

PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, September 14, 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

REPORTS

- | | | |
|-----|---|------------------------|
| 2. | Deputy Corporate Officer – Speakers for 2017 Resolutions to Union of BC Municipalities (UBCM)
(UBCM Resolutions) (Voting – All) | Annex A
pp. 1 - 3 |
| 3. | Parks Planning Coordinator – Vancouver Coastal Health Active Communities Grant - Suncoaster Trail Planning
(Bicycle & Walking Paths) (Voting – B, D, E, F) | Annex B
pp. 4 - 6 |
| 4. | Senior Planner – Provincial Referral 2411890 – Foreshore Tenure for Industrial Use (Lafarge Canada) – Electoral Area A
Electoral Area A (Rural Planning Service) (Voting – A, B, D, E, F) | Annex C
pp. 7 - 17 |
| 5. | Senior Planner – Provincial Referral 2411644 – Amendment to Tenure for Narrows Inlet Hydroelectric Project (BluEarth Renewables Inc.) – Electoral Area B
Electoral Area B (Rural Planning Service) (Voting – A, B, D, E, F) | Annex D
pp. 18 - 26 |
| 6. | Senior Planner – Provincial Referral 2005353 McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement – Electoral Area F
Electoral Area F (Rural Planning Service) (Voting – A, B, D, E, F) | Annex E
pp. 27 - 39 |
| 7. | Planner – Provincial Referral 2411919 for Private Moorage (AJB Investments Ltd) – Electoral Area F
Electoral Area F (Rural Planning Service) (Voting – A, B, D, E, F) | Annex F
pp. 40 - 65 |
| 8. | Planner – Provincial Referral 2411913 for Private Moorage (Stanway) – Electoral Area F
Electoral Area F (Rural Planning Service) (Voting – A, B, D, E, F) | Annex G
pp. 66 - 84 |
| 9. | Elphinstone OCP Amendment Bylaw No. 600.5, 2017 (Ocean Beach Esplanade Policies) – Consideration for Second Reading and Public Hearing
Electoral Area E (Rural Planning Service) (Voting – A, B, D, E, F) | Annex H
pp. 85-101 |
| 10. | Electoral Area A (Egmont/Pender Harbour) APC Minutes of July 25, 2017
Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F) | Annex I
pp. 102-104 |

- | | |
|---|------------------------|
| 11. Electoral Area A (Egmont/Pender Harbour) APC Minutes of September 5, 2017
Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F) | Annex J
pp. 105-106 |
| 12. Electoral Area B (Halfmoon Bay) APC Minutes of July 25, 2017
Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F) | Annex K
pp. 107-108 |
| 13. Electoral Area B (Halfmoon Bay) APC Minutes of September 5, 2017
Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F) | Annex L
pp. 109-112 |
| 14. Electoral Area D (Roberts Creek) APC Minutes of July 17, 2017
Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F) | Annex M
pp. 113-114 |
| 15. Electoral Area E (Elphinstone) APC Minutes of July 26, 2017
Electoral Area E (Rural Planning Services) (Voting – A, B, D, E, F) | Annex N
pp. 115-118 |
| 16. Electoral Area F (West Howe Sound) APC Minutes of September 5, 2017
Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F) | Annex O
pp. 119-121 |

COMMUNICATIONS

- | | |
|---|------------------------|
| 17. <u>Adam Hockin, Planning Forester, BC Timber Sales Chinook, August 15, 2017</u>
Regarding SCRD Comments on BCTS Operational Plan Referrals and Invitation
to Schedule Community Engagement Workshops.
(Regional Planning Services) (Voting – All) | Annex P
pp. 122-128 |
|---|------------------------|

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) of the Community Charter – “personal information about an identifiable individual”.

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 14, 2017

AUTHOR: Sherry Reid, Deputy Corporate Officer

SUBJECT: **SPEAKERS FOR 2017 RESOLUTIONS TO UNION OF BC MUNICIPALITIES (UBCM)**

RECOMMENDATION(S)

THAT the report titled Speakers for 2017 Resolutions to Union of BC Municipalities (UBCM) Convention be received;

AND THAT a speaker be designated for each resolution;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for consideration of adoption.

BACKGROUND

Two SCRD Resolutions have been brought forward for consideration at the 2017 UBCM Convention.

Briefing notes are being prepared to assist the Board in addressing resolutions on the convention floor, as well as for the Minister meetings that have been requested with the Province. The briefing notes will form part of the Directors' information packages for the Convention.

DISCUSSION

SCRD Resolutions (see Attachment A) will be considered by the UBCM Convention as follows:

1. Policy on Breweries, Distilleries & Meaderies (UBCM Resolution No. B101)

- Submitted via Association of Vancouver Island Coastal Communities (AVICC)
- Section B Part 2b classification in the Resolutions Book – resolutions that propose new policy which may address new issues, or issues previously considered but not endorsed
- Resolution is individually considered on the Convention floor – the sponsor does not need to move the resolution individually but will be invited to speak to the resolution at the appropriate time
- UBCM Resolutions Committee recommendation: No recommendation

2. BC Transit Expansion and Funding Certainty (UBCM Resolution No. B9)

- Submitted directly to UBCM
- Section B Part 1 classification in the Resolutions Book – previously considered and endorsed resolution that supports existing UBCM policy

- Resolution considered as part of a block and is not individually debated on the Convention floor unless there is a motion to remove it from the block for discussion
- UBCM Resolutions Committee recommendation: Endorse

STRATEGIC PLAN AND RELATED POLICIES

The submission of resolutions to UBCM is in alignment with SCRD's strategic value of Collaboration and also supports SCRD's mission to provide leadership and quality services to our community through effective and responsive government.

