		3	6	5	6	17
Development Variance Permit	1	2			3	6	3	4	13
Subdivision	2	2			1	5	5	2	12
Rezoning/OCP	2			1		3	4	3	10
Board of Variance						0	0	2	2
Agricultural Land Reserve			2	1		3	1	0	4
Total	5	6	3	2	7	23	18	17	58

There were 23 Development Applications received in Q3 2017 compared to 16 in Q3 2016.

The year to date total for Development Applications is 58.

The 2016 total for Development Applications was 57. The 2015 total for Development Applications was 51.

Provincial and Local Government Referrals

Referrals	DoS	ToG	SIGD	Isld Trst	SqN	Province	Q3 Total	Q2 Total	Q1 Total	YTD Total
Referrals						8	8	13	10	31

There were 8 Provincial and Local Government Referrals received in Q3 2017 compared to 15 in Q3 2016.

The year to date total for Provincial and Local Government Referrals is 31.

The 2016 total for Referrals was 34. The 2015 total for Referrals was 48.

Building Permit Reviews Completed by Planning Staff

BP Review	A	B	D	E	F	Q3 Total	Q2 Total	Q1 Total	YTD Total
Building Permit Reviews by Planning	15	14	16	7	12	64	64	55	183

There were 64 Building Permit Reviews completed in Q3 2017 compared to 75 in Q3 2016.

The year to date total for Building Permit Reviews is 183.

The 2016 total for Building Permit Reviews completed was 293. The 2015 total for Building Permit Reviews completed was 215.

Development Applications Revenue

Revenue Stats	A	B	D	E	F	Q3 Total	Q2 Total	Q1 Total	YTD Total
DP		\$1,000	\$400		\$1,250	\$2,650	\$1,650	\$2,900	\$7,200
DVP	\$650	\$1,020			\$1,650	\$3,320	\$1,520	\$3,000	\$7,840
Subdivision	\$1,730	\$7,555			\$865	\$10,150	\$4,490	\$1,565	\$16,205
Rezoning/OCP	\$2,900			\$2,400		\$5,300	\$5,300	\$5,300	\$15,900
BoV						\$0	\$0	\$1,000	\$1,000
ALR				\$1,500		\$1,500	\$1,200	\$0	\$2,700
Total	\$5,280	\$9,575	\$400	\$3,900	\$3,765	\$22,920	\$14,160	\$13,765	\$50,845

Development Applications revenue was \$22,920 in Q3 2017 compared to \$15,375 in Q3 2016.

Year to date total for Development Applications revenue is \$50,845.

The 2016 total for Development Application revenue was \$54,505.

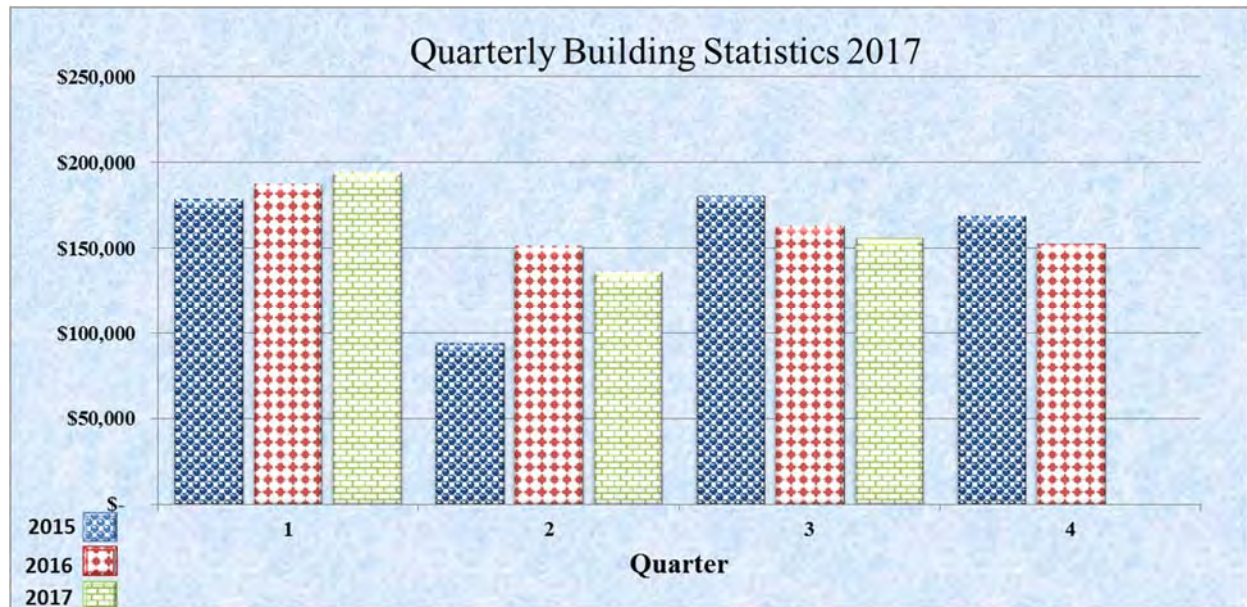
BUILDING DIVISION [FUNCTION 520]

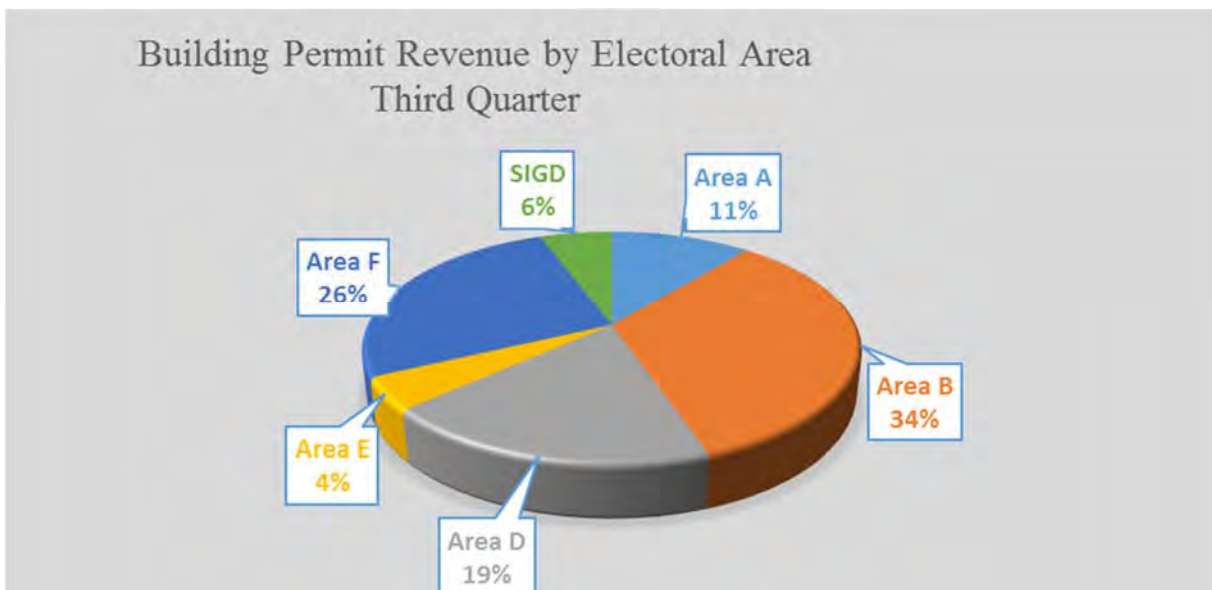
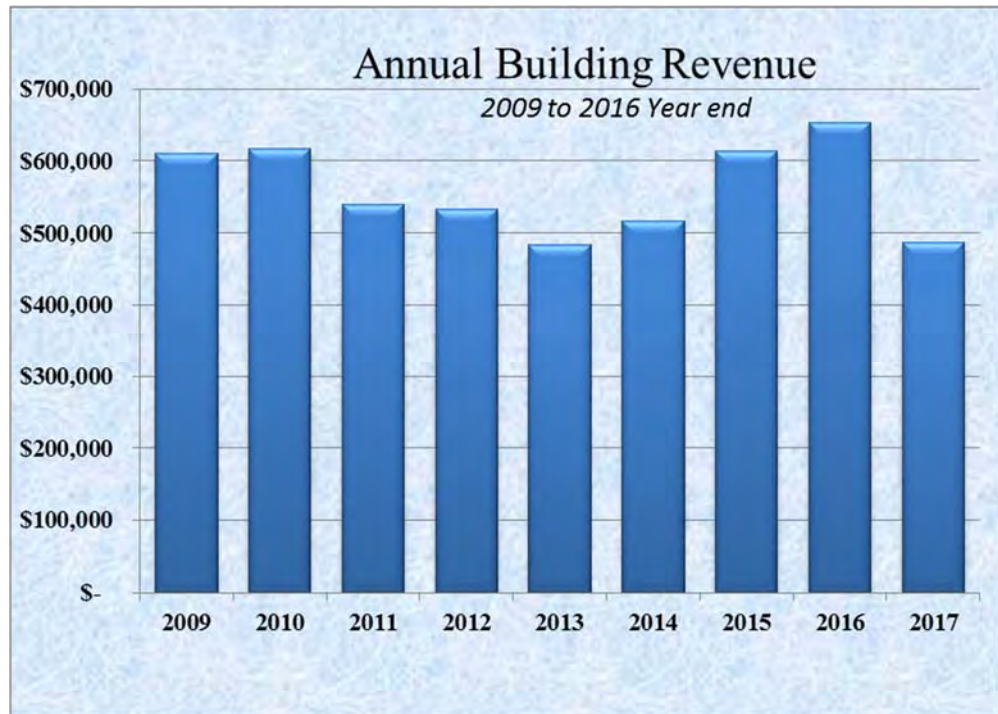
Building [520]

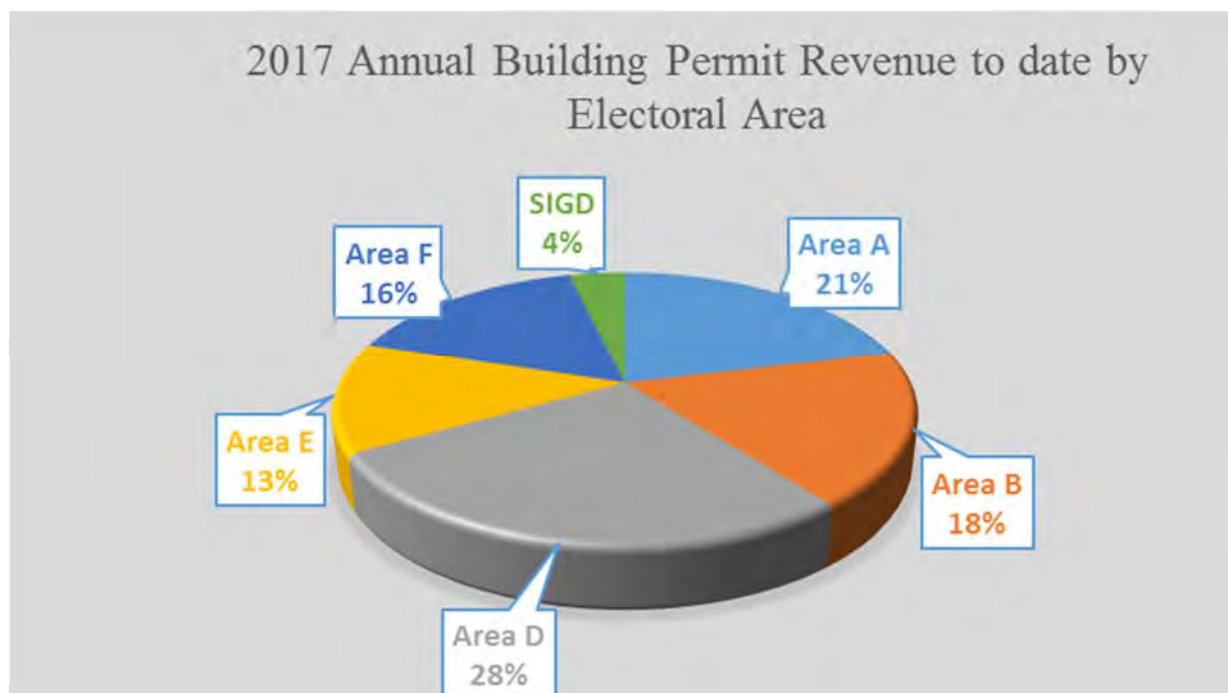
The Chief Building Official position, as well as the Building Official 1 and the Building Official 1 (trainee) position have now been filled. Recruitment for the Building Official 3 position has been initiated.

OPERATIONS

The Building Permit processing time increased during Q3 from the normal three weeks to between eight and ten weeks due to staff vacancies. With several positions filled, this has now improved to an average time of four weeks.







PORTS AND DOCKS DIVISION [FUNCTION 345]

OPERATIONS

Capital projects at Hopkins Landing, Port Graves, Halfmoon Bay and Eastbourne were completed in Q3. Seasonal preventative maintenance and additional minor repairs were planned for implementation early in Q4. This work includes servicing of 4 cranes and routine inspections.

An abandoned boat sank at the Halfmoon Bay dock at the end of Q3 and was removed. Staff are confirming vessel seizure and disposition procedures.

PORTS MONITORS (POMO) COMMITTEE

Three additional applicants for the Ports Monitors Committee were appointed by the SCRD Board in September to represent Gambier Harbour, Keats Landing and Eastbourne docks. Recruitment for additional members continues.

The first POMO Committee meeting was held on September 19, 2016. POMO Members and Community contacts from the following docks were present: Vaucroft, Keats Landing, Eastbourne, Gambier Harbour, West Bay, Halkett Bay and Hopkins Landing.

The POMO approach of “eyes on the dock” to identify condition, maintenance or operation issues provided useful feedback during Q3 that enables SCRD to respond to issues more quickly and more efficiently.

MAJOR PROJECTS

Gambier Float Replacement project design and initial engineering were completed. Input from POMO and from area residents (gathered with POMO support) was sought and will be considered as design is finalized. Final engineering, environmental review and construction are planned for completion in Q4.

Engineering for the 2017 Ports Repairs capital project, supported by a Canada 150 grant, was initiated in Q3. Construction tendering will take place in Q4, for construction before end of 2018 Q1.

FACILITY SERVICES DIVISION [FUNCTION 313]

Building Maintenance [313]

PROJECTS

Major Projects:

- Exterior stair replacement at Roberts Creek Fire Hall was completed.
- Preventative maintenance programs delivered in multiple facilities, including seasonal (dry weather) activities.

Statistics

Building Maintenance Tickets	June 30 – Sept. 1
Tickets received June 30 th - Sept. 1 st	103
Tickets resolved June 30 th - Sept. 1 st	105
Open (unresolved) tickets as of Sept 1, 2017*	73

**Includes tickets from previous years (2015-2016) as well as Q2 2017.*

Tickets received and resolved may be slightly higher than actual job count due to some tickets being added by multiple people for the same jobs.

Recreation Facilities

A large number of preventative maintenance and capital renewal projects were completed at Recreation Facilities during Q3.

Gibsons & District Aquatic Facility

- Main pool pump replaced
- Pool vacuum replaced
- Accessibility lines and logos repainted (parking lot)
- Main pool line unions repaired or replaced
- Seal coat floor

Gibsons & Area Community Centre

- Wheel chair ramp repair project planning

Sechelt Aquatic Centre

- Water/weather protection of cedar beams

Other Facilities

Fire halls – with the exception of GDVFD

- Egmont FD preventative maintenance program created
- HMBVFD – roof (Hall 2) and plumbing (Hall 1) repairs
- RCVFD stair replacement (as noted above)

GDVFD

- GDVFD – Hall 2 preventative maintenance program developed
- GDVFD – Hall 2 roof repair: completed design and prepared tender documents. To manage weather risks construction work will be carried forward to 2018

Parks

- Chaster House fire code updates. All updates performed, GDVFD is currently reviewing updated fire safety plan
- Frank West fire code updates. All updates performed, GDVFD is currently reviewing updated fire safety plan

Gibsons Library

- Parkade sprinkler pipe repair and signage upgrade completed

Field Road

- Variety of fire safety related items underway
- Fascia painting completed
- Seasonal cleaning of bike shed
- Ongoing preventative maintenance

Ports – Support from Building Maintenance

- Scheduling and coordination of seasonal crane maintenance (4 docks)
- Coordination of removal of a sunk boat from Halfmoon Bay dock

Mason Road Transportation/Fleet

- Coordination of yard work required for Transit expansion (tamping and compaction)

Infrastructure Services

- Repairs made to HVAC units at Chapman Water Treatment Plant

In general, the scope of work for tickets ranges from moving office equipment and major supply orders to pouring concrete pads and building benches, door repairs, roof repairs, coordination of obtaining fire plans and procedures, fencing repairs, minor dock repairs and condition assessments.

Corporate Sustainability [135]

Planning and tendering work for energy audits on several SCRD facilities was completed in Q3. Results will integrate with condition audits and asset management planning.

PARKS DIVISION [FUNCTIONS 400, 650, 665, 667]

Cemeteries [400]

Statistics

	2017 Q3	2016 Q3	2017 Q3	2016 Q3
Service	Burials	Burials	Cremations	Cremations
Plots Sold	2	7	2	4
Niches Sold	N/A	N/A	3	1
Interments	3	3	3	6
Inurnments (Niche)	N/A	N/A	2	1

Parks [650]

PROJECTS

Parks, Trails and Beach Access

Suncoaster Trail

Phase 2 Planning: Vancouver Coastal Health Active Communities Grant approval received. \$57,500 will be provided to support detailed planning. This project is a partnership with District of Sechelt and Town of Gibsons. Invitations to the shíshálh Nation and Squamish Nation will be sent. Public engagement will occur as part of next steps.

Phase 1 Management: Through a review of documentation, it was determined that legal establishment of Suncoaster Phase 1 was not completed. Staff are rectifying this in coordination with BC Rec Site and Trails.

Katherine Lake

Construction of accessible trails at Katherine Lake is now complete. The picnic tables have been delivered but will not be installed until next spring to avoid weathering over the winter. Two signs will be installed acknowledging the contribution from the R.J. Nelson Family Foundation.

Installation of the recycling bins collected 12,769 recyclable containers in 7 weeks.

Parks Signs

Contact has been made with the shíshálh and Squamish Nations to provide spelling of park names in their language. The names will be added to park information signs to be posted in our major parks.

Installation of large park name signs with park regulations will begin in late fall. This will complete the park sign name upgrade. Installation of the park information signs with First Nations names is scheduled for Q4.

Gambier Island

Staff met with the Trails Network Task force six times from May to September in order to provide input to a trail network plan for the area. A public open house is planned for late October to present the findings of the Task Force and an opportunity for the public to provide feedback. A Staff report will be provided to a future Committee.

Park Bridge Assessments

A project plan, tendering and contracting were completed for the Parks bridge assessment project in Q3. A first phase of site visits was completed. Further site visits and reports will be completed in Q4.

Tree Management

Training on wildlife and danger tree assessment and chainsaw safety was completed for Parks Staff. A number of tree assessments to support Parks operations and capital projects were completed.

Community Halls

OPERATIONS

Statistics

Number of bookings in Community Halls in 2017 Q3 compared to 2016 Q3 bookings:

Community Hall	2017 Q3 Bookings	2016 Q3 Bookings
Eric Cardinall	39	56
Frank West Hall	31	46
Coopers Green	41	30
Chaster House	69	69

The Coopers Green Hall Replacement Design Task Force was appointed by the Board in Q2 and had their inaugural meeting on August 30. Principle Architecture was selected as the design consultant. Staff attended the Halfmoon Bay Community Association annual general meeting to provide information about the hall replacement project. A project update to the community is planned for Q4 to share the work of the Task Force.

A roofing consultant and project manager has been contracted for the roof replacement at Frank West Hall/Cliff Mahlman Fire Hall. Specifications for a replacement design were prepared. In order to manage weather/timing risk, construction is planned for tender over the winter with construction in 2018.

Sports Fields

OPERATIONS

All sports fields were fertilized and seeded in Q3.

Statistics

Number of bookings per sports field in 2017 Q3 compared to 2016 Q3 bookings:

Sports Field	2017 Q3 Bookings	2016 Q3 Bookings
Lions Field	19	23
Cliff Gilker	160	158
Connor Park	32	172*
Maryanne West	11	29
Shirley Macey Park	98	80

*Figure represents spring bookings carried into summer which were not actually used. Booking process and reporting methodology improvements have been made. Staff note that actual field use at Connor Park is relatively consistent between 2016 and 2017.

Compliance with Stage 3 Outdoor Water Use Restrictions meant that fields were not irrigated in late summer. Due to surface compaction (safety concern for users) fields were closed for several weeks until light rains fell. Regular communications with user groups supported this closure.

Dakota Ridge [680]

OPERATIONS

Staff have begun pre-season work on Dakota Ridge for the 2017/2018 winter season which includes grooming equipment repairs, road maintenance and coordination with the Jackrabbits Ski Club user group.

RECREATION AND COMMUNITY PARTNERSHIPS DIVISION [FUNCTIONS 616, 617, 620, 621, 625]
Gibsons and District Aquatic Centre [616]

Admissions and Program Registrations

GDAF	Q3 2017	Q3 2016
Admission Visits	1040	1917
Program Registrations	701	704

This represents a decrease of **877** admission visits for the July to September 2017 period. The facility was closed in August for annual shutdown and this was extended to enable the hot tub replacement project to proceed. Demolition of the old tub was completed in Q3; subsurface conditions added challenge to this phase of the project, with unexpectedly thick (130cm) concrete slab requiring removal. The main pool is planned to be reopened as soon as possible; coordinated with both Drought Management Plan water use restrictions and Provincial health inspection. A project update will be issued in October.

These numbers include **55** L.I.F.E Admissions for those requiring participation assistance for 2017.

This represents a decrease of 3 program registrations for this period.

Gibsons and Area Community Centre [617]

PROJECTS

OPERATIONS

- In addition to major Facility Services projects noted above,
 - Annual refrigeration plant maintenance completed by staff and contractor.
 - GACC Ice installed with new center line stencil for 2017.
 - Handicap viewing areas in bleachers, signage installed and markings on floor.
 - Worksite inspection (bi-annual) completed.

Admissions and Program Registrations

GACC	Q3 2017	Q3 2016
Admission Visits	15,761	15,538
Program Registrations	1,343	1,163

This represents an increase of 223 admission visits in the July - September period.

Included in this admission total are 513 L.I.F.E admissions for those requiring participation assistance for 2017 and arena facility rental attendance.

This represents an increase of 180 program registrations.

PROGRAM HIGHLIGHTS

Dry floor

The dry floor programs continued at the Gibsons and Area Community Centre until July 25 2017. Programs include drop-in roller skating, pickle ball and stay and play. Dry floor users included Youth Lacrosse and Roller Girls.

Staff have recorded a huge increase in participation for drop-in programs specifically Stay & Play and Roller Skating.

On July 26 ice installation began for the early ice season which started on August 5, 2017.

Early Ice

Staff worked with Sunshine Coast Skating club and Sunshine Coast Minor Hockey to facilitate an early ice season at GACC. The ice was available from August 5 2017 to September 3 2017. During the early ice season staff coordinated drop in hockey and public skating programs with a total of 352 visits recorded in point of sale.

Shoulder Season

The 2017 shoulder season was very similar to the 2016 shoulder season with the main users being Minor Hockey and the Skating club. Some adult users took to the ice in early September but historically most adult users including the local leagues prefer to start late September to early October.

Sunshine Coast Arena [620]

OPERATIONS

Delay of Ice Installation

Ice installation at Sunshine Coast Arena was delayed in light of community water shortages. The Arena ice plant requires over 100,000L of water to install the ice sheet, and an additional 100,000L per week to operate.

Staff met with ice users to discuss implications, needs and solutions during the delay in the Sunshine Coast Arena Ice installation.

During the meeting it was discussed that some users would wait while other users would operate on a reduced schedule or adjusted rental times. The GACC schedule has been reconfigured to meet, on average, between 60 and 85% of booking requests. Refunds will be provided to cancelled bookings. Extra bookable hours have been added at GACC in early morning and late night slots.

Staff appreciate the patience of user groups and acknowledge the impact of schedule changes.

Investigation of water alternatives began in early September. Water from an on-site historic well could provide a medium term solution to conserving potable water but requires Provincial licensing. The feasibility of importing water to advance installation continues to be researched.

Admissions and Program Registrations

SCA	Q3 2017	Q3 2016
Admissions	1384	1402
Program Registrations	0	0

This represents a decrease of 18 for the July - September period.
Included in this total are 11 L.I.F.E admissions for those requiring participation assistance for 2017.

PROGRAM HIGHLIGHTS

The Sunshine Coast Arena co-hosted two roller derby events in Q3. Both events were very successful.

Roller Derby Bout	July	150 spectators
Roller Derby Bout	August	100 spectators

Dry floor

The dry floor programs continued at the Sunshine Coast Arena with a steady consistent interest in pickleball. Pickleball drop-in was held four days per week at SCA. (Mondays, Wednesdays, Fridays & Saturdays). The last day for Pickleball drop-in was September 10, 2017.

Sunshine Coast Youth Lacrosse used the Sunshine Coast Arena dry floor until July 18 2017.
The Roller Girls continued practicing at the Arena until September 12, 2017.

Community Room

During the week of September 18-22 staff coordinated children's gymnastics programs run in the Community Room at Sunshine Coast Arena. The programs use the FUNdamentals of Physical Literacy model for the children to acquire the skills and confidence to enjoy the sport of gymnastics.

Program	Time	Attendance
Parent & Tot Gymnastics	1:00-1:45	7
Tiny Tumblers Gymnastics	2:00-3:00	5
After School Acrobatics	3:30-4:45pm	6

Sechelt Aquatic Centre [621]

PROJECTS

OPERATIONS

- Added one additional handicap parking spot.
- Completed washroom stall divider replacement project.
- Diving board stand replaced and diving board returned to service.
- Upgraded access to fitness equipment for patrons with mobility limitations.

Admissions and Program Registrations

SAC	Q3 2017	Q3 2016
Admission Visits	33,727	34,160
Program Registrations	2,755	3,679

Included in this total are 2,822 L.I.F.E admissions for those requiring participation assistance for 2017.

This represents a decrease of 433 admission visits.

This represents a decrease of 924 Program Registrations for the Summer Session.

PROGRAM HIGHLIGHTS

- **Increased Pool Use at SAC during GDAF Closure:** SAC has been experiencing increased participation numbers in the pool and during the Aquafit classes. There have been an average of ten visitors per day from GDAF visiting SAC during the Hot Tub Installation.
- **New Aquafit Class at SAC increasing evening participation:** SAC has recently programmed a new Aquafit Class on Tuesday evenings – “H2O Turbo Bootcamp.” The evening aquafit classes at SAC formerly experienced an average of 4 participants. This new class with a new instructor is averaging 15 people every Tuesday, and the numbers continue to increase.

Pender Harbor Aquatic and Fitness Centre [625]

Operations

- Annual shut down maintenance was completed. Facility operations staff completed work on the pumps and filter systems for both the main pool and hot tub. The hot tub filter was also replaced.
- Other projects included painting both inside the facility and the fence outside, floor waxing and polishing, minor repairs throughout, installation of some hand rails in the ladies changeroom shower space.

PROJECTS

- The Acoustic remediation project was completed August 25. One hundred acoustic panels were installed on the ceiling and both staff and customers have commented on the sound improvement. Further testing by Soundwerks will be done to verify the reverberation reduction.
- The annual gym equipment replacement project was completed with the delivery of two Hammer Strength pieces (bench press and leg press) on September 6. Both the old Apex Bench Press and Leg Press machines were replaced.
- The new accessible change table was received. The new change table is able to accommodate adults as well as children. This table was able to be purchased in part with funds donated from the Pender Harbour Aquatic Society/Sunshine Coast Credit Union.

PROGRAM HIGHLIGHTS

- New programs introduced this fall include:
 - Dance for all age groups. Music and Movement for 2-3 years; Hip Hop for ages 4-18 years; Stretch and Balance Cabaret for Adults. All have been very well received.
 - Mommy and Me Yoga for caregivers and children ages 2-4 years.
 - Swim, Paint and Play for caregivers and children ages 3-5 years. This program combines a 30-minute art activity followed with a swim lesson.
 - Mat pilates

SPECIAL EVENTS

- National Drowning Prevention Week was July 16-22. During this time frame all swim and lesson participants were encouraged to participate in the Lifesaving Society's Swim to Survive Challenge. Those who completed the challenge earned their Swim to Survive Certificate. 25 people participated.
- Welcome Back with a Splash, Sunday September 17. An afternoon of fun games and activities to welcome the community back to the pool after shut down. 20 in attendance.

Admissions and Program Registrations

PHAFC	Q3 2017	Q3 2016
Admission Visits	1,218	1,366
Program Registrations	351	372

This represents a decrease of 148 visits for the July - September period.
 Included in this total are 25 L.I.F.E admissions for those on low income for 2017.

This represents a decrease of 21 Program Registrations for the period.

Summary

SCRD Recreation Services saw a total of **61,360** visits to Recreation Facilities from 2017 as detailed below:

2017 SCRD Recreation Facility	Front Desk Admissions <i>Includes Rentals</i>	Program Attendance	Spectators	Q3 Attendance
Gibsons & District Aquatic Facility	1,040	701	n/a	1,741
Gibsons & Area Community Centre	15,761	1,343	2,830	19,934
Sunshine Coast Arena	1,384	0	250	1,634
Sechelt Aquatic Centre	33,727	2,755	n/a	36,482
Pender Harbour Aquatic & Fitness Centre	1,218	351	n/a	1,569

Year-over-Year comparison: Includes Summer session Programs plus admissions.

July -September	SAC	GDAF	GACC	SA	PHAFC
Q3 2016	37,839	2,621	16,701	1,402	1,738
Q3 2017	36,482	1,741	17,104	1,384	1,569

Reviewed by:			
Manager		Finance	
GM	X – I. Hall	Legislative	
CAO	X - J. Loveys	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: Ian Hall, General Manager, Planning and Community Development

SUBJECT: SUNSHINE COAST SEARCH AND RESCUE ASSOCIATION LEASE

RECOMMENDATIONS

THAT the report titled Sunshine Coast Search and Rescue Association Lease be received;

AND THAT the Sunshine Coast Search and Rescue Association receive confirmation of intent to support an amendment to the existing lease to increase the duration beyond the ten years required for the purpose of Community Gaming Grant;

AND FURTHER THAT Staff report to a future Committee on the recommended terms of the new lease.

BACKGROUND

In 2008 the Sunshine Coast Search and Rescue Association (SCSARA) received Board approval to construct a search and rescue hall on land leased from SCRD on the 1975 Field Road property. In 2016 the Board endorsed the expansion of the lease area to add on to the existing building.

The current lease between SCRD and SCSARA is registered with the Land Title Office for the purpose of a community use building, which is further defined as search and rescue vehicle and equipment storage. SCSARA is seeking a commitment at this time to extend the duration of the lease to qualify for a Community Gaming Grant of up to \$100,000 to be used for construction of the hall addition.

DISCUSSION

The 2008 lease was for 15 years; three 5 year terms, for the land area. At this time there are approximately 6 years remaining on the lease. The current lease transfers the asset to the SCRD at the end of the term.

An amendment approved in 2016 to expand the lease area to enable building expansion for the addition did not address the length of the lease.

All organizations applying to the Ministry of Community, Sport and Cultural Development's Community Gaming Grant program, with fewer than 10 years remaining on their lease must include a signed letter (tenant and landlord) indicating a commitment to renew the lease upon its expiration. In order to be eligible for this grant, SCSARA must have a letter by October 31, 2017 indicating a commitment to extend the lease to 10 years or more.

This opportunity has not been available from Community Gaming for quite a few years and there is no indication the program will be continued in future years. Therefore SCSARA is keen to make a successful application.

The existing hall had a construction value exceeding \$125,000 of which the SCRD contributed \$25,000. The remaining \$100,000 in funds were from SCSARA and a Community Gaming Grant of \$50,000 the last time funds of significant value were offered. SCSARA has indicated that they expect a positive response to an application if the lease requirement can be met.

Based on strategic alignment and SCRD's prior indication of support for building expansion it is recommended that the SCRD write a letter of support to SCSARA for the Community Gaming Grant application and that when the lease is amended to reflect the expanded area the timeframe of the lease be for at least 10 years.

In amending the lease, SCRD and SCSARA have the opportunity to maximize strategic alignment, support organizational sustainability and promote continued cooperation. Staff will work with SCSARA through this process. An amended lease will be presented to a future Committee meeting for consideration.

Organizational Implications

The expansion of the SCSARA building footprint results in the loss of land available on the Field Road property impacting parking, traffic flow for vehicles and the new transit expansion. However, Staff are working to positively mitigate these impacts.

Financial Implications

The 2016 approval to amend the lease to support building expansion included \$2,000 toward assisting in legal fees. There will be no additional short term financial impacts associated with the request identified in this report, however, it should be explored how the SCRD plans to maintain the asset ownership transfers.

Timeline for next steps or estimated completion date

A letter must be submitted to SCSARA prior to the end of October. This is achievable within the regular Committee and Board calendar.

STRATEGIC PLAN AND RELATED POLICIES

This project meets the strategic priority of Facilitating Community Development by increasing our local volunteer search and rescue capacity and providing the volunteers with high quality equipment and facilities.

CONCLUSION

SCSARA has the opportunity to apply to the Community Gaming Grant program for a significant grant of \$100,000 to be used for the expansion of the hall. A letter from the SCRDC indicating a commitment to extend the land area lease beyond ten years is required for SCSARA to be eligible for the grant. It is recommended that this request be supported.

Reviewed by:			
Manager		CFO/Finance	X - T. Perreault
GM	X - I. Hall	Legislative	X - A. Legault
CAO	X - J. Loveys	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 and Zoning Amendment Bylaw No. 310.172, 2017 for an Artisan Craft Distillery – Public Hearing Report and Consideration for Third Reading

RECOMMENDATIONS

1. THAT the report titled Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 and Zoning Amendment Bylaw No. 310.172, 2017 for an Artisan Craft Distillery – Public Hearing Report and Consideration for Third Reading be received;
2. AND THAT the Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 be forwarded to the Board for Third Reading;
3. AND THAT the Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017 as amended be forwarded to the Board for Third Reading;
4. AND FURTHER THAT prior to consideration of adoption of Bylaw No. 641.7, 2017 and Bylaw No. 310.172, 2017 the following conditions be met:
 - a. A pull-out area adjacent to 2041 Porter Road to be constructed on the south side of Porter Road and approved by the Ministry of Transportation and Infrastructure.
 - b. A Provincial water license under the *Water Sustainability Act* for industrial use of water by the distillery be granted to the subject property owner.
 - c. A covenant be signed by the subject property owner and the SCRD that includes the following requirement:

The tasting / retail room shall not operate earlier than 10 a.m. or later than 7 p.m. daily.

BACKGROUND

On July 27, 2017, the Board adopted the following resolution:

240/17 **Recommendation No. 4** *Roberts Creek Official Community Plan Amendment Bylaw 641.7, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw 310.172, 2017*

THAT the report titled Roberts Creek Official Community Plan Amendment Bylaw 641.7 and Zoning Amendment Bylaw 310.172 for an Artisan Craft Distillery – Consideration for Second Reading and Public Hearing be received;

AND THAT the Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 be forwarded to the Board for Second Reading;

AND THAT Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 is consistent with the SCRD's 2017-2021 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT the Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017 be forwarded to the Board for Second Reading;

AND THAT a public hearing to consider Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017 be scheduled for 7:00 pm, Tuesday, September 12, 2017, at the Roberts Creek Community Hall, located at 1309 Roberts Creek Road, Roberts Creek;

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

The Bylaws received second reading on July 27, 2017. Pursuant to the Board's resolution, a public hearing was held on September 12, 2017. This report summarizes comments received from the public hearing, and recommends amendments to the Bylaws for Third Reading and conditions to be met prior to adoption.

DISCUSSION

Public Hearing Summary

Approximately 25 area residents attended the public hearing. The Public Hearing Report can be found in Attachment A. Both support and concern were expressed by residents at the meeting. Eleven written submissions were received prior to the closing of the public hearing. All of the written submissions express concerns with certain aspects of the distillery proposal, but none of them completely oppose the proposed Bylaws. The following is a summary of key issues and discussion on how they can be addressed.

Road and Traffic

The condition of Porter Road and the impact of vehicular traffic on the neighbourhood are a major concern of area residents. Porter Road is a one-lane, unpaved public road, currently classified as a "user-maintained" road by the Ministry of Transportation and Infrastructure (MOTI). The cost of maintaining the road is borne by adjoining properties. The concern is that the condition of this road may be worsened by increased traffic drawn to the distillery; and due to the nature of the road being one-lane, there is potential problem with traffic congestion.

To address this issue, first it must be considered how much traffic can be reasonably expected to be generated by the distillery. The manufacturing part of the distillery generates very little traffic except shipments of materials and products. It is the visitors and customers to the tasting room that will generate most of the traffic. However, the number of customers visiting the site depends on the capacity of production and the size of the tasting room. The production facility has a floor area less than 80 m² and can produce no more than 10,000 litres of spirits per year. The small size of the tasting room with 18 m² of floor area and a seating capacity of 8 persons is not capable of accommodating large number of visitors. The applicant estimates that about 15%

of the products will be sold through the tasting room, with the rest to be sold through other market outlets. This would further limit the number of customers visiting the tasting room.