CONCLUSION

The Board may wish to identify speakers for Resolution Nos. B101 which will be considered individually on the convention floor and B9, should it be pulled from the block for discussion on the UBCM Convention floor.

Attachment: UBCM Resolutions

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

Resolutions to the 2017 UBCM Convention

B101 Policy on Breweries, Distilleries & Meaderies Sunshine Coast Regional District

WHEREAS an inequity exists between Agricultural Land Commission rules that apply to breweries, distilleries and meaderies under Policy L-21 vs. wineries and cideries under Policy L-03 which impede the economic growth, agricultural production and agri-tourism opportunities in rural communities;

AND WHEREAS Agricultural Land Commission Policy L-21 requires that at least 50% of products for breweries, distilleries and meaderies be grown on site:

THEREFORE BE IT RESOLVED THAT the Ministry of Agriculture and the Agricultural Land Commission be requested to revise the Agricultural Land Reserve Use, Subdivision and Procedure Regulation to allow breweries, distilleries and meaderies to contract with another BC grower to meet the 50% farm product requirement.

B9 BC Transit Expansion & Funding Certainty Sunshine Coast Regional District

WHEREAS the current Annual Operating Agreements (AOA) between BC Transit and local governments provide for base service levels that are equal to the previous year but do not reflect agreed upon expanded transit service levels;

AND WHEREAS local governments are expected to authorize future commitments for transit expansion which are subject to cost increases at the discretion of BC Transit:

THEREFORE BE IT RESOLVED that UBCM urge the provincial government to provide a rolling 3-year funding commitment to BC Transit in order to provide and secure longer term funding assurances necessary for local governments to adequately budget and plan for transit expansion beyond the current year.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee - September 14, 2017

AUTHOR: Trevor Fawcett, Parks Planning Coordinator

SUBJECT: **VANCOUVER COASTAL HEALTH ACTIVE COMMUNITIES GRANT – SUNCOASTER TRAIL PLANNING**

RECOMMENDATION(S)

THAT the report titled Vancouver Coastal Health Active Communities Grant – Suncoaster Trail Planning be received;

AND THAT SCRD confirm application for a \$57,500 Vancouver Coastal Health Active Communities Grant;

AND THAT project partnership invitations be sent to the shíshálh and Skwxwú7mesh Nations;

AND THAT the 2017-2021 Financial Plan be amended accordingly;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

BACKGROUND

In April 2017 the SCRD, in partnership with the District of Sechelt (DoS) and Town of Gibsons (ToG), submitted a Letter of Interest to participate in a grant program offered by Vancouver Coastal Health (VCH) Active Communities seeking support for planning of the Suncoaster Trail (Phase 2). In June, VCH notified SCRD that the letter of interest was successful and that SCRD is eligible for a grant of \$57,500 for the Suncoaster Trail planning project. This report seeks confirmation to proceed with this grant and this process.

DISCUSSION

Active Communities Grants are an initiative of the Province of British Columbia, in partnership with the BC Alliance for Healthy Living and regional health authorities. They are intended to support BC's Physical Activity Strategy by supporting local governments in strengthening existing cross-sector partnerships, and their community-based actions, to increase physical activity levels.

In the 2017 Budget, \$3,000 was designated for planning Phase 2 of the Suncoaster Trail. After two community engagement sessions a trail concept emerged for a lower elevation trail that connects communities and is accessible to a wide range of users. The vision for utilization of the Active Communities Grant is to hire a consultant to work with the SCRD, specific stakeholders

and the wider community to provide a detailed design for the Suncoaster Trail that builds on the community-generated trail concept. A small demonstration/test project could also be supported by the grant after the design is complete.

Organizational and Intergovernmental Implications

SCRD will collaborate with the Town of Gibsons and District of Sechelt. ToG received a separate grant from VCH to develop safe bike routes to Gibsons Elementary School.

Staff recommend that an invitation be sent to shíshálh and Skwxwú7mesh Nations to participate in the project.

Two letters of support were received for this grant; one from the Community Resource Centre, the other from SD46 Board of Education.

Financial Implications

SCRD is eligible to receive \$57,500 in grant funding that must be expended by October 31, 2018. Final evaluation of the completed project must be submitted to VCH by December 31, 2018.

There is no requirement for SCRD to match funds for this grant. SCRD will contribute staff time and the balance of the Board-approved \$3,000 project budget.

The 2017-2021 Financial Plan will need to be amended.

Timeline for Next Steps or Estimated Completion Date

Before funds will be released a detailed project plan and budget must be submitted to VCH Community Investments. Funds will be dispersed upon approval of the plan and budget. All project activities and expenditures must be completed by October 2018.

Staff have requested an extension to the deadline for confirming acceptance of the grant (August 31, 2017) to September 15, 2017. Advancing this report to the September 14 Regular Board Meeting will enable timely acceptance.

STRATEGIC PLAN AND RELATED POLICIES

The Parks and Recreation Master Plan recommends, “continue, as a high priority, to collaborate in the development of trails and bike paths to meet the community’s needs for recreation and alternative transportation. Focus on connectivity and safety, including trails within and between neighborhoods, to schools, and bike paths along roads”.

A user friendly coast connector trail supports strategic priorities to facilitate economic development, embed environmental leadership and foster community development.

CONCLUSION

The SCRD has received a positive response to a letter of interest for a grant of \$57,500 from VCH Active Communities. This funding will be used to plan accessible routes to connect communities with Phase 2 of the Suncoaster Trail.

In addition to partnering with DoS and ToG, an invitation to participate will be sent to shíshálh and Skwxwú7mesh Nations.

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

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee –September 14, 2017

AUTHOR: David Rafael, Senior Planner

SUBJECT: PROVINCIAL REFERRAL 2411890 - FORESHORE TENURE FOR INDUSTRIAL USE
(LAFARGE CANADA INC.) - ELECTORAL AREA A

RECOMMENDATIONS

THAT the report titled Provincial Referral 2411890 - Foreshore Tenure for Industrial Use (Lafarge Canada Inc.) - Electoral Area A be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations and Rural Development:

a. Subject to the following conditions, SCRD has no objections to the proposed industrial tenure of DL 6875, Provincial Referral File 2411890:

i. a reclamation plan is developed to address site clean-up when the mine closes;

ii. the reclamation plan addresses solid waste handling with specific attention paid to whether material will enter the SCRD waste-stream; and

iii. SCRD is provided an opportunity to review the reclamation plan before it is finalized.

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

BACKGROUND

The SCRD received a referral from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development regarding an application for a licence of occupation for the foreshore area in front of the Lafarge Canada Inc. aggregate mine in Sechelt Inlet. This area has been home to a mining operation since the mid 1980's. In 2013, the SCRD commented on an amendment to the mine permit.

The area is currently in use with facilities that support the aggregate mine and processing area located on the upland parcels. There is no intention to further develop the tenure area and it will continue to support the mine. The area contains the barge loading facility, offices, lunch room, buildings with storage and supporting facilities, boat/loading ramp and dock. The application is to formalize the existing use and states that the purpose is Industrial General and the activities will be:

Transportation of aggregates resources and related equipment via barge & conveyor and transportation of employees to work site. Housing of quality lab, lunch room and assorted outbuildings. All buildings and infrastructure have been on site during and since period of last tenure.

The following maps show the general location and more detailed views of the area including a site plan provided by the applicant as part of the application. The proposed lease area is just north of the eastern part of Skookumchuck Narrows Provincial Park and is 2.64 hectares which includes land that is above the high water line in addition to an area of the surface of Sechelt Inlet. A copy of the tenure application is included in Attachment A.



Figure 1: General Location



Figure 2: Site Details (2014 air photo)