Therefore, the overall volume of traffic that a small distillery like this can generate is not considered significant, or more than other comparable uses permitted in the subject property and neighbouring properties within the RU1 zone, which, like a distillery, include both an operation or production aspect and a business aspect, such as garden nursery, home occupation, vehicle repair and maintenance, and manufacturing. All of these uses generate traffic but their exact share of impact on the condition of the road is hard to quantify because the relation between the road network and land use is dynamic. As the mix of uses and development intensify in this area upgrading the road may be the solution that will benefit all properties.

Secondly, the impact of traffic on the roads and the neighbourhood must be considered in conjunction with the distribution of traffic over time. Large concentrations of traffic within a short period of time are likely to cause congestion on the roads. Traffic that is spread out over long periods of time will have a less perceivable impact. To that effect, the applicant proposes spreading the opening hours of the tasting room from 10 am to 7 pm each day, instead of concentrating them on weekends as previously proposed. This time window is 5 hours shorter than what is permitted under provincial regulations: 9am to 11pm. This will prevent disturbance to neighbouring properties outside of those hours and reduce the likelihood of large congregations of visitors over short periods of time. These hours are meant to be the maximum allowable time window of operation for the tasting room though not all hours may be fully utilized. This would allow the distillery to adjust the opening hours based on customer, traffic and business. It is recommended that such limit on the hours of operation be enforced through a restrictive covenant to be signed before the final approval of the Bylaws.

Traffic going into and out of the site will have the greatest impact on the 150m stretch of Porter Road from the Conrad Road intersection to the site's driveway entrance. Traffic management around the site should focus on this critical area. As proposed, there will be 11 designated on-site parking spaces and a road-side pull-out area. The on-site parking spaces will provide ample parking for the distillery and reduce the likelihood of spill of parking onto the public road. A pull-out area on the south side of Porter Road will ease possible congestion near the entrance to the property. This proposal was supported by MOTI and is subject to its formal approval. The requirement for the on-site parking spaces has been incorporated into the Zoning Amendment Bylaw, and the construction of the pull-out area will form part of the conditions for final approval of the Bylaws.

Tasting Room

The tasting room is a major concern of a number of residents in the area, with some in favour of eliminating it from the proposal. The concern is based on the perception that the tasting room is a main draw of traffic and visitors to the area, it will disturb the peace of the neighbourhood, it may become a drinking establishment and will cause problems associated with drinking.

A tasting room is not a drinking establishment. Only a very small amount of alcohol, referred to as a few "tastes", can be served on the premise in accordance with provincial liquor licensing regulations. The proposed tasting in the distillery is completely confined within the building. Outdoor tasting has been eliminated from the proposal. Prohibition of outdoor tasting is now stipulated in the Zoning Amendment Bylaw for the Third Reading.

As discussed above, with insignificant amount of traffic to be drawn to the distillery, limited and diffused opening hours and reasonable traffic management measures in place, the tasting room is not likely to have an adverse impact on the neighbourhood, and is not recommended to be removed from the proposal.

Events

Concerns about events that may be brought to the property by the distillery such as food trucks and live bands were addressed previously by the applicants, who stated that they had no intention to host those kind of activities. To enforce this, a provision to prohibit third-party commercial events associated with the distillery has been incorporated into the Zoning Amendment Bylaw for the Third Reading. However, private events such as weddings and gatherings not associated with the commercial operation of the distillery, are permitted.

Fire Protection

Fire risk of the distillery is a significant concern of neighbouring residents. Fire risk and protection have been reviewed by SCRD Emergency Services and Building Department. Due to the location of the closest fire hydrant being 0.75km away, adequate access by fire trucks to water sources on the property must be maintained to provide adequate water supply. A fire lane and turn-around area adjacent to the distillery building must be provided for fire truck access. To satisfy this requirement, the applicant provided a site plan (Attachment B), showing the fire lane, turn-around area and water sources.

The distillery building is considered a high-hazard occupancy according to BC Building Code. It must meet the requirements of the BC Fire Code and the engineering and technical requirements of the Building Code for such occupancy. A sprinkler system will be required if the storage of liquor exceeds 25,000 litres. If the zoning and OCP amendment application is approved, a building permit must be applied for to ensure that all requirements are met, including those for fire protection and safety.

Water Usage

The applicant plans to use water for the distillery sustainably. Water for making the spirits is only used in the production of grain and corn-based alcohol, ranging from 30 to 100 gallons per batch. It will come from an established deep well on the property. No water is used for fruit-based distillates.

Water for cooling the condenser will come from an existing pond and will be circulated back into it through a continual closed loop with no cumulative water loss. It will take water from the bottom of the pond through an existing pipe. The water line will make a continuous loop through the distillery and then back to the pond in the form of a fountain. The water passes through the condenser at several gallons per minute, so there is little cumulative water warming, and what warmth that may be left over will dissipate as water travels through the system and back to the fountain.

Water usage in the rural area without municipal or community water supply is governed by the *Water Sustainability Act*. Under this Act licenses are required for using water for various purposes. The applicant has applied for a domestic water license for residential use of water on the property, and an industrial water license for water use for the distillery. It is recommended that obtaining a Provincial Industrial Water License for the distillery be a condition before final adoption of the Bylaws.

Property Value

A few residents are concerned with the distillery's impact on property value. Property value is influenced by many factors. Aside from the condition of the real estate market, uses of the property are one of the main factors. From a land use planning perspective, the distillery is mainly a manufacturing facility which is permitted in the RU1 zone. The proposal adds a compatible variation to this permitted use by integrating an auxiliary component – the tasting room.

Overall Consideration

While many concerns expressed by area residents are reasonable, they can also be properly addressed, as demonstrated by the discussions above. Overall this is a carefully-planned and suitably-scaled proposal that respects the environment and the neighbourhood and fits the rural character of the area. The Rural land use designation and zoning for this area are intended to offer a diversity of uses, mixing residential, agricultural, manufacturing and other uses to enable the creation of a self-sustained working and living landscape. Such diversity and vitality is important to the Sunshine Coast and aligned with the strategic direction of the community.

Summary of Bylaw Revisions

The following highlights the recommended revisions (underlined) to the Zoning Amendment Bylaw (Attachment D). In addition to the revisions discussed above, staff found it more appropriate to describe the guidelines for tasting and on-site tours as “terms and conditions of the liquor license for the distillery”, other than “*BC Liquor Licensing: Brewer, Distiller and Agents License Terms and Conditions*”, because the title of this guide published by the province may be subject to change. No revisions are recommended for the OCP Amendment Bylaw (Attachment C).

Site Specific Uses

- 1001.9 A distillery, meadery or cidery licensed under the *BC Liquor Control and Licensing Act* and associated sale, tasting and on-site tour are permitted on Lot 15 District Lot 1311 Plan 4216, subject to the following provisions:
1. Tasting and on-site tours shall be conducted in accordance with the terms and conditions of the liquor license for the distillery.
 2. Third-party commercial events or assembly associated with the distillery: not permitted
 3. Maximum building height: 4.5 m
 4. Maximum building gross floor area: 100 m²
 5. Minimum setback from any lot line: 7.5 m
 6. Minimum number of parking spaces for distillery and associated uses: 11
 7. Outdoor storage: not permitted
 8. Tasting and retail room:
 - a. Maximum floor area: 18 m²
 - b. Maximum seating capacity: 8 persons
 9. Outdoor tasting: not permitted

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.
- Create and use an “environmental lens” for planning, policy development, service delivery and monitoring.

The subject of this report is also aligned with the following land use principles of the Regional Sustainability Plan: ‘We Envision’ for the Sunshine Coast:

- We envision a diverse and thriving economy stimulated by green jobs and regional economic development, in which all residents can participate, that add value to existing community assets and eliminate poverty on the Sunshine Coast.

CONCLUSION

Through the public hearing both support for and objection to the proposal were presented to the SCRD. A number of critical issues were raised. This report discusses how they can be addressed along with a number of revisions to the Zoning Amendment Bylaw and conditions for final approval.

Overall, there appears to be support for this type of small-scale, low-impact development that can integrate well into the rural landscape and help to strengthen the local economy and sustain a unique lifestyle on the Sunshine Coast. However, the development is not without impacts on the local neighbourhood. These impacts can be addressed by technical design of the project along with traffic management measures, controlled opening hours, Provincial liquor and water licensing and the building permit process.

Staff recommend that the revised Bylaws be presented to the Board for Third Reading, and the recommended conditions be met before consideration of adoption of the Bylaws.

Attachments

- Attachment A – Public Hearing Report
- Attachment B – Fire Lane Plan
- Attachment C – OCP Amendment Bylaw 641.7, 2017
- Attachment D – Zoning Amendment Bylaw 310.172, 2017 (revised)

Reviewed by:			
Manager	X - A Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys		

Attachment A

Public Hearing Report
SUNSHINE COAST REGIONAL DISTRICT
REPORT OF A PUBLIC HEARING HELD AT
Roberts Creek Community Hall
1309 Roberts Creek Road, Roberts Creek, BC
September 12, 2017

Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017
and
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017

PRESENT:	Chair, Area E Director	L. Lewis
	Alternate Chair, Area D Director	M. Lebbell
ALSO PRESENT:	Senior Planner	Y. Siao
	Recording Secretary	A. Ruinat
	Members of the Public	25

CALL TO ORDER

The public hearing for Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017 was called to order at 7:40 p.m.

L. Lewis, Chair

The Chair introduced staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing. The Chair then indicated that following the conclusion of the public hearing the SCRD Board may, without further notice or hearing, adopt or defeat the bylaws or alter and then adopt the bylaws providing the alteration does not alter the use or increase the density. The Chair asked Yuli Siao, Senior Planner, Planning and Development, to introduce Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017.

PURPOSE OF BYLAW

Yuli Siao, Senior Planner, SCRD Planning and Development

The Senior Planner began the presentation by reviewing the timeline of the amendment bylaws, as follows:

- The bylaws received First Reading on May 25, 2017 and Second Reading on July 27, 2017
- Referrals were sent to the following agencies: Roberts Creek Advisory Planning Commission, Skwxwú7mesh Nation, the Ministry of Transportation and Infrastructure and Vancouver Coastal Health Authority
- A Public Information Meeting was held on June 8, 2017

The Senior Planner presented the proposed site plan and architectural drawings.

Applicable Official Community Plan Policies:

The Roberts Creek Official Community Plan (OCP) designates the subject property as RURAL Land Use. The property is surrounded by Resource use to the north and Agricultural use to the south.

The intention of the Rural Land Use OCP policy is to provide a buffer to forest lands and allow for community diversity in terms of a variety of land uses in addition to residential uses and a rural life style.

The Craft Distillery and how it fits into the Rural Land Use.

- Small scale production
- Source from local agricultural products
- Auxiliary retail on site for the products

Roberts Creek Official Community Plan Economic Development Policies:

- Economic development, employment opportunities and tourism are important
- Modest, small-scale commercial activity is supported
- Compatible within the context of the rural character

The proposed craft distillery can generate economic activity and support coastal tourism, yet remain modest and compatible with the rural character and environment.

Proposed Official Community Plan Amendment:

The applicant proposes to retain the RURAL land use designation, with added site specific permission of a small-scale distillery with a gross floor area of not more than 100 m².

Zoning Bylaw 310

The property is zoned RU1 – Rural One Zone, which permits a variety of uses.

CONSULTATION

Agency Referrals have been conducted. The Roberts Creek Advisory Planning Commission and Roberts Creek Official Community Plan Committee support the proposal.

Twenty-five written submissions have been received: 18 support, 7 oppose or express concerns.

The Public Information Meeting was held on June 8, 2017. Comments received are summarized in the table below with SCRD Staff response:

COMMON TOPICS	RESPONSE
Fit and character	Mostly supported, suited to rural life style
Road and traffic	Limited retail space and visitor hours, roadside pull-out area
Parking	11 on-site parking proposed, zoning requires only 2
Tasting area	Provincial licensing, outdoor tasting area eliminated
Smell and noise	Confined process, little emission, no ventilation fan
Events	Not intended by applicant, prohibition can be stipulated in bylaw
Water usage	Water for cooling recirculated, provincial water licence
Waste	Composted and recycled
Fire protection	Fire route, sprinkler system not required for storage less than 25,000 L

The revised Zoning amendment is as follows:

A distillery, meadery or cidery licenced under the BC Liquor Control and Licensing Act and associated retail sale, tasting and on-site tour are permitted on Lot 15 District Lot 1311 Plan 4216, subject to the following provisions:

1. *Tasting and on-site tours shall be conducted in accordance with BC Liquor Licensing: Brewer, Distiller and Agents Licence Terms and Conditions.*
2. *Events or assembly associated with the distillery other than on-site tours: not permitted*
3. *Maximum building height: 4.5 m*
4. *Maximum building gross floor area: 100 m²*
5. *Minimum setback from any lot line: 7.5 m*
6. *Minimum number of parking spaces for distillery and associated uses: 11*
7. *Outdoor storage: not permitted*
8. *Tasting and retail area:*
 - a. *Maximum indoor floor area: 18 m²*
 - b. ~~*Maximum outdoor patio area: 28 m²*~~
 - c. *Maximum indoor seating: 8 persons*
 - d. ~~*Maximum outdoor seating: 16 persons*~~

Proposed conditions:

- Covenant restricting opening hours of tasting room
- Pull-out area be defined on Porter Road
- Provincial approval of water licence could be required for adoption

The proposed bylaws and report on the public hearing will be considered by the SCRD Board for consideration of Third Reading. Written and verbal submissions will form part of the public record.

The Senior Planner concluded the presentation. The Chair called a first time for submissions.

PUBLIC SUBMISSIONS

Mike Allegretti
1738 Lockyer Road, Roberts Creek

Asked if the proposal is considered a home based business that is also a distillery.

The Senior Planner stated that this proposal is more than a home based business occupation. Typically home based businesses are small-scale, such as home offices, and do not have multiple employees.

James Davidson
884 Conrad Road, Roberts Creek

Has submitted a letter to the SCRDC regarding this proposal and gave a submission at the Public Information Meeting in June. Expressed support for the application and feels that the changes have addressed previous concerns. Would like to see that the bylaw include a covenant to address the potential for events on site.

Cari Miller
1982 Porter Road, Roberts Creek

Resides a few houses up the street from the subject property. Feels that the amendments have addressed previous concerns. Appreciates the detailed Fire Plan. Expressed concerns regarding the current condition and accessibility of Porter Road. The road has not been well maintained in the past few years.

Asked about how to limit or control the number of cars going up and down the road.

Noted that Conrad Road is also in very bad condition. Porter Road is a single lane, no-through road. Limited access for garbage trucks, they reverse up the road. Concerns for increase in traffic on a long weekend and impact of cars on already bad-condition road. Visitors will have to use other people's driveways to turn around.

Rural Zone allows for manufacturing of products, question regarding the retail portion.

Presented a petition on behalf of Porter Road residents to be entered into the public record (Appendix A). Stated that most residents are in opposition to the proposal in some form, not entirely, but certain aspects of it: concerns about traffic on the privately maintained road, concerns about fire and emergency services access, effects on the local watershed, effects on the peace, enjoyment and rural nature of the neighbourhood.

Would like to see that the bylaw include a covenant to address the potential for events on site.

Peter Sugars
954 Conrad Road, Roberts Creek

Resides on the property right next door to the subject property. Main concern was the outdoor tasting area, appreciates that this has been eliminated from the proposal. Although it is eliminated from the proposal the bylaw amendment does not have clear wording about outdoor

tasting not being a permitted use. Asked if a potential new owner could open up an outdoor tasting area based on how the bylaw amendment is written.

Jeff Barringer, Proponent responded by stating that they are applying for a licence for auxiliary sales which allows for tastings. If a new owner wanted to change to a drinking or outdoor tasting format, they would have to re-apply for their licence. This would trigger a new round of public meetings from the SCRD and Province. As long as the proposal stays within the provisions of the licence then the proponent can continue to manufacture product, sell it and have tastings. Does not plan to grow the business beyond this, it is a retirement plan.

The provincial licence is different from the bylaw. If new owners ignored the provincial licence and made an outdoor tasting area, where would the bylaw stand as it is proposed?

The Senior Planner clarified the proposed zoning amendment wording permits the on-site tasting as an auxiliary use. Outdoor tastings have been eliminated from the list of permitted use, thus would be in violation of the zoning bylaw.

Noted that outdoor tasting has been eliminated from the list but the bylaw does not explicitly state “no outdoor consumption of alcohol” and therefore it is not clear if it is allowed. Suggestion to change the bylaw wording to specifically clarify no outdoor tastings permitted.

Kathleen Suddes
1222 Gower Point Road

Addressed concerns regarding Porter Road. Agrees that it is not a very good road, with washboarding, some potholes but not the worst on the coast. If you take the road at an appropriate speed, it is manageable. There are dump trucks and construction vehicles using the road, development has not been impeded.

If the distillery is going to be open on the weekend, then there will be a limited flow of traffic with regards to the work vehicles and visitors sharing the road.

Commented on the nature of people who will visit the distillery. Does not feel there will be an issue with crowds or events.

Soren Bech
2102 Porter Road, Roberts Creek

Shares some similar concerns expressed at the public hearing. Concerns regarding conditions of Conrad Road, publicly maintained and at some points there is washboarding, slippery sections and steep ditches. There are narrow sections and a blind intersection blocked by a large tree. Residents use a courtesy system when passing other vehicles, but visitors will not be aware of this.

Provided a written submission to be entered into the public record. (Appendix B)

Lex Hanson
1921 Porter Road, Roberts Creek

Shares concerns expressed at the public hearing. Expressed support for the proposed distillery. Noted that Capilano Highways has been contacted regarding Porter Road, a fund has been set

up with about \$5000-\$6000 to address the grading of the road. Awaiting adequate moisture to grade, compact and service the road to get the road to a suitable condition. Conrad Road is also a concern. In favour of the distillery proposal as it will generate employment for local economy.

Sally Simpson
3396 Crystal Road, Roberts Creek

Noted that Crystal Road used to be like Porter Road many years ago. Suggests that neighbourhood effort could improve the road conditions. Supports the idea of local businesses and feels the distillery is a great idea. May draw some tourists, but not on a large scale. Noted that other local established businesses will cater to those that want to drink. This proposal is well put together and does not feel worried about people drinking, but rather taste and buy product. Feels this is a good use of farm land, agriculture and overall is a well maintained property. Appreciates the increased number of parking spaces. Feels that the road concerns could be addressed by the appropriate ministry if it was chip sealed.

Peter Sugars
954 Conrad Road, Roberts Creek

Expressed concerns regarding small production establishments having drinking/outdoor tastings. Concerns that the neighbourhoods will have to deal with the noise of the outdoor drinking. Suggests that outdoor tasting restrictions be included in the bylaw. Assurances from current owner are great, but need to think about the future and potential new property owner years to come.

Cari Miller
1982 Porter Road, Roberts Creek

Commented on the flow of traffic, particularly on long weekends. Asked if there is a plan for controlling the flow of traffic. Concerns regarding increase in vehicle traffic, how cars will turn around, enough parking spaces, and condition of the road. These concerns needs to be addressed prior to adoption of the bylaw. Supports the distillery proposal but has concerns for the retail aspect and public road access.

Emily Davies
2028 Porter Road, Roberts Creek

Expressed support for the application and proponents. Looks directly down on the site from their property and is not concerned about this. Would like to know more about the hours of operation for the business. Has concerns regarding the road condition as well. Trust for the current proposal as put forth but would like more assurances that there would not be any changes to the business in the future due to their proximity to the subject property.

Catherine Jones
685 Corlett Road, Roberts Creek

Spoke favourably of the proponents and the proposal. Feels that the application put forth is respectful of the community and environment. Feels that the concerns raised have been addressed. Believes that the neighbourhood and the road will be improved. Expressed overall support for the application.

The Chair called a second time for submissions.

Danise Lofstrom, Proponent
2024 Porter Road, Roberts Creek

The Proponent clarified concerns raised at the public hearing:

With respect to increased traffic and the volume of visitors; People won't stay long at the property, the turn-over rate will be higher than what is happening at other businesses.

With respect to the number of staff (commercial vs. small scale); This is a "Mom & Pop" business. This will not be a big business operations, may have a few other staff members, family working at the distillery, but will be small scale.

With respect to retail sales being allowed; Retail sales are allowed as auxiliary to the distillery and as proposed.

With respect to concerns about the future and if the business expanded; The building is a maximum 100 sq. m, which keeps the business small-scale. If the proponent (or future owner) wanted to expand or open up a drinking establishment beyond the manufacturing/retail licence, they would have to re-apply and re-start the public process. The proponent expressed no intention to sell the property or expand scope of business.

Peter Sugars
954 Conrad Road, Roberts Creek

Asked for a point of clarification regarding the provincial licence and the bylaw being two separate processes. For example, if a provincial bylaw process did not affect the bylaw, then no public process would be required.

Jeff Barringer, Proponent responded by stating that the provincial licence is tied directly to the zoning. Noted that if the zoning does not allow for the conditions of the provincial licence, it will not be approved.

Asked for clarification on the potential for provincial licence changes being possible if the zoning bylaw was not affected. Requested that further clarification on this be included in the zoning bylaw wording, to clearly state the uses not permitted.

The Senior Planner stated that the zoning bylaw is written to be consistent with provincial regulations. They are a separate set of rules, but another provision could be added to state that outdoor tastings are not permitted.

Asked if hours of operation would be addressed in the bylaw.

The Senior Planner stated that the hours of operation could be addressed in a covenant. One of the current proposed conditions is a covenant registered on title to restrict the operating hours. If the Board approved this condition, it would need to be satisfied prior to adoption of the bylaw.

Soren Bech
2102 Porter Road, Roberts Creek

Asked for clarification regarding the amendment bylaw wording. Sections b. (outdoor patio) and d. (outdoor seating) that have been crossed out, can be read two ways; either there is none or there is no limit on it.

Tasting and retail area:

- a. Maximum indoor floor area: 18 m²
- ~~b. Maximum outdoor patio area: 28 m²~~
- c. Maximum indoor seating: 8 persons
- ~~d. Maximum outdoor seating: 16 persons~~

As long as it does not say, there shall be no outdoor patio area and no outdoor seating, it is not clear.

The Senior Planner stated that a provision could be added to clarify that outdoor tasting areas are not permitted.

Asked about who would monitor that this provision was followed.

The Chair noted that alcohol infractions are enforced under the jurisdiction of the RCMP.

Ryan Hanson
1835 Hanbury Road

Expressed support for the proposal. Asked for clarification regarding the maximum amount of alcohol that can be served by tasting facilities under BC Liquor laws. Asked if there a limit to the number of tastings per person.

Jeff Barringer, Proponent responded by stating that a tasting facility is only legally allowed to serve 3 teaspoons maximum. Obligation as a licenced establishment to report intoxicated persons on the property to the RCMP. Taste size is limited by the licence.

Commented on the difference between a tasting facility and other established businesses where sale and consumption of alcohol are allowed on the property. Due to the 3 teaspoons tasting size limit, has no concerns that there will be open alcohol and public drinking on the property.

Sally Simpson
3396 Crystal Road, Roberts Creek

Noted that the regulation of alcohol is established by provincial law and believes that the owners would have to complete the Serving it Right certificate and qualifications. Feels that the proponents will not jeopardize serving to someone who is intoxicated. Expressed support for the social and economic benefits that this business will bring to the community.

The Chair called a third time for submissions.

CLOSURE

The Electoral Area D Director Mark Lebbell thanked the public for participating and providing comments regarding the respective bylaws.

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.172, 2017 closed at 8:53 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:

Approved - Signature to follow

L. Lewis, Chair

A. Ruinat

A. Ruinat, Recording Secretary

September 7, 2017

Neighbourhood Petition

Re: 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
Amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017

This petition is to outline concerns for proposed amendments to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017.

I, Yukiko Blackwell, of Lot # 13 have the following concerns with, or opposition to, amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Please initial beside points of concern/opposition:

~~Complete opposition to amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216~~

YB Opposition to the current aforementioned proposal. In favour of eliminating ~~sales and~~ tasting of spirits from 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

YB Concerned with increased traffic on a privately maintained road. If current amendment is passed, require covenant to address road maintenance

YB Concerned with risk of fire from the production of highly volatile spirit alcohol. If current amendment is passed, require covenant to address fire risk including either a fire hydrant in proximity to the proposed site or onsite fire suppression including engineered sprinkler system.

~~Concerned with local water shed. If current amendment is passed, require independent environmental report to address potential impact of watershed concerns.~~

YB Concerned with enjoyment and peace of the neighbourhood, and impact on property value. If current amendment is passed, ~~require independent report on property assessment and expert opinion on potential impact on property value.~~

YB Concerned with uses outside the proposed use by current or future 2042 Porter Road (Lot 15 District Lot 1311 Plan VAP4216) owners, such as, but not limited to, food sales, private events, special licences, music. If current amendment is passed, require covenant to strictly forbid the aforementioned uses.

Signed on this 11th of September in the year 2017.

Yukiko Blackwell G Blackwell M Blackwell
Name Signature Witness

September 7, 2017

Neighbourhood Petition

Re: 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
Amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017

This petition is to outline concerns for proposed amendments to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017.

I, DAVID CHELL, of Lot # 2057 have the following concerns with, or opposition to, amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Please initial beside points of concern/opposition:

Complete opposition to amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Opposition to the current aforementioned proposal. In favour of eliminating sales and tasting of spirits from 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

DC Concerned with increased traffic on a privately maintained road. If current amendment is passed, require covenant to address road maintenance

DC Concerned with risk of fire from the production of highly volatile spirit alcohol. If current amendment is passed, require covenant to address fire risk including either a fire hydrant in proximity to the proposed site or onsite fire suppression including engineered sprinkler system.

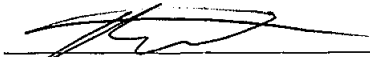
Only concerned with noise at unreasonable hours Concerned with local water shed. If current amendment is passed, require independent environmental report to address potential impact of watershed concerns.

Only concerned with noise at unreasonable hours Concerned with enjoyment and peace of the neighbourhood, and impact on property value. If current amendment is passed, require independent report on property assessment and expert opinion on potential impact on property value.

DC Concerned with uses outside the proposed use by current or future 2042 Porter Road (Lot 15 District Lot 1311 Plan VAP4216) owners, such as, but not limited to, food sales, private events, special licences, music. If current amendment is passed, require covenant to strictly forbid the aforementioned uses.

Signed on this 11 of SEPTEMBER, in the year 2017.

DAVID CHELL
Name


Signature

Witness

September 7, 2017

Neighbourhood Petition

Re: 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
Amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017

This petition is to outline concerns for proposed amendments to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017.

I, MARTIN BLACKWELL, of Lot # 13 have the following concerns with, or opposition to, amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Please initial beside points of concern/opposition:

~~Complete opposition to amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216~~

MB ~~Opposition to the current aforementioned proposal. In favour of eliminating sales and tasting of spirits from 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216~~

MB Concerned with increased traffic on a privately maintained road. If current amendment is passed, require covenant to address road maintenance

MB Concerned with risk of fire from the production of highly volatile spirit alcohol. If current amendment is passed, require covenant to address fire risk including either a fire hydrant in proximity to the proposed site or onsite fire suppression including engineered sprinkler system.

~~Concerned with local water shed. If current amendment is passed, require independent environmental report to address potential impact of watershed concerns.~~

MB ~~Concerned with enjoyment and peace of the neighbourhood, and impact on property value. If current amendment is passed, require independent report on property assessment and expert opinion on potential impact on property value.~~

MB Concerned with uses outside the proposed use by current or future 2042 Porter Road (Lot 15 District Lot 1311 Plan VAP4216) owners, such as, but not limited to, food sales, private events, special licences, music. If current amendment is passed, require covenant to strictly forbid the aforementioned uses.

Signed on this 11 of 09, in the year 2017.

MARTIN BLACKWELL
Name

M. Blackwell
Signature

[Signature]
Witness

September 7, 2017

Neighbourhood Petition

Re: 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
Amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017

This petition is to outline concerns for proposed amendments to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017.

I, Robert Hugo, of Lot # 12 have the following concerns with, or opposition to, amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Please initial beside points of concern/opposition:

Complete opposition to amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

RS/H Opposition to the current aforementioned proposal. In favour of eliminating sales and tasting of spirits from 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

RS/H Concerned with increased traffic on a privately maintained road. If current amendment is passed, require covenant to address road maintenance

RS/H Concerned with risk of fire from the production of highly volatile spirit alcohol. If current amendment is passed, require covenant to address fire risk including either a fire hydrant in proximity to the proposed site or onsite fire suppression including engineered sprinkler system.

RS/H Concerned with local water shed. If current amendment is passed, require independent environmental report to address potential impact of watershed concerns.

RS/H Concerned with enjoyment and peace of the neighbourhood, and impact on property value. If current amendment is passed, require independent report on property assessment and expert opinion on potential impact on property value.

RS/H Concerned with uses outside the proposed use by current or future 2042 Porter Road (Lot 15 District Lot 1311 Plan VAP4216) owners, such as, but not limited to, food sales, private events, special licences, music. If current amendment is passed, require covenant to strictly forbid the aforementioned uses.

Signed on this 10 of Sept, in the year 2017.

Robert Hugo

Name

[Signature]

Signature

[Signature]

Witness

September 7, 2017

Neighbourhood Petition

Re: 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
Amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017

This petition is to outline concerns for proposed amendments to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017.

I, JOHN SADLER, of Lot # 23 have the following concerns with, or opposition to, amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Please initial beside points of concern/opposition:

Complete opposition to amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Opposition to the current aforementioned proposal. In favour ^{OF REMOVING PATIO} ~~of eliminating sales and~~ tasting of spirits from 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Concerned with increased traffic on a privately maintained road. If current amendment is passed, require covenant to address road maintenance

Concerned with risk of fire from the production of highly volatile spirit alcohol. If current amendment is passed, require covenant to address fire risk including either a fire hydrant in proximity to the proposed site or onsite fire suppression including engineered sprinkler system.

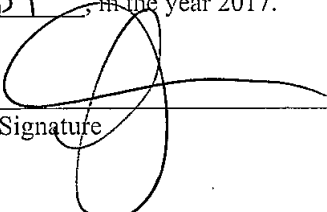
Concerned with local water shed. If current amendment is passed, require independent environmental report to address potential impact of watershed concerns.

Concerned with enjoyment and peace of the neighbourhood, and impact on property value. If current amendment is passed, require independent report on property assessment and expert opinion on potential impact on property value.

Concerned with uses outside the proposed use by current or future 2042 Porter Road (Lot 15 District Lot 1311 Plan VAP4216) owners, such as, but not limited to, food sales, private events, special licences, music. If current amendment is passed, require covenant to strictly forbid the aforementioned uses.

Signed on this 10 of SEPT, in the year 2017.

JOHN SADLER
Name


Signature


Witness

September 7, 2017

Neighbourhood Petition

Re: 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
Amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017

This petition is to outline concerns for proposed amendments to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017.

I, P Sugars, of Lot # 16 have the following concerns with, or opposition to, amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Please initial beside points of concern/opposition:

Complete opposition to amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

PA Opposition to the current aforementioned proposal. In favour of eliminating sales and tasting of spirits from 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Concerned with increased traffic on a privately maintained road. If current amendment is passed, require covenant to address road maintenance

Concerned with risk of fire from the production of highly volatile spirit alcohol. If current amendment is passed, require covenant to address fire risk including either a fire hydrant in proximity to the proposed site or onsite fire suppression including engineered sprinkler system.

Concerned with local water shed. If current amendment is passed, require independent environmental report to address potential impact of watershed concerns.

PS Concerned with enjoyment and peace of the neighbourhood, and impact on property value. If current amendment is passed, require independent report on property assessment and expert opinion on potential impact on property value.

PA Concerned with uses outside the proposed use by current or future 2042 Porter Road (Lot 15 District Lot 1311 Plan VAP4216) owners, such as, but not limited to, food sales, private events, special licences, music. If current amendment is passed, require covenant to strictly forbid the aforementioned uses.

Signed on this 8 of September, in the year 2017.

Peter Sugars
Name

P Sugars
Signature

Witness

September 7, 2017

Neighbourhood Petition

Re: 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
Amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017

This petition is to outline concerns for proposed amendments to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017.

I, Cari Miller, of Lot # 12 have the following concerns with, or opposition to, amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Please initial beside points of concern/opposition:

Complete opposition to amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

AM Opposition to the current aforementioned proposal. In favour of eliminating sales and tasting of spirits from 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

AM Concerned with increased traffic on a privately maintained road. If current amendment is passed, require covenant to address road maintenance

AM Concerned with risk of fire from the production of highly volatile spirit alcohol. If current amendment is passed, require covenant to address fire risk including either a fire hydrant in proximity to the proposed site or onsite fire suppression including engineered sprinkler system.

Concerned with local water shed. If current amendment is passed, require independent environmental report to address potential impact of watershed concerns.

AM Concerned with enjoyment and peace of the neighbourhood, and impact on property value. If current amendment is passed, require independent report on property assessment and expert opinion on potential impact on property value.

AM Concerned with uses outside the proposed use by current or future 2042 Porter Road (Lot 15 District Lot 1311 Plan VAP4216) owners, such as, but not limited to, food sales, private events, special licences, music. If current amendment is passed, require covenant to strictly forbid the aforementioned uses.

Signed on this 7th of Sept., in the year 2017.

Cari Miller
Name

[Signature]
Signature

[Signature]
Witness

September 7, 2017

Neighbourhood Petition

Re: 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
Amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017

This petition is to outline concerns for proposed amendments to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017.

I, Brian Davies, of Lot # 14 have the following concerns with, or opposition to, amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Please initial beside points of concern/opposition:

Complete opposition to amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

- ☒ Opposition to the current aforementioned proposal. In favour of eliminating sales and tasting of spirits from 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
- ☒ Concerned with increased traffic on a privately maintained road. If current amendment is passed, require covenant to address road maintenance
- ☒ Concerned with risk of fire from the production of highly volatile spirit alcohol. If current amendment is passed, require covenant to address fire risk including either a fire hydrant in proximity to the proposed site or onsite fire suppression including engineered sprinkler system.
- ☐ Concerned with local water shed. If current amendment is passed, require independent environmental report to address potential impact of watershed concerns.
- ☒ Concerned with enjoyment and peace of the neighbourhood, and impact on property value. If current amendment is passed, require independent report on property assessment and expert opinion on potential impact on property value.
- ☒ Concerned with uses outside the proposed use by current or future 2042 Porter Road (Lot 15 District Lot 1311 Plan VAP4216) owners, such as, but not limited to, food sales, private events, special licences, music. If current amendment is passed, require covenant to strictly forbid the aforementioned uses.

Signed on this 8th of sept, in the year 2017.

Brian Davies
Name


Signature


Witness

September 7, 2017

Neighbourhood Petition

Re: 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216
Amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017

This petition is to outline concerns for proposed amendments to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017.

I, Emily Davies, of Lot # 14 have the following concerns with, or opposition to, amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Please initial beside points of concern/opposition:

Complete opposition to amendment to Bylaw No 641.7, 2017 and Bylaw No. 310.172, 2017 for 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Opposition to the current aforementioned proposal. In favour of eliminating sales and tasting of spirits from 2042 Porter Road – Lot 15 District Lot 1311 Plan VAP4216

Concerned with increased traffic on a privately maintained road. If current amendment is passed, require covenant to address road maintenance

Concerned with risk of fire from the production of highly volatile spirit alcohol. If current amendment is passed, require covenant to address fire risk including either a fire hydrant in proximity to the proposed site or onsite fire suppression including engineered sprinkler system.

Concerned with local water shed. If current amendment is passed, require independent environmental report to address potential impact of watershed concerns.

Concerned with enjoyment and peace of the neighbourhood, and impact on property value. If current amendment is passed, require independent report on property assessment and expert opinion on potential impact on property value.

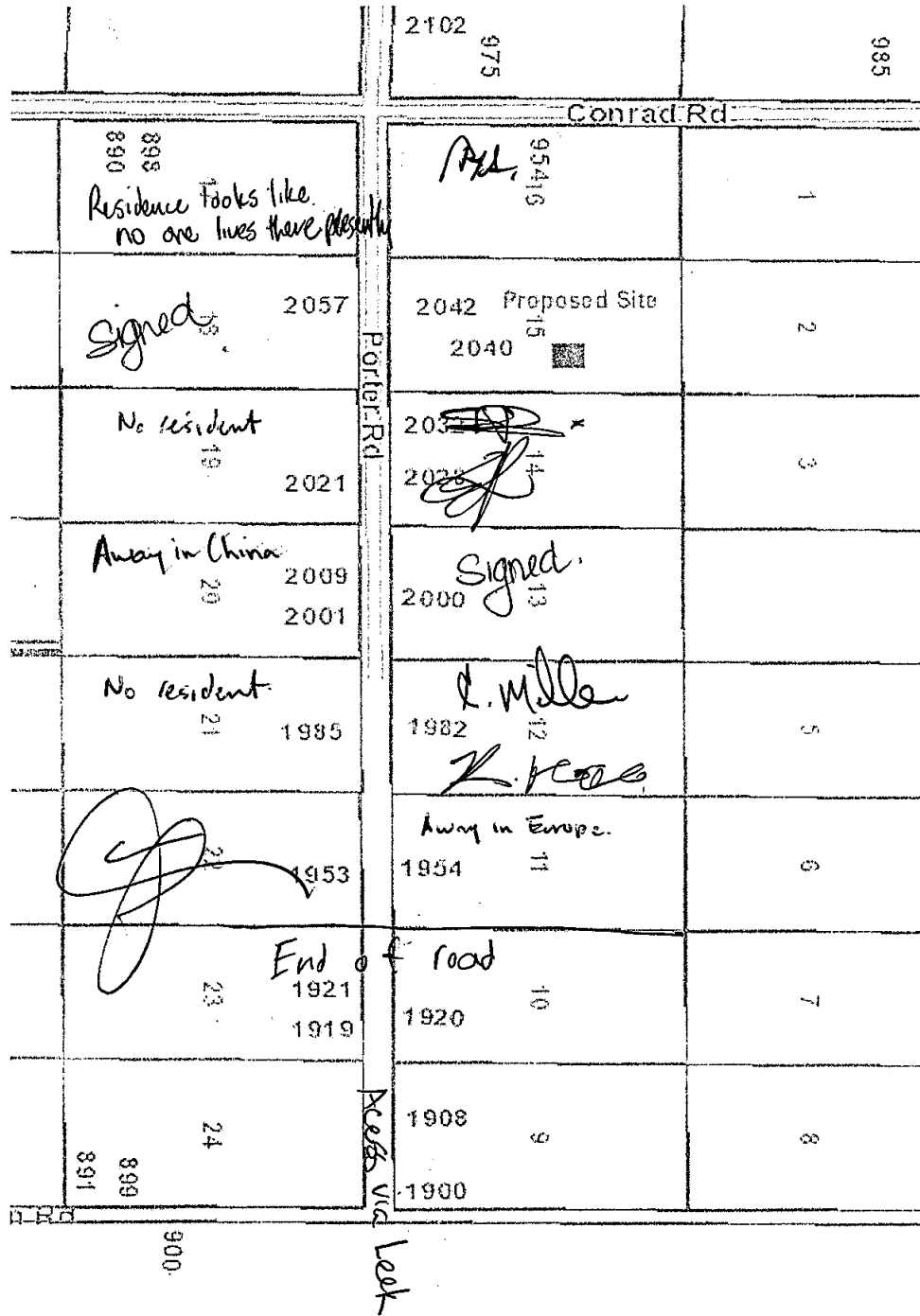
Concerned with uses outside the proposed use by current or future 2042 Porter Road (Lot 15 District Lot 1311 Plan VAP4216) owners, such as, but not limited to, food sales, private events, special licences, music. If current amendment is passed, require covenant to strictly forbid the aforementioned uses.

Signed on this 8th of September, in the year 2017.

Emily Davies
Name

Signature
Witness

Map of Signatures of Residences Addressed in the Following Petition



Soren Bech
2102 Porter Road
Roberts Creek, BC
V0N 2W5

My name is Soren Bech.

My wife Joan and I live at 2102 Porter Road, on the corner with Conrad.

I want to comment on the idea of building an artisan craft distillery in our neighbourhood.

I note the proposed by-law also permits the production of mead and cider, so that would pretty much cover all the food groups.

Overall, this will be a real boost to the economy of the Sunshine Coast.

The location is perfect for at least six reasons. I'm sure there are more but these are the ones that readily occur to me.

First. It's perfect because Porter is a private gravel road. It's poorly maintained. It's full of treacherous potholes, dips and bumps.

Increasing traffic on this road will be a real boost to local auto repair shops.

From personal experience I can tell you that every set of wheel bearings they install will bring in \$1,260. And if the brake calipers and rotors are also damaged, the economic benefit will climb to \$2,633.37.

Second. It's perfect because the only access to Porter Road is via Conrad Road. The first block of Conrad is a public road. It's also gravel, but most of the time it's more like a slippery washerboard.

Just before it reaches Porter, it's one lane wide. Local residents have adopted a courtesy of yielding to opposing traffic. Visitors don't always respect that, nor the steep ditches that line the road.

Again from personal experience, I can tell you that local tow truck operators will appreciate the extra business.

Third. It's perfect because from the west side of Porter, the intersection with Conrad is a blind corner. You have to hope for the best as you carefully nose your vehicle into the one lane road to see if anyone is coming.

Adding more traffic here will greatly benefit local auto body shops – although from my experience they already have a three to four month backlog for repairs.

Fourth. It's perfect because it will boost the tourist industry.

I have no doubt people will come from around the world. They will be able to explore the forests of Roberts Creek. Watch bears peruse the garbage cans. Relax with a few quick shots of artisan booze.

And then hit the dark, unlighted road to further increase the likelihood of even more work to our car repair and health care workers.

Fifth. It's perfect because it fits in with the character of the neighbourhood. You may think it's just a quiet residential area, inhabited by senior citizens and families that have chosen to live close to nature and the beauty of the Sunshine Coast.

That's a common misperception. At heart, we're all a bunch of free-wheeling rowdies. We'd appreciate the opportunity to enjoy the smells of fermentation, loud music, more traffic and lots of booze.

And because we're in the forest, where people dump stuff all the time, there will be no difficulty in getting rid of the highly flammable and poisonous by-products of distilling.

Sixth. It's perfect because it's a shining example of our local governments' exceptional care and understanding of the needs of ordinary people.

Official plan? No problem. If you want an edge on your competitors by saving on land, instead of buying property that's properly zoned, we'll fix it up for you.

With that process firmly established, there's no limit to what we could do next or where we could do it.

Maybe we could open up the other side of the street to an artisan theme park, a craft rock festival, or even a good old fashioned go-cart track.

In closing, I want to congratulate our regional district representatives for their foresight in bringing forward these bylaws.

You are right to ignore the negative naysayers.

You know who I mean: those noisy people who are always complaining about violations of the official plan, the harmful precedent set by spot zoning, or the supposed impact on grumpy neighbours.

The regional district is wise to just send a delegate or two to public hearings like this. There's no percentage in forcing all of our elected people to suffer through all that hand-wringing. Much better for them to just vote and be done with it – without the nuisance of listening to people first-hand.

In this case, it's a no brainer. I'm sure most people in Sechelt, or Gibsons, or anywhere else on the coast, if they really think about it, would love to have a distillery next door.

There's a place for everything, and that will be so convenient. The more the merrier. We should have hundreds of them.

Cheers to you for not letting a silly official plan stand in the way.

WRITTEN SUBMISSIONS RECEIVED PRIOR TO PUBLIC HEARING



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F 604 688 8193

1700-1075 West Georgia St.
Vancouver, BC V6E 3C9

watsongoepel.com

COPY

August 28, 2017

“Without Prejudice”

SCRD
Administration Office
1975 Field Road
Sechelt, BC V0N 3A1
info@scrd.ca

RECEIVED
AUG 31 2017

File#: 106959

Joe Carangi
Direct Line: 604 642 5664
legalshield@watsongoepel.com

SCRD
RECEIVED
AUG 31 2017

MASTER FILE COPY

CHIEF ADMINISTRATIVE
OFFICER

Attention: SCRD Planning Department, Yuli Siao, Planner, SCRD Chief Administrative Officer-Janet Loveys, SCRD Director for Roberts Creek-Mark Lebbell

Dear Sir/Madam:

Re: OCP and Zoning Bylaw Amendment Application Lot 15 District Lot 1311 Plan VAP 4216

We have been consulted by Mr. Brian Davies with regards to a planned third reading in which the distillery will be passed and allowed to proceed by the SCRD.

We understand that our client's residence is on a privately maintained road and therefore would be subject to a significant increase in "wear and tear"; from a proposed increase in vehicle volume. It is our client's position that this cost will transfer directly onto the rest of the residences of the road.

With respect to property value, it is our client's position that his property value may very well be impacted by allowing a distillery to operate at this very close proximity to his residence. As well, our client believes that there is a fire risk given that this is a public tasting area of highly volatile spirit alcohol and no fire suppression has been incorporated into the proposal.

Furthermore, one of our client's biggest concerns is the continued commercialization of this rural area and that, although this is not outlined in the proposed zoning changes, there is concern over the, "possibility" of food trucks and special events like weddings. At the very least a strict covenant needs to be placed on the property of the distillery if it is in fact approved that clearly restricts these additional uses, like special events and food and alcohol sales.

We also understand that Mr. Davies has attempted to address this matter with the SCRD but believes that he was all but ignored after promises were made to him that because of the proximity of his home he would have an extraordinary large say in the process. Our client does not believe that in fact this has been the case and feels that legal action might be all but necessary to secure his rights with respect to this zoning application.

Watson Goepel LLP

Watson Goepel Maledy is a British Columbia Limited Liability Partnership

Accordingly, Mr. Davies wishes to work with the SCRD and attempt to reach an amicable resolution.

Yours truly,

WATSON GOEPEL LLP

per: Joe Carangi

Yuli Siao

From: Brian Davies ~~brian.davies@scrd.ca~~
Sent: Friday, September 08, 2017 11:28 AM
To: Yuli Siao
Subject: Re: distillery second report

Yuli

Thank you for your email.

Let's be reasonable. Aside from conjecture, I did not read any absolute resolutions of concerns raised by the neighborhood.

On several points, it appears that the SCRD is diverting liability to other municipal and provincial agencies. Those agencies, including the fire department and Ministry of Transportation have outlined at present no requirements for reducing fire risk and no road maintenance afforded to the project.

Although adding additional parking spaces may reduce the incidence of parking on the road, it does not address the concern with "wear and tear" outlined by the neighborhood.

I am glad you have received and are happy to report so much support for the project from the community and the SCRD but I think that it is imperative that you foremost consider the feedback from immediate local residences first. I think it is also important to consider this project as if you were living in the small neighborhood uphill from the proposal. Although the overall proposal may be well thought out and well received, this project will have little to no impact on the general public and is likely to have a large impact on local residents.

I have conducted my own anonymous and independent survey of all of the current residences of Porter Road "east" and there is no outward support for the project. Residents have either outlined indifference to the distillery itself, with all of the same concerns I have outlined in my emails, phone calls and legal letter to the SCRD, or oppose the product as it is currently proposed. Unfortunately some residence do not feel comfortable with the public process to outline their concerns and have expressed that they are not willing to send their concerns to the SCRD as they do not wish to offend people.

My wife and I also do not wish to offend our neighbors, but when this project was proposed to us we were not made aware of the public access to the facility and remain in favor of only production at the distillery and no public tasting or sales. From my survey, this is also the clear feeling from the neighborhood and would better address the majority concern with the road, along with reducing the risk or concerns of public events along with the very real and potential affect on property values.

As the applicants claim that only 15% of sales are expected to come from direct sales from the property, it is of the opinion of myself and the majority of the immediate area that perhaps direct sales should simply be removed from the proposal. This would only leave fire risk as a continued concern for myself and other people in the area.

From the survey, with responses from all but 2 residences of 8 homes on our stretch of Porter Road (excluding the applicants of course), along with verbal discussions with the other 2 households, I have taken it upon myself to create a petition of these concerns which I hope will be available at the public hearing.

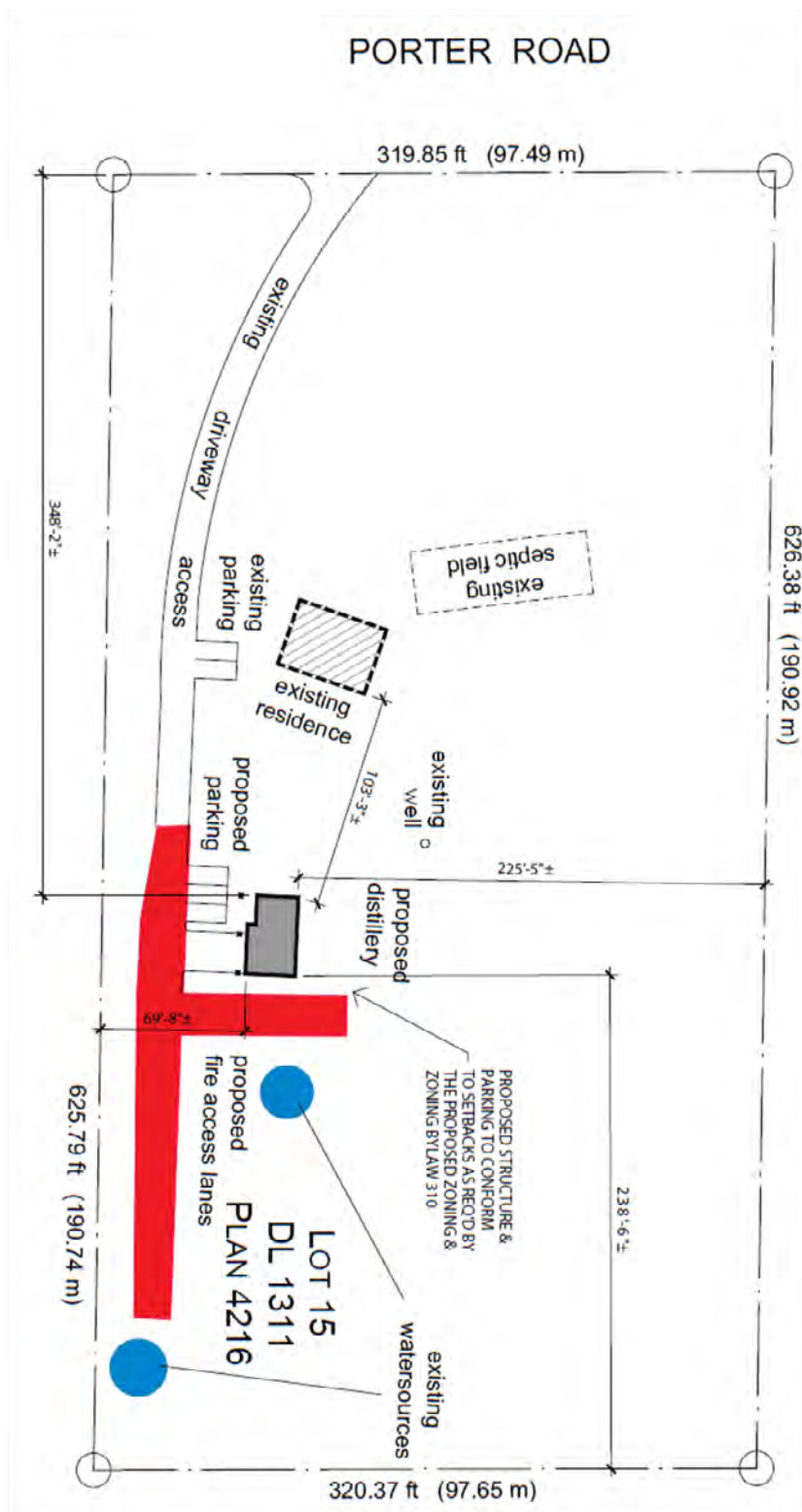
Once again, we share the same vision for Roberts Creek and the remainder of the Sunshine Coast as suggested in the document you provided. We believe it is great to have people work from their homes. We want to support the distillery project, but we expect regulators, such as the SCRD, to be responsible with decisions and impact this may have on the direct area. We also feel that this business will not directly employ any members of the community besides the owners of the property and do not feel that this should be a large feature of the discussion.

Thank you for your time. We hope to see an amicable and responsible resolution of these concerns.

Regards,

Brian

Attachment B Fire Lane Plan



Attachment C

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 641.7

A bylaw to amend the *Roberts Creek Official Community Plan Bylaw No. 641, 2012*

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 *Roberts Creek Official Community Plan Amendment Bylaw No. 641.7, 2017*.

PART B – AMENDMENT

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2012* is hereby amended as follows:

Inserting the following sub-section immediately following Section 17.15:

“17.16 Notwithstanding Section 17.12, a small-scale distillery, meadery or cidery with a gross floor area of not more than 100 m² is permitted on Lot 15 District Lot 1311 Plan 4216.”

PART C – ADOPTION

READ A FIRST TIME this 25TH DAY OF MAY, 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this 25TH DAY OF MAY, 2017

READ A SECOND TIME this 27TH DAY OF JULY, 2017

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this 27TH DAY OF JULY, 2017

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this

12TH DAY OF SEPTEMBER, 2017

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

Chair

Attachment D

SUNSHINE COAST REGIONAL DISTRICT

BYLAW No. 310.172

A bylaw to amend the *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. 310.172, 2017*.

PART B – AMENDMENT

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

Inserting the following section immediately following Section 1001.8:

Site Specific Uses

- 1001.9 A distillery, meadery or cidery licensed under the BC *Liquor Control and Licensing Act* and associated sale, tasting and on-site tour are permitted on Lot 15 District Lot 1311 Plan 4216, subject to the following provisions:
1. Tasting and on-site tours shall be conducted in accordance with the terms and conditions of the liquor license for the distillery.
 2. Third-party or commercial events or assembly associated with the distillery: not permitted
 3. Maximum building height: 4.5 m
 4. Maximum building gross floor area: 100 m²
 5. Minimum setback from any lot line: 7.5 m
 6. Minimum number of parking spaces for distillery and associated uses: 11
 7. Outdoor storage: not permitted
 8. Tasting and retail room:
 - a. Maximum floor area: 18 m²
 - b. Maximum seating capacity: 8 persons
 9. Outdoor tasting: not permitted

PART C – ADOPTION

READ A FIRST TIME this 25TH DAY OF MAY, 2017

READ A SECOND TIME this 27TH DAY OF JULY, 2017

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this 12TH DAY OF SEPTEMBER, 2017

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: David Rafael, Senior Planner

SUBJECT: SUNSHINE COAST REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 310.175, 2017 (GIBSONS READY MIX, GILMOUR ROAD) - ELECTORAL AREA E

RECOMMENDATIONS

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road) - Electoral Area E be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be forwarded to the Board for First Reading;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be referred to the following agencies:

- (1) *Skwxwú7mesh* Nation;
- (2) Ministry of Transportation & Infrastructure;
- (3) Gibsons and District Volunteer Fire Department;
- (4) Elphinstone Advisory Planning Commission; and
- (5) BC Hydro;

AND FURTHER THAT a public information meeting be held prior to consideration of Second Reading.

BACKGROUND

The SCRD received an application to rezone two adjacent parcels on Gilmour Road in Elphinstone to permit a concrete batch plant. The proposal is driven by the planned relocation of the existing Gibsons Ready Mix operation from 1327 Fitchett Road, Elphinstone which is preparing for a residential development.

The purpose of this report is to provide information on the application and obtain direction from the Planning and Community Development Committee on moving forward with the bylaw amendment request.

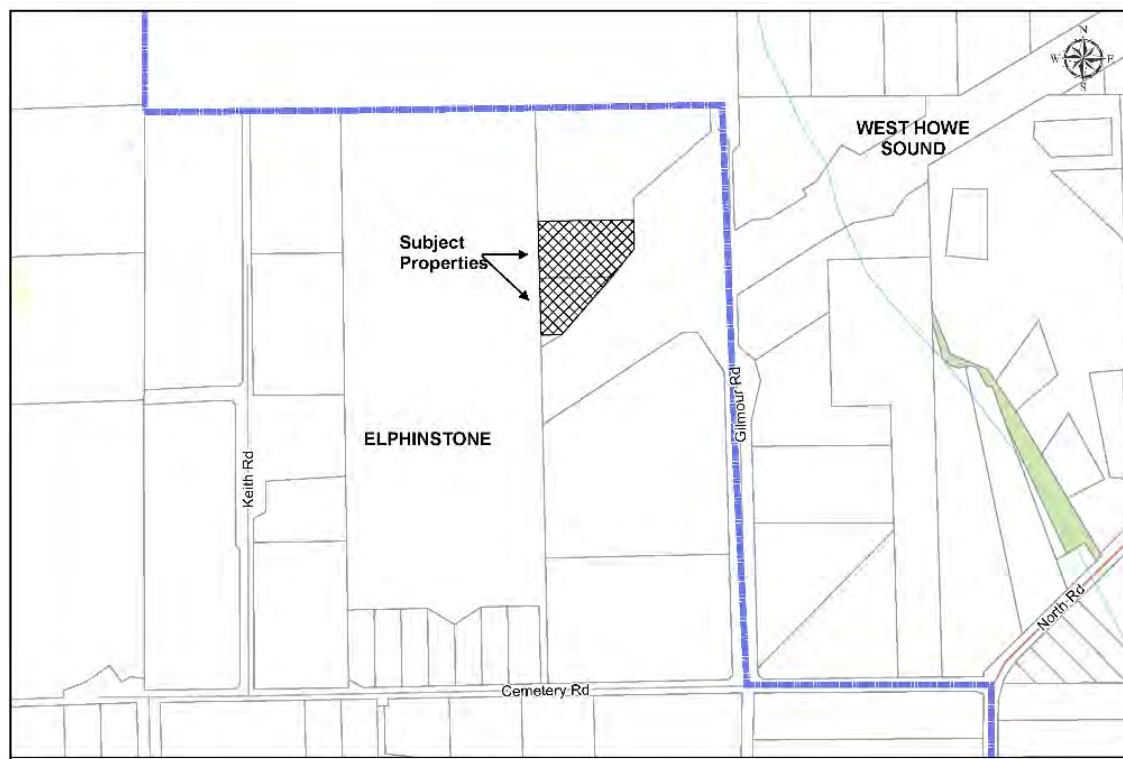


Figure 1 – Property Location

Owner Applicant:	Gibsons Ready Mix Ltd (operating as Gibsons Redi-Mix Ltd) L.W. Penonzek, BCLS
Civic Address:	None (vacant land)
Legal Description:	(a) DL 1657, Plan 4563, Block 6 REM, PID 011-493-917 (b) DL 1657, Plan 4563, Block 7 REM, PID 011-493-925
Electoral Area:	Elphinstone
Parcel Area:	(a) 0.9741 hectares (b) 0.4971 hectares Total: 1.4712 hectares
OCP Land Use:	Rural
Land Use Zone:	RU2 (Rural Two)
Application Intent:	Add concrete batch plant as a permitted use.

Table 1 - Application Summary

DISCUSSION

The two subject properties are located above Cemetery Road at the northern edge of the developed area in Elphinstone. Gilmour Road runs north/south and the driveable portion ends at Cemetery Road. The two adjacent parcels are owned by the applicant and are vacant. The properties are near the boundary with the West Howe Sound Electoral Area.

The site has some development constraints such as:

- BC Hydro transmission lines that cross through the southern portion;
- land slopes to the south-east.

There is a relatively flat area on the north-west portion and a 1-in-5 drop over the rest of the site.

There are a mix of uses in the area as follows:

- Elphinstone Aggregates mine which includes BA Blacktop Asphalt Concrete production site are adjacent to the west. The mine site is zoned for aggregate processing and manufacture of concrete products.
- Provincial unceded land, which may contain material stored for road repairs, is to the north.
- The land immediately to the east and south is undeveloped road right-of-way that was secured for the extension of the Gibsons bypass.
- The Gibsons RV Resort is about 80 metres south.
- The closest residential development is about 220 metres to the south-east and there is a vacant parcel about 130 metres to the east.

Although the uses vary, the Official Community Plan (OCP) land use designations and zoning are relatively uniform.

	Zoning	OCP Land Use
North	RU2 (Rural Two)	Rural
East	RU2 (Rural Two)	Rural
South	RU2 (Rural Two)	Rural
West	I4A (Industrial Four A) / RU2 (Rural Two)	Rural

Table 2 – Designations around the Subject Parcels

Maps showing zoning, land use designation, distance to residential development are included in Attachment A.

Elphinstone Official Community Plan Bylaw 600, 2007 (OCP)

The OCP land use designation for the subject properties is Rural. Objective B-5-3 is:

“To allow for aggregate processing and the manufacture of aggregate products in the limited area currently zoned for this use with the possibility for expansion in adjacent areas.”

Policy B-5.1.6 supports expansion of these uses in adjacent areas. The policy notes that an expansion would require rezoning. Therefore rezoning of the properties can be considered consistent with the OCP.

The subject properties are within Development Permit Area 7: Rural Industry (DPA 7). The objective of DPA 7 is to provide some landscape, signage and design guidelines on rural industrial and commercial uses allowed under the current zoning bylaw of the Regional District. This area may form a future gateway to the Sunshine Coast if the highway extension is constructed.

DPA 7 guidelines include:

- building form should be designed to appear relatively small in character and not overwhelm adjacent buildings or roads;
- large, blank walls (6 metre or larger) are not permitted;
- free standing signs are limited to 2 metres above grade and surface area of each side to be no more than 3 square metres;
- lighting requirements;
- site layout needs to also consider maximizing privacy for adjacent residential parcels to minimize noise, glare and shadows; and
- parts of the site next to highways, residential or rural zones should be fenced and landscaped so that industrial and commercial development is not visible from adjacent areas.

The proposal does not currently include a specific development design/site layout. Conforming with guidelines as determined by a development permit being issued could be a condition to be met before Bylaw 310.175 is considered for Third Reading.

Sunshine Coast Regional District Zoning Bylaw No. 310, 1987

RU2 zoning permits a range of non-residential uses such as vehicle repair and maintenance on parcels over 8000 square metres and manufacturing/storage on parcels over 1.75 hectares. There are limits for floor area and building height for these uses.

The subdivision designation is I (minimum 4 hectares for new parcels).

The proposal can be achieved by amending the RU2 zone to add “concrete batch plant” as a site specific use for the two parcels.

The applicant may wish to amalgamate the properties to make best use of space, manage setbacks, etc. Staff will discuss this possibility with the applicant.

Analysis

The OCP supports this type of proposal in the Rural Industry designation. The site is separated from adjacent private parcels by the road right-of-way that was dedicated for the extension of the highway bypass (Attachment A).

The concrete batch plant will likely be relocated from the Fitchett Road site as that site is under consideration for affordable housing. The proposed concrete batch plant use will include the following ancillary uses:

1. storing sorted aggregate, and other material that will be used to produce concrete;
2. storage/parking of vehicles such as concrete mixer trucks; and
3. an office.

Staff consider that the ancillary uses are part of a concrete batch plant operation and thus do not need to be set out as separate uses in Bylaw No. 310.175. However, it would be helpful to have a conceptual site plan provided for the public information meeting to show the general location and land area needs of various components of the concrete batch plant.

Potential impacts on residential properties in the area may be mitigated by the requirements of DPA 7. Consultation may identify specific concerns. A future report will consider if any specific mitigation measures should be required to address concerns such as impacts from traffic, road conditions, noise and dust.

Options

The following are possible options to consider:

Option 1: *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be forwarded to the Board for First Reading and commence consultation

The proposal is supported by the OCP as it is located adjacent to an aggregate mine. The area is rural in character however there are a range of commercial activities in the broader area. The OCP includes the subject properties within Development Permit Area 7: Rural Industry, for form and character.

The Bylaw could receive First Reading and consultation would then commence to allow for public and agency input. This would include the applicant arranging a public information meeting after a referral to the Elphinstone Advisory Planning Commission.

Planning Staff recommend this option.

Option 2: *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be abandoned

The proposed use is supported by the OCP and there are site characteristics that favour the proposal. However, the Board may choose not to proceed.

Organization and Intergovernmental Implications

The site is within the *Skwxwú7mesh* Nation's territory and a referral is proposed.

Referrals will be made to the SCRD Infrastructure Services Department regarding water and solid waste. The site is not currently served by SCRD water infrastructure. The water main and fire hydrant are about 350 metres away on Gilmour Road or 300 metres away off Keith Road serving the Elphinstone Aggregates Mine.

The site is within a fire protection area and the Gibsons and District Volunteer Fire Department will be sent a referral.

Timeline for next steps or estimated completion date

Consultation would take place after First Reading and a report will be provided to a future Planning and Community Development Committee setting out consultation results and next steps.

The timeline is dependent upon several factors such as the 60-day referral period, applicant scheduling of a public information meeting, and possible need to gather additional information to address concerns raised during consultation.

Communications Strategy

Staff will refer Bylaw 310.175 to:

- (1) *Skwxwú7mesh* Nation;
- (2) Ministry of Transportation & Infrastructure;
- (3) Gibsons and District Volunteer Fire Department;
- (4) Elphinstone Advisory Planning Commission; and
- (5) BC Hydro;

STRATEGIC PLAN AND RELATED POLICIES

The SCRD Value of Transparency is supported by the rezoning process.

CONCLUSION

Gibsons Ready Mix applied to rezone two adjacent parcels on Gilmour Road, Elphinstone for a concrete batch plant to be a permitted use. The proposal is supported by the Elphinstone Official Community Plan subject to a successful rezoning.

Staff recommend that the *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be forwarded to the Board for First Reading and that consultation commence.

A report will be provided to a future Planning and Community Development Committee report setting out consultation results and next steps.

Attachments

Attachment A – Official Community Plan Land Use Designation and Bylaw 310 Zoning

Attachment B - *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017*

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	X - A. Legault
CAO	X – J. Loveys	Other	

ATTACHMENT A



Figure 2 –Official Community Plan Land Use Designation



Figure 3 –Bylaw 310 Zoning



Figure 4 – Distance to Private Properties

ATTACHMENT B

SUNSHINE COAST REGIONAL DISTRICT BYLAW NO. 310.175

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. 310.175, 2017.*

PART B – AMENDMENT

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

Part X (Rural Zones), Section 1011 RU2 Zone (Rural Two):

- a) renumbering 1011.6 to 1011.9 as 1011.7 to 1011.10;
- b) inserting 1011.6 in numerical order as follows:

Site Specific Uses

- | | |
|--------|--|
| 1011.6 | In addition to the uses permitted in Sections 1011.1 to 1011.3, the following use is permitted on Block 6 except: Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except: Part Now Road Plan LMP1312, District Lot 1657, Plan 4563: |
|--------|--|

- (1) concrete batch plant.

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
LOCAL GOVERNMENT ACT this DAY OF MONTH , YEAR

READ A THIRD TIME this DAY OF MONTH , YEAR

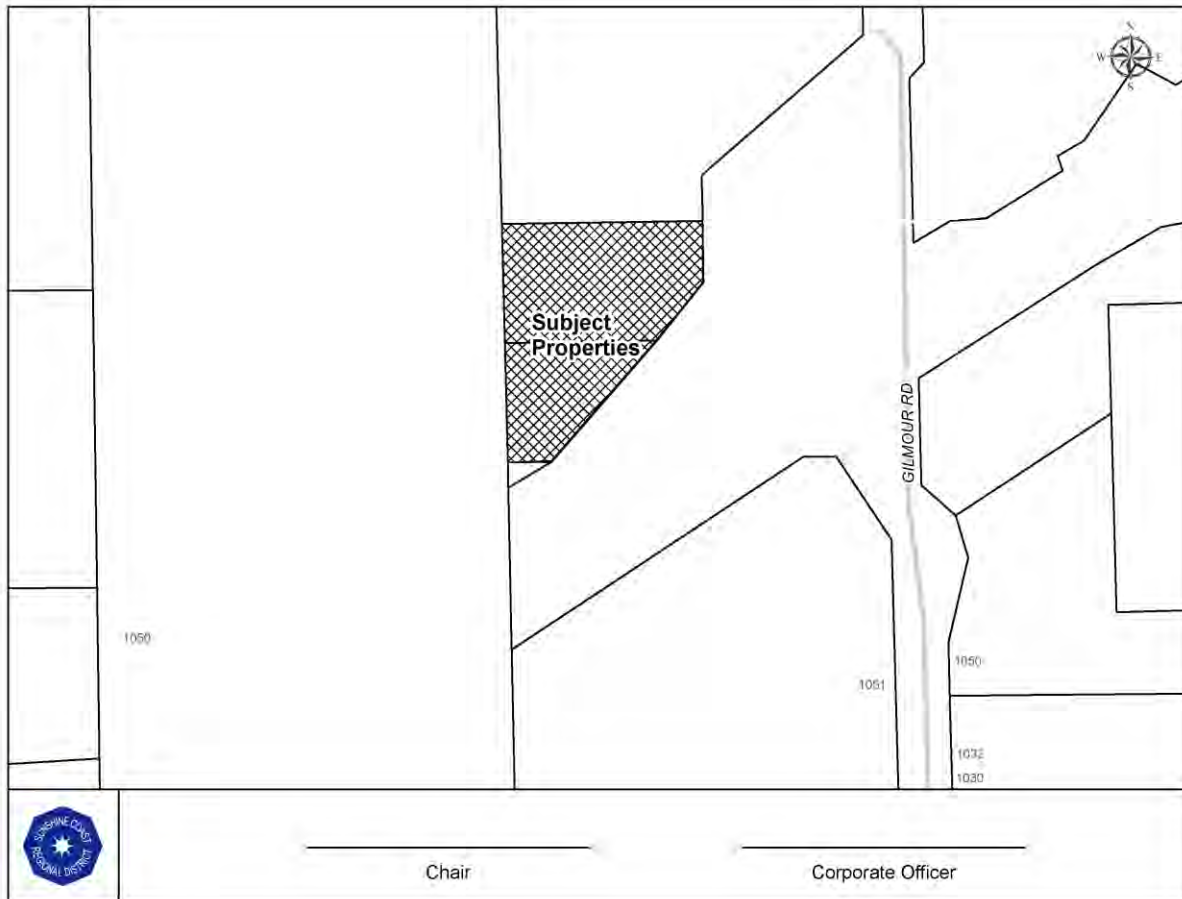
ADOPTED this DAY OF MONTH , YEAR

Corporate Officer

Chair

APPENDIX A to
Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017

Rezoning Block 6 except: Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except: Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 to include concrete batch plant as a permitted use



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: Sven Koberwitz, Planning Technician

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION DVP00018 (LANTEIGNE) - AREA F

RECOMMENDATIONS

THAT the report titled Development Variance Permit Application DVP00018 (Lanteigne) - Area F be received;

AND THAT Development Variance Permit Application DVP00018 to vary the maximum floor area ratio for buildings from 30% to 42%, as per Section 501(1) of Zoning Bylaw No. 310, 1987, be issued.

BACKGROUND

The Sunshine Coast Regional District has received a development variance permit application to vary the maximum floor area ratio for buildings from 30% to 42% to enable the construction of a proposed single family dwelling (See Attachment A).



Figure 1 - Location of subject property

The subject property is 589.4 sq. m and therefore a maximum floor area of 176.8 sq. m applies based on a floor area ratio of 30%. The proposed 3-bedroom single family home has a floor

area of approximately 247.0 sq. m, therefore a development variance permit is required to enable the construction of the proposed home.

The undeveloped subject property is located between North Road and Marine Drive near the Hopkins Landing neighbourhood. Due to the steep slope of the property the building must be designed and constructed into the slope directly adjacent to North Road. The elevation difference between North Road and the lower portion of the property will result in a 3 storey building. Therefore a request is being made to increase the maximum floor area permitted in Zoning Bylaw No. 310.

Owner / Applicant:	Joe Lanteigne
Civic Address:	Lot 17 North Road
Legal Description:	Lot 17 Block 12 District Lot 1402 Plan 7429 PID: 010-620-851
Electoral Area:	West Howe Sound - Area F
Parcel Area:	589 sq. m
OCP Land Use:	Residential
Land Use Zone:	R1
Application Intent:	To vary the maximum floor area ratio for buildings from 30% to 42% to enable the construction of a proposed single family dwelling

Table 1 - Application Summary

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

DISCUSSION

Analysis

The subject lot has an average grade of 35% which presents challenges both for access and development. Vehicular access to the property is being proposed from North Road (See Attachment B - Topographic Survey). This is consistent with similar development in the area.

The property was originally subdivided in 1946, long before land use regulations and minimum parcel sizes were established. The small size of the parcel combined with the steep terrain leave few options available that would allow for an alternative design that meets the floor area limits.

Height

Section 503 of Zoning Bylaw 310 requires that all buildings on parcels less than 750 sq. m shall not exceed 8.5 m, however an exemption for parcels where the average slope exceeds 20% allows the height to be increased to 11 m. The proposed building is an average of 9.9 m in height with the west elevation (North Road) being 6.4 m and the east elevation (Marine Drive) being 12.5 m. Therefore the proposed building is within the maximum allowable height.

Setbacks

The proposal adheres to the parcel line setback requirements. North Road is considered the rear parcel line due to being longer than the parcel line along Marine Drive, therefore a 4.5 m setback applies. A 1.5 m setback is required to the side parcel lines.

Fire separation requirements in the BC Building Code restrict the number of window openings adjacent to a neighbouring lot line. This has an impact on the design since any reduction in building size results in a lower percentage of allowable window openings. The applicant has indicated that the number of window openings would be considerably reduced if the main floor and lower floor were redesigned to accommodate the 30% floor area limit.

Alternatives

The applicant has indicated to Planning Staff that several alternative options were analyzed. To meet the floor area limit the applicant would need to reduce the overall size of the main and lower level as well as remove the basement. There are some options to achieve this including bringing up the elevation of the property with fill and constructing retaining walls. The basement level of the home could be back-filled resulting in a filled foundation space that would not count towards floor area.

The applicant has determined that adding a usable partial basement level that would function as mechanical space and multi-functional space with windows is preferable to reducing the overall size of the home and removing the basement (See Attachment C).

It should be noted that the floor area limit applies to all buildings on a parcel, therefore no further enclosed structures would be permitted in the property. Also, the applicant has partially taken advantage of the 45 sq. m allowance for enclosed parking which does not count towards the floor area limit.

The table below summarizes the proposed floor area within each storey of the home, the total floor area under consideration and the maximum permitted under the zoning bylaw.

Main Floor	103.3 sq. m	
Garage	30.5	45 sq. m allowance provided for enclosed parking.
Lower Floor	102.5	
Basement	40.4	
Total	276.7 sq. m	
Under Consideration	246.2 sq. m	Not including 30.5 sq. m for garage due to exemption.
Permitted	176.8 sq. m	Proposed building exceeds allowance by 69.4 sq. m.

Table 2 - Floor Area Summary

Planning Staff believe varying the maximum floor area ratio is the most practical and best solution given the specific site characteristics. Conforming to the 30% floor area limit would result in development ill-suited to the site and not necessarily result in a smaller-scale building.

A variance to the permitted floor area would not result in development that is inappropriate for the site and will have minimal impact on surrounding properties.

Density vs. Size and Dimensions

The *Local Government Act* prohibits development variance permits from varying the density or the use of land. Zoning Bylaw 310 regulates density of residential use in two ways. The permitted use of the land is described as "single family dwelling" and the density of that use is prescribed by the minimum parcel size permitted by the applicable subdivision district, 2000 sq. m in this case.