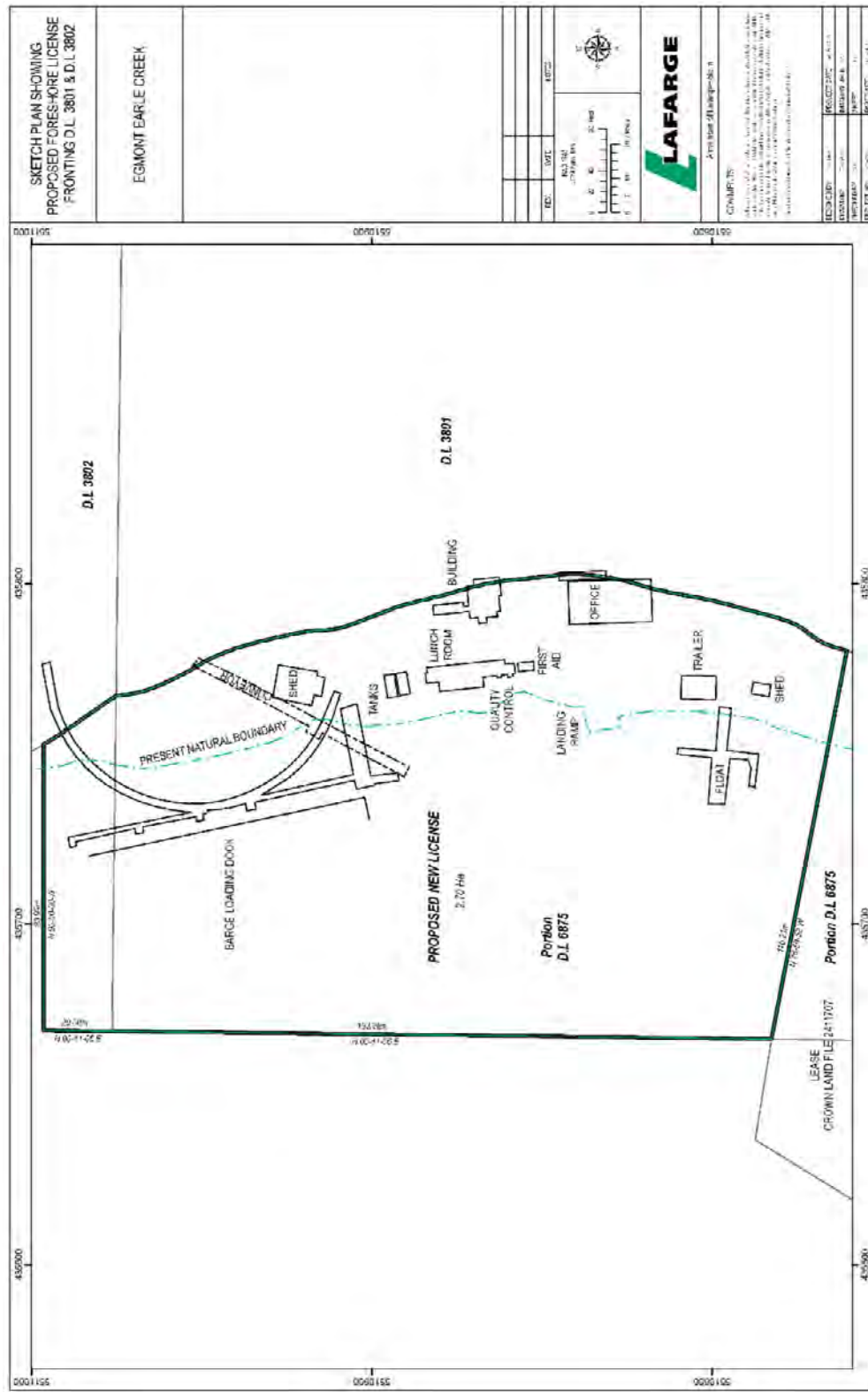


Figure 3 – Proposed Tenure Area (Provided by applicant)

Owner / Applicant:	Lafarge Canada Inc
Civic Address:	None
Legal Description:	DL 6875 (foreshore adjacent to DL 3801 and part of DL 3802)
Electoral Area:	Egmont/Pender Harbour
Parcel Area:	2.64 hectare lease area
OCP Land Use:	DL 6875 (lease area) - No OCP designation DL 3801 – Resource Industrial DL 3802 – Rural Resource
Land Use Zone:	DL 6875 (lease area) – RU2 (Rural Resource) DL 3801 – I3 (Resource Industrial) DL 3802 – RU2 (Rural Resource)
Application Intent:	To acquire 30 year tenure

Table 1 - Application Summary

The purpose of this report is to provide information on the application and obtain guidance from the Board.

DISCUSSION

Analysis

The proposed tenure area is to renew a lapsed tenure area that includes buildings and structures which support the exiting upland aggregate mine and processing area. No further development is being contemplated for the tenure area.

The proposed tenure area includes water surface and an area of land that may be accreted due to natural or man-made processes and could be an area of land that was not included in the upland parcel when the parcels were originally surveyed. The land area is owned by the Province.

As there is no associated development, there is no requirement for environmental studies.

The tenure area does not appear to interfere with access to the parcels to the north (owned by Lafarge) or to the south (part of the Skookumchuck Narrows Provincial Park adjacent to the Inlet and the upland parcel is owned by Lafarge). Any impact on the Provincial Park would be considered by Provincial Staff.

There is no indication of the aggregate mine closing in the near future. The applicant commented that the mine should be active for 15 years, however the timeline depends on the market demand. It would be sound planning for the Province to require that a reclamation plan for the tenure area be developed at the time of tenure issue and well in advance of the mine closing. Pre-planning for reclamation could set out the broad issues and general guidelines could be set out at this time.

The applicant confirmed that there is no formal reclamation plan in place and noted that when the tenure ends and if there is no demand for the facilities on-site then structures would be removed and the site re-vegetated to natural conditions.

Official Community Plan and Zoning Bylaw 337

The proposed tenure area does not have a general land use designation in the current Egmont/Pender Harbour Official Community Plan and is zoned RU2 (Rural Resource). Staff note that mining and some related activities are exempt from zoning. This would include the barge loading facility, offices and other facilities directly linked to mining and removing the material from the site. Processing facilities (on the upland parcel) are subject to zoning; mineral, sand and gravel processing are permitted within the I3 (Resource Industrial) zone.

The adjacent parcel containing the processing facility is designated Resource Rural, which lists aggregate processing as a potential activity. There is no need to require the OCP to be amended as the activities fall under mining and are exempt from a local government's land use planning authority.

The OCP is currently under review and could include the tenure area within the proposed "Industrial" designation. This would clarify that the uses are in line with OCP objectives and policies for industry and reflect the upland designation. This would not require an OCP amendment but incorporated by the SCRD prior to the new OCP Bylaw receiving Second Reading.

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. Not Applicable

Staff recommend Option 3, subject to comments outlined in the Recommendations section of this report.

Organization and Intergovernmental Implications

There are no organizational impacts to the SCRD as it does not provide any direct services to this area. The biggest impact could be experienced when the mine closes and larger volumes of materials and equipment are removed from the site. It is not known how much, if any, will be directed to the SCRD's waste stream and landfill. This issue should be addressed in the reclamation plan and the SCRD should be provided an opportunity to review the plan before it is

finalized. Lafarge should also consider establishing a recycling program for solid waste if there is not currently one in place.

The Province has referred the tenure applications to the *shíshálh* Nation.

Consultation

The Egmont/Pender Harbour Advisory Planning Commission reviewed this project at its meeting on September 5, 2017 and the following was adopted:

5.1 Crown Referral Lafarge (CRN00039) Foreshore Tenure for Industrial Use

The APC has concerns with the application and is not prepared to recommend support because:

- The proposed length of tenure renewal exceeds the estimated mine life of 15 years.
- The APC would like to have a detailed closure plan in place for both the mine and tenure (if one is not already in existence), such plans to contain details on reclamation that will be effected upon mine closure.
- Funds held in reserve to cover the costs of said reclamation should be fully adequate to meet the needs at the time and there is no certainty that this is the case.

Timeline for next steps or estimated completion date

Recommendations from this report must be forwarded to the Regular Board meeting of September 14, 2017 for adoption to meet the Provincial comment deadline.

STRATEGIC PLAN AND RELATED POLICIES

Seeking input from local community groups, such as the Egmont/Pender Harbour APC, to inform responses to provincial referrals reflects the SCRD's Strategic Plan value of Collaboration.