The regulation limiting floor area applies to all parcels under 1500 sq. m in the R1, R2, CR1, RU1, and RU2 land use zones. The intent of this regulation is to prevent out-of-scale development and limit the physical size of buildings on smaller lots. It applies to all buildings on a parcel, regardless of use. Therefore an application to vary the floor area limit is appropriate since the regulation is not a control on density but rather a control on general building size and dimension.

Options

Possible options to consider:

Option 1: Issue the permit.

This would enable the applicant to construct the single family dwelling as proposed.

Planning Staff recommend this option.

Option 2: Deny the permit.

The 30% floor area limit would continue to apply. The applicant could further explore alternative options and resubmit a building permit application that conforms to Zoning Bylaw No. 310.

Consultation

The development variance permit has been referred to the following agencies and Building Division for comment:

Referral	Comments
SCRD Building Division	No concerns with application.
<i>S̫w̫x̫w̫7mesh</i> Nation	Referred on August 8, 2017. No comments have been received to date.
West Howe Sound Advisory Planning Commission	The APC recommended support of the development variance permit application at a meeting on September 5, 2017.

Property Owners/Occupiers with 50 metres	Notifications were distributed on August 10, 2017 to owners and occupiers of properties within a 50 metre radius of the subject property. One letter opposing the proposed variance was received (Attachment D)
--	--

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRD has received a development variance application to relax the maximum allowable floor area ratio for buildings on a property from 30% to 42%. This would result in a building with a floor area of approximately 247 sq. m (276.7 sq. m including the garage). Given the access from North Road and the steepness of the lot combined with the restrictive lot size the proposed variance appears to be the best solution.

Planning Staff do not believe the proposed development will adversely impact the surrounding community and therefore support this application.

Attachments

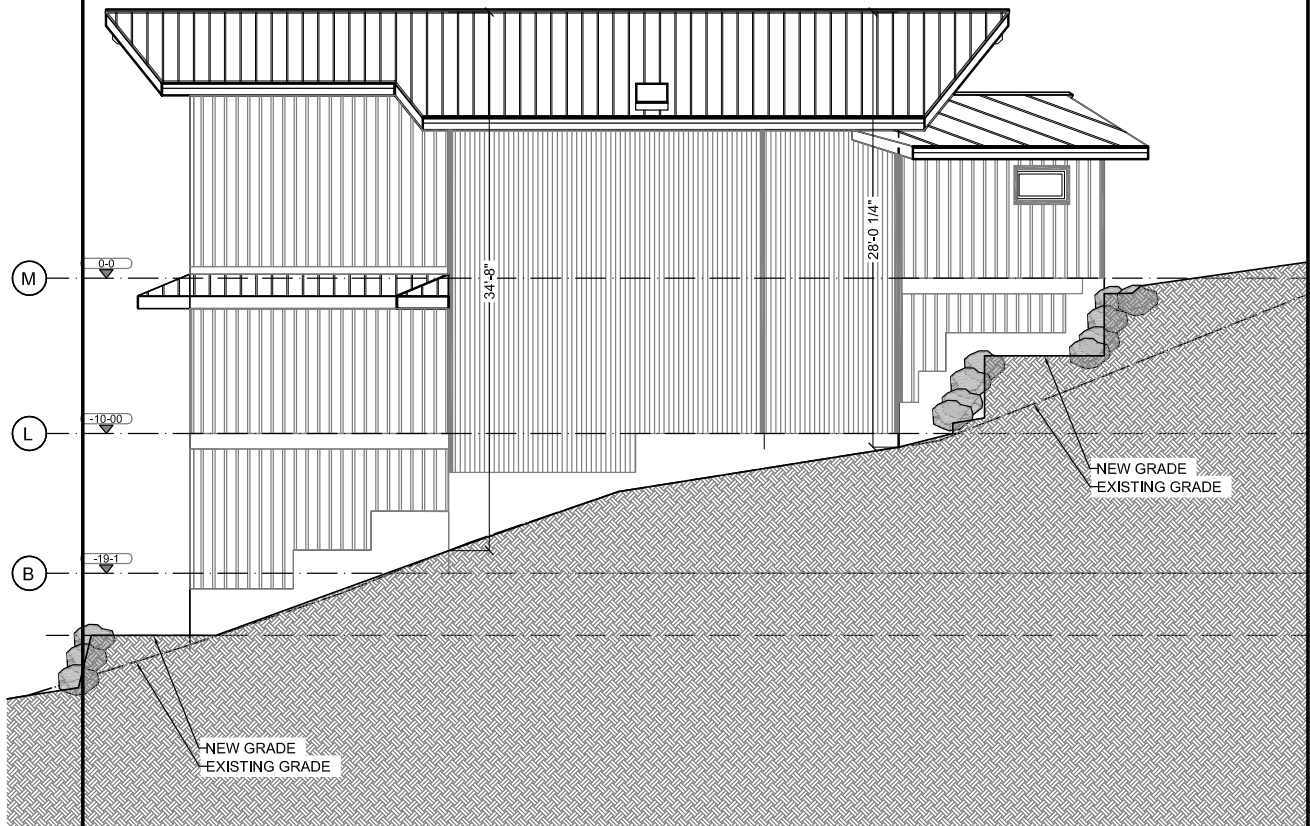
Attachment A - Elevations
Attachment B - Topographic Survey
Attachment C - Variance Criteria
Attachment D - Public Comments

Reviewed by:			
Manager	X - A. Allen	Finance	
GM	X - I. Hall	Legislative	
CAO	X - J. Loveys	Other	

Attachment A



ELEVATION SKETCHES



D. Ruttelynck Design

LOT 17 NORTH ROAD - J. LANTEIGNE CONTR.

NORTH ELEVATION

D1702 0000-0000
Project NO CL PN

A
D

A
D

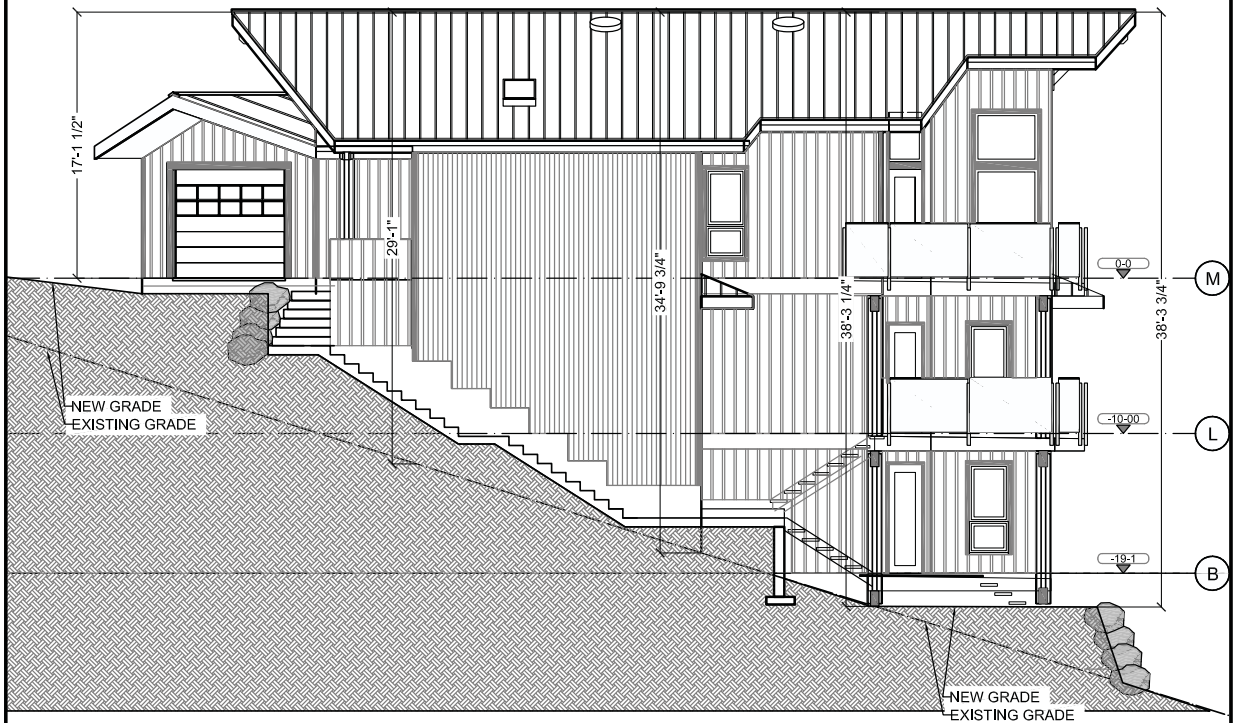
1/8" EQ. 1'
Scale

Title

Rev 0 JULY 04, 2017
Date

A51
Drawing NO

ELEVATION SKETCHES



D. Ruttelynck Design

LOT 17 NORTH ROAD - J. LANTEIGNE CONTR.

SOUTH ELEVATION

D1702 0000-0000 A A 1/8" EQ. 1'

Project NO CL PN

D

D

Scale

Title

0 JULY 04, 2017

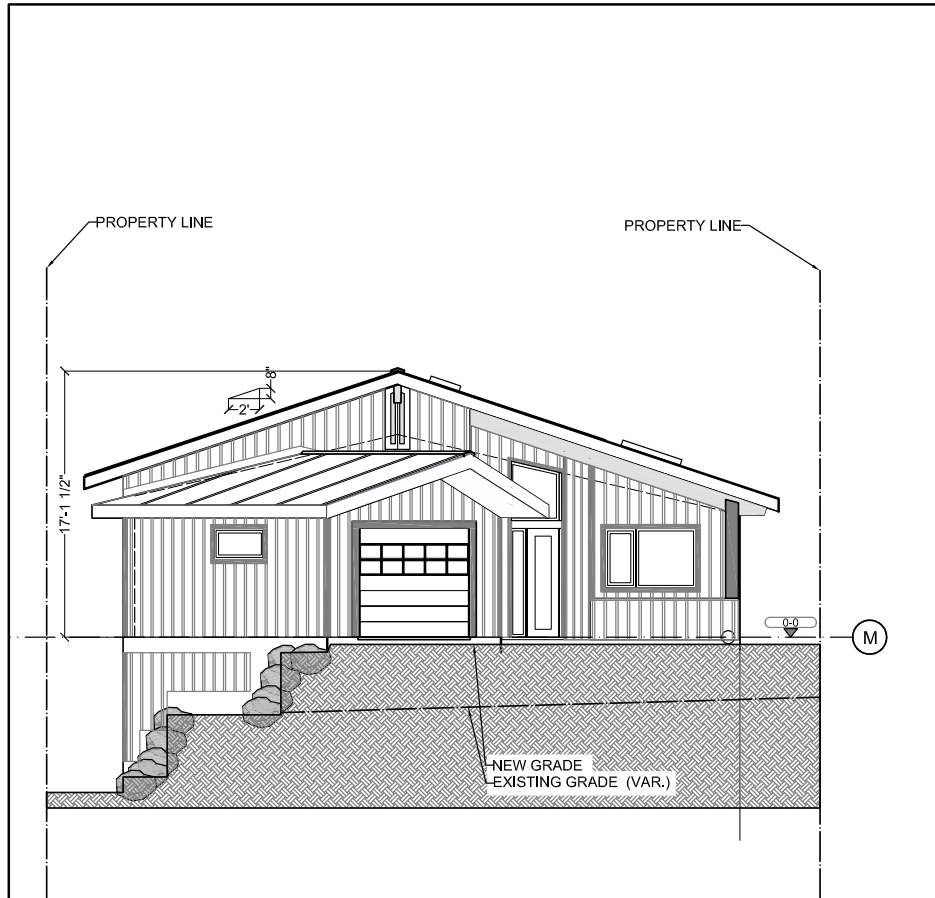
Rev

Date

A53

Drawing NO

ELEVATION SKETCHES



D. Ruttelynck Design

LOT 17 NORTH ROAD - J. LANTEIGNE CONTR.

WEST ELEVATION

D1702 0000-0000 A A 1/8" EQ. 1'

Project NO CL PN

D

D

Scale

Title

0 JULY 04, 2017

Rev

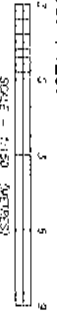
Date

A50

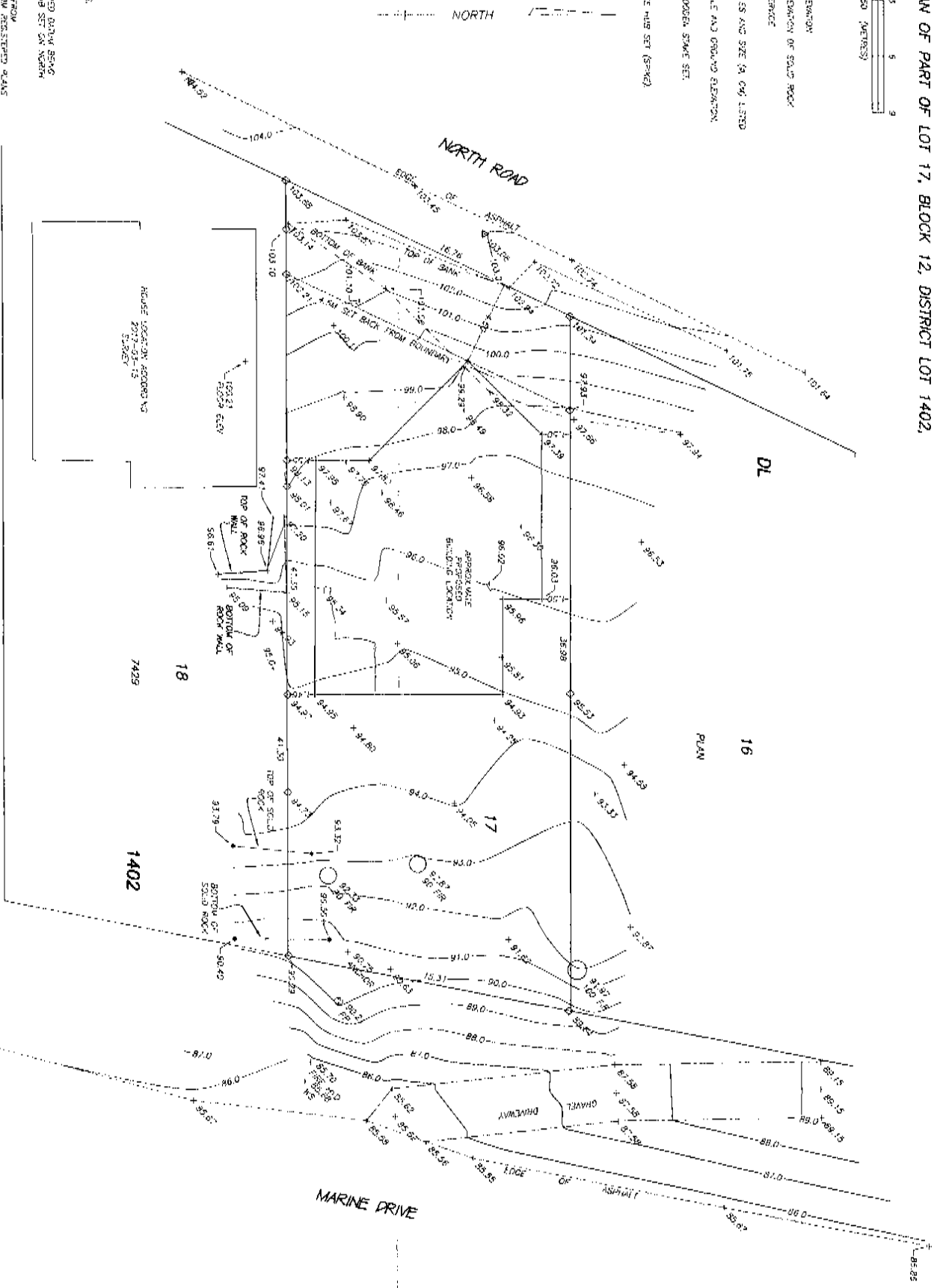
Drawing NO

Attachment B

TOPOGRAPHIC PLAN OF PART OF LOT 17, BLOCK 12, DISTRICT LOT 1402, PLAN 7429.



- LEGEND:
- DENOTES GROUND ELEVATION
 - DENOTES GROUND ELEVATION OF SOLID ROCK
 - DENOTES A WATER SERVICE
 - DENOTES POLE, SPECIES AND SIZE (A, C, L, T, D)
 - DENOTES POWER POLE AND GROUND ELEVATION
 - DENOTES A 1/2" 2" WOODEN STAKE SET
 - △ DENOTES A WAREHOUSE NAIL SET (SPRUC)



NOTE:

ALL DISTANCES ARE IN METERS.

CONTOUR INTERVAL IS 1m.

ELEVATIONS ARE ON AN ASSUMED DATUM BEING 101.00M BY THE WAREHOUSE NAIL SET ON NORTH ROAD.

DISCUSSION OF THE LOT 17 ARE FROM FIELD MEASUREMENTS AND FROM PREVIOUS PLANS 7429, 7429/2429, 7429/2429/2429 AND 7429/2429/2429.

LOCATION: MARINE DRIVE, GOSWICK, BC.

P.S. 017-500-001.

LOT 17 MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:

- RESERVATION COVENANT 0411047

THIS PLAN WAS PREPARED FOR:

LOT 17 DISTRICT.

PREPARED BY: LOT 17 ARE STATION MANDATORY.

DATE OF SURVEY:

JUNE 12, 2017

STREET LANE SURVEYING INC.

5555 MARINE DRIVE

BOX 51, 16688 166th ST.

SEASIDE, BC V0N 1A0

17-52-1855

Attachment C

Variance Criteria:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval:

- ① The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

The variance will not increase the footprint of the building or its height but would allow me to use the constructed space instead of back fitting the space.

- ② The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

This variance will not have any effects on any adjacent or nearby properties.

- ③ The variance should not be considered a precedent, but should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

This lot is narrow and very steep. Consequently there are no windows against the cliff and no windows on the sides as there are fire restrictions. Any rooms must have windows to the east only.

- ④ The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

It is the obvious solution because the lowest level is a space that I can have windows in. It is a space that is required to be built anyways. Aesthetically the building would also benefit from having a lower room with windows, rather than a blank wall.

- ⑤ The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:

There would be no environmental impact and it would improve the natural site characteristics as it will not be a blank wall.

Sven Koberwitz

From: Koree Rogers [REDACTED]
Sent: August-18-17 12:34 PM
To: Sven Koberwitz
Subject: DVP00018

Dear Mr. Koberwitz,

I would like to register my objection to the SCRD issuing a development variance permit to enlarge the square footage of the proposed home on Lot 17 Block 12 Lot 1402 Plan 7429.

I am opposed visually to the large homes being built in my neighbourhood. They are visually unattractive and unnecessary.

Additionally, I am concerned about the deforestation on the hillside behind my property. Since the Hagedorn property was clearcut and then the Esso property clearcut, I have significant water issues in my property. Every winter during periods of heavy rainfall, I literally have a waterfall coming down my back yard stairs that we never experienced before since we bought the property in 2004. I suspect that the run off and lack of absorption through vegetation is the cause. My husband has contacted the SCRD about this and they take no responsibility for the problem and have done nothing to remedy the problem. I think allowing monster homes will exacerbate the problem as they prevent maximum revegetation of these properties.

Thank you for your time and I hope you will take my views into consideration.

Sincerely,

Koree Rogers
1279 Burns Rd

This email was scanned by Bitdefender

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: Sven Koberwitz, Planning Technician

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION DVP00019 (HOLT) - AREA B

RECOMMENDATIONS

THAT the report titled Development Variance Permit Application DVP00019 (Holt) - Area B be received;

AND THAT Development Variance Permit Application DVP00019 to vary the front parcel line setback from 5.0 metres to 0 metres, as per Section 601.4(1) of Zoning Bylaw No. 310, 1987, be issued subject to:

1. Obtaining permission from the Ministry of Transportation and Infrastructure for the construction of a roofed structure within the road right of way
-

BACKGROUND

The SCRD has received a development variance application to vary the front parcel line setback to enable the siting of an existing parking structure. The subject property is located adjacent to Truman Road between Taylor Crescent and Susan Way. The topography drops off immediately adjacent to the paved road surface making the provision of off-street parking very difficult. A development variance permit was previously issued in 1993 to enable the siting of a parking platform and home within the 5 metre setback (See Attachment A).



Figure 1 - Location Map

The parking platform was permitted to be sited at 0 metres from the property line and extend into the road right of way. However, the owners did not complete the construction of the parking platform until 2016 and subsequently added a roofed structure to cover the parking platform.



Figure 2 - View of parking structure from Truman Road.

Both the parking platform and the roofed structure were constructed prior to obtaining the required building permits. The owners have stated that they were unaware that the addition of a roof would be outside the scope of the original variance and that building permits would be required. The owners have since begun the process of applying for building permits and submitted a development variance permit.

Owner / Applicant:	Barbara Holt
Civic Address:	9341 Truman Road
Legal Description:	Lot 53 District Lot 2394 Plan 16097
Electoral Area:	B - Halfmoon Bay
Parcel Area:	1660 sq. m
OCP Land Use:	Residential A
Land Use Zone:	R1
Application Intent:	To vary the front parcel line setback from 5.0 metres to 0 metres, as per Section 601.4(1) of Zoning Bylaw No. 310, 1987 to enable the siting of an existing roofed parking structure.

Table 1 - Application Summary

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

DISCUSSION

Analysis

The original development variance permit was issued in order to facilitate the construction of a parking platform for two vehicles at a 0-metre setback from the front property line and project over the parcel line into the right of way. Permission was given by the Ministry of Transportation and Infrastructure to locate the parking platform within the Truman Road right of way.

Due to a number of circumstances, including cost, the platform was not constructed until the fall of 2016. In addition to the platform a roof was added to protect parked vehicles. The roofed structure is the only part currently under consideration for a variance since the parking platform itself was permitted in 1993 prior to the construction of the single family home.

As constructed, the roofed structure does not appear to impede views or traffic and is a reasonable addition to the parking structure. The appropriate permits will need to be obtained from MOTI for constructing structures within a right of way before a development variance permit can be issued. Planning Staff consider this variance to be minor and do not anticipate any impacts on the neighbouring properties.

Options

Possible options to consider:

Option 1: Issue the permit.

This would enable the siting of the existing roofed structure and parking platform and allow building permits to be issued.

Planning Staff recommend this option.

Option 2: Deny the permit.

Removal of the roofed structure would be required to meet the intent of development variance permit DVP 310.32 that was issued in 1993. A building permit would still be required for the parking platform.

Consultation

The development variance permit application has been referred to the following agencies, Building Division and parties.

Referral	Comments
SCRD Building Division	Variance must be issued prior to approval of building permits.

shíshááh Nation	Referral sent August 8, 2017. No comments have been received to date.
Halfmoon Bay Advisory Planning Commission	The APC recommended support of the development variance permit application at a meeting on September 5, 2017.
Neighbouring Property Owners/Occupiers	<p>Notifications were distributed on August 10, 2017 to owners and occupiers of properties within a 50 metre radius of the subject property.</p> <p>One letter supporting the development variance permit application was received (Attachment F).</p>

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRD has received a development variance permit to vary the minimum front parcel line setback, as per Section 601.4(1) of Zoning Bylaw No. 310, from 5.0 metres to 0 metres to enable the siting of an existing roofed parking structure.

A development variance permit was previously issued to allow the construction of a parking platform however the owners added a roof that was outside the scope of the original variance.

Planning Staff support this application as it is a reasonable addition to the parking platform that does not impact surrounding property owners.

Attachments

Attachment A - DVP 310.32

Attachment B - Site Photos

Attachment C - Plans

Attachment D - Variance Criteria and Letter from Owner

Attachment E - Survey

Attachment F - Public Comments

Reviewed by:			
Manager	X - A. Allen	Finance	
GM	X - I. Hall	Legislative	
CAO	X - J. Loveys	Other	

Attachment A

DVP310.32

SUNSHINE COAST REGIONAL DISTRICT DEVELOPMENT VARIANCE PERMIT

A Development Variance Permit is hereby given to:

Barbara Anne Holt
49325 Neville Road
Sardis, B.C.
V2R 2P1

TO RELAX the front yard setback provision in section 601.4(1) of Bylaw 310 to allow construction of a single family dwelling and parking platform on Lot 53, D.L. 2394, Plan 16097 (P.I.D. 007-583-095) at variance with the provisions of Sunshine Coast Regional District Zoning Bylaw No. 310 as follows:

1. To relax the front yard setback provision in section 601.4(1) of Bylaw 310 on Truman Road from 5 metres to 1.2 metres to allow construction of a single family dwelling and from 5 metres to 0 metres to allow construction of a parking ramp/platform only as shown on Appendix 1, which is attached to and forms part of this permit. Section 505 of Bylaw 310 is hereby varied only to permit a siting exception for eaves as outlined on Appendix 1.

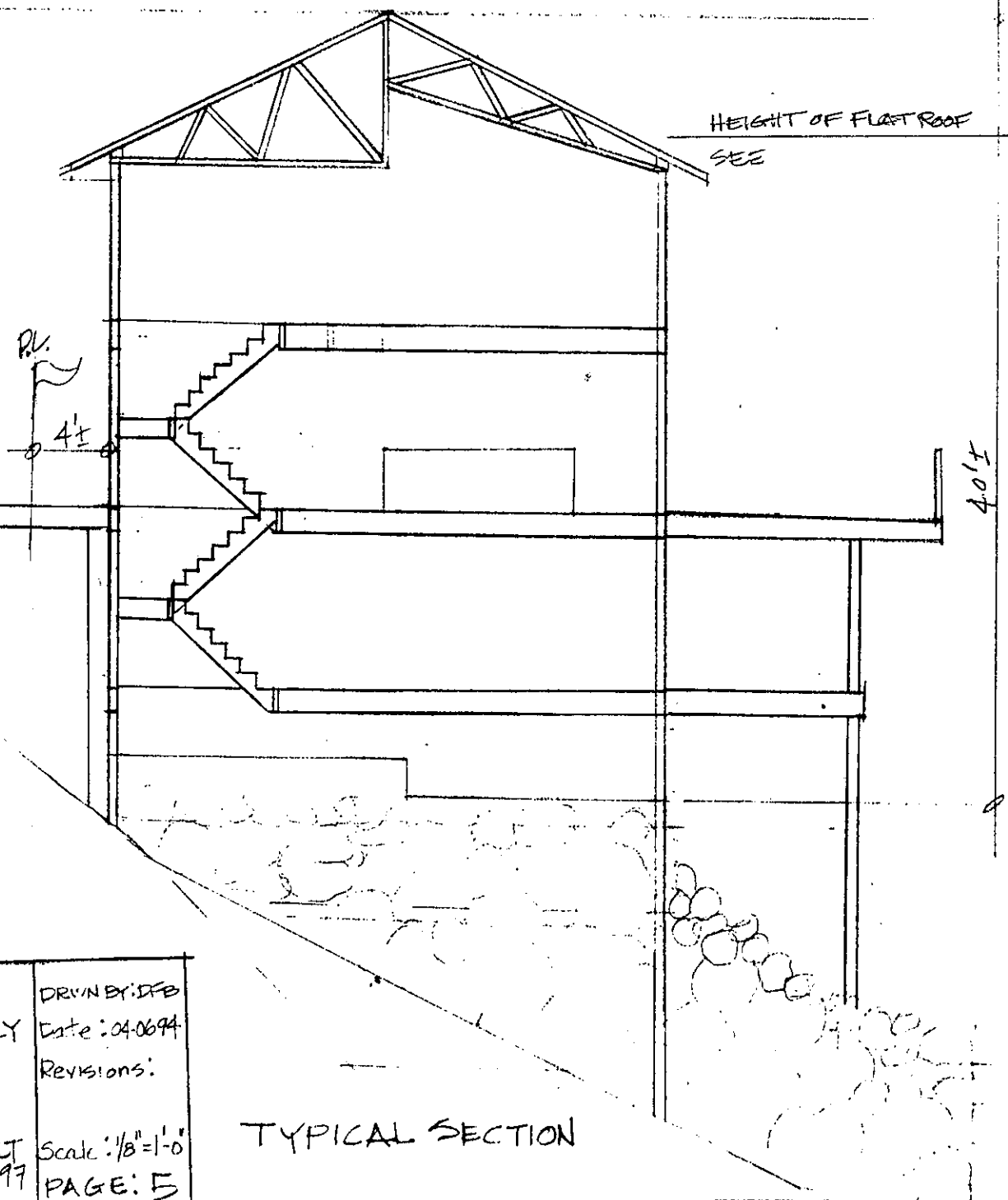
Approval of this permit by resolution No. 0710/94 of the Sunshine Coast Regional District Board was given on the

28rd day of July, 1994.

Except as specifically provided above, this permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation of responsible authorities which may apply to the land.


Secretary
SUNSHINE COAST REGIONAL DISTRICT

August 3, 1994



PROPOSED:
SINGLE FAMILY
DWELLING
OWNER:
MR. & MRS. HOLT
Lot. 53 P. 16097

DRWN BY: DFB
Date: 04-06-94
Revisions:
Scale: 1/8" = 1'-0"
PAGE: 5

TYPICAL SECTION

Attachment B

SITE PHOTOS



Figure 1 - Parking platform and roof addition.



Figure 2 - Support structure for parking platform. (Note steepness of property)

SITE PHOTOS



Figure 3 - View looking west on Truman Road.

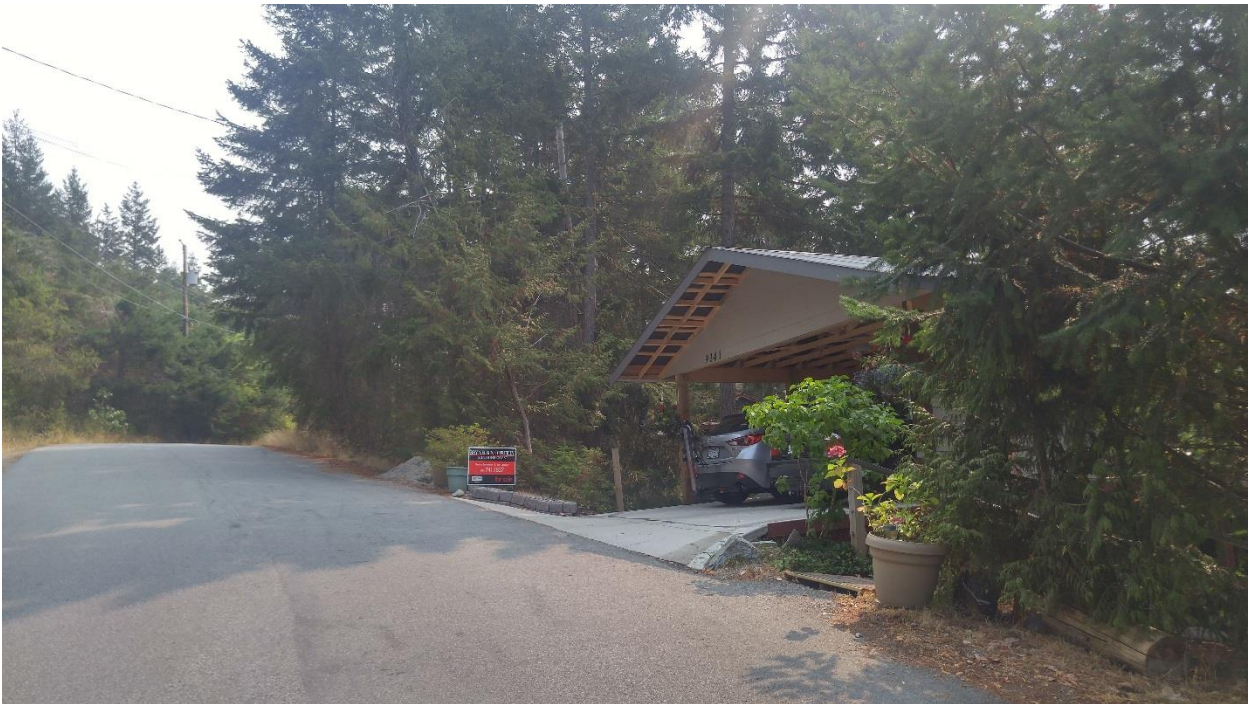
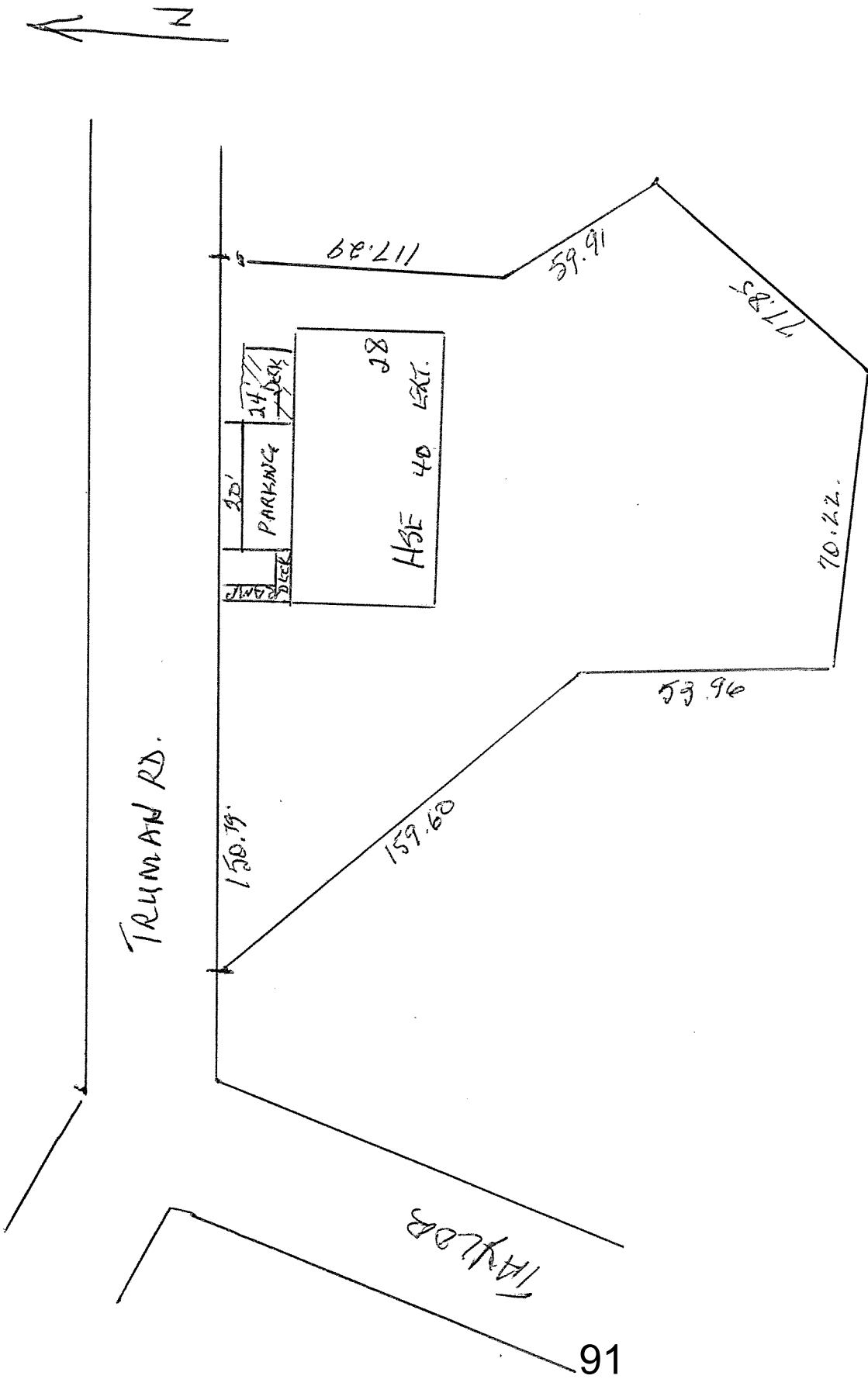
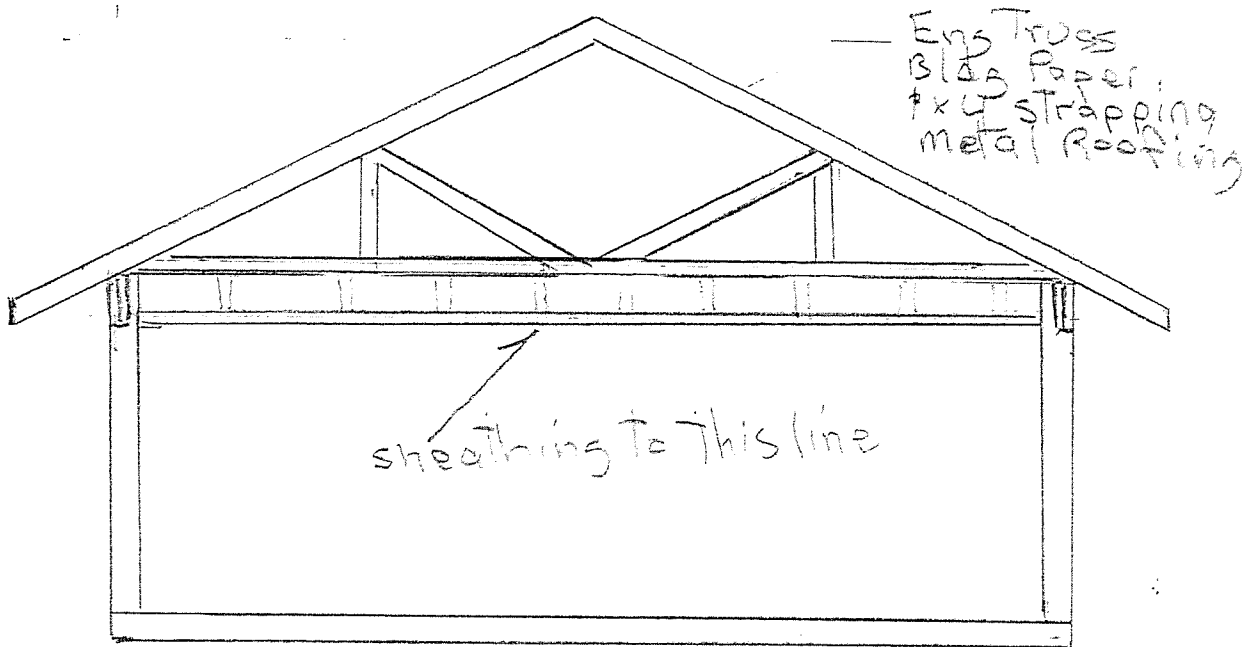


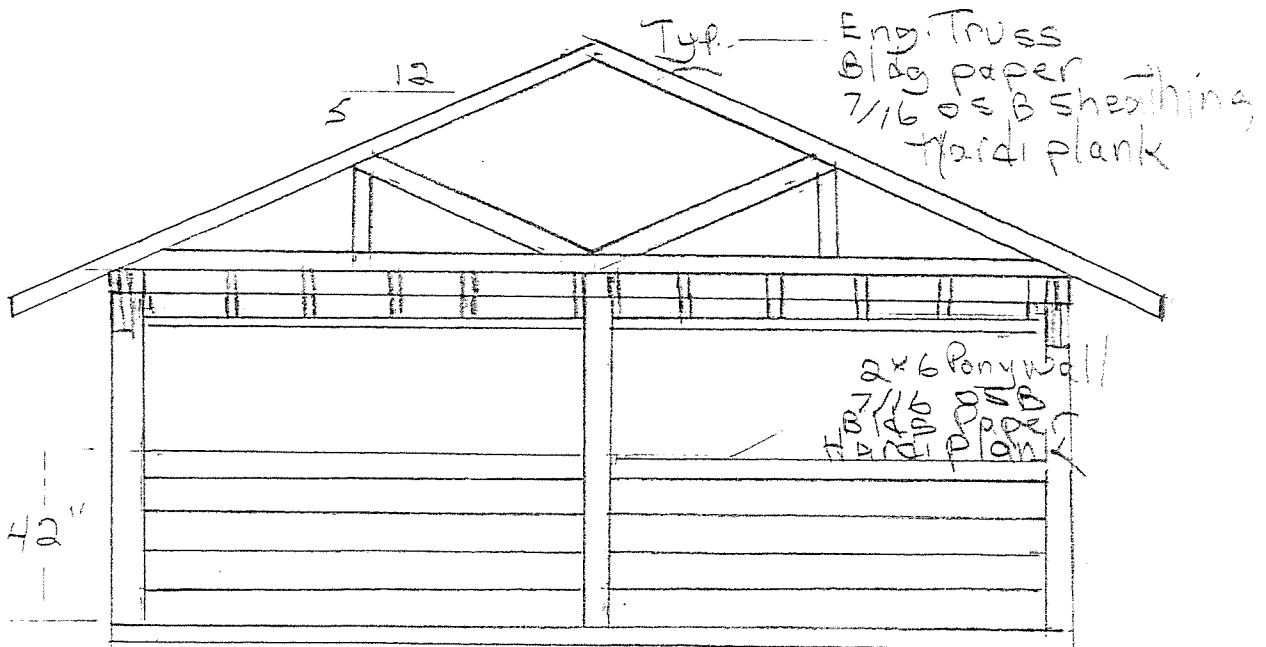
Figure 4 - View looking east on Truman Road.