The review and providing input to the Province and applicant supports the Strategic Plan value to Embed Environmental Leadership.

CONCLUSION

The Lafarge tenure application is to renew the tenure for a 2.64 hectare area of land and water surface for existing buildings and facilities that supports an existing aggregate mine on the upland parcels. The proposed tenure area does not have an OCP land use designation and the zoning does not reflect the mining-related activities. However, the mining-related activity in tenure area is exempt from local government land use bylaws thus there is no need to rezone the area. The OCP review offers an opportunity to address the lack of a land use designation for the tenure area. Appropriate upland zoning and OCP land use designation are in place for the parcel that contains the processing facility.

There is an opportunity for the Province to be forward looking and require that a reclamation plan for the tenure area be required. A plan could be developed at this time that sets out broad issues and guidelines for handling of solid waste. The SCRD should be given an opportunity to review the reclamation plan before it is finalized.

The proposed tenure area does not appear to interfere with potential access to adjacent parcels and there is no intention to further develop the area.

Staff recommend that the tenure could be issued subject to noting that a reclamation plan should be developed.

Attachment A – Tenure Application

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

ATTACHMENT A

	Crown Land Tenure Application Tracking Number: 100190114
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APPLICANT INFORMATION

If approved, will the authorization be issued to an Individual or Company/Organization? Company/Organization
What is your relationship to the company/organization? Employee

APPLICANT COMPANY / ORGANIZATION CONTACT INFORMATION

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

Name: Lafarge Canada Inc.
Doing Business As: Lafarge Canada Inc.
Phone: 604-455-6206
Fax: 604-356-0923
Email: patrick.dobbyn@lafargeholcim.com
BC Incorporation Number: A0088092
Extra Provincial Inc. No:
Society Number:
GST Registration Number: 10293 0856
Contact Name: Patrick Jay Dobbyn
Mailing Address: 19633 98A Avenue
Langley BC V1M 3G5

CORRESPONDENCE E-MAIL ADDRESS

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

Email: patrick.dobbyn@lafargeholcim.com
Contact Name: Patrick Dobbyn

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	
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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: 2411283
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 Transportation of aggregates resources and related equipment via barge & conveyor and transportation of employees to work site. Housing of quality lab, lunch room and assorted outbuildings. All buildings and infrastructure have been on site during and since period of last tenure.	Licence of Occupation	More than thirty years

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: Access can only be obtained via water, there is no road access.

INDUSTRIAL GENERAL

Specific Purpose: Transportation of aggregates resources and related equipment via barge & conveyor and transportation of employees to work site. Housing of quality lab, lunch room and assorted outbuildings. All buildings and infrastructure have been on site during and since period of last tenure.
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: 2.64 hectares

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? Yes

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

Does your operation fall within a park area? No

LOCATION INFORMATION

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

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

MAP FILES

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

Description	Filename	Purpose
Location Map	BC16067_EARLE_CK_WATERLOT_L...	Industrial General
Plan of Proposed Tenure	BC16067_EARLE_CK_WATERLOT_L...	Industrial General

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

GEOGRAPHIC COORDINATES

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

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

Latitude	Longitude	Description
49.7408140	-123.8876470	The projected area of which we are applying is north and adjoining to land tenure 2411707, held by Solberg Hills

ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	Location Plan	BC16067_EARLE_CK_WATERLOT_L ...
Management Plan	Management Plan	Management Plan.pdf
Site Plan	Site Plan	BC16067_EARLE_CK_WATERLOT_L ...

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: Lafarge Canada Inc.
Contact Name: Patrick Jay Dobbyn
Contact Address: 19633 98A Avenue
Langley BC V1M 3G5
Contact Phone: 604-455-6206
Contact Email: patrick.dobbyn@lafargeholcim.com

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

IMPORTANT NOTICES

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

DECLARATION

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

APPLICATION FEES

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$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

OFFICE USE ONLY		
Office Surrey	File Number 2411890	Project Number
	Disposition ID	Client Number

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 14, 2017

AUTHOR: David Rafael, Senior Planner

SUBJECT: **PROVINCIAL REFERRAL 2411644 – AMENDMENT TO TENURE FOR NARROWS INLET HYDROELECTRIC PROJECT (BLUEARTH RENEWABLES LTD.) – ELECTORAL AREA B**

RECOMMENDATIONS

THAT the report titled Provincial Referral 2411644 – Amendment to Tenure for Narrows Inlet Hydroelectric Project (BluEarth Renewables Ltd.) – Electoral Area B be received;

AND THAT the following comment be forwarded to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development:

- a. The SCRD has no objection to the proposed amendment to the industrial tenure for the Narrows Inlet Hydroelectric Project, Provincial File 2411900;**

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

BACKGROUND

The SCRD received a referral with respect to an application from BluEarth Renewables Inc. to amend the tenure boundary for the Narrows Inlet hydroelectric project. This application is to make adjustments in the tenure area in response to approved amendments to the Environmental Assessment Certificate (EAC). A proposed boundary amendment for a different parcel of land was previously considered by the Board in March 2017.

The project site is located within Electoral Area B at the headwaters of Narrows Inlet. It will generate power from Ramona Creek, Ramona Lake and Chickwatt Creek and connect with the Tyson Creek project's transmission line. Tyson Creek is currently operating and was the subject of separate provincial environmental approval process and tenure application. All of the powerhouse sites were the subject of rezoning applications and are zoned I9 (Independent Power Project).