Attachment C

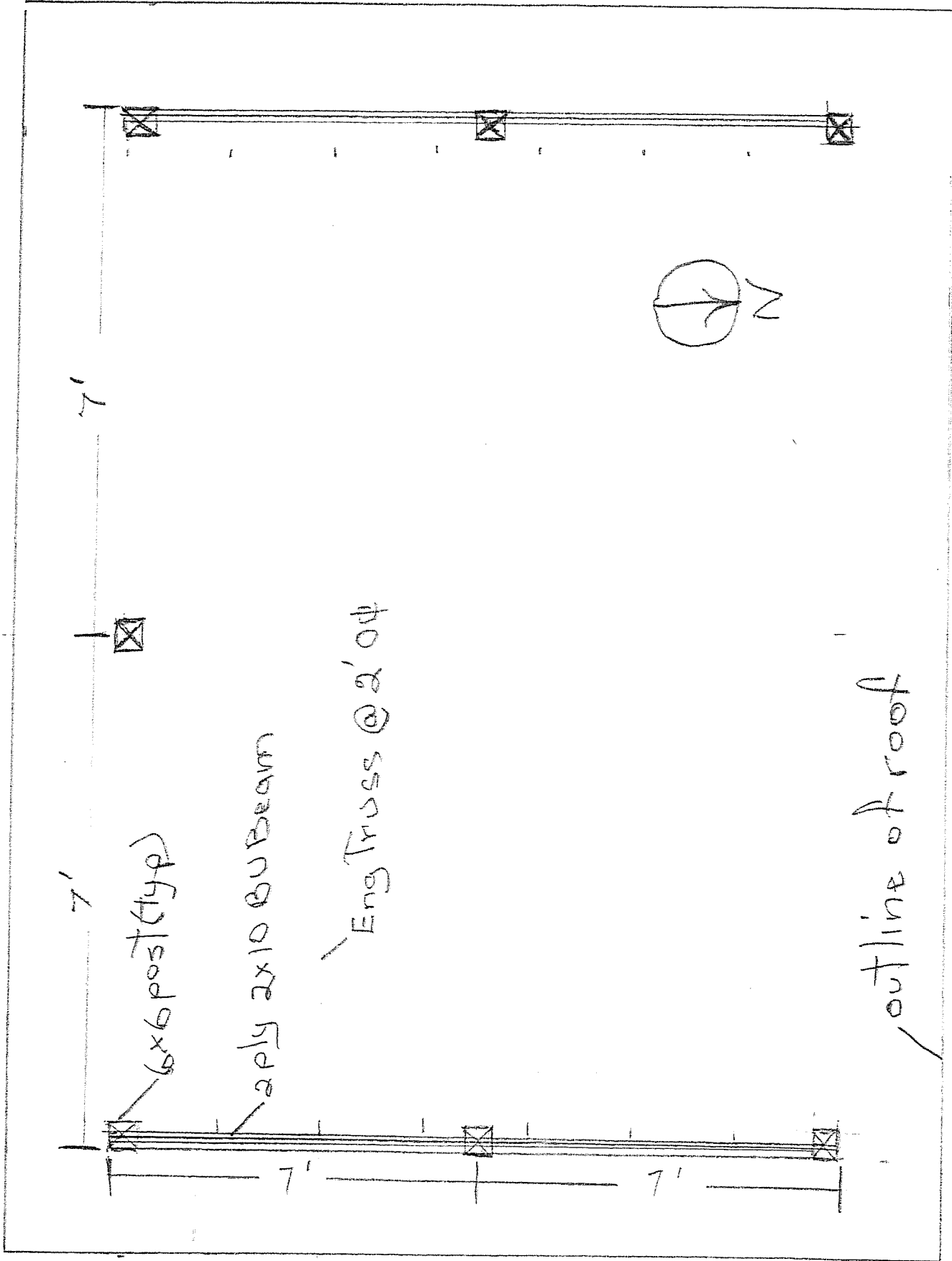




North Elevation



South Elevation



Carport for A14 Barb Holt

Attachment D

This variance request is for a carport type roof on a car park. The parking pad was part of our original building plan and permit in 1994. A variance was obtained for the car park in August 1994 (see attached) but the drawing did not show a roof.

This carport is already fully built as my husband went into SCRD last June to apply for a building permit and was told that we didn't need one.

When spending the money involved in building a place to park, the roof simply made sense.

Variance Criteria:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval:

- ① The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

The original variance was issued because of the property is such that there was no place on the property to build a parking area. The roof that we have added is an attractive addition, and a sensible one.

- ② The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

It does not adversely affect adjacent properties.

- ③ The variance should not be considered a precedent, but should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

- ④ The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

There are no other options for a covered parking area for this property.

- ⑤ The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:

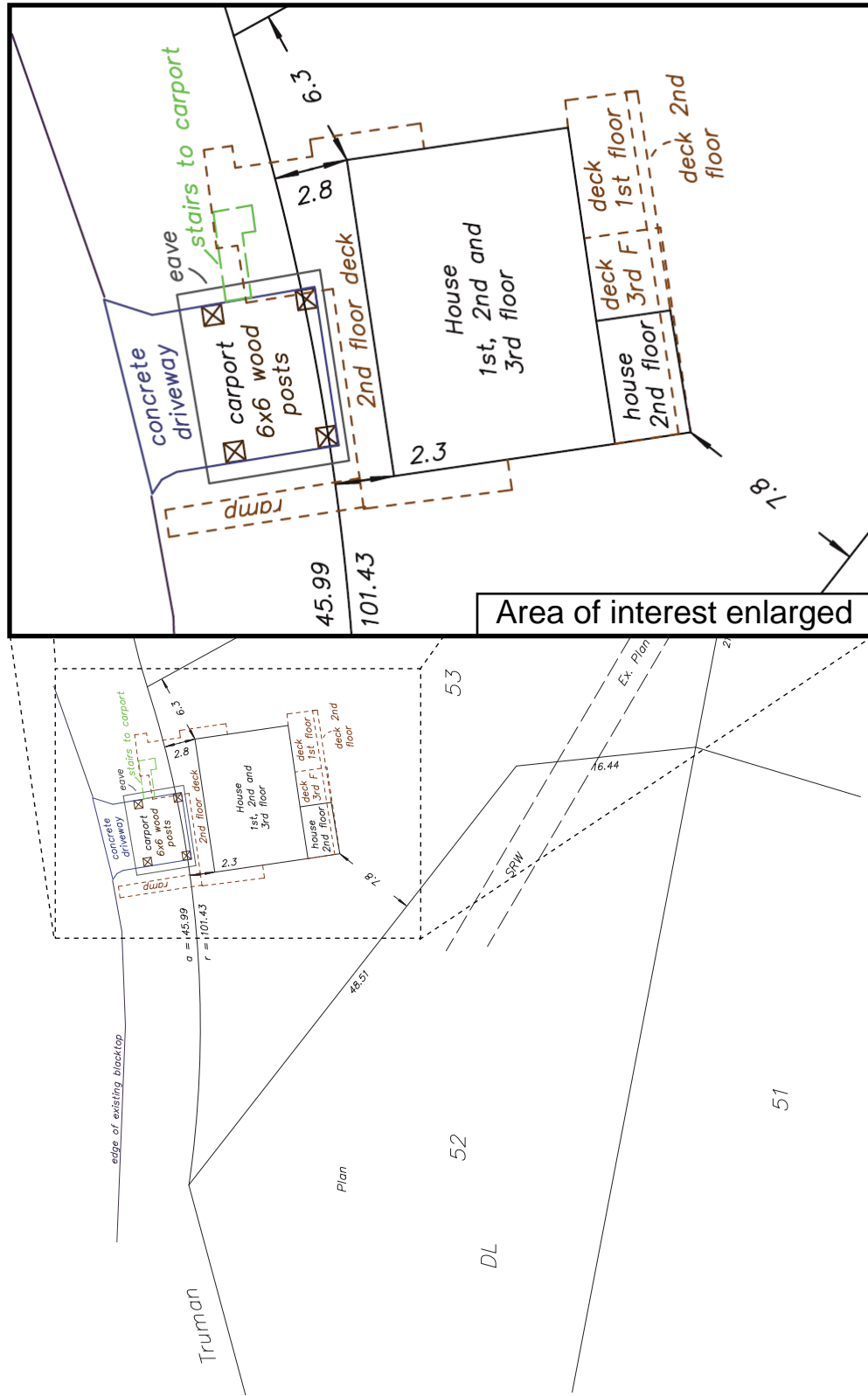
It would not negatively affect these qualities

Scale 1 : 300

0 5 10 15m

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:300.

*All distances are in metres and decimals thereof.
This plan lies within the Sunshine Coast Regional District.*



Attachment E

Certified correct this 31st
day of August, 20 17.

BC Land Surveyor

This plan was prepared for occupation permit purposes and is for the exclusive use of Barbara Holt.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the lands. This document shall not be used to define property lines or property corners. We accept no responsibility for unauthorized use.

This document is not valid unless originally signed and sealed.

PETER M. GORDON
LAND SURVEYING INC.
PO BOX 2329 SECHelt B.C.
VON 3A0 604-885-3286 CELL 604-740-2126
gordonsurvey@dcnet.com

Sven Koberwitz

From: Jeannette Lucas [REDACTED]
Sent: September-01-17 2:15 PM
To: Sven Koberwitz
Subject: 9341 Truman Road Variance Permit DVP 00019

Hello Mr. Koberwitz,

In response to your notice of Aug. 8, 2017, I wish to let you know that I am very happy with the carport that Holt's have constructed. Visibility when passing their home is improved because we no longer have vehicles parked on Truman Road. The public right of way is scanty in many section of the road, due to the geography of the area. I think that this solution would work for others in the neighborhood as well.

Thank you.

Jeannette Lucas
5327 Susan Way,
Halfmoon Bay, BC V0N 1Y2
[REDACTED]

This email was scanned by Bitdefender

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: AGRICULTURAL LAND COMMISSION REFERRAL FOR INCLUSION IN THE
AGRICULTURAL LAND RESERVE (OSLER) – ELECTORAL AREA D

RECOMMENDATIONS

1. **THAT the report titled Agricultural Land Commission Referral for Inclusion in the Agricultural Land Reserve (Osler) – Electoral Area D be received;**
 2. **AND THAT SCR D forwards comments on Agricultural Land Commission application 56414 (ALR00006) for inclusion in the Agricultural Land Reserve to the Agricultural Land Commission:**
 - a. **SCR D supports the application as it is aligned with the Roberts Creek Official Community Plan and Zoning Bylaw.**
-

BACKGROUND

The purpose of this report is to provide information and a response on a referral from the Agricultural Land Commission (ALC) regarding an application for inclusion in the Agricultural Land Reserve (ALR). The ALR inclusion application is for a property located at 2781 Highway 101, Roberts Creek. The application, ALC ID 56414, is enclosed as Attachment A. Below is a location map of the subject property.



Figure 1: Location Map showing ALR properties in patterned green

In 1973, the subject property was designated in the ALR.

In 1974, the owners at the time applied to exclude the property from the ALR, which was denied.

In 1977, SCRD submitted a block exclusion application, which included the subject property, which was approved.

At this time, the owners are requesting to once again have the property included in the ALR for the purpose of supporting agriculture and protecting the available land base from subdivision.

The following table provides a summary of the application.

Owner / Applicant:	Deborah Osler
Civic Address:	2781 Sunshine Coast Highway, Roberts Creek, BC
Legal Description:	District Lot 5815 Group 1 New Westminster District
Electoral Area:	D – Roberts Creek
Parcel Area:	10.12 acres (4.1 hectares)
OCP Land Use:	Country Residential
Land Use Zone:	CR1 (Country Residential One)
ALC ID:	56414
Application Intent:	Include 4.1 ha in the ALR to prevent subdivision and support agriculture.

Table 1 - Application Summary

Site and Surrounding Uses

The 4.1-hectare property is located in a Country Residential zone along Highway 101. It is mostly treed with a creek running through the middle from the north to the southwest. It is surrounded by residential properties. There are two houses on the property and a number of auxiliary buildings for animals.

The property does not have BC Assessment Farm Class status for taxation purposes and the closest ALR property is approximately 850 metres away. It would, therefore, be a stand-alone piece of ALR land not contained within a continuous section.

DISCUSSION

Official Community Plan

The Roberts Creek Official Community Plan designates the land as “Country Residential” which supports uses such as agriculture and small-scale home occupations.

Zoning Bylaw No. 310

The property is zoned CR1 (Country Residential), which permits two single family dwellings, a home occupation, agriculture, and a bed and breakfast. The property has two dwellings.

If the inclusion is approved by the ALC, the property should be rezoned to the AG (Agriculture) zone to reflect the appropriate uses for land in the ALR. This may be addressed in the Bylaw 310 review process.

Staff recommends support for the application for inclusion in the ALR as it is consistent with the land use objectives in the OCP and current land uses are consistent with uses permitted in the zone.

Agricultural Capability

A 1975 map developed by the British Columbia Department of Lands and Forests indicates the soils in the area of the subject property are a Class 5. Class 5 land has limitations that restrict its capability to produce perennial forage crops or other specially adapted crops.

Advisory Planning Commission

The Roberts Creek Advisory Planning Commission reviewed the application on September 18, 2017 and made the following recommendation:

The APC recommends approval of the Agricultural Land Reserve Application (Osler) (ALR00006) for Inclusion in the ALR with the following comment:

We appreciate that a landowner understands the value of keeping land in the ALR.

Timeline for next steps or estimated completion date

Applications to the ALC are referred to the SCRD for comment. The Agricultural Land Commissioners consider referral comments before making a final decision on an application.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

Staff recommends support for this application to include 4.1 hectares of land in the Agricultural Land Reserve.

Attachments

- ALC Application Referral 56414

Staff Report to Planning and Community Development Committee – October 12, 2017
Agricultural Land Commission Referral for Inclusion in the Agricultural Land Reserve
(Osler) – Electoral Area D

Page 4 of 4

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Other	

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 56414

Application Status: Under LG Review

Applicant: Deborah Osler

Local Government: Sunshine Coast Regional District

Local Government Date of Receipt: 07/04/2017

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Inclusion

Proposal: This land was in the ALR when I purchased the property. The previous owner didn't tell me that he had made an application to take the land out of the ALR. I found out this several years after purchasing the property. I want this property to remain intact and not to be subdivided. The land supports fruit trees and a garden.

Mailing Address:

2781 Highway 101

Roberts Creek, BC

V0N 2W4

Canada

Primary Phone: [REDACTED]
[REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 015-930-246

Legal Description: District Lot 5815, Group 1, New Westminster Land District

Parcel Area: 4 ha

Civic Address: 2781 Sunshine Coast Highway, Roberts Creek, BC, V0N 2W4

Date of Purchase: 06/27/1978

Farm Classification: No

Owners

1. **Name:** Deborah Osler

Address:

2781 Highway 101

Roberts Creek, BC

V0N 2W4

Canada

Phone: [REDACTED]
[REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

The land contains several fruit and nut trees. One crab apple trees, 3 cherry trees, 2 apple trees, 2 plum trees, 1 hazel nut trees. As well there is a vegetable garden which is approximately 3 quarters of an acre.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

I now have a domestic water license on Malcolm Creek. I had applied for an agricultural water license and was turned down. I built animal enclosures and housing for chickens, turkeys, ducks ,geese and pheasants.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

House, a log cabin and 2 sheds and farm animal houses and enclosures.

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: Across Hwy 101, rural residential

East

Land Use Type: Residential

Specify Activity: rural residential with small orchard, vegetable garden

South

Land Use Type: Transportation/Utilities

Specify Activity: greenway walking trail

West

Land Use Type: Agricultural/Farm

Specify Activity: small rural farm land with garden, donkey

Proposal

1. How many hectares are you proposing to include?

4 ha

2. What is the purpose of the proposal?

This land was in the ALR when I purchased the property. The previous owner didn't tell me that he had made an application to take the land out of the ALR. I found out this several years after purchasing the property. I want this property to remain intact and not to be subdivided. The land supports fruit trees and a garden.

3. Does the proposal support agriculture in the short or long term? Please explain.

Yes, it does. This property has been used to support fruit trees, a garden, flower garden, ponds to support wildlife. There are no domestic animals on the property at present.

4. Describe any improvements that have been made to, or are planned for the parcel proposed for inclusion.

I built a well, ponds, fencing around the garden, chicken coops, a house for sheep, a house for pigs, a feed shed. A separate garage was also built with a studio on the second floor.

Applicant Attachments

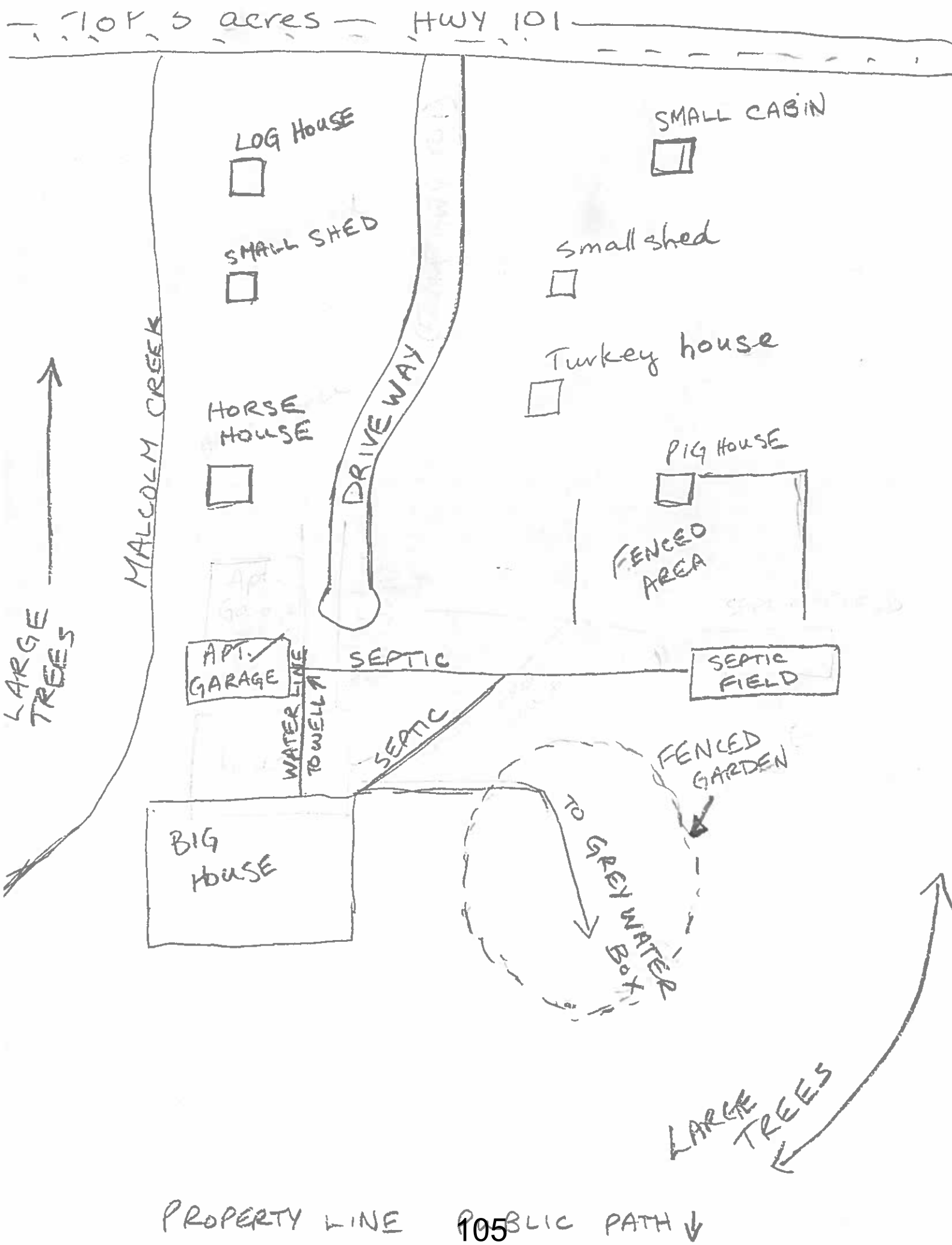
- Proposal Sketch - 56414
- Certificate of Title - 015-930-246

ALC Attachments

None.

Decisions

None.



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: PROVINCIAL REFERRAL 2411707 FOR A LOG STORAGE AND HANDLING FACILITY (SOLBERG HILL ESTATES LTD.) – ELECTORAL AREA A

RECOMMENDATIONS

1. **THAT the report titled Provincial Referral 2411707 for a Log Storage and Handling Facility (Solberg Hill Estates LTD.) – Electoral Area A be received;**
2. **AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development:**
 - a. **Subject to the following conditions, SCRD has no objections to the log handling and storage facility fronting District Lot 6875, Provincial File 2411707:**
 - i. **The foreshore fronting District Lot 6875 is not zoned. The upland is zoned I3 (Resource Industrial). The foreshore use reflects the upland use.**
 - ii. **SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the foreshore tenure area.**
 - iii. **The Debris Management Plan should be implemented during the operation, maintenance and decommissioning phases of the site.**
 - iv. **Water quality should not be impacted by use, materials or fuel storage.**
 - v. **SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.**
 - vi. **During use and maintenance of the existing dock, the proponent should implement both the Province's and the *shíshálh* Nation's Best Management Practices for moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.**
 - vii. **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 contaminants.**

3. **AND FURTHER THAT** this recommendation be forwarded to the Regular Board meeting of October 12, 2017 for adoption.

BACKGROUND

SCRD received a Provincial referral from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) to renew a log handling and storage site fronting District Lot 6875, located near Skookumchuck Narrows.

The purpose of this report is to provide information and a response to this referral. The referral is enclosed for reference as Attachment A. A site map and application summary is provided below.



Figure 1 – Site Map

Proponent:	Solberg Hills Estates Ltd.
Purpose:	Log Handling
Tenure Type:	Lease
Size:	2.03 ha +/-
Location:	Earl's Creek, near Skookumchuck Narrows
Legal Description:	THAT PART OF DISTRICT LOT 6875 GROUP 1 NEW WESTMINSTER DISTRICT

Electoral Area:	A – Egmont/Pender Harbour	
OCP Land Use:	Surface of water: none	Upland: Resource Industrial (I3)
Land Use Zone:	Surface of water: none	Upland: Resource Industrial (I3)
Comment deadline:	October 6, 2017 extended to October 19, 2017	

Table 1 - Application Summary

In 1984, SCRD responded to a referral from the Province with no objection to an industrial foreshore tenure, previously authorized under Provincial file no. 2401681.

The tenure was renewed several times prior to expiration until it recently lapsed. The proponent indicates that it lapsed due to an internal transfer of control of the company that owns the tenure. Operations of the facility have been temporarily stopped while the tenure is renewed. This referral is to reactivate the tenure under a new Provincial file number.

The tenure will include a log dump, boom assembly area, dock for crew access and boat tie up, and a log boomstick storage area.

DISCUSSION

Egmont / Pender Harbour Official Community Plan

The Egmont/Pender Harbour Official Community Plan (OCP) identifies the upland property as Resource Industrial land. Resource Industrial land is recognized as having potential for activities such as log booming and sorting, sawmill and shakemill, storage and maintenance of logging equipment, in addition to other light industrial uses.

The foreshore use reflects the upland land use designation and is consistent with the OCP.

Zoning Bylaw No. 337, 1990

SCRD's *Zoning Bylaw No. 337, 1990* does not zone the surface of the water in the area. The upland is zoned I3 (Resource Industrial) which permits log booming and sorting, in addition to other uses. Where water is not zoned, the foreshore use should reflect the upland use.

The foreshore tenure application reflects the upland use.

Additional Staff Comments

- The application is consistent with the OCP and zoning.
- SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the foreshore tenure area.
- Proposed Debris Management Plan should be implemented during the operation, maintenance and decommissioning phases of the site.

- Water quality should not be impacted by use, materials or fuel storage.
- SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.
- During use and maintenance of the existing dock, the proponent should implement both Provincial and *shíshálh* Nation's Best Management Practices for moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.
- 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 contaminants.

Options

The Province requests SCRD decide on 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 recommends Option 3, subject to comments outlined in the Recommendations.

Consultation

The Province referred 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 Advisory Planning Commission considered this referral at its meeting on September 20, 2017. The APC recommended approval of the project with a number of conditions pertaining to information submissions, performance bonds on the Debris Management Plan, limiting the tenure to 10 years, and using stronger wording. These conditions are not within the scope of SCRD's jurisdiction or scope of the referral.

Timeline for next steps or estimated completion date

The Province extended the deadline to comment on this application to October 19, 2017 in order to obtain a Board Resolution. The Resolution will be forwarded to FLNRORD and final permission will be made by the Province.

Recommendations from this report must be forwarded to the Regular Board meeting of October 12, 2017 for adoption to meet the comment deadline.

STRATEGIC PLAN AND RELATED POLICIES

Protecting eelgrass beds and water quality, supporting best management practices for maintaining moorage facilities, and supporting the restoration of the tenure upon closure and removing industrial equipment and potential contaminants is aligned with SCRD's Strategic Plan Value of Embedding Environmental Leadership.

CONCLUSION

The SCRD has been provided an opportunity to comment on a Provincial referral to reactivate a historic log handling and storage facility.

Staff recommends responding with no objection to the facility, subject to conditions outlined in the Recommendations.

Attachments

Attachment A – Provincial Referral Package 2411707

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Other	

SOLBERG HILL ESTATES LTD

EARLES CREEK LOG DUMP AND HANDLING APPLICATION

MANAGEMENT PLAN FOR LOG DUMP APPLICATION for PERMIT NO.:

_____ FILE NO.: _____



Suite 109
1121 W. Warner Rd
Tempe, AZ
85284

Phone: 480.831.2000
Fax: 480.893.1604

Project Overview

The log booming grounds are critically important to the overall property holdings which are natural resource extraction and logging lands surrounding the area. The log storage and handling facility here has been in continuous operation for many decades and several different owners, and supports logging operations on the adjacent forestry lands.

Unfortunately, the former lease/license of occupation was allowed to lapse by the current owners due to an internal transfer of control of the company. The land has been intensively used for log booming operations, and there is no significant vegetation or marine habitat in the booming ground due to this historical use. No new improvements are required - just use existing facilities.

This project is the proposed reactivation of an existing log handling facility 3k east of Egmont, BC. The intent of this application is to obtain a lease for this log handling facility. Log Handling at this site was previously authorized under file 2401681 (LOO #239824)

The harvesting program will include a mix of Douglas-fir, Hemlock and Cedar saw logs, utility and pulp logs.



Site Description

This site was selected due to its proximity to the harvest area, and its previous use as a log dump. The site has water depths of +/- 10 m at the toe of the proposed skid way, and between 10 and 20 metres throughout the log dumping, booming and storage areas.

Existing infrastructure at the site includes two steel log slides for dumping of log bundles and two dolphins anchoring a series of stiff legs to protect the beach.

Upland consent from the owners of DL3108 has been received and attached in the application package.

The proposed facility will include;

- log dump,
- boom assembly area,
- dock for crew access and boat tie up,
- log and boomstick storage area

Additional activities if required on this site will be consistent with the attached *Ministry of Forests, Lands and Natural Resource Operations West Coast Region, Guidelines for Log Handling Activities*.



Figure 1: Photo of the log dump area

The maintenance of the existing infrastructure for this water based log handling facility will include, but may not be limited to;

- anchors and boom sticks to delineate the boom assembly and log storage areas,
- a steel skidway
- a dock for crew access and boat tie up

- dolphins/pilings which are important to anchor the booms ensuring that no booms rest on the beach during low tide.

The dump skids are steel with zinc anodes for rust prevention. Refer to the attached Boom Plan for the estimated locations of general infrastructure within the proposed site.

Environmental Considerations

Although it is not anticipated that the proposed project will have significant adverse impacts on the adjacent land and aquatic environments, or fish and wildlife and their associated habitat, the following factors were considered in the planning of the proposed works at this site.

Fish and Wildlife

There is potential for herring spawn activity in the waters adjacent to the proposed log handling facility. The crew on site will monitor for signs of herring spawn during the period from approximately January 1 to approximately April 30 of each year.

If herring spawn activity is observed within close proximity of the site, in water operations will be suspended, and a Biological Professional will be consulted regarding continued operations.

Salmon migration and their use of the waters surrounding the site will not be substantially affected by the log dumping activities

Killer Whale, Humpback Whale and Dolphin migration through the general area is relatively common. In the event that whales or dolphins venture into the bay during log dumping and booming activities, operations will be suspended until they have moved away from the area. Fisheries and Oceans Canada protocols regarding marine traffic in proximity to whales will be observed.

FSCI Biological Consultants conducted a habitat site assessment of the log dump area. The area was assessed using experienced divers, videoed and evaluated by a habitat biologist. Conclusions included findings that the existing area has experienced little detrimental impacts to date from log dump operations. While it's not expected that the operations will result in rapid deterioration of the site, it would be valuable to follow up the dive assessment with another, after the dump has been utilized for a couple of seasons. FSCI recommended mitigation strategies to be included in the Debris Management Plan.

Debris Deposition and Management

Debris deposition of the sea floor can cause impacts to the marine environment. This site has been previously used for log dumping and although our site assessment concluded that there is little accumulation of bark and woody debris, Solberg Hills created a Debris Management Plan in the following section.

Debris deposition is created primarily from bark and loose limbs falling off the logs during bundle transfer from the truck to the water.

Mitigation Debris Management Plan for Earle Creek Log Dump

This mitigation plan applies to the operation of the Earle Creek log dump. This dump has, until recently, been used for the watering and booming of timber from the area. The lease expired and operations of the dump have been temporarily stopped while the lease is renewed.

Measures

- The dump and boom area is well established. This includes the skidways and containment boom sticks for bullpens. Planned operations must remain within the existing footprint and no expansion outside the current infrastructure can occur.
- To prevent the booming area from collapsing onto the shoreline, boom sticks must be kept off shore using anchors and stiff legs. This may require periodic inspection and repair to anchors, lines and stiff legs.
- Debris should be managed following a debris management plan. This plan will include:
 - The periodic removal of accumulated loose bark at the skidway(s) preventing debris entry to the marine environment. All debris such as branches small tops and bark should be end-hauled away from the water and foreshore. Floating debris in the bull pen and accumulations in the intertidal area around the skid way will be regularly removed during log dumping operations.
 - Management of dryland sort debris in a manner that minimizes the accumulation of bark is recommended. Log loads destined for this dump will be processed in the settings or in the sort area. Log bundles will be generally free of loose limbs or other woody material.
 - In the event debris introduction into the water is higher than can be controlled, debris curtains around the site may be warranted. This would ensure that adjacent areas (parkland) to the dump and booming grounds are protected from excess wood and bark accumulation.
 - Marine mammals frequent the area on a regular basis. If marine mammals such as whales, dolphins or porpoise approach the site within 200-m, operations should cease until the mammals have moved through.
 - There were no critical habitats identified within the existing booming area. The area was relatively clear of accumulated wood debris suggesting the tidal action of the narrows removes buoyant wood debris. Any observed accumulations threatening the benthic habitat should be removed and documented.
 - Avoid the storage of fuel and other hydrocarbon-based products near the shoreline. Fuels and lubricant should be contained in an appropriate manner, in an upland area.
 - The intertidal area must be protected. This includes the maintenance of the protection boom that parallels the shoreline. Wood that inadvertently finds its way onto the shore should be removed immediately by either “picking” it off, minimizing disturbance or re-floating the wood and pulling it out away from the beach.
 - Debris collected will be disposed of at appropriate upland sites such that there is no negative impact to land or aquatic habitats

The above mentioned activities will limit the amount of debris that will have the opportunity to sink to the sea floor.

Fuel and Deleterious Substance Management

Solberg Hill Estates, and their subcontractors will adhere to a Fuel Management Procedure. Fuel and other deleterious substances will be managed as per this procedure. The fuel dispensing facility will follow the requirements of this

procedure and all applicable Legislation.

Log Handling Operations

Solberg Hills Estates, and their subcontractors are committed to implementing best management practices, throughout the operation. In accordance with Approved Work Practices, the following procedures will be followed during log handling operations.

Management Plan Implementation

- A pre-work meeting with operational and administrative staff working on the site will be held prior to the start of operations to explain the contents of the Management Plan.
- A copy of the management plan will be available at the site for reference and training purposes.
- The Management Plan will be reviewed during the first month of operations to determine if the plan is being implemented as intended. Based on findings, other reviews may be required.
- Where operational and/or environmental deficiencies exist, changes in operations will be implemented.

General Operational Measures

- Log bundles will not be allowed to touch the ocean bottom or de-water at low tide.
- The log storage area will be offset from the shoreline to prevent log bundles from grounding out on the shore.
- The road and upland log handling areas adjacent to the dump site will be capped with appropriate materials, and sloped into sediment traps and/or oil and water separators such that harmful amounts of sediment and hydrocarbon laden water do not enter the marine environment.
- Any oily sheen on the water surface will be investigated as to its source and cleaned up as appropriate. All hydrocarbon spills will be immediately cleaned up. Reportable spills will be immediately reported to the Environmental Emergency Program Response Line at 1-800-663-3456
- A suitable spill response kit will be kept at the log dump site and will be readily accessible in the event of a hydrocarbon spill.
- All equipment and machinery will be suitable for operations adjacent to the marine environment (i.e. in good repair, free of fuel or oil leakages, etc.)
- Solid waste generated on site (i.e. cables, garbage, etc.) will not be disposed of in the marine environment and will be disposed of as per legislated requirements.
- Discharge of deleterious substances, if required, will be as per Waste Discharge Regulations.
- Due to limited space and to ensure minimal accumulation of bark and debris, tow booms away from the dump frequently keeping to 6 section-sized boom.