The purpose of this tenure amendment is to avoid an area of high archaeological value and significance. It would alter the tenure boundary to include an amendment to the route of the 25 kV transmission line from the Ramona Laker and Ramona Creek powerhouses north to a substation. The substation connects the Ramona powerhouses with the transmission lines from Tyson Creek powerhouse and the Chickwat powerhouse. The specific amendment is to adjust the tenure boundary to include a new transmission line route along an existing human-made causeway that crosses Narrows Inlet. The transmission line will then go through Sechelt Band Lands No. 8 and join the other transmission lines at a substation.

The tenure is for a period of no more than five years. The applicant noted that “this application is short term to allow for construction of the transmission line along the causeway and the license will be converted to a Statutory Right-of-Way for long term operation once construction is complete in 2018”.

The applicant provided information about the purpose of the amendment and includes two location maps (Attachment A).

The purpose of this report is to provide information on the application and obtain direction from the Board.



Figure 1: Narrows Inlet Project (extract from application)



Figure 2: Air Photo of Causeway

DISCUSSION

Analysis

The proposed tenure boundary amendment is in line with the amendment to the Environmental Assessment Certificate (EAC) that was submitted to the BC Environmental Assessment Office (EAO) in December 2016. The EAC was amended in April 2017.

The EAC application documentation provided information about the reasons for this alignment change and potential impacts. In the EAO's analysis of the rerouting it was noted that there is risk of increased mortality to raptors and marine birds during operations, however this was considered to be:

“...non-significant: low-magnitude, limited extent, long-term, continuous, reversible, and in a disturbed setting. Additional mitigation measures [such as making the transmission line more visible] have been prescribed by the Qualified Professional to reduce the risk and the working group was satisfied.”

Information regarding the certificate amendment can be found here

<https://projects.eao.gov.bc.ca/p/narrows-inlet-hydro/docs> and the relevant documents are filed under Certificate Amendment 004 – 2017.

When reviewing the EAC amendment component regarding the re-routing along the causeway, the SCRD report noted the potential increase in bird mortality and the need for mitigation measures. The SCRD did not identify any concerns to this component of the EAC amendment.

SCRD Staff consider that the required analysis and mitigation measures were set out when the amendment to the EAC was considered and approved. Thus no additional studies are requested. The *shíshálh* Nation has been referred the tenure amendment application by the Province.

No additional concerns are raised due to the proposed tenure amendment as it will allow the amended EAC to be implemented.

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. Not Applicable

Staff recommend Option 2.

Consultation

The Halfmoon Bay Advisory Planning Commissions reviewed this project at its meeting on September 5, 2017 and the following Recommendation was adopted:

Recommendation No.3 Amendment to Crown Tenure (File#2411644) for Narrows Inlet Hydroelectric Project

Regarding Amendment to Crown Tenure (File#2411644) for Narrows Inlet Hydroelectric Project, the APC recommends that the SCRD support the application by choosing Option #2 in response to the referral as outlined on page 66 of the agenda package.

Staff note that Option #2 is the same as set out above.

Timeline for next steps or estimated completion date

Recommendations from this report must be forwarded to the Regular Board meeting of September 14, 2017 for adoption to meet the comment deadline.

STRATEGIC PLAN AND RELATED POLICIES

Seeking input from local community groups, such as the Halfmoon Bay APC, to inform responses to provincial referrals reflects the SCRD's Strategic Plan value of Collaboration.

The review and providing input to the Province and applicant supports the Strategic Plan value to Embed Environmental Leadership.

CONCLUSION

BluEarth Renewables submitted an application to amend the tenure area for a portion of the Narrows Inlet Hydroelectric Project. Staff have not identified any concerns regarding the proposed amendment to the tenure area as it will allow the amended EAC to be implemented.

Staff recommend that the tenure be issued.

Attachments

Attachment A – Application Information

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

ATTACHMENT A



200, 4723 – 1 Street SW
Calgary AB T2G 4Y8
T 403.668.1575
blueearthrenewables.com

March 24, 2017

Attn: Kevin Walker, Senior Lands Officer
Crown Land Authorizations
South Coast Region
Ministry of Forests, Lands and Natural Resource Operations
Suite 200, 10428 153rd Street
Surrey, BC
V3R 1E1

REFERENCE: Amendment to File #2411644

Project Description:

BluEarth Renewables Inc, on behalf of tems sayamkwu GP Corp., has prepared this application to expand the tenured area covered by Crown Lands File No. 2411644 in association with the Narrows Inlet Hydroelectric Project. The Project is composed of three components, one on Chickwat Creek and two on Ramona Creek. They are located approximately 50 km north-east of Sechelt, BC on the Sunshine Coast and accessed by water only (Map 1). The electricity from these three facilities will be transmitted along 25kV collector lines to a substation at the head of Narrows Inlet then to the Point of Interconnection with BC Hydro near Ruby Lake. The Project was awarded an Environmental Assessment Certificate in January 2014 (E13-04) and Conditional Water Licences in December 2015 (Chickwat C131287) and November 2016 (Ramona Lake C131285 and Ramona Creek C131286). The Project has been under construction since December 2015 and should be operational in early 2018.

Purpose:

The purpose of this amendment application is to expand the existing land tenure (File 2411644) for the 25 kV transmission line coming from the Ramona Lake and Ramona Creek facilities to the substation to include a 200 m section of the Tzoonie Mainline across Narrows Inlet, just south of Sechelt Band Lands No. 8 and north of existing Crown Land File No. 2411692. The original Narrows Inlet Project design had the 25kV transmission line from Ramona Creek running up and away from Narrows Inlet along the mountainside and east of Sechelt Band Lands No. 8. Following detailed site investigations and discussions with our partners at Sechelt Nation, it was decided that the transmission line should follow the existing road ROW as much as possible to minimize

new clearing and visual impacts. The new proposed alignment will follow the Ramona mainline FSR, then the Tzoonie mainline FSR along a man-made causeway that crosses Narrows Inlet and then through Sechelt Band Lands No. 8 before reconnecting with the original alignment near the substation (Map 2). The current Licence of Occupation (File 2411644) covers the entire alignment except for this portion over the man-made causeway. This new proposed alignment over the causeway will greatly reduce the project's footprint within an area of high archaeological value, minimize the amount of new ROW that will be cleared and lower the visual impact of the transmission line from view points within Narrows Inlet.

An application to the Environmental Assessment Office was submitted in December 2016 for this proposed change in alignment and includes a detailed environmental assessment. The entire application is available on the EAO's public website:

<https://projects.eao.gov.bc.ca/p/narrows-inlet-hydro/docs>

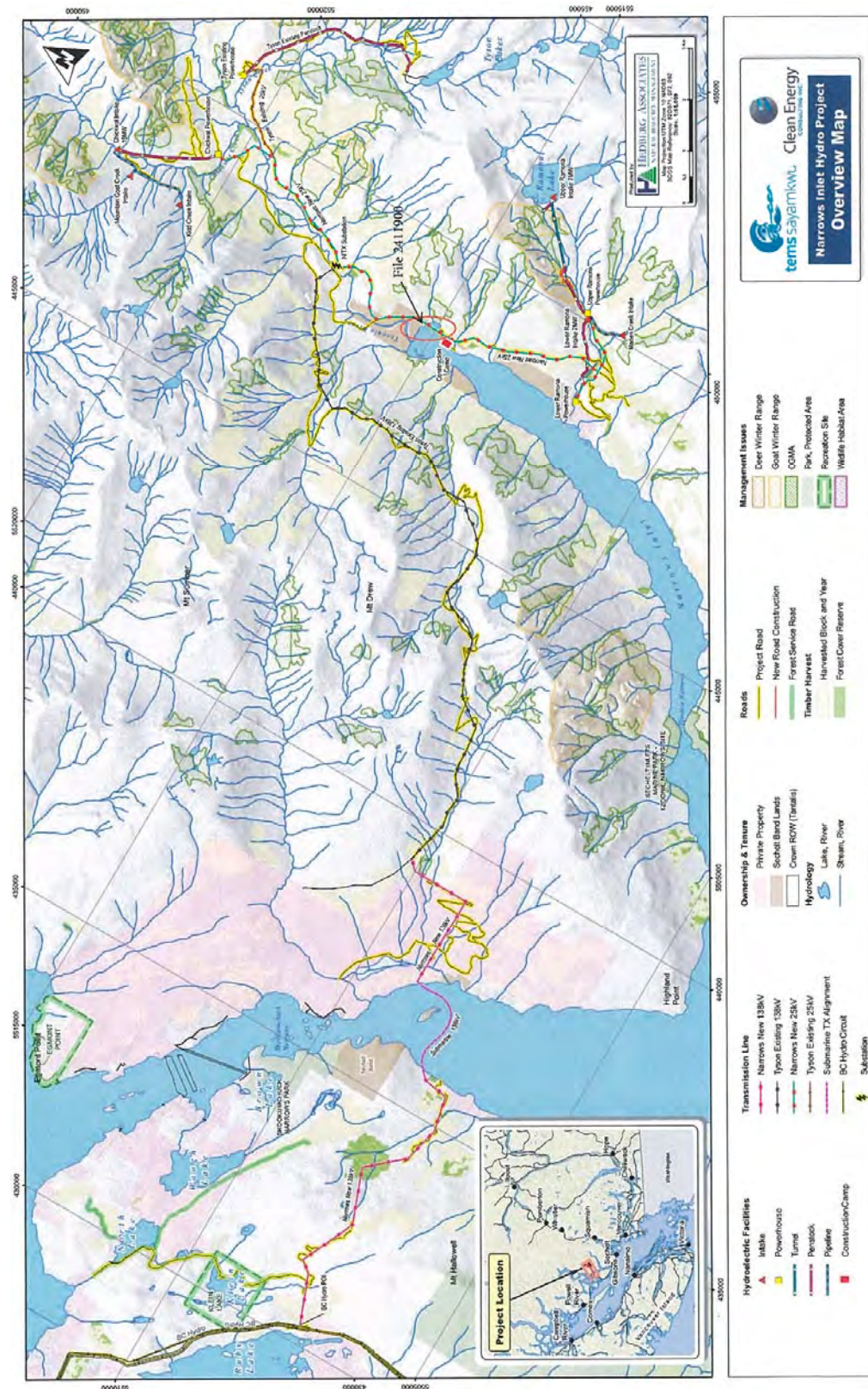
If you have any questions or require additional information regarding this application, please do not hesitate to contact the undersigned.