Site Decommissioning

Upon completion of operations at this site, the following decommissioning activities will be undertaken:

- All machinery and equipment brought to the site, and/or installed, as part of operations under this Authorization will be removed from the site.
- All refuse will be removed from the site.
- Drainage structures, sediment traps and fuel/water separators will be inspected, cleaned/maintained as required and left in working order.
- The site will be restored, as nearly as reasonably possible, to the condition that it was in on the

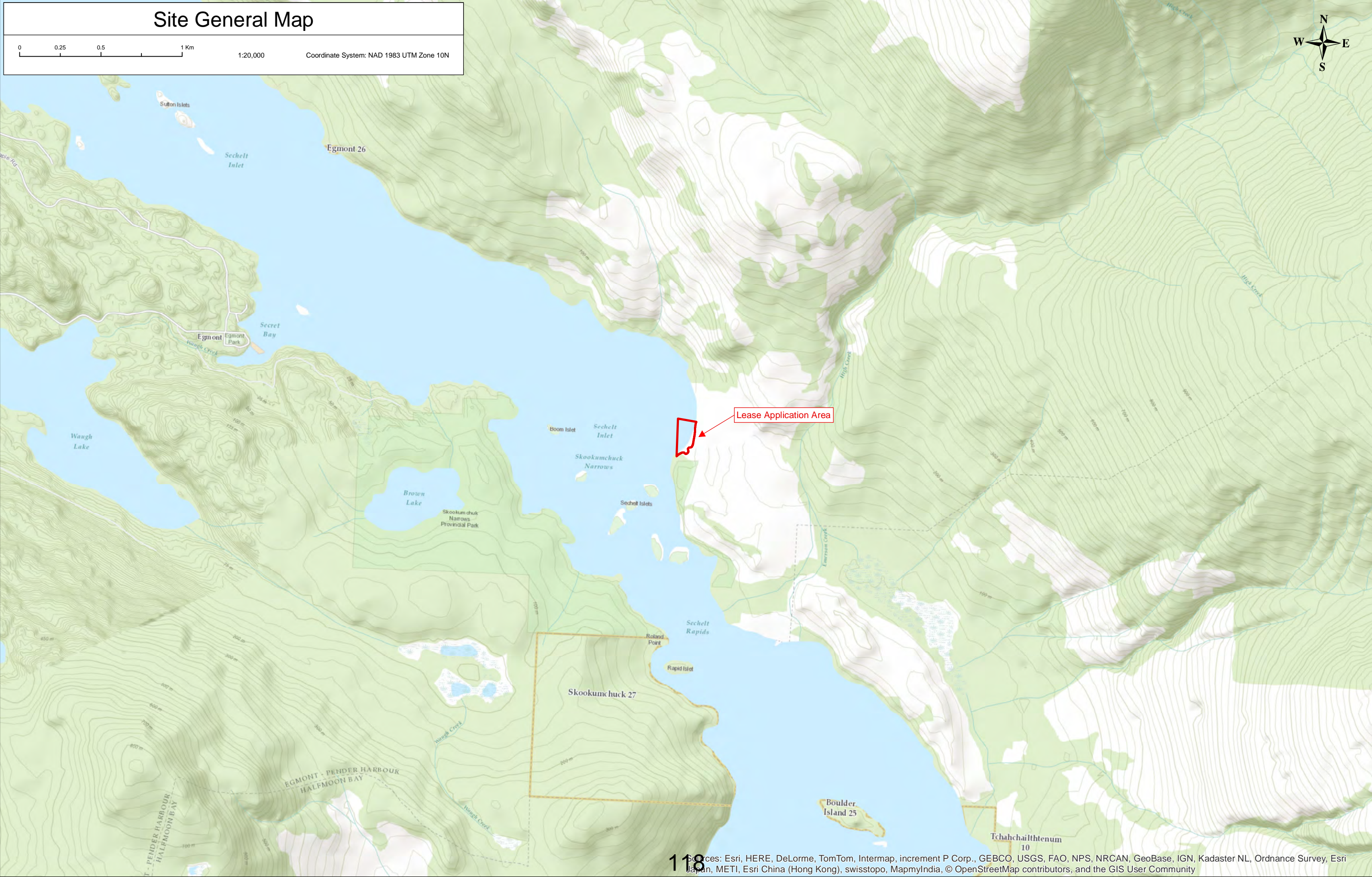
commencement date.

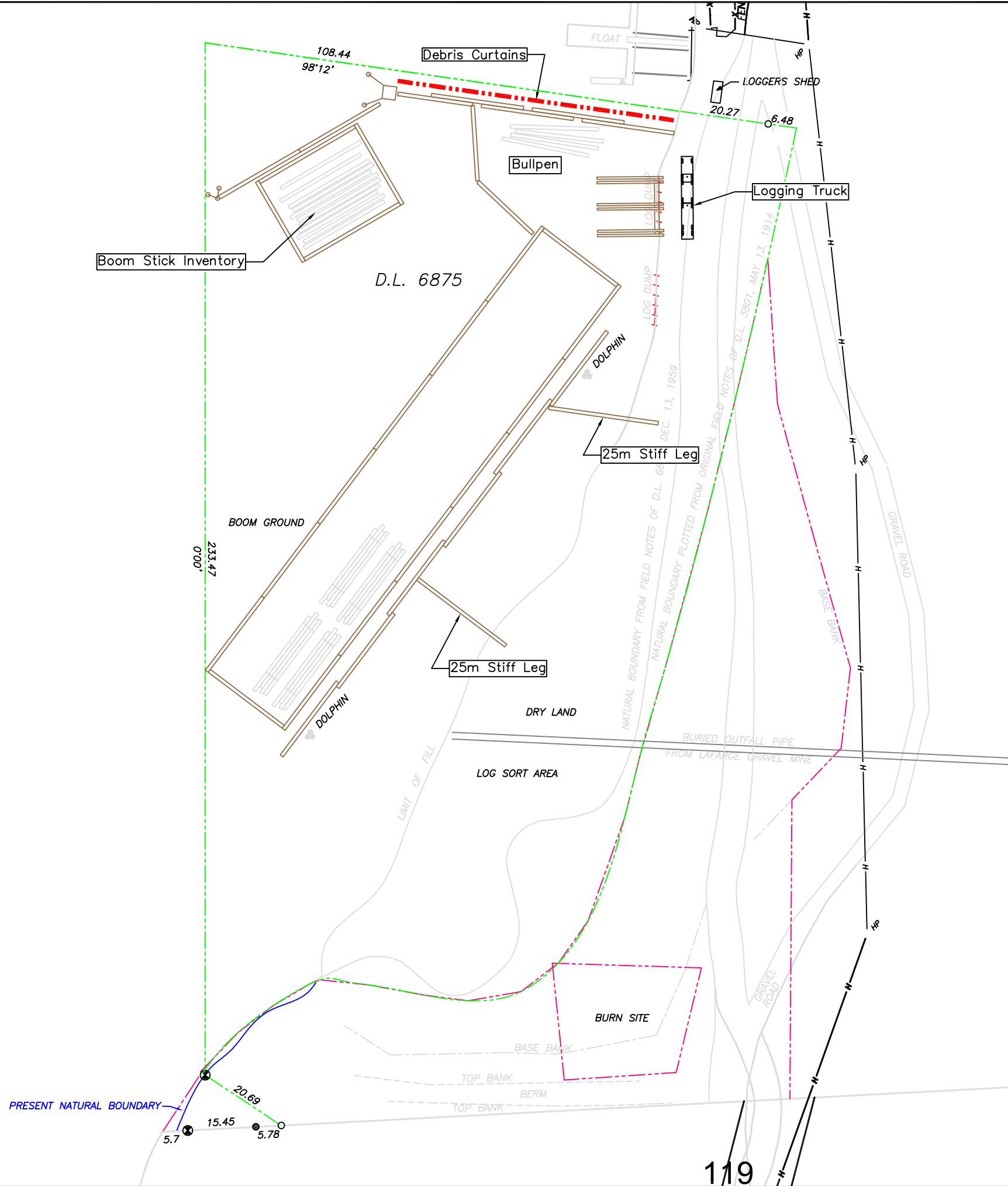
Site General Map

00.250.51 Km

1:20,000

Coordinate System: NAD 1983 UTM Zone 10N





Foreshore Lease Application

Log Sort Plan

Plan View - Proposed Condition

Drawing No.			Site Coordinates (UTM Zone 10)	
17-601_SCS_001			Northing:	5510683
Surveyed:	Strait	18Jun2015	Easting:	435734
Designed:	WH	01Jun2017	Elevation:	0
Drawn:	ND	08Jun2017	/// // /	
Reviewed:	----	----		

Prepared For:

Solberg Hills

Site Plan By:

 **CHARTWELL**
Consultants Ltd.

SEALED BY:

Scale: 1:1000
Page: 1 OF 1

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: PROVINCIAL REFERRAL 2411785 FOR COMMERCIAL RECREATION (COMFORT COVE SHELLFISH LTD.) – ELECTORAL AREA B

RECOMMENDATIONS

1. **THAT the report titled Provincial Referral 2411785 for Commercial Recreation (Comfort Cove Shellfish Ltd.) – Electoral Area B be received;**
2. **AND THAT the following comments be forwarded to Ministry of Forests, Lands, Natural Resource Operations and Rural Development:**
 - a. **SCRD recommends refusal of proposed Adventure Tourism/Commercial Recreation on District Lot 3872, Provincial File 2411785 due to the reasons outlined below:**
 - i. **The proponent must successfully amend Zoning Bylaw No. 310 to allow the tourist commercial use.**
 - ii. **Insufficient information is provided in the proposal.**
 - iii. **A survey is required to determine the exact location of the buildings in proximity to the natural boundary of the ocean and proximity to Mount Richardson Provincial Park boundary.**
 - iv. **A fire hazard assessment is required as it is outside of the Fire Protection Area.**
 - v. **A proposed exit strategy should be provided should the business cease to operate. This should include the removal of all improvements on Provincial land and conversion of the property into Provincial Park land.**
 - vi. **A waste management plan should be provided. The site may attract wildlife if food and garbage is not properly contained and managed.**
 - vii. **Detailed building plans should be provided with a site plan showing setbacks. Zoning Bylaw No. 310 does not permit buildings within 7.5 metres of the natural boundary of the ocean. The buildings and structures proposed within the intertidal-zone will require a Building Permit and a Development Variance Permit to relax the setback.**

- viii. **Parking must be secured for those travelling by water or air as there is no road access to the site. A vehicle staging area is required for guest vehicles. Appropriate zoning and agreements must be in place to secure the parking site(s).**
- ix. **A marine impact assessment identifying risks associated with the proposed septic field on the existing oyster farm and nearby aquaculture tenures should be provided.**

AND FURTHER THAT this Recommendation be forwarded to the Regular Board meeting of October 12, 2017 for Adoption.

BACKGROUND

Purpose

SCRD received a referral from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) for adventure tourism/commercial recreation to convert an existing oyster farm and buildings into an eco-tourist resort on part of District Lot 3872, located in Sechelt Inlet, surrounded by Mount Richardson Provincial Park.

The purpose of this report is to provide information and a response to the referral by selecting one of the following options provided by the Province:

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

Proposal

The proposal is to develop a remote (water/air access only) retreat with tourist accommodation while maintaining an existing functioning oyster farm. The referral is enclosed for reference as Attachment A.

The proponent proposes to provide accommodation, for up to 30 guests, in the form of yurts/tents and in existing buildings. The existing buildings will also contain a reception, lounge, dining area and kitchen.

An on-site water tank will hold water for the site. A septic field is proposed to treat grey water. A report completed by a professional engineer concluded that the existing septic field is capable of addressing the requirements of the proposed daily flow for the project. Composting toilets are also proposed to be used. All laundry will be washed off-site.

Activities proposed on the site include:

- Accommodation
- Dining
- Yoga, Pilates, Tai Chi
- Kayaking/Canoeing
- Gardening
- Bathing
- Hiking
- Education - aquaculture



Figure 1: Site plan provided by the proponent

The proponent proposes to develop the site at one phase per year, over four years:

- Phase 1: includes infrastructure upgrades and developing accommodation to support 20 guests.
- Phase 2: includes additional infrastructure upgrades and installing accommodation to support 6 more guests.
- Phase 3: includes building a yoga deck and an additional washroom facility.

Phase 4: includes developing more common space and increasing water storage, and developing more accommodation to support up to 30 guests and 2 more staff members.

A summary of the referral is provided in the table below.

Owner / Applicant:	Comfort Cove Shellfish Ltd.
Purpose:	Adventure Tourism / Commercial Recreation (Eco-Resort) Proposed to accommodate up to 30 guests plus staff
Tenure Type:	Lease
Size:	3.22 ha +/-
Period:	undefined
Location:	Mount Richardson Provincial Park, Sechelt Inlet
Legal Description:	THAT PART OF DISTRICT LOT 3872, TOGETHER WITH THAT PARCEL OR TRACT OF LAND IN THE VICINITY OF DISTRICT LOT 3872, GROUP 1, NEW WESTMINSTER DISTRICT
Electoral Area:	B – Halfmoon Bay
OCP Land Use:	Community Recreation and Conservation
Land Use Zone:	RU2 (Rural Two)
Comment deadline:	August 20, 2017, extended to October 15, 2017

Site and Surrounding Uses

The subject area is located in Sechelt Inlet and is surrounded by Mount Richardson Provincial Park. The proponent has advised that the application area is outside the park boundary in an area that was previously excluded from the Provincial Park. However, a survey is required to confirm this. The foreshore portion of the site is within District Lot 3872, a currently tenured shellfish aquaculture site (oyster farm).

The proponent notes in Attachment B that the site was historically used for logging and then became an oyster farm. It is currently being used as an active oyster farm.

Mount Richardson Provincial Park was established after the caretaker buildings were built.

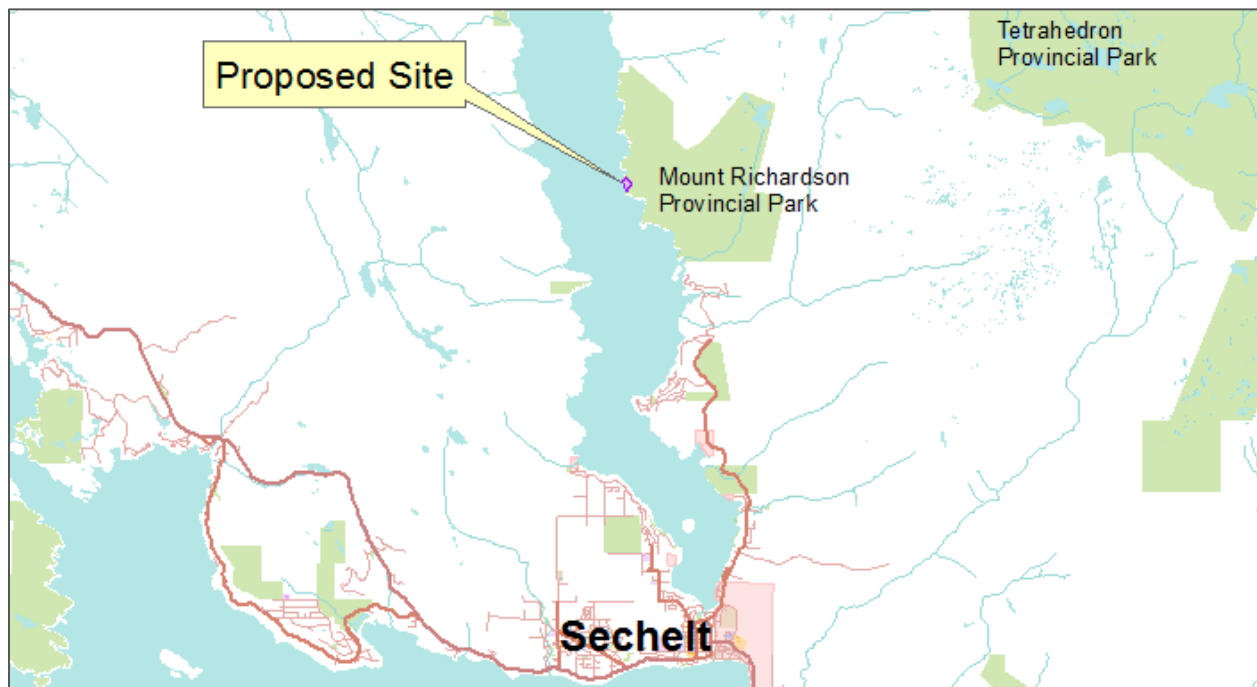


Figure 2 – Location Map



Figure 3 - Tenure application boundary map

DISCUSSION

Halfmoon Bay Official Community Plan

The subject area is located within the Halfmoon Bay Official Community Plan (OCP). The OCP designates the land as Community Recreation and Conservation, which is intended to maintain the land base for conservation and recreation. The OCP notes that recreation opportunities and

protected Provincial Park areas contribute to the rural lifestyle which is highly valued by the residents of Halfmoon Bay.

The following Community Recreation and Conservation OCP objectives and policies apply to proposals such as this:

- 27.4 To support Provincial Parks, both marine and land-based, in this area.
- 27.9 Tourist resort and lodge developments may be considered, subject to case by case zoning approvals.
- 27.10 Fire hazard assessments shall be conducted as a condition of development applications in this area.

The following Economic OCP objectives and policies may support proposals such as this:

- 7.1 To support increased arts, cultural, entertainment, sport and tourism opportunities to diversify the economy and provide a more balanced revenue source.
- 7.6 To support and encourage economic development that is low impact, environmentally sensitive and ecologically sound.
- 7.16 Monitor the mix and performance of accommodation types to optimize performance and visitor experience.
- 7.19 Amend zoning regulations to support a mix of accommodation types for the tourism experience in residential areas, e.g. B&B's, rental cottages, which do not impact neighbourhood character and which provide a wide opportunity for tourist accommodation.
- 7.21 Develop alternative revenue sources through the identification of small-scale industries that are compatible with tourism and rural home-based occupations.

There is scope in the Official Community Plan to support this proposal, however, in order to make a well-informed decision, additional information is required including:

- A survey to clearly identify whether or not the proposal is within the Provincial Park boundary.
- A fire hazard assessment as it is outside of the Fire Protection Area.
- A proposed exit strategy if the business ceases operation. This should include the removal of all improvements on Provincial land and conversion of the property into Provincial Park land.

- A waste management plan. The site may attract wildlife if food and garbage is not properly contained and managed.

Zoning Bylaw No. 310

The surface of water, District Lot 3872, is not zoned. The upland is zoned RU2 (Rural Two), which does not permit the proposed tourist-commercial use.

Should this proposal obtain permission from the Province, SCRD will require that the proponent submit an application to amend Bylaw 310 to a use that reflects the proposal.

Half of the development appears to be proposed within the intertidal zone, upgrading existing buildings or building new platforms/foundations for yurts. A survey is required to determine the exact location of the buildings in proximity to the natural boundary of the ocean and Park boundary.

Detailed building plans should be provided with a site plan showing setbacks. Bylaw 310 does not permit buildings within 7.5 metres of the natural boundary of the ocean. The buildings and structures proposed within the intertidal-zone will require a Building Permit and a Development Variance Permit to relax the setback.

Additional Considerations

Staff considers the concept of diversifying a declining industry by introducing a potential thriving industry and using existing buildings as aligned with SCRD's Strategic Priority: Support Sustainable Economic Development. However, the proximity of buildings to the natural boundary of the ocean and the Provincial Park, and potential impacts to existing aquaculture tenures needs more consideration.

- The subject area is only accessible by water or air. Parking should be secured for those travelling by water or air. A vehicle staging area is required for guest vehicles. The proponent identified two sites (Pedals and Paddles and Tillicum Bay Marina) as locations for parking guest and staff vehicles. Appropriate zoning and agreements must be in place to secure the parking site(s).
- An existing functioning shellfish aquaculture tenure (oyster farm) is leased along the foreshore. A marine impact assessment identifying risks associated with the proposed septic field and composting toilets on the existing oyster farm and nearby aquaculture tenures should be provided.
- There is an existing dock. It is unclear when the dock was built, but it is permitted under the aquaculture tenure.
- SCRD mapping does not indicate any eelgrass beds or sponge reefs in the vicinity. Eelgrass beds or sponge reefs near the tenure area should be identified and protected.

- Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- Public access along the foreshore and in the Park should be maintained.
- The proponent should implement both Provincial and *shíshálh* Nation's Best Management Practices for building/maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.

If approved by the Province, the proponent must provide a survey of the site showing exact locations of existing and proposed buildings, secure parking, and apply for an OCP and zoning bylaw amendment to a use that reflects the proposal in order to proceed.

Consultation

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

The proponent has indicated they have met with the *shíshálh* Nation.

The APC considered this application at its meeting on September 5, 2017 and provided comments but did not make a recommendation. Comments included concerns over location and proximity to Mount Richardson Provincial Park, proposed intertidal development, pollution from septic on existing aquaculture farms, impacts to wildlife, and lack of an exit strategy. They also noted support for the low-impact development, tourism, economic diversification, and off-Coast revenue.

Timeline for next steps or estimated completion date

The Crown extended the deadline to comment on this application to October 15, 2017 in order to obtain a Board resolution. The resolution will be forwarded to FLNRORD and final permission will be made by the Province.

STRATEGIC PLAN AND RELATED POLICIES

Requesting additional information such as a fire hazard assessment, a proposed exit strategy, building plans, a survey, and a marine impact assessment is aligned with SCRD's Strategic Plan Values of Embedding Environmental Leadership and Sustainable Economic Development.

CONCLUSION

The SCRD has been provided an opportunity to comment on a referral for a proposed adventure tourism / commercial recreation eco-tourist resort in Sechelt Inlet in an area surrounded by Mount Richardson Provincial Park.

Staff Report to Planning and Community Development Committee - October 12, 2017
Provincial Referral 2411785 for Commercial Recreation (Comfort Cove Shellfish Ltd.) –
Electoral Area B

Page 9 of 9

Staff recommends responding with refusal of the project due to conditions outlined in the recommendations of this report.

Attachments

- Attachment A – Crown Referral 2411913
- Attachment B – Background information package provided by applicant

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Other	

CRN00043 – Crown File: 2411785 – Area B – Adventure Tourism / Commercial Recreation (Comfort Cove Shellfish Ltd.)

Copied from application for legibility and consolidated with pages 5-15 of original referral

PROJECT OVERVIEW

The Oyster Farm in Sechelt Inlet (The Site) is a, proposed, modestly sized eco-tourist resort with a focus on health, wellness and exploration of the natural environment. Located 2 km north of Tuwanek on the Sechelt Inlet and 75km from downtown Vancouver - The Site is positioned to provide experiential tourism to a clientele that would include both Canadian and International visitors.

The Site is surrounded on 3 sides by Mount Richardson Provincial Park and the ocean on the 4th. The Sites geographical location and its accessibility by boat or float plane only, provides a feeling of remoteness within nature while being conveniently close to the town of Sechelt.

Built around a small functioning shellfish farm the Sites theme will embrace and celebrate this unique quality. Accommodation will be provided by existing buildings, and strategically located tents/yrts on wooden platforms. The tents/yrts, will retain the natural beauty of the landscape while providing a variety of view experiences. The history of the oyster farm will be framed and enhanced via the existing buildings which will serve as facilities for reception/lounge , dinning/kitchen and accommodation.

By virtue of its remoteness, the resort will advocate and promote low impact services and conservation. Limited use of water and electricity plus the use of composting toilets will be designed to offer a comfortable and positive experience while providing an educational opportunity in living lightly on the Earth to its guests. All/any laundry will be done offsite.

Activities proposed on site are those that would be anticipated at a wellness focused resort, including:

- Accommodation
- Dining
- Yoga, Pilate, Ti Chi
- Kayaking/Canoing
- Gardening
- Bathing
- Hiking
- Education - aquaculture

Four development phases are proposed. The timing of when these phases will be completed will depend on availability of funds (all profits will be reinvested into the site). The expected time-line for all 4 phases is 4 years - 1 phase per year.

Phase 1 – Update infrastructure and develop accommodation areas to support 20 guests.

- Area 1 to be setup for 1 unit x 4 guests.
- Area 2 to be setup for 1 unit x 8 guests.
- Area 3 to be setup for storage.
- Area 4 to be setup for storage and increased water storage.
- Area 5 to be setup for 1 unit x 4 guests.
- Area 9 to be setup for 1 unit x 4 guests.
- Area 11 to be used for grey water disposal.

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- Area 12 to have new water pickup installed.
- Capacity: 20 guests

Phase 2 – Install accommodation for 6 more guests and upgrade infrastructure accordingly.

- Area 4 may need to be upgraded to increase water storage.
- Area 6 to be created - 3 units x 2 guests.
- Area 10 to be updated to increase capacity.
- Capacity: 26 guests

Phase 3 – Yoga deck.

- Area 8 is created - yoga deck and additional washrooms.
- Capacity: 26 guests

Phase 4 – More common space.

- Area 1 - to be repurposed to common reception, lounge and toilet
- Area 2 - to be repurposed to common kitchen, dining, toilets and staff quarters
- Area 4 - increase water storage
- Area 7a, 7b, 7c, 7d - to be created - 4 units x 2-4 guests
- Capacity: 22-30 + 2 staff

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
MoE Visit (Blair ???)	Walked site & discussed waste management.	Complete (verbal)	Agreed with waste plan.
Telder Engineering Visit	Walked site & discussed waste management and water delivery.	Complete (FLNRO has report)	Agreed with waste plan and water delivery plan.
Archaeologist Visit	Band sent two different archaeologists (1 visit each) for look about.	Complete (FLNRO has report from first visit).	Both agreed site not archaeologically significant.
Add Row			

FIRST NATIONS CONSULTATION

Contact has been in person meeting with Sid Quinn and Jasmine Paul, both representatives with the Sechelt First Nation. A similar tourism plan was presented. The primary focus of the meeting was to be transparent, share information and continue building a positive relationship with local First Nations. While the nature of this meeting was respectful and positive we received an anticipated response based upon the overall position of the band regarding use of traditional territories. A letter was sent to the Province stating that they did not support our application without consultation with the Province and is on file.

When we first purchased the Oyster Farm we provided temporary part-time employment to a member of the Sechelt band (Tracy Paul) and continue to be on good terms. When we initially determined to

CRN00043 – Crown File: 2411785 – Area B – Adventure Tourism / Commercial Recreation (Comfort Cove Shellfish Ltd.)

pursue tourism at the site we approached Candace Campo, a prominent member of the Sechelt nation and owner of Talaysay Tours and (other name of her business) to discuss her involvement (i.e. providing accommodations for her tour guests). Ms. Campo was very positive and could see a lot of possibilities for joint ventures and we have since developed a strong working relationship and friendship. Peter has provided transportation for volunteer projects with First Nations youth. As owners of Wilderness Resort we contracted with Talaysay Tours to provide cultural experiences for guests.

LOCATION

Licence: 111141

File No.: 2404948

Disposition No.: 832501

That parcel or tract of land in the vicinity of Sechelt Inlet, Group 1, New Westminster District, containing 0.750 hectares, more or less.

- a. Phase I
 - i. Decks - no new decks.
 - ii. Washrooms - zero discharge compost toilets, and grey water from sinks/showers
 - Area 1 - inside external entrance; compost toilet, sink
 - Area 2 - inside external entrance; compost toilet, shower, sink
 - Area 5 - inside external entrance; compost toilet, sink
 - Area 9 - inside internal entrance; compost toilet, shower, sink
 - Area 10 - outhouse; pit toilet
 - iii. Grey Water - pumped to septic field, daisy chained tank system
 - Area 1 - tank and pump
 - Area 2 - tank and pump
 - Area 3 - tank and pump
 - Area 9 - tank and pump
 - iv. Water Storage - one tank at Area 12 the rest at Area 4
 - v. Area 1 To Accommodation
 - add outdoor kitchen added
 - add washroom (compost toilet and sink)
 - upgrade water delivery pipe to 2 inch (pipe already buried)
 - add grey water tank, pump, and pipe (pipe already buried)
 - add appropriate furniture
 - no ground disturbances required
 - no change to dimensions
 - vi. Area 5 To Accommodation
 - add outdoor kitchen (BBQ and possibly sink)

CRN00043 – Crown File: 2411785 – Area B – Adventure Tourism / Commercial Recreation (Comfort Cove Shellfish Ltd.)

- add washroom (compost toilet and sink)
 - add grey water tank, pump, and pipe
 - add appropriate furniture
 - no ground disturbances required
 - expand deck (wood with concrete footings)
- vii. Landscaping -
 - mostly keeping the bush down
 - keeping the septic field grassy
 - maintaining the skid road and trails
 - building a wood path over ditch (perhaps later phase)
- viii. Dock Repair -
 - Repairs as needed to keep existing safe and usable.
 - all work to comply with DFO and Environment Canada regulations
 - currently registered with MoT
- ix. Staff Accommodation - no longer in Area 4
 - now in Area 2 (in existing building)
 - implemented in Phase IV
- x. Area 6 & Area 7 -
 - Area 6 will use out building (Area 10)
 - Area 6 will be able to use more (common) facilities in Phase II and IV
 - Areas 7a-7d will use common washrooms but a request to install compost toilets for each may be needed
- b. b. Phase II
 - i. Area 1 & Area 2
 - repurposing to common now happens in Phase IV
 - Area 1 deck size increased to make space for wood burning hot tub
 - Area 1 kitchen stays but the BBQ is removed
 - Area 1 entirely in inter-tidal - no change
 - Area 2 partly in inter-tidal - no change
 - Area 2 small increase in size of deck (walk way around back to get to propane tanks)
 - ii. More Compost Toilets - possibly install one at Area 10
- c. Phase III
 - i. Additional Washroom - Area 8 will be built (2xwashrooms and a yoga deck)
 - ii. Additional Washroom - just Area 8
- d. d. Phase IV
 - i. Yoga Deck (Area 8) - yes; it will be attached to the washrooms
 - ii. Area 9 -

- entirely inter-tidal
- same as other tent supporting platforms - wood with concrete footings
- no longer expanding deck to connect Area 1 with Area 2
- furniture adjusted

LOCATION JUSTIFICATION

- wilderness, water-access-only, but not too far for logistics
- water front otherwise surrounded by Park
- existing infrastructure including septic field
- existing dock and buildings
- synergy with existing aquaculture operation (education)
- has enough fresh water

SEASONAL EXPECTATIONS OF USE

Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Construction	<p>Phase 1 – Update infrastructure and develop accommodation areas to support 20 guests.</p> <p>Area 1 to be setup for 1 unit x 4 guests.</p> <p>Area 2 to be setup for 1 unit x 8 guests.</p> <p>Area 3 to be setup for storage.</p> <p>Area 4 to be setup for storage and increased water storage.</p> <p>Area 5 to be setup for 1 unit x 4 guests.</p> <p>Area 9 to be setup for 1 unit x 4 guests.</p> <p>Area 11 to be used for grey water disposal.</p> <p>Area 12 to have new water pickup installed.</p>	Fall/Winter 1

CRN00043 – Crown File: 2411785 – Area B – Adventure Tourism / Commercial Recreation (Comfort Cove Shellfish Ltd.)

Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Operations	Self catering for up to 20 guests.	Spring/Summer 1
Construction	Phase 2 – Install accommodation for 6 more guests and upgrade infrastructure accordingly. Area 4 may need to be upgraded to increase water storage. Area 6 to be created - 3 units x 2 guests. Area 10 to be updated to increase capacity.	Fall/Winter 2
Operations	Self catering for up to 26 guests.	Spring/Summer 2
Construction	Phase 3 – Yoga deck. Area 8 is created - yoga deck and additional washrooms.	Fall/Winter 3
Operations	Self catering for up to 26 guests.	Spring/Summer 3
Construction	Phase 4 – More common space. Area 1 - to be repurposed to common reception, lounge and toilet Area 2 - to be repurposed to common kitchen, dining, toilets and staff quarters Area 4 - increase water storage Area 7a, 7b, 7c, 7d - to be created - 4 units x 2-4 guests	Fall/Winter 4
Operations	Capacity: 22-30 + 2 staff Catering, guided wellness and guided education experiences.	Spring/Summer 4
Operations (ongoing with maintenance)		Spring to Fall with availability on holidays all year.

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
Accommodation	Phase IV results in 4 guest capacity in one of the existing buildings and the remainder in tents/yurts on wooden platforms with concrete footings.	see above
Infrastructure - Water	Phase IV results in 5x3000 gallon water tanks (additional may be required) in Area 4.	Additional water tanks installed as capacity needed. Pipes done as building constructed and/or put into use.
Infrastructure - Waste	<p>Phase I - Pipes (fresh water and grey water) will run between the buildings in Area 9, Area 1, Area 2, Area 10 and Area 5 (in that sequence). The pipes between Area 5 and the septic field & water storage will be routed in the ditch.</p> <p>Phase II - Grey water tank & pump to be installed for sink water.</p> <p>Phase III - Fresh water pipe will be run from the water storage to Area 8. Grey water pipe will be run from Area 8 to the septic field.</p> <p>Phase IV results in 7-8 composting toilets and 1 pit toilet. The compost toilets are zero discharge - compost put into a pit. Additional compost toilets may be installed based upon demand. There will be 1-2 private showers and 2 common. The common showers will drain by gravity to septic field. The private showers will be pumped with sink water to the septic field. All buildings with grey water discharge (sink or shower) will have a holding tank & pump with the exception of Area 8 which gravity feeds to septic field in real time.</p> <p>Site will be zero discharge to the ocean.</p>	Done as building constructed and/or put into use.

Buildings	<p>Area 1 is an existing platform built upon crib logs. Building is wood with an asphalt roof. This is expanded in Phase IV to support a hot tub. This is to be a wood burning hot tub from AlumaTubs.com. It will use ocean water in/out with a strict no 'products' in the water policy. Water will not be released while hot. So exact same impact as swimming in the ocean/water.</p> <p>Area 2 is an existing building laying upon skid logs and further supported by concrete footings. Building is wood with an asphalt roof.</p> <p>Area 10 is an existing building - wooden, supported by concrete footings with an asphalt roof.</p> <p>Area's 6,7a,7b,7c,7d are tents on wooden platforms supported by concrete footings.</p>	see above
Dock	Area 1 already has a dock. This is a water access only parcel and the dock is used to gain access. This will be maintained using best management practices for this type of feature.	
Utilities General	<p>Utilities to be RV style. This means;</p> <p>1) Electricity is usually provided by an inverter on a 12v bank of batteries charged by solar panels. A generator can be run to charge batteries and directly power devices.</p> <p>2) Cooking and hot-water is provided via propane.</p> <p>3) Waste is managed via holding tanks (grey water) and composting (toilets).</p> <p>By Phase IV - only Area 9 has complete, private use, services (electricity, cooking, toilet, hot water, shower). Other areas share services.</p>	
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 Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Water-Access-Only						Paid parking at Tillicum Bay Marina.
Add Field						

3.3 Utility Requirements and Sources

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



Off grid site. A) propane via tanks delivered via water taxi B) gas for generator delivered via water taxi C) fresh water rights required for showers D) drinking water delivered via water taxi E) have septic field

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
From approval date.	fresh water from site	surface and/or seepage at back of site	15,000 - 20,000 gallons per year	sand filter, holding tanks, not drinking	need one, previous agreement (1980's) expired

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:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
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Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
From approval date.	black water	toilets	n/a	compost toilets	n/a
From approval date.	grey water	showers/sinks	15,000 gallons per year	holding tanks with pumps to deliver to septic field	n/a
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?

☒ Yes ☐ No

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

☒ Yes ☐ No

Removal Type	Impacts	Proposed Mitigation
modest landscaping	minimal	none
Add Field		

4.1.2 Soil Disturbance

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

☒ Yes ☐ No

Disturbance Type	Impacts	Proposed Mitigations
modest leveling for trails and buildings	none	none
Add Field		

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

☐ Yes ☒ No

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

☐ Yes ☒ No

4.1.3 Riparian Encroachment

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



☒ Yes ☐ No

Identify all works that may affect the Riparian zone, the impacts, and proposed mitigations:

Work Type	Impacts	Proposed Mitigations
construction	none - above ground no impact on flow or content - of seasonal water flow	none
Add Field		

4.1.4 Pesticides and Herbicides

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

☐ Yes ☒ No

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?

☒ Yes ☐ No

Identify any visual impacts of the project, any potential impact on sight lines from surrounding users or residents, and any mitigations:

Visual Impact Type (Project or view shed)	Impacts	Proposed Mitigations / Management Plans
buildings will be visible	minimal exposure to public	building aesthetics not to dominate landscape and low impact colouring
Add Field		

4.1.6 Archaeological Sites

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

☐ Yes ☒ No

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

☒ Yes ☐ No

Please include information or reports generated:

Two visits by different experts (via Sechelt Band). Both agreed no issues. Report from first provided to FLNRO.

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
Wood framing. Wood, glass, tin siding. Tin, asphalt roof.	n/a	n/a
Concrete footings.	minimal	n/a
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:

[\(Best management practices for sound\)](#)

Sound? ☒ Yes ☐ No

Explain the current conditions, source, type and range of emission. Provide a description of atmospheric effects from proposed construction, operation, and decommissioning phases. Also include proposed mitigation measures to manage or mitigate adverse effects.

Emission Source	Current Conditions	Project Impacts	Proposed Mitigations / Management
generator		minimal to wildlife - none to public	n/a
Add Field			

Odor? ☐ Yes ☒ No

Gas? ☐ Yes ☒ No

Fuel Emissions? ☐ Yes ☒ No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

4.3.2 Public Access

Will the project result in changes to public access?

☒ Yes ☐ No

Describe the potential effect or impact and include plans for mitigation/management:

Effect	Potential Impacts	Proposed Mitigations / Management Plan
lease restrictions	minimal - no reason for general public to access through based upon historical use	n/a
Add Field		

4.3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

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](#))

☐ Yes ☒ No

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

☒ Yes ☐ No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
building 9 is intertidal	new footings	environmental impact and engineering recommendations
Add Field		

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

☐ Yes ☒ No

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

☒ Yes ☐ No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
at start	none - but some water taken for holding tanks	none
Add Field		

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

[Species At Risk Act](#)

☐ Yes ☒ No

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.

Nearest community is 10 minute boat ride (30 minute paddle) away - Tuwanek - a part of Sechelt. After that there is a community called Sandy Hook.

The only real neighbours are the nearby aquaculture operations.

The nearest Sechelt Band community is a bit further afield - more in the village of Sechelt.

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.)*

☒ Yes ☐ No

Please list:

Not really preclude our proposed use but the following should be asked for feedback;

- Sechelt Band (as we are in their traditional territory)
- Sunshine Coast Regional District (SCRD) (as this is the municipality we are in)
- BC Parks/Ministry of Environment (as we are surrounded by Park)

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.



none

END OF FORM

Ground Disturbances

Area 1

Area 1 uses the base of an old 'crib' – remnant from logging activity. This is a box formed by horizontally laid logs starting with logs buried in the beach. The logs are lashed together using aluminum cable. The crib was original back filled but this fill has mostly washed away. Four concrete footings have been added to provide additional support. This is to be maintained using the same means with two additional concrete footings possible. In Phase IV – the deck is to be expanded over a rock ledge. Concrete footings will be used for this.

Area 2

Area 2 uses a combination of skid logs (used to drag the building to its current location) and concrete footings. This is to be maintained using the same means with footings replaced for supporting the deck and additional footings for modest deck expansion.

Area 1/Area 2

Area 1/Area 2 is connected by a water pipe, a grey water pipe and 120v cable. These are buried as they run between the two but are above ground otherwise.

Area 5

Area 5 uses concrete and stone footings. These are to be maintained. Concrete pier blocks will be used for footings for deck expansion.

Area 12

This contains one 3000 gallon water holding tank – above ground but in a ditch. It is located just below an 8 foot sudden grade drop and this allows the water pick up to conveniently run into the top of the tank. The ground below the tank has been leveled using wood planks and this may need to be maintained (using the same technique).

A new water pickup will need be installed upstream of this holding tank as the current one is not likely to be within a surveyed tenure. A small (4'w 2'h) dam will be used to block the ditch at this point.

Area 4

This area is level but a bit more may be needed to store the additional water holding tanks.

New Platforms

All new platforms and walkways to be supported by concrete pier blocks.

Pipes

Fresh water pipes and grey water pipes share the same routing plan. They run above ground, under buildings, and via a stream/ditch (which runs up/down the middle of the Site) – with the following exceptions;

- under water between Area 1 and Area 9 (no electrical on this run)
- under ground between Area 1 and Area 2
- under ground in Area 8 and Area 11

Wires

Only; Area 1, Area 2, and Area 9 are wired. Wire (120v) runs from a small generator shed in Area 2 and into the Building 2. This is in a plastic conduit running above ground in a shallow ditch and runs for about 20 feet. Area 1 and Area 2 are connected via a subterranean conduit. All other wiring is in the buildings themselves.

Septic Field

Access to the septic field may need to be improved. The current conduit leading into the septic field may need to be replaced. The current conduit runs about 30 feet under ground before entering the septic field.

Trails/Skid Roads

These are to be maintained (on Site only – not as they run off into the Park). The main skid road that runs up the Site from Area 1 is on a steep grade. This currently requires that cuts be maintained to drain water to the sides. This may need to be enhanced with plastic driveway grids.

General Comments

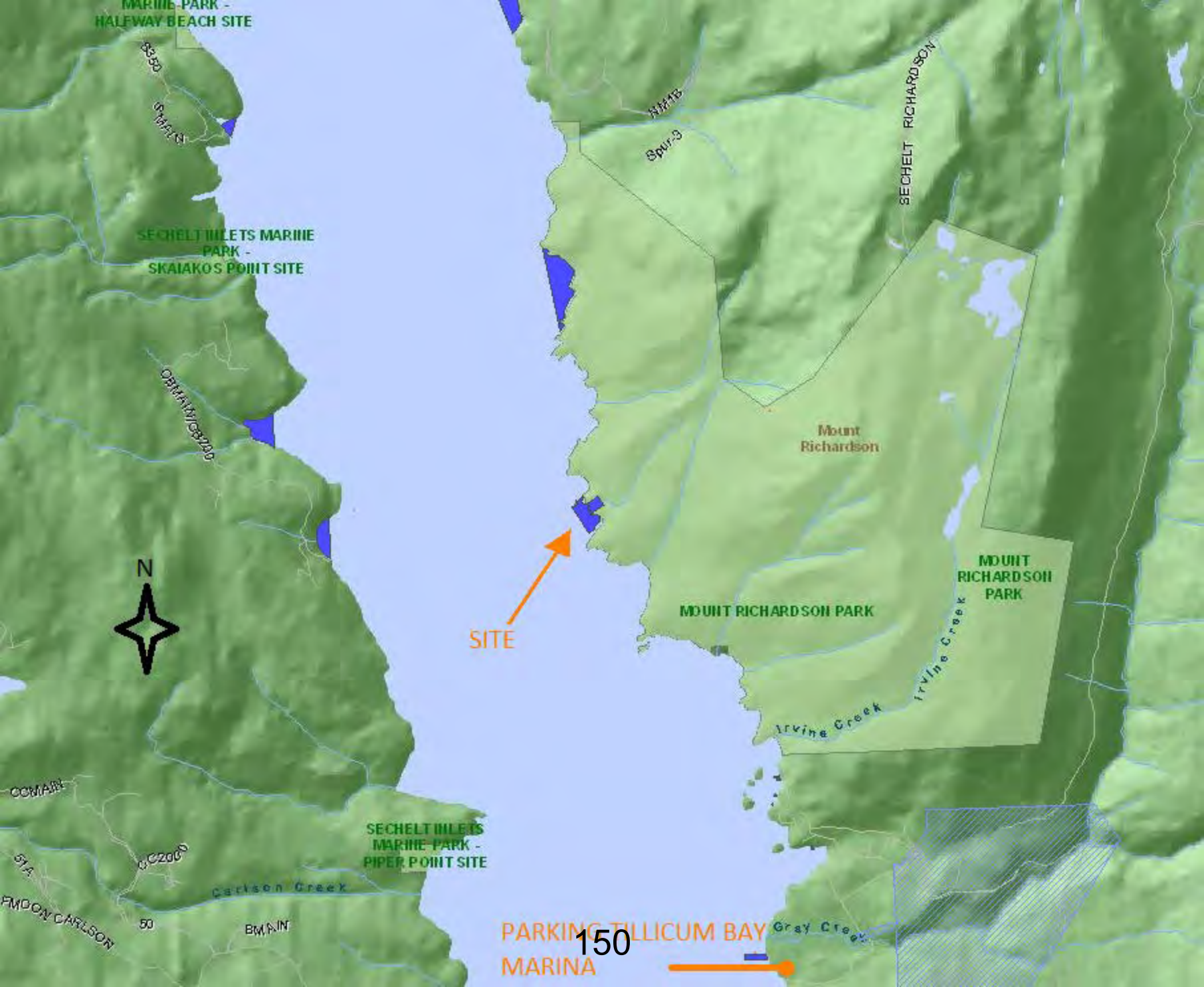
The ground on the Site was heavily manipulated by past tenure holders. For example;

- 1) Loggers built the skid road network including ditches.

- 2) Benches were created/enhanced, and a septic field installed, in preparation for use as a fish hatchery.
- 3) A large cat dozer was used for some of this work and resided at the Site for some years.

On at least two occasions Sechelt Band directed archaeologists have visited the Site (1st Peter Merchant and 2nd name unknown). In both cases they have pointed to the heavy ground disturbances as one of the reasons for the Site to be insignificant for their interests.





In 2008, we purchased an Oyster Farm tenure in Sechelt Inlet. We have invested approximately \$500,000 in this site (initial purchase, subsequent clean-up costs (20,000lbs of waste from prior use), needed repairs/improvements).

Now, due to a series of errors on the part of the Provincial government and delays in addressing these errors we are almost 10 years in and have yet to see any return. We have not been able to harvest oysters due to an inability to implement an engineer-approved waste management plan on the upland, and our plans to add eco-tourism have been delayed and nearly derailed.

The attached document entitled “history/background” provides some further context to our application to the Province to add eco-tourism as a permitted use at this site.

Case for Support:

- a. Oyster farming alone will not suffice to make this site a profitable business comensurate with investment we have made thus far.
- b. There is added value to provide education about aquaculture to visitors to the region.
- c. Eco-tourism is a needed and viable alternative to logging and other forms of resource extraction and will help stimulate and support other businesses.
- d. Only a small number of venues on the Sunshine Coast have capacity to accommodate small groups/family reunions etc.
- e. Accommodation options in the area is currently limited to camp grounds (basic camping in Sechelt Inlet Marine Park) that are only accessible by kayak, canoe or small boat.

Our Request of SCRD:

The province, through FLNRO will ultimately determine whether our application will be accepted and under what terms....

HISTORY/BACKGROUND INFO

Site used for logging, oyster farm, and fish farm (hatchery on upland) since at least 1970's.

1999 – Mount Richardson Provincial Park created. Three tenures that would have been in the Park were sold fee simple (made private land) to tenure holders prior to creation of Park. **An error was made (as referenced by Minister of the Environment in her attached letter) in that the oyster farm (upland tenure) land was not excluded from the park – like the 3 other upland tenures.**

2004.MAR – Upland tenure renewed, with Norman Angell, for 10 years.

2008.APR.05 – We (Peter Harvey and Valerie Nash) signed a purchase agreement with Norman Angell. Asked Province (FLNRO) to reassign the oyster farm tenure.

2010.DEC.17 – Received reassignment application.

2011.FEB.17 – Tenures reassigned to us. We invested considerably in oyster farm infrastructure and seed. Very positive discussions with FLNRO about doing eco-tourism alongside aquaculture and to revise agreement accordingly. **At no point during these 3 years did FLNRO indicate that the tenure was within the park boundaries, they and we were operating on the understanding that we were surrounded by the park (not in it) and they even had a map to that effect.**

2011. Spring – Enacted major clean-up of the site, invested in composting toilets, solar panels and removed 3 medium size trees that were at risk of falling on buildings.

2011.Summer - Enacted a modest “trial-run” eco-tourism plan based upon phone conversations with FLNRO. Midway through summer of 2011 we received a call from BC Parks. This was the first time that we, and FLNRO, had any idea that the tenure was within the park boundary.

2011. JUNE 22 – A site visit was conducted by compliance officers from FLNRO and BC Parks. We were told to cease tourism activities – which we did and aside from this brief (approximately 2-month period) we have not conducted any tourism activities.

2011. NOV.08 – We received a citation from FLNRO regarding the improper use of the site and tree removal. No fine or follow-up, based upon conversations this was in recognition of the mitigating circumstances.

2011. NOV – 2013 NOV – Spent two years exploring various options with BC Parks and FLNRO to no result.

2013.DEC.02 – Met with the Minister of Environment who agreed that the Province made a mistake and that we should not have to pay for it. We were also encouraged to pursue eco-tourism plan and was informed on how to properly do this. See Letter.

2014.MAR – Upland tenure expired. We started process for application for eco-tourism. Continued to grow oysters in foreshore – but not harvest (due to inability to implement waste plan on upland).

2014.APRIL.09 – Legislation (Bill 11) was introduced and passed – deleting the Oyster Farm upland tenure (0.75 hectares) from Mt. Richardson Park . See Bill 11 snippet.

2017.Summer – Application goes out for referral. Site not surveyed yet (just meets & bounds) so maps not updated yet. This combined with being surrounded by a Park has some people thinking we are in a Park – we are not – Bill 11 took us out of the park. The application out for referral is to allow us to add eco-tourism to our tenure, a move that is needed to make the site sustainable and allow some reasonable ROI.

CLARIFICATIONS RE APPLICATION

1. **Concerns Regarding Intertidal** – The oyster farm (foreshore) site plan **as approved by FLNRO** allows for intertidal structures and they have existed at this site for decades.

- The existing caretakers cabin dates from about the 1940's. It was a floating facility supporting logging activities about Sechelt Inlet and then dragged up on this site in the 1980's. It is a combination of intertidal and upland and is the site's primary building. We propose using this site for accommodation initially and then as common dining space once tented accommodation has been developed. (Area 2 on map)
- The current workplatform is built upon a large crib that was installed for removing logs (logging) possibly in the 1970's. The dock is integrated into this platform. This is a 100% intertidal structure and provides access to the site. We propose using this site for accommodation initially and then as common leisure space once tented accommodation has been developed. (Area 1 on map)
- The old workplatform, used for prior industrial activities, is also intertidal. This site is 100% intertidal and enjoys privacy, the best views and the most sun exposure. We propose repurposing this area by repairing the platform and using it as a site for tented accommodation. This would be a vast improvement on what has been there for the past several decades – work platform in a state of disarray and commercial debris from prior use. (Area 9 on map)

As you can see, works in the intertidal zone have been integral to the site and remain integral to the site moving forward for eco-tourism.

1. **SetBacks** - There are different SetBacks applied under normal conditions (roughly 4m and 7m). However; these are for fee-simple parcels (this is not) and even then there are exceptions for some unique situations. We believe that the requirement to offer a unique experience for tourism is fundamental to our business case and this includes having accommodation as close as possible to the water. We believe this to be reasonable given the remoteness of the site, the fact that we are not a fee-simple site, and that we have an engineer approved plan for waste management that allows for this.

Tourists can camp very near the beach on the nearby beaches (Provincial Park) and our accommodations are also tents on wooden platforms.

2. **OCP** - Our plan has been tailored to fit the OCP. We originally planned to build proper cabins/permanent structures but we decided to change this to a more eco friendly tents-on-platforms. We thought about closing the foreshore aquaculture operation but decided to make it a demonstration farm so folks can learn about this kind of aquaculture and how it integrates into the ocean eco-system. A gateway to learning about our ocean eco-system as well as appreciating the surrounding Park space.

3. **Survey**

The Province must direct a survey for the survey to be meaningful. We are eager to pay for such a survey when the Province decides the time is right.

4. **Zoning**

Of course no zoning can be done without a survey and even then would there be an SCRD zoning? Not sure. Does SCRD have authority (buildings etc) without zoning? Not sure. Regardless; we want to make all structures safe and will gladly take direction from the SCRD in this regard. We also expect to work with; Sechelt Nation, Vancouver Coastal Health and all other relevant agencies.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 12, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: **PROVINCIAL REFERRAL 2411929 FOR A COMMERCIAL DOCK (CAPSTONE INFRASTRUCTURE CORPORATION) – ELECTORAL AREA B**

RECOMMENDATIONS

1. **THAT the report titled Provincial Referral 2411929 for a Commercial Dock (Capstone Infrastructure Corporation) – Electoral Area B be received;**
 2. **AND THAT the following comments be forwarded to Ministry of Forests, Lands, Natural Resource Operations and Rural Development:**
 - a. **Subject to the following conditions, SCRD has no objections to the existing commercial dock fronting District Lot 354, Provincial File 2411929:**
 - i. **The foreshore fronting District Lot 354 is not zoned.**
 - ii. **SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility.**
 - iii. **SCRD mapping does not indicate any eelgrass beds in the vicinity. Eelgrass beds in or near the tenure area should be identified and protected.**
 - iv. **Water quality should not be impacted by maintenance or construction activities, materials or fuel storage.**
 - v. **Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge.**
 - vi. **The proponent should implement both Provincial and *shíshálh* Nation's Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.**
 3. **AND FURTHER THAT this Recommendation be forwarded to the Regular Board meeting of October 12, 2017 for Adoption.**
-

BACKGROUND

SCRD received a Provincial referral from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) for an industrial boat dock and barge ramp

fronting District Lot 354, located near Sechelt Creek, within Salmon Inlet. The dock and ramp are used for the Sechelt Creek Generating Station, which has been in operation since 1997.

The purpose of this report is to provide information on the referral and a response to FLNRORD. The referral is enclosed for reference as Attachment A. A location map, image, and application summary is provided below.



Figure 1 – Location Map



Figure 2: Existing dock

Proponent:	Capstone Infrastructure Corporation	
Purpose:	Commercial/Industrial dock	
Tenure Type:	Licence	
Size:	2.03 ha +/-	
Location:	Sechelt Creek, Sechelt Inlet	
Legal Description:	THAT PART OF DISTRICT LOT 6475, GROUP 1, NEW WESTMINSTER DISTRICT, TOGETHER WITH THAT PART OF BLOCK B, DISTRICT LOT 6475, GROUP 1, NEW WESTMINSTER DISTRICT, TOGETHER WITH UNSURVEYED FORESHORE OR LAND COVERED BY WATER BEING PART OF THE BED OF SALMON INLET, CONTAINING .151 HECTARES MORE OR LESS	
Electoral Area:	B – Halfmoon Bay	
OCP Land Use:	Surface of water: none Area B	Upland: Resource, Remainder of Electoral Area B
Land Use Zone:	Surface of water: none	Upland: Rural Two (RU2)
Comment deadline:	October 6, 2017, extended to October 19, 2017	

Table 1 - Application Summary

The upland lot was previously owned privately by Canfor.

- In 1996, the Sechelt Creek Generating Station project entered into Agreement with Canfor for access rights.
- In 2008, Canfor sold the lot to the Province. The Agreement was transferred to the Province.
- In 2016, the Province requested that the tenure holder apply for new tenures.
- In March this year, SCRDC provided comments on a referral for the road and electric power line.

At this time a referral is received for the existing commercial dock. It is unclear when the dock was constructed, but it has been in place since at least 1997.

DISCUSSION

Halfmoon Bay Official Community Plan (OCP)

The Halfmoon Bay Official Community Plan supports environmentally responsible energy production and clean energy transportation initiatives (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 for the upland district lot (objective 27.1 and policy 27.5).

The Sechelt Creek Hydroelectric Generating Station was constructed before 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 proponent should implement both Provincial and the *shíshálh* Nation Best Management Practices for maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.

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. The dock was initially installed for use by Canfor, a forest management company, which is a use that reflected the upland use.

At the time the Sechelt Creek Generating Station project was developed, SCRD did not require the proponent to apply to rezone the lot for the run-of-the-river facility. Thus, the RU2 zone does not reflect the current use. The current provincial legislation exempts power projects from local government zoning authority. Staff does not recommend requiring the proponent to apply to rezone the powerhouse site, as the use has been in place since the mid-1990's.

Additional Staff Comments

- The dock is an existing, historic dock that was built prior to 1997 and used initially by Canfor to access the upland lot for forest management purposes.
- The foreshore fronting District Lot 354 is not zoned. The foreshore use reflects the upland use, although the zone has not been updated.
- SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility.
- 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 maintenance or construction activities, materials, or fuel storage.
- Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge.

Options

The Province requests SCRD decide on 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 recommends Option 3, subject to comments outlined in the Recommendations.

Consultation

The Province has referred 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 *shíshálh* Nation requested a Preliminary Field Reconnaissance (PFR) study. The proponent has indicated that the PFR was completed on July 21, 2017, which concluded that no further archaeological work is needed prior to the renewal of the license of occupation for the dock area.

The Halfmoon Bay Advisory Planning Commission made the following recommendations at its meeting on September 19, 2017:

Recommendation No. 1 *Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation*

Regarding Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation, the APC supports staff recommendation of Option 3. 'No objection to approval of project subject to the conditions outlined below.'

Recommendation No. 2 *Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation*

Regarding Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation, the APC requests having a tour of the facilities at Salmon Inlet.

Timeline for next steps or estimated completion date

The Province extended the deadline to comment on this application to October 19, 2017, in order to obtain a Board Resolution. The Resolution will be forwarded to FLNRORD and final permission will be made by the Province.

Recommendations from this report must be forwarded to the Regular Board meeting of October 12, 2017 for adoption to meet the comment deadline.

STRATEGIC PLAN AND RELATED POLICIES

Protecting eelgrass beds, water quality and supporting best management practices for building and maintaining moorage facilities is aligned with SCRD's Strategic Plan Value of Embedding Environmental Leadership.

CONCLUSION

The SCRD has been provided an opportunity to comment on a Provincial referral to permit an existing commercial moorage facility for the Sechelt Creek hydropower project.

Staff recommends responding with no objection to the commercial dock, subject to conditions outlined in the Recommendations.

Attachments

Attachment A – Provincial Referral Package 2411929

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Other	



Crown Land Tenure Application

Tracking Number: 100202589

Application Information

If approved, will the authorization be issued to an Individual or Company/Organization? Company/Organization

What is your relationship to the company/organization? Consultant

APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

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

Name: CPOT Title Corp
Doing Business As: Capstone Infrastructure Corporation
Phone: [REDACTED]
BC Incorporation Number:
Extra Provincial Inc. No:
Society Number:
GST Registration Number:
Contact Name: Stephanie Durocher
Mailing Address: 2930-155 Wellington Street West
Toronto ON M5V3H1

CONSULTANT INFORMATION

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

Name: Shawn Giesbrecht
Phone: [REDACTED]
Mailing Address: 3210 Apsley Street
Terrace BC V8G0J2
Letter(s) Attached: Yes (DOC.PDF)

ELIGIBILITY

Question	Answer	Warning
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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?

Yes

Please specify your file number:

2405935, 2411859, 2411860

If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

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
Industrial General Exisitng Boat Dock and Barge Ramp to the Sechelt Creek Hydro Project.	Licence of Occupation	More than thirty years
Roads Existing access roads to Sechelt Creek Hydro Project	Licence of Occupation	More than thirty years

You have added more than one purpose to your application. This is only possible if those are part of the same project and are directly related. Please provide us with an explanation of the relation between the different purposes.

Explanation: Both are part of the Sechelt Creek Hydro Project and directly related to access to the site.

ACCESS TO CROWN LAND

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

Land is access via boat and Forest Service Road (FSR). A Road Use Agreement (09-01-10228) has been obtained for shared use of the FSR.

INDUSTRIAL GENERAL

Specific Purpose: Exisitng Boat Dock and Barge Ramp to the Sechelt Creek Hydro Project.
Period: More than thirty years
Tenure: Licence of Occupation

TOTAL APPLICATION AREA

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

Please specify the area: .23 hectares

ROADS

Applications are accepted for public and private road development that service Crown land and private parcels. It also includes public road allowances under Section 79 and 80 of the Land Act; roads within Crown land subdivisions; and dedications under the Land Title Act Section 102 and 107 of titled lands.

Note - In the case of industrial roads associated with Clean Energy Projects, and located within the Provincial Forest, an authorization may be applied for here under the Land Act or applied for through the Provincial Forest Use Regulation, Forest Practices Code Act by a Special Use Permit.

Specific Purpose:	Existing access roads to Sechelt Creek Hydro Project
Period:	More than thirty years
Tenure:	Licence of Occupation

TOTAL APPLICATION AREA

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

Please specify the area:	1 hectares
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ROAD ACCESS

Do you have a safety reason to exclude the public from this road?	No
--	----

Does the road access a subdivision, and will become a publicly maintained road?	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 this road related to a Clean Energy project?	Yes
--	-----

In the case of industrial roads associated with Clean Energy Projects, and located within the Provincial Forest, an authorization may be applied for here under the Land Act or applied for through the Provincial Forest Use Regulation, Forest Practices Code Act by a Special Use Permit.

Is this related to a forest service road or a logging road?	Yes
--	-----

Please contact your local Forest District office, Enquiry BC.

Will this road connect to a public road?	No
---	----

Will you need fill material to construct this road?	No
--	----

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
--	----

Are you planning to cut timber on the Crown Land you are applying for?	No
---	----

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?	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

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
Map of requested lands	5703_LA_20170320.pdf	Applies to all purposes

☒ I will upload files created from a Geographic Information System (GIS)

SPATIAL FILES

Do you have a spatial file from your GIS system? You can upload it here.

NOTE: If uploading a .shp, please ensure that it is a polygon that has been projected in BC Albers in NAD83 format.

Description	Filename	Purpose
Compiled shape file	5703_AccessRoad_20170320.shx	Roads
Compiled shape file	5703_Dock_20170320.shx	Industrial General
Shape file	5703_Dock_20170320.shp	Industrial General
Shape file	5703_AccessRoad_20170320.shp	Roads

ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	Location Map	5703_LA_20170320.pdf
Management Plan	MP	Sechelt Land Application - ...
Site Plan	Site plan. Existing dock and road can seen under the transparent layer.	5703_LA_20170320.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: CPOT Title Corp
Contact Name: Stephanie Durocher
Contact Address: 2930-155 Wellington Street W
Toronto ON M5V3H1

☒ I hereby consent to the disclosure of the information contained in this application to other agencies, government ministries or other affected parties for referral or First Nation consultation purposes.

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 AND ASSOCIATED FEES

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$500.00	GST @ 5%: \$25.00	\$525.00	\$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

APPLICANT SIGNATURE

Applicant Signature

Date

OFFICE USE ONLY

Office Surrey	File Number 2411929	Project Number 250535
	Disposition ID 929714	Client Number 132632

March 21, 2017 (revised July 25, 2017)

Reference: 5491.00/T5703.2017.07.25

FRONTCOUNTER BC

[Send via FrontCounterBC](#)

Attention: [Lands Officer, Ministry of Forests, Lands and Natural Resource Operations](#)

RE: **Sechelt Creek Generating Station – Commercial Dock
Management Plan for Land Application – File 2411259**

This letter provides a Management Plan required as part of the Application for Crown Land Tenure for a historical commercial dock and barge ramp associated with Sechelt Creek Generating Station (SCGS). The historic dock and barge has been constructed and operated/maintained by the SCGS, and is used to access the project infrastructure located on a separate lease issued by the Province.

The requested term for of the commercial dock is for 10 years and consistent with the expectations of the *shishálh* Nation. The dock and barge ramp access are integral to the SCGS and will be required to be used for the duration of the Electricity Purchase Agreement with BC Hydro. Following expiry of the tenure, the dock and barge ramp will be renewed on similar terms subject to any significant environmental effects.

1 Background

The Sechelt Creek Generating Station (SCGS) is a 16 MW run-of-the river facility, located on Sechelt Creek. Since 1997, SCGS produces and sells its electricity to BC Hydro under contract which is currently being renewed.

1.1 Project Background

Lot 354 was previously owned by Canadian Forest Products (Canfor) as private land. In 1996, the SCGS Sechelt Creek Project entered into agreement with Canfor for access rights (the "Agreement"). However, in 2008, Canfor sold this lot and transferred the Agreement to the Ministry of Forests and it was then converted to Crown Land. As required by the Agreement, SCGS has been paying the Ministry of Forests (now Ministry of Forests, Lands, Natural Resource Operations, MFLNRO) on an annual basis for use of the land that includes the dock and barge ramp. In 2016, CPOT Title Corp. was requested by MFLNRO to apply for more specific land tenure to finalize the agreement.

The existing dock is used by the SCGS Operations and other users in the area including the *shishálh* Nation Fisheries Management, Members of the *shishálh* Nation, and logging operations provided they do not interfere with the SCGS Operations. Logging operations also maintain their own dock for their own use; however, they are permitted to use the SCGS dock for temporary moorage. Public recreational moorage is discouraged.

The existing barge ramp is used by both SCGS Operations and the logging operations. SCGS Operations usage of this barge ramp is approximately 6 times per year, to transport heavy components, fuel and vehicle replacements (when required). The frequency and type of use by the logging operations cannot be confirmed.

No modifications to the dock or barge ramp are currently contemplated.

1.2 Investigative Work

No investigative work is required. Should modification to the dock and barge ramp be required and result in potential environmental impacts, additional investigation work will be undertaken by qualified professionals.

1.3 Confirmation of Safety Plan

The operations of the SCGS facility, including the use of the dock and barge ramp is covered under a comprehensive health and safety plan.

2 Location

2.1 Description

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

2.2 Location Justification

The land is required for continued operation of the SCGS dock and barge ramp.

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 are required. No modifications to the dock or barge ramp are currently contemplated. Should new facilities or infrastructure be required, the dock and barge ramp will consider and incorporate the related components in the *shishálh* Nation Best Management Practices for Marine Docks (Sept. 2015).

3.1.2 Access

The boat dock and barge ramp provides marine access to the SCGS facility. No further access is required.

3.1.3 Utility Requirements and Sources

Nothing further required. There is an underground utility that supplies power to the boat dock that is shown as the "buried cable" on "drawing 654-07working Site Plan DL 354 R3.pdf".

3.1.4 Water Supply

None required.

3.1.5 Waste Collection Treatment and Disposal

Waste collection and treatment is managed in conjunction with SCGS.

4 Environmental

The dock and barge ramp are existing facilities that were constructed and are operating in connection with the SCGS since 1996. Consistent with the best management practices (BMP's) of the *shishálh* Nation, any new development or maintenance associated with dock and barge ramp that

will result in a new or increased environmental impact will be subject to an environmental effects review and mitigation plan by a Qualified Professional (e.g., RPBio).

4.1 Land Impacts

4.1.1 Vegetation Removal

No further vegetation removal required with the exception of routine maintenance. If further vegetation removal is required, such removal would be subject to an environmental effects review, development of a mitigation plan, and may require supplemental permits from environmental agencies and review by the *shishálh* Nation.

4.1.2 Soil Disturbance

No further disturbance is contemplated.

4.1.3 Riparian Encroachment

No further disturbance is contemplated.

4.1.4 Pesticides and Herbicide Use

Not used.

4.1.5 Visual Impacts

No further disturbance is contemplated.

4.1.6 Archeological Sites

None previously identified. The *shishálh* Nation has requested a Preliminary Field Reconnaissance (PFR) for all commercial dock renewals within their traditional territory. SCGS will commission the PFR and provide the results to the *shishálh* Nation as part of the review information for this application. The PFR will be separate from the requirements of this Management Plan and not requiring review or comments from MFLNRO.

4.1.7 Construction Methods and Materials

Modification of the dock and barge ramp is not contemplated. The existing dock consists of a 1.5 m x 15 m elevated ramp; 3m wide x 10m long float and 1.5 m x 15 m dock (see Attachment 1).

4.2 Atmospheric Impacts

4.2.1 Sound, Odour, Gas or Fuel emissions

No new sound, odour, gas or fuel emissions are associated with continued use of the existing infrastructure.

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

No changes to land drainages.

4.3.2 Public Access

The SCGS Operations are main users and maintain the dock and ramp. The *shishálh* Nation Fisheries Management, Members of the *shishálh* Nation; and logging company provided they do not interfere with the SCGS Operations also use the facilities. Public recreational moorage is discouraged.

4.3.3 Flooding Potential

Flooding potential not anticipated.

4.4 Fish and Wildlife Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

No further disturbance anticipated. Should maintenance work involve a potential impact to wildlife or wildlife habitat, the work will be subject to an environmental effects review, mitigation plan, and may require supplemental permits from environmental agencies and review by the *shishálh* Nation.

5 Socio-Community

5.1 Land Use

5.1.1 Land Management Plans and Regional Growth Strategies

The project is removed from the communities 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 communities 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 staff and specialized maintenance contractors are required to operate and maintain the plant. There will be no increase in demand on public and emergency services as a result of this Application.

5.2.3 First Nation Consultation

The SCGS has an impact benefit agreement with the Sechelt (*shishálh*) First Nation who also provide environmental services for monitoring of the spawning channel and salmon escapement.

The SCGS initiated consultation with the *shishálh* Nation regarding this application, who identified that the management plan does not demonstrate how the existing moorage meets or falls short of *shishálh* Nation's Best Management Practices (BMPs) for docks (Sept. 2015). Following review of this documentation, Attachment 2 has been provided that identifies where the existing moorage meets or falls short of the BMPs and commitment to incorporate these measures into future upgrades and rebuilding. From this review the following is recognized:

- A Preliminary Field Reconnaissance (PFR) will be completed in consultation with the *shishálh* Nation.
- The application will be amended to a 10-year term.
- The dock/float structure was constructed to prevent the structure or moored vessels from coming to rest on the intertidal seabed.
- Access ramps or walkways are elevated 1 m above the highest high-water mark of the tide and constructed to a width of 1.5 m.
- The dock was constructed to allow light penetration under the structure.
- Upgrades or future rebuilding of the dock is not contemplated. Any upgrades or future rebuilding of the dock will:
 - Require assessment of environmental effects by a Qualified Professional. The effects assessment will consider the potential impacts on rare and endangered species and critical habitats.

- Consider and incorporate the shishálh Nation's Best Management Practices (BMPs) for docks (Sept. 2015) including:
 - Maximizing light penetration under the structure.
 - Incorporating grated steel into ramps, walkways or floats.
 - Incorporating existing footprints.
 - Using materials that are environmentally friendly and will not leach chemicals into the marine environment.
- Require an environment management plan prior to construction which identifies the process and timelines required for construction and mitigation plan.
- Acquire any required environmental permit(s) prior to construction,
- Conduct the work in a manner that does not result in the deposit of toxic or deleterious substances.
- Minimize footprints in sensitive areas (e.g., intertidal and subtidal habitats, upland and terrestrial vegetation).
- Incorporate the least risk timing window between June 1 and February 15 for construction/maintenance activities.
- Have an environmental monitor onsite for the duration of instream works.

Should you have any questions or comments with the above document, please do not hesitate to contact the undersigned.

Yours Truly,

For Triton Environmental Consultants Ltd.:



Shawn Giesbrecht, ASCT., EP, CPESC-IT; Qualified Environmental Professional

For CPOT Title Corp. (to be signed once Notice of Final Review issued)

Authorized Signatory

Authorized Signatory

Date

Attachment 1

Photographs of existing structures

Attachment 2: Responses to shishálh Nation's Best Management Practices (BMPs) for docks (Sept. 2015)

shishálh Nation Best Management Practices for Marine Docks (2015)	Sechelt Creek Generating Station Responses
1) Wherever possible proponents are encouraged to develop dock facilities that can facilitate numerous upland owners. In pursuing multi-owner/use facilities the footprint on the sub/inter tidal habitats is minimized. These types of facilities also help to alleviate potential cumulative impacts from high density, individual dock infrastructures.	The existing dock is used by the SCGS Operations and other users in the area including the <i>shishálh</i> Nation Fisheries Management, Members of the <i>shishálh</i> Nation, and logging operations provided they do not interfere with the SCGS Operations. The existing barge ramp is used by both SCGS Operations and the logging operations.
2) Access to sub/intertidal resources cannot be impeded or restricted from any dock/float structure. This ensures access for the harvest of marine resources for food, social and ceremonial purposes.	The <i>shishálh</i> Nation is permitted to use the dock. SCGS does not believe there is any issue regarding dock configuration that would impede or restrict access to marine resources.
3) No critical habitats can be impacted within the immediate vicinity of the proposed dock.	The dock and ramp are pre-existing and not expected to impact critical habitat. Should upgrades or future rebuilding of the dock be proposed in the future, such proposal would be assessed by a Qualified Professional and consider the potential impacts on rare and endangered species and critical habitats.
4) When designing dock/float structures, the bottom of all floats must be a minimum of 1.0-m above the seabed during the lowest water level or tide. Dock/float height above lowest water level will need to be increased if deep draft vessels are to be moored at the dock/float. The dock/float structure and the vessel to be moored at the structure are not to come to rest on the intertidal seabed during the lowest tide or lowest water period of the year. The minimum depth is required to ensure bottom flora and fauna are not adversely impacted by shading and/or propeller wash from moored vessels.	The dock/float structure was constructed to maximize the depth under the structure (>1 m) and prevent the structure or moored vessels from coming to rest on the intertidal seabed during the lowest tide. Should upgrades or rebuilding of the dock be proposed in the future, such upgrades would include assessment of depth and draft under the structure to ensure bottom flora and fauna are not adversely impacted by shading and/or propeller wash. The <i>shishálh</i> Nation would be consulted with respect to any upgrades to the dock and ramp.
5) Access ramps or walkways should be a minimum of 1.0-m above the highest high-water mark of the tide and a maximum width of 1.5-m. In situations where this is not physically possible, design variations supported by the appropriate Qualified Professionals, including a Registered Professional Biologist (RPBio), should be provided.	Access ramps and walkways were constructed to exit >1m above the highest high-water mark and to a narrow width of 1.5 m. Should upgrades or rebuilding of the dock be proposed in the future, the design would utilize minimum and existing footprint as much as possible.
6) Docks/floats are to be constructed to allow light penetration under the structure. North/South dock alignments are encouraged whenever possible to allow light penetration. Grated steel should be incorporated into ramps, walkways or floats to increase light and reduce shading of the bottom wherever possible. Alternately, if grating is impractical and decking is utilized, minimizing the width of the structure and spacing the decking can facilitate light penetration below the surface of the dock. Deck planking measuring a maximum 15-cm (6 in) wide and spaced a minimum of 2.5-cm (1 in) apart should be used to allow light penetration.	The ramp and float were constructed in a north/south orientation. Walkways and ramps are 1.5m wide; and the float is only 3m wide which provides a minimum size necessary to facilitate SCGS Operations. Surfaces of the ramp, float and dock are wood with an ~1/2" spacing. Given the narrow width, north/south orientation and narrow spacing, light penetration under the structure is provided. Should upgrades or rebuilding of the dock be proposed in the future, any such upgrades would incorporate grated steel or increased spacing to increase light penetration.
7) Steel is the preferred material although concrete, steel, treated, or recycled timber piles are acceptable. Detailed information on treated wood options can be obtained on-line from the Fisheries and Oceans Canada website (Guidelines to Protect Fish and Fish Habitat from Treated Wood Used in the Aquatic Environment in the Pacific Region).	The dock and ramp are pre-existing. Should upgrades or rebuilding of the dock be proposed in the future, the upgrades would incorporate material which would not leach or deposit deleterious substances into the marine environment.
8) Construction must never include the use of native beach materials (boulders, cobble, gravel, sand, logs)	The dock and ramp are pre-existing. Any future upgrades would not consider the use of native beach materials for construction.

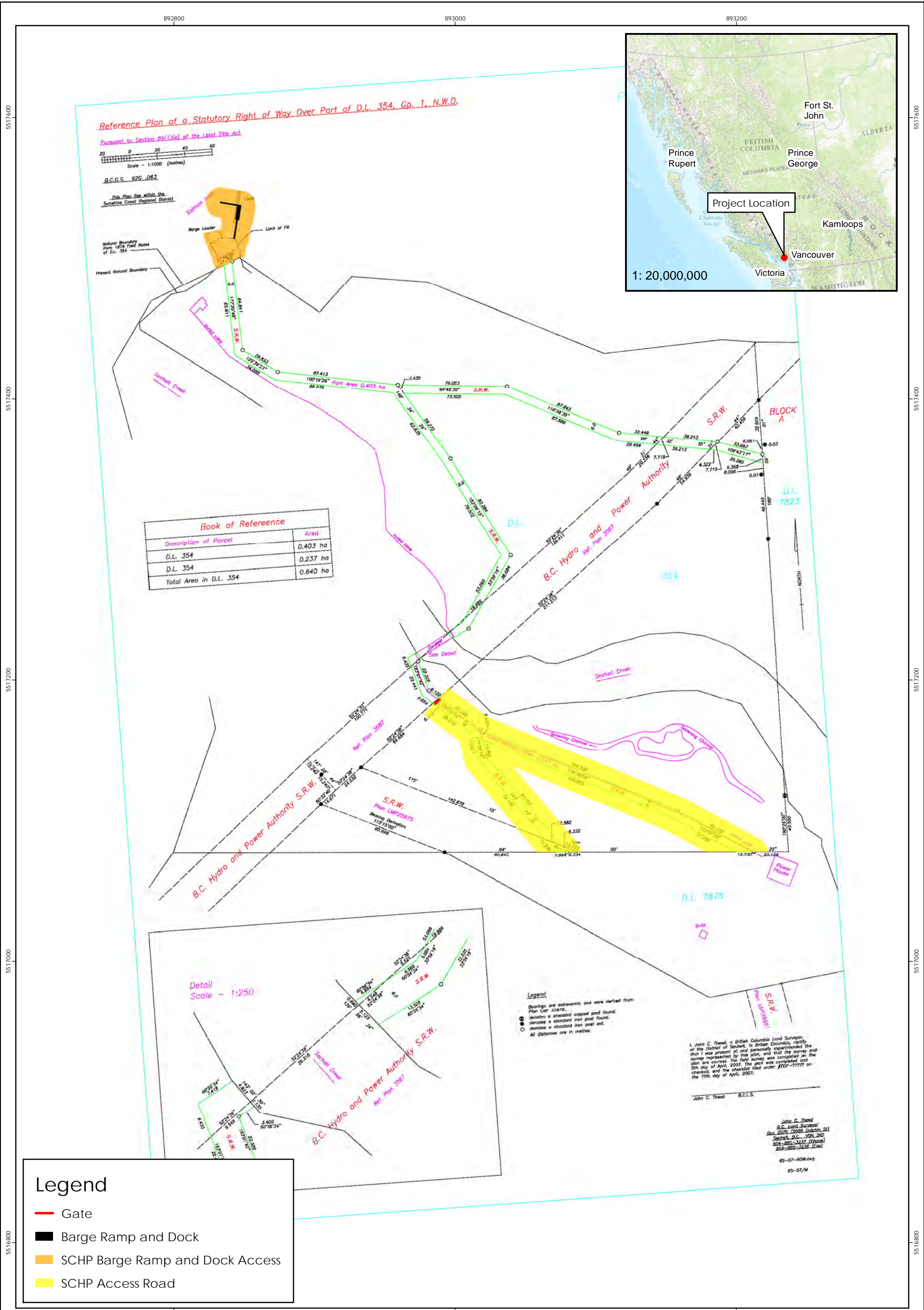




Attachment 2: Responses to shishálh Nation's Best Management Practices (BMPs) for docks (Sept. 2015)

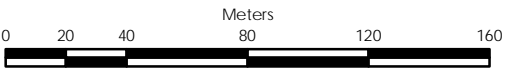
shishálh Nation Best Management Practices for Marine Docks (2015)	Sechelt Creek Generating Station Responses
1) Wherever possible proponents are encouraged to develop dock facilities that can facilitate numerous upland owners. In pursuing multi-owner/use facilities the footprint on the sub/inter tidal habitats is minimized. These types of facilities also help to alleviate potential cumulative impacts from high density, individual dock infrastructures.	The existing dock is used by the SCGS Operations and other users in the area including the <i>shishálh</i> Nation Fisheries Management, Members of the <i>shishálh</i> Nation, and logging operations provided they do not interfere with the SCGS Operations. The existing barge ramp is used by both SCGS Operations and the logging operations.
2) Access to sub/intertidal resources cannot be impeded or restricted from any dock/float structure. This ensures access for the harvest of marine resources for food, social and ceremonial purposes.	The <i>shishálh</i> Nation is permitted to use the dock. SCGS does not believe there is any issue regarding dock configuration that would impede or restrict access to marine resources.
3) No critical habitats can be impacted within the immediate vicinity of the proposed dock.	The dock and ramp are pre-existing and not expected to impact critical habitat. Should upgrades or future rebuilding of the dock be proposed in the future, such proposal would be assessed by a Qualified Professional and consider the potential impacts on rare and endangered species and critical habitats.
4) When designing dock/float structures, the bottom of all floats must be a minimum of 1.0-m above the seabed during the lowest water level or tide. Dock/float height above lowest water level will need to be increased if deep draft vessels are to be moored at the dock/float. The dock/float structure and the vessel to be moored at the structure are not to come to rest on the intertidal seabed during the lowest tide or lowest water period of the year. The minimum depth is required to ensure bottom flora and fauna are not adversely impacted by shading and/or propeller wash from moored vessels.	The dock/float structure was constructed to maximize the depth under the structure (>1 m) and prevent the structure or moored vessels from coming to rest on the intertidal seabed during the lowest tide. Should upgrades or rebuilding of the dock be proposed in the future, such upgrades would include assessment of depth and draft under the structure to ensure bottom flora and fauna are not adversely impacted by shading and/or propeller wash. The <i>shishálh</i> Nation would be consulted with respect to any upgrades to the dock and ramp.
5) Access ramps or walkways should be a minimum of 1.0-m above the highest high-water mark of the tide and a maximum width of 1.5-m. In situations where this is not physically possible, design variations supported by the appropriate Qualified Professionals, including a Registered Professional Biologist (RPBio), should be provided.	Access ramps and walkways were constructed to exit >1m above the highest high-water mark and to a narrow width of 1.5 m. Should upgrades or rebuilding of the dock be proposed in the future, the design would utilize minimum and existing footprint as much as possible.
6) Docks/floats are to be constructed to allow light penetration under the structure. North/South dock alignments are encouraged whenever possible to allow light penetration. Grated steel should be incorporated into ramps, walkways or floats to increase light and reduce shading of the bottom wherever possible. Alternately, if grating is impractical and decking is utilized, minimizing the width of the structure and spacing the decking can facilitate light penetration below the surface of the dock. Deck planking measuring a maximum 15-cm (6 in) wide and spaced a minimum of 2.5-cm (1 in) apart should be used to allow light penetration.	The ramp and float were constructed in a north/south orientation. Walkways and ramps are 1.5m wide; and the float is only 3m wide which provides a minimum size necessary to facilitate SCGS Operations. Surfaces of the ramp, float and dock are wood with an ~1/2" spacing. Given the narrow width, north/south orientation and narrow spacing, light penetration under the structure is provided. Should upgrades or rebuilding of the dock be proposed in the future, any such upgrades would incorporate grated steel or increased spacing to increase light penetration.
7) Steel is the preferred material although concrete, steel, treated, or recycled timber piles are acceptable. Detailed information on treated wood options can be obtained on-line from the Fisheries and Oceans Canada website (Guidelines to Protect Fish and Fish Habitat from Treated Wood Used in the Aquatic Environment in the Pacific Region).	The dock and ramp are pre-existing. Should upgrades or rebuilding of the dock be proposed in the future, the upgrades would incorporate material which would not leach or deposit deleterious substances into the marine environment.
8) Construction must never include the use of native beach materials (boulders, cobble, gravel, sand, logs)	The dock and ramp are pre-existing. Any future upgrades would not consider the use of native beach materials for construction.

9) Access to the beach for construction purposes is to be from the adjacent upland property wherever possible. Where upland access is not possible and the use of heavy equipment is required to access the dock location, advice of a Registered Professional Biologist (RPBio) is required during the planning phase. The RPBio will help plan to mitigate and protect fish habitat, including riparian, intertidal salt marsh, or in-water vegetation. The RPBio is also expected to notify Fisheries and Oceans Canada, and be on-site for environmental monitoring during the construction work as necessary.	<p>The dock and ramp are pre-existing and upland access provided for heavy equipment. Presently, maintenance, upgrades or future rebuilding of the dock is not contemplated.</p> <p>Should upgrades or rebuilding of the dock be required, access would be limited to existing footprint, where possible. Any future upgrades or rebuilding would be assessed and the mitigation plan developed a Qualified Professional. An environmental monitor would be onsite for the duration of all works in or over water.</p>
10) Access or construction along the beachfront also requires at least 45 days advance notification sent to the shishálh Nation and its Rights and Title Department (604.740.5600) in order to ensure cultural sites are not impacted or disturbed. A Preliminary Field Reconnaissance (PFR) for archaeology may be required. A PFR is a field survey to assess the archaeological resource potential of the area, and to identify the need and appropriate scope of further studies, and is to be performed by a Qualified Professional Archaeologist.	<p>The dock and ramp are pre-existing. Upgrades or future rebuilding of the dock are not presently contemplated. The dock and ramp are easily accessed by the existing Forest Service Road.</p> <p>A PFR will be commission by the SCGS and completed by a Qualified Professional Archaeologist in consultation with the shishálh Nation.</p>
11) Filling, dredging, or blasting at or below the High Water Mark is not supported by the shishálh Nation. Un-authorized filling, dredging and blasting noted by the shishálh Nation will be reported to Fisheries Enforcement Officers immediately.	Upgrades or future rebuilding of the dock that require infilling or dredging or blasting are not contemplated. The <i>shishálh</i> Nation would be consulted with respect to any upgrades or rebuilding of the dock and ramp.
12) Works along the upland/water interface must be conducted when the site is not wetted by the tide. All work 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 frequented by fish. This includes refueling of machinery and washing of buckets and hand tools.	Any future upgrades or rebuilding would be guided and monitored by a Qualified Professional to ensure all work is conducted in a manner that does not result in the deposit of toxic or deleterious substances to the marine environment.
13) The upland design of the dock including anchor points should not disturb the riparian area except at the immediate footprint. An effort should be made to maximize riparian cover adjacent to the dock helping reduce erosion and exposure to the foreshore.	Should upgrades or future rebuilding of the dock be proposed, then the design would utilize the existing footprint as much as possible and incorporate erosion and sediment control measures; and protection of the adjacent riparian vegetation would be considered in any such design.
14) Marine foreshore construction activities should take place between June 1 and February 15 of any calendar year.	If future maintenance, upgrades or rebuilding of the dock are required, then such plans would incorporate, where possible, the least risk timing window between June 1 and February 15.

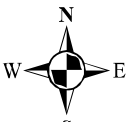


CPOT Title Corp.

Sechelt Creek Hydro Project



Scale: 1:2,500



Rev.	DATE (mm/dd/yyyy)	COMMENT	BY
1	03/20/2017	Initial Draft	GF
2	05/26/2017	Revisions	GF
3	05/29/2017	Revisions	GF

File Path: N:\ACTIVE\5703_MPT_Hydro\MXD\5703_LA_20170526.mxd

Project No: 5703

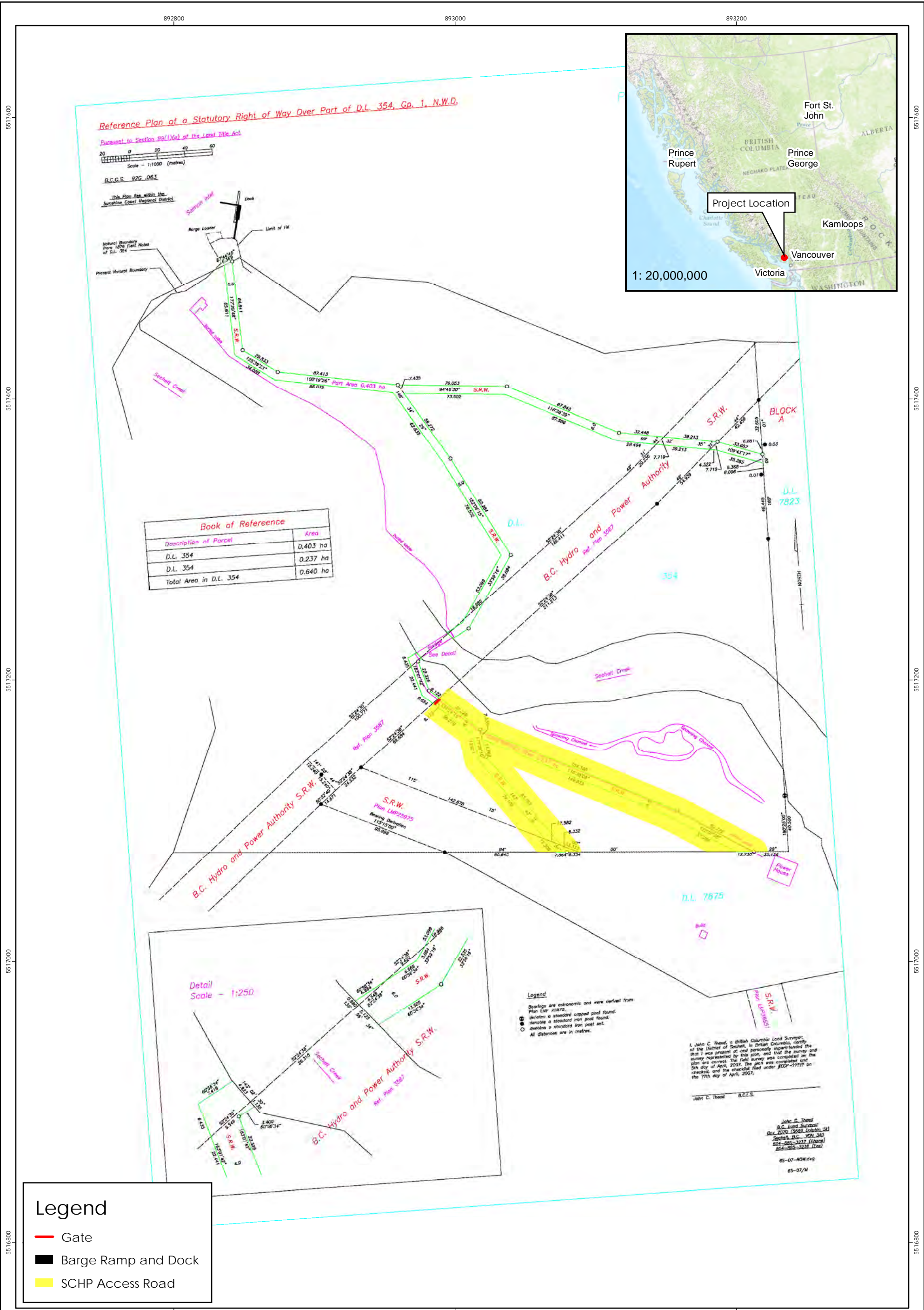
Date: 5/29/2017

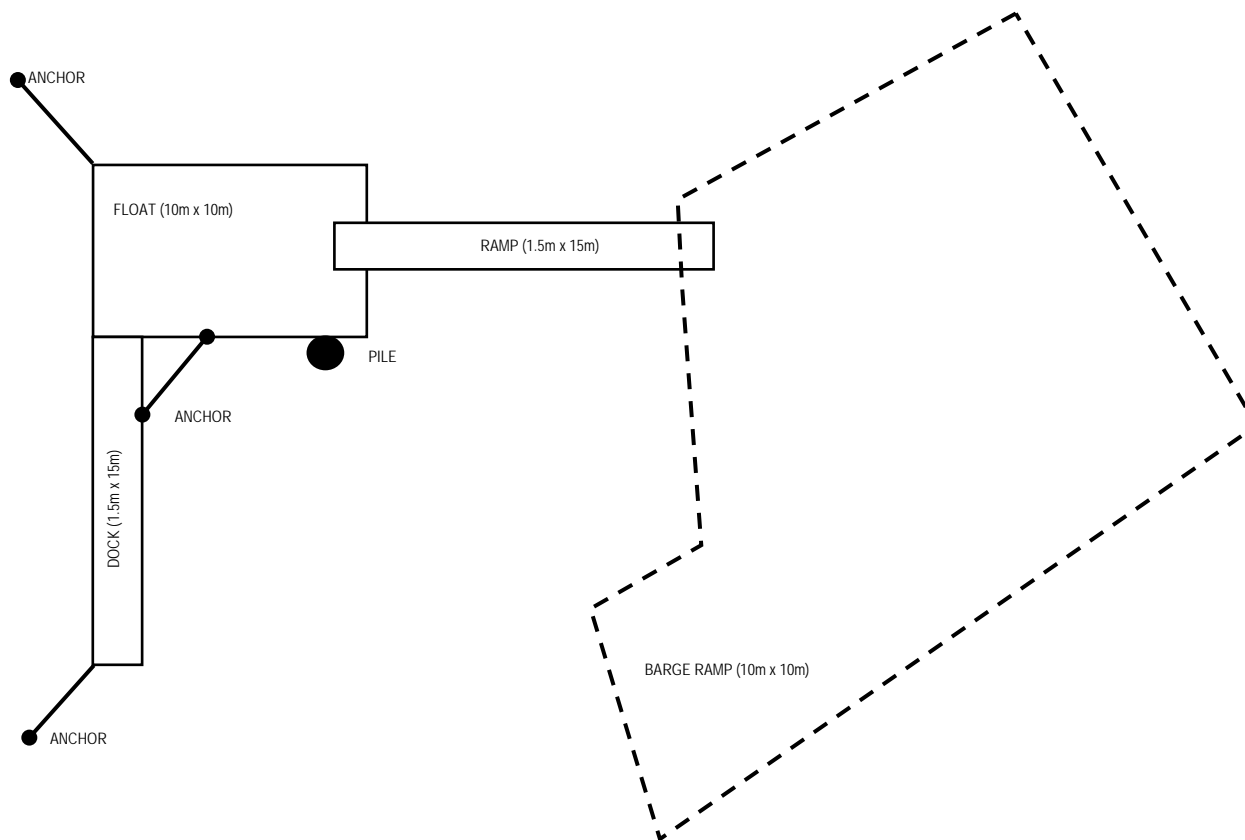
Basemap Source: Scanned PDF

Map Datum: NAD 1983 UTM Zone 9N

TRITON

Environmental Consultants











SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee, October 12, 2017

AUTHOR: Ken Robinson, Manager of Facility Services and Parks

SUBJECT: Parks Unit 1 Truck Replacement

RECOMMENDATION(S)

THAT the report titled Parks Truck Replacement be received;

AND THAT Parks Unit 1 truck be replaced at a cost of up to \$80,500 funded \$40,000 from Community Parks [650] Capital Reserves and \$40,500 through a Municipal Finance Authority (MFA) Equipment Financing Loan;

AND THAT a loan of up to \$40,500 for a term of 5 years be requested through the Municipal Finance Authority Equipment Financing Program under section 403 of the Local Government Act (Liabilities Under Agreement) to fund the purchase of a new Parks Truck Replacement;

AND FURTHER THAT the 2017-2021 Financial Plan be amended accordingly.

BACKGROUND

Community Parks [650] operates two heavy duty trucks: 1 heavy duty tilting flatdeck and 1 heavy duty pickup. The heavy duty flatdeck truck (Unit 1) is used for transporting Operations Staff, hauling or towing equipment and transportation of bulky heavy supplies (rock, sand, timber, picnic tables). It is used 5 days per week and is essential to the delivery of routine Park maintenance and Park capital repairs.

In September Parks Unit 1 suffered a major engine failure. The estimated cost for repair is \$7,000.

The purpose of this report is to define direction on next steps.

DISCUSSION

Parks Unit 1 is a 2003 GMC 3500 with 179,329km. Best practice for maintaining operations vehicles suggests a replacement cycle of 7-9 years. Replacement of this older fleet vehicle is past due.

Options and Analysis

Four options have been considered, outlined below. A “do nothing” option was not considered due to Parks operational requirements. For the last several weeks, Parks Staff have been adjusting project and maintenance schedules to prioritize critical work and avoid moving heavy materials; this situation cannot be sustained without significant service impacts.

1. Replacement: Replace the truck with similar new vehicle with warranty. Staff recommend this option.
2. Delayed replacement: Advance consideration of replacement through the 2018 Annual Budget process. This approach would have major operations impacts until a new vehicle is in service.
3. Repair current truck: Fleet Services prepared a repair estimate of \$7,000 but has recommended against repair based on the age, condition and mileage of the vehicle. The vehicle is considered to be at end of useful life and has little resale value.
4. Lease a new truck: This approach does not align with SCRD's current practices and is typically a more expensive option than ownership for local governments.

Organizational and Intergovernmental Implications

A heavy duty flatdeck truck is essential to sustaining the delivery of Parks services.

At the organizational level, work on fleet management planning continues. Improvements to replacement planning will help reduce repair costs and lost time/work delays due to breakdowns.

Financial Implications

Replacement cost is estimated at \$80,500. Staff recommend using a combination of capital reserve funds and an equipment financing loan to support this need.

Annual debt servicing costs, funded through taxation, are estimated at \$8,500 beginning in 2018. The additional debt servicing costs for the new loan will be offset by an expiring loan in November 2017 with an annual servicing cost of \$10,000.

Current uncommitted capital reserve funds total \$308,048. Past planning and reserve contributions toward a replacement Parks building are acknowledged. Reserve funds have not been committed to this project. No detailed planning or costing for a new building has been completed; thus it is not possible to assess the impact of the truck replacement recommendation on a possible new building. The space planning project approved as part of 2017 Budget will review Parks space needs and provide a coordinated path forward of space development or redevelopment.

More generally, review of the Parks budget, operations and capital assets is being undertaken in coordination with the Asset Management Strategy. Results of this review will be reported to a future Committee.

Timeline for next steps or estimated completion date

If approved, Parks and Fleet Management will complete a competitive bidding process, per SCRD Purchasing Policy.

Communications Strategy

None required.

STRATEGIC PLAN AND RELATED POLICIES

A well-maintained Park system supports Strategic Priorities: embed environmental leadership and facilitate community development.

CONCLUSION

Parks Unit 1 heavy duty flatdeck truck is recommended for replacement, funded from a combination of Community Parks [650] capital reserves and an MFA Equipment Financing Loan. The 2017-2021 Financial Plan will be amended accordingly.

Reviewed by:			
Manager		Finance	X-T.Perreault
GM	X - I. Hall	Legislative	
CAO	X. J Loveys	Other	

SUNSHINE COAST REGIONAL DISTRICT**AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION****September 20, 2017**

RECOMMENDATIONS FROM THE AREA A ADVISORY PLANNING COMMISSION
MEETING HELD AT THE SCRD SATELLITE OFFICE 12828 LAGOON ROAD, MADEIRA
PARK, BC

PRESENT:	Chair	Alan Skelley
	Members	Tom Silvey Peter Robson Gordon Politeski Gordon Littlejohn Jane McOuat Catherine McEachern
ALSO PRESENT:	Area A Director	Frank Mauro
	Recording Secretary	Kelly Kammerle
REGRETS:		Yovhan Burega
		Dennis Burnham
		Sean McAllister
		Janet Dickin
		Alex Thomson

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

REPORTS3.1 Provincial referral for a log handling referral by Solberg Hills Estates, Skookumchuck Narrows.

The APC recommends approval of this application with the following comments:

- More complete package of information should be provided, including copies of:
 - Previous log dump permit and proposed renewal documents
 - Projected timber volume
 - Proposed harvesting schedule
- Concern with the visual impact of the operations given the proximity to a Provincial park.
- Renewal term to be no more than 10 years.
- Satisfactory bonding must be in place to ensure compliance with the Debris Management Plan.

- Recommendation from the SCRD must have stronger wording and the recommendations must be adhered to rather than being presented as an option. The APC is particularly concerned with the following:
 - **2 a iii.** The Debris Management Plan should be implemented.....
Change to The Debris Management Plan must be implemented.
 - **2 a iv.** Water quality should not be impacted.....
Change to Water quality must not be impacted.
 - **2 a v.**..... Eelgrass beds in or near the tenure area should be identified.....
Change to Eelgrass beds in or near the tenure area must be identified.
 - **2 a vi.** the proponent should implement both the.....
Change to the proponent must implement both the.....
 - **2 a vii.** Complete restoration of the tenure area should be undertaken upon closure....
Change to Complete restoration of the tenure area must be undertaken upon closure.

The APC requests that more complete packages of information be provided with all future Crown referrals so that informed recommendations can be advanced.

DIRECTOR'S REPORT

Director Mauro will provide a verbal report at our next regular scheduled meeting.

NEXT MEETING Wednesday, October 25, 2017

ADJOURNMENT 7:45 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION****Sept 19, 2017**

RECOMMENDATIONS FROM THE AREA B ADVISORY PLANNING COMMISSION MEETING
HELD IN THE COOPERS GREEN COMMUNITY HALL AT COOPERS GREEN PARK, 5500
FISHERMAN ROAD, HALFMOON BAY, BC

PRESENT	Alternate Chair	Elise Rudland
	Members	Bruce Thorpe Barbara Bolding Jim Noon Joan Harvey Marina Stjepovic Alda Grames
ALSO PRESENT	Electoral Area B Director Recording Secretary Public	Garry Nohr Katrina Walters 0
REGRETS	Member Chair	Eleanor Lenz Frank Belfry
ABSENT	Member	Lorn Campbell

CALL TO ORDER 7:02 p.m.

AGENDA The agenda was adopted as presented.

REPORTS

4.1 Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation, located at Sechelt Creek.

The APC discussed the staff report regarding Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation.

The following concerns/points /issues were noted:

- Move that we chose Option No.3 “No objection to approval of project subject to the conditions outlined below.”
- Will this application open the doors to anything else in the future? If there are changes in the future, would like to make sure there is another opportunity for review and comment, not just hand it over to the Province.
- Request to have a tour of the project; are asked to comment but haven’t had a tour of it.

Recommendation No. 1 *Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation*

Regarding Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation, the APC supports staff recommendation of Option 3. 'No objection to approval of project subject to the conditions outlined below.'

Recommendation No. 2 *Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation*

Regarding Provincial referral 2411929 for an existing commercial dock by Capstone Infrastructure Corporation, the APC requests having a tour of the facilities at Salmon Inlet.

DIRECTOR'S REPORT

Director Nohr provided a report on recent activity.

NEXT MEETING Wednesday, October 22, 2017

ADJOURNMENT 7:50 p.m.

SUNSHINE COAST REGIONAL DISTRICT**ROBERTS CREEK - AREA D
ADVISORY PLANNING COMMISSION****September 18, 2017**

RECOMMENDATIONS FROM THE AREA D ADVISORY PLANNING COMMISSION MEETING
HELD IN THE ROBERTS CREEK LIBRARY AT 1044 ROBERTS CREEK ROAD, ROBERTS
CREEK, BC.

PRESENT	Chair	Bill Page
	Members	Heather Conn Nicola Kozakiewicz Dana Gregory Barry Morrow Gerald Rainville
ALSO PRESENT	Electoral Area D Director	Mark Lebbell
	Recording Secretary	Peggy Martin
	Public	0
REGRETS	Member	Marion Jolicoeur

CALL TO ORDER 7:05 p.m.

AGENDA The agenda was adopted as presented.

MINUTES3.1 Area D Minutes

The Area D APC minutes of July 17, 2017 were approved.

3.2 Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of July 25, 2017.
- Halfmoon Bay (Area B) APC Minutes of July 25, 2017.
- Elphinstone (Area E) APC Minutes of July 26, 2017.
- Planning and Community Development Committee Minutes of July 13, 2017.

REPORTS5.1 Agricultural Land Reserve (Osler) (ALR00006) Inclusion in the ALR

The APC recommends approval of the Agricultural Land Reserve Application (Osler)

(ALR00006) for Inclusion in the ALR with the following comment:

We appreciate that a landowner understands the value of keeping land in the ALR.

5.2 Development Variance Permit (Drake) (SD000021) Subdivision

The APC generally recommends approval of the Development Variance Permit (Drake) SD000021) Subdivision, on the assumption that the conditions set out in the undated draft “Conditions to be Incorporated into MOTI Preliminary Layout Approval, MOTI File No. 2017-03782” are met.

The following questions were raised by the APC:

- Are each of the titles created by subdivision going to be subject to the 20% conservation area covenant, or 20% of the parent parcel area as proposed?
- What are the regulations regarding protection of the seasonal water courses?
- If the seasonal watercourses and ponds on the subdivided properties are disturbed, what are the consequences to further downhill or downstream properties?

DIRECTOR’S REPORT

The Director’s report was received.

NEXT MEETING October 16, 2017

ADJOURNMENT 8:15 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION****September 13, 2017**

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING
HELD AT FRANK WEST HALL, 1224 CHASTER ROAD, ELPHINSTONE, BC

PRESENT:	Chair	Mary Degan
	Members	Bob Morris Rob Bone
ALSO PRESENT:	Electoral Area E Director Recording Secretary Public	Lorne Lewis Diane Corbett 8
REGRETS:	Members	Rod Moorcroft Dougald Macdonald Raquel Kolof Lynda Chamberlin
ABSENT:	Members	Jenny Groves Patrick Fitzsimons Brenda Thomas

CALL TO ORDER 5:31 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

2.1 David de Kleer, regarding Referral for Non-Farm Use in the Agricultural Land Reserve (ALC ID 56163)

David de Kleer and Ben de Kleer were present to respond to questions and provide clarification regarding their ALR Non-Farm Use application.

MINUTES

3.1 Area E Minutes

The Area E APC minutes of July 26, 2017 were approved as circulated.

3.2 Minutes

The following minutes were received for information:

- Egmont Pender Harbour (Area A) APC Minutes of July 25, 2017
- Halfmoon Bay APC Minutes of July 25, 2017
- Roberts Creek (Area D) APC Minutes of July 17, 2017
- Planning & Community Development Committee Minutes of July 13, 2017

REPORTS

5.1 Referral for Non-Farm Use in the Agricultural Land Reserve (De Kleer)

The APC discussed the staff report regarding a referral for Non-Farm Use in the Agricultural Land Reserve (De Kleer), and received information from the applicant.

Points mentioned by the applicant included:

- Applicant had proposed to do what neighbours/ neighbouring businesses were doing: excavation and landscaping. Wondered what he was doing wrong, since neighbours were doing it.
- Applicant would only be storing materials being used to develop the property, as well as temporary storage of materials being used for landscaping business (rock and sometimes fill materials); would not be removing any existing earth from the property.
- Not looking to have an industrial operation on site.
- Size of area proposed for storage was selected randomly; applicant was willing to utilize a smaller area for storage.
- Applicant was looking to comply and to know how to comply with regulations; had only spoken to officer for the Agricultural Land Commission.

APC members noted the following:

- Applicant property and surrounding properties are in ALR; if not used for agriculture, that is an issue, according to the Elphinstone Official Community Plan.
- Don't understand how these people are being singled out.
- Observations of neighbouring businesses, and some other properties in the area that were not doing farming.
- This situation is dealing with years of tradition: it just developed that way.
- Reluctance to negatively impact someone's business.
- Technical issues regarding the application identified by SCRD staff.
- Applicant should be more knowledgeable about the process and should make an appointment with one of the SCRD planners to get further information.

Recommendation No. 1 *Referral for Non-Farm Use in the Agricultural Land Reserve (De Kleer)*

The APC recommended that the applicants consult with the Sunshine Coast Regional District to learn more about the process related to this application and to find out how they might comply with the existing zoning.

5.2 Referral from Town of Gibsons, Gospel Rock Village

The APC continued the discussion from the previous meeting regarding the staff report on the referral from the Town of Gibsons on the proposed Gospel Rock Village.

The following points were made by APC members:

- Main issues are access and drainage.
- Support for SCRD Board recommendations in Resolution 229/17 of July 13, 2017.
- Concern about use of Chaster and Pratt as the only access to the building site, and need for another access prior to beginning the development.
- Proposed Gospel Rock Village is only a small portion of the development of the Gospel Rock area; access should be directly into Gibsons for the subdivision.
- This is similar to the access issues experienced with the Bonniebrook Heights development.
- Inevitability of a road going through to the area eventually.

Members of the public offered comments that included:

- Steps should be taken to plan and develop the Shaw-Inglis Road route prior to development. What if the developer were to say no to constructing a road when 249 dwellings were reached – what would happen then?
- Concern about the length of time that all the construction materials would be going through the Elphinstone neighbourhood.
- If there is a change of ownership, a new owner may not agree to road building.
- Concern about the length of time Chaster and Pratt would be the only entrance and exit to/from the development site, and associated intrusive traffic and noise impacts.
- Concern about emergency vehicle access to the area.
- Concern about direct impacts on Elphinstone residents; SCRD should take a stronger stand with regard to this development.
- Would appreciate access going through Shaw Road. Have deep distrust for the council in Gibsons in light of what has happened over the last ten years.
- Have organized a petition opposing current proposal.
- Concerns: emergency and dual access; safety and risk to children, especially those on Fircrest and lower portion of Pratt that need to cross the road to go to school; the development is not in the Area E tax base; pollution and noise for each unit being built; Town of Gibsons downloading and dumping traffic to Area E is unacceptable; increase in carbon emissions on food production and people; two busy roads would impact a quiet rural area, which is unacceptable; school catchment and impacts of the need to drive students from/to the area twice daily; Pratt is a wildlife crossing; Shaw Road would be a greener, more direct route, more directly connected to the shopping area.
- Have an on-demand light at Chaster and Pratt for pedestrians, cyclists, etc.

Recommendation No. 2 *Town of Gibsons Referral – Gospel Rock Village*

The APC recommended support for SCRD Resolution 229/17 of July 13, 2017, with an amendment to item 1, as follows: that steps be taken to plan and develop the Shaw/ Inglis Road route *from the onset, prior to any development and prior to issuance of building permits;*

And that this recommendation is supported for the following reasons:

- Strong concern from many residents in the community regarding transportation safety in all its aspects; without infrastructure in place before the development happens, it would be incredibly detrimental to the rural character of Elphinstone, with the impact of the traffic, and the safety concerns for the families who currently live along a rural road.
- Public outrage.
- There is currently no benefit to the Elphinstone community with this development.
- We already do not have the infrastructure in place to accommodate the population we have, as it is not safe to walk or cycle along this busy road; impacts of this development could be dangerous for people who utilize alternate transportation like walking and cycling.

Recommendation No. 3 *Town of Gibsons Referral – Gospel Rock Village*

The APC recommended that a proper plan be put in place by the Town of Gibsons in consultation with the Sunshine Coast Regional District on how the storm water will be managed.

DIRECTOR'S REPORT

Director Lewis gave his report.

NEXT MEETING October 25, 2017

ADJOURNMENT 6:50 p.m.

Susan Hunt

Subject: FW: PROPOSED GOSPEL ROCK DEVELOPMENT/rd co/9 17

From: vel anderson [REDACTED]
Sent: Monday, September 18, 2017 9:49 AM
To: Frank Mauro <Frank.Mauro@scrd.ca>; Garry Nohr <Garry.Nohr@scrd.ca>; Darren Inkster <Darren.Inkster@scrd.ca>; Keith Julius <Keith.Julius@scrd.ca>; Mark Lebbell <Mark.Lebbell@scrd.ca>; Lorne Lewis <Lorne.Lewis@scrd.ca>; Jeremy Valeriot <Jeremy.Valeriot@scrd.ca>; Ian Winn <Ian.Winn@scrd.ca>
Cc: Janette Loveys <Janette.Loveys@scrd.ca>; emachado@gibsons.ca
Subject: PROPOSED GOSPEL ROCK DEVELOPMENT/rd co/9 17

September 18, 2017

Sunshine Coast Regional District Board

1975 Field Road, Sechelt, BC V0N 3A1

604-885-6825



Dear Chair Nohr, and Elected Officials,

Regarding the PROPOSED GOSPEL ROCK DEVELOPMENT

Alternate route recommendation:

Since correspondence on July 18, 2017 from David Rafael, SCRD Senior Planner, to Kate Thomas, Planning Assistant at the Town of Gibsons stating under Recommendation No. 7 1. "Steps be taken to plan and develop the Shaw/Inglis Road route from the outset prior to the development reaching the 250 dwelling trigger", at the regular meeting of the Elphinstone Electors' (Community) Association on September 13th, 2017 a motion was approved stating, "That, if the SCRD Board of Directors are willing to modify Recommendation # 7 to read, "Steps be taken to plan and develop the Shaw/Inglis route or other routes within the Town of Gibsons before development permits are issued for work in the Gospel Rock development " then the Elphinstone Electors Association will strongly support the SCRD's recommendation.

Respectfully,

Vel Anderson, Vice President, Corresponding Secretary

Elphinstone Electors' (Community) Association