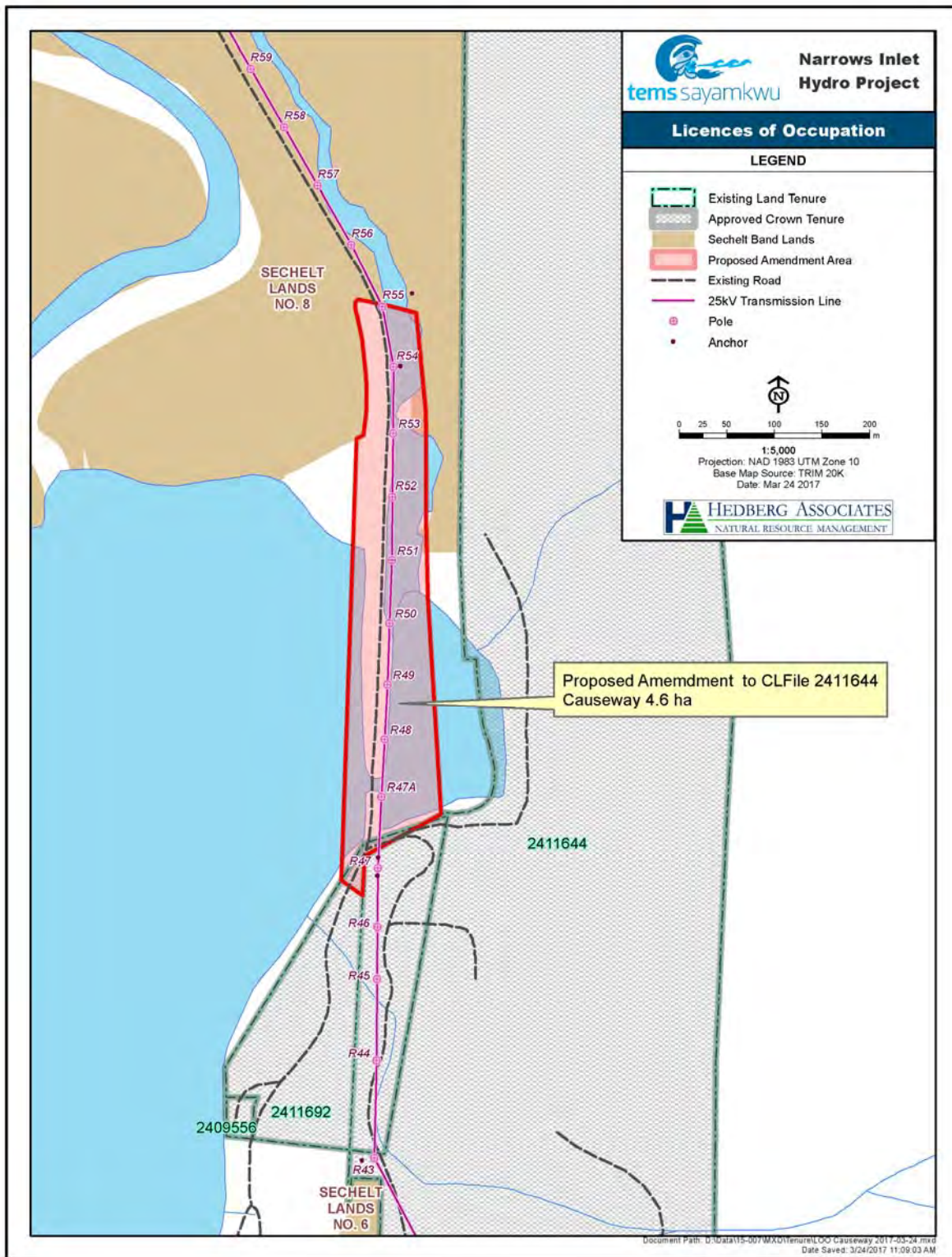
Sincerely,



Isabelle Deguise, M.Sc., R.P.Bio.
tems sayamkwu GP Corp.
c/o BluEarth Renewables Inc.
Lead, Regulatory and Environment
778-887-8351
isabelle@bluearth.ca

Enclosed: Map 1 – Narrows Inlet General Site Map
 Map 2 – Narrows Inlet Site Specific Causeway





SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 14, 2017

AUTHOR: David Rafael, Senior Planner

SUBJECT: PROVINCIAL REFERRAL 2005353 McNAIR CREEK WATERPOWER PROJECT
PROPOSED HABITAT COMPENSATION REPAIR AND REPLACEMENT – ELECTORAL
AREA F

RECOMMENDATIONS

THAT the report titled Provincial Referral 2005353 McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement – Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations and Rural Development:

- a. Subject to the following conditions SCRD has no objection to the proposed McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement project:
 - i. A new Agreement is signed between BluEarth Renewables Inc and the SCRD to allow access across SCRD property to monitor and maintain the fish habitat compensation channel;
 - ii. SCRD is notified in writing if the project alters and any land alteration is required prior to the alteration taking place to allow determination of the need for a development permit;
 - iii. Any work is monitored by a Qualified Environmental Professional;
 - iv. The works do not create any risk to water supply quantity or quality related to Dunham Road residents or SCRD's water license for McNair Creek;
 - v. Comprehensive general liability insurance is taken out at BluEarth's expense with the SCRD added as additional named insured;
 - vi. SCRD and BluEarth Renewables Inc explore a Community Amenities Agreement related to this project;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.

BACKGROUND

The SCRD received a Provincial referral regarding BluEarth Renewables Inc.'s proposed works to a fish habitat compensation channel that was constructed as part of the McNair Creek hydro project by the original project owner. The McNair Creek hydro power plant has been in operation since 2004. BluEarth acquired the project in 2015.

The channel is located in Electoral Area F and within SCRD-owned land. Prior to the channel being developed, the SCRD and the developer signed an Agreement in 2003 that:

“grants to the Owner and to its agents, DFO, and contractor, the Squamish Indian Band, a licence to enter on and across the Lands as shown in Schedule “A” hereto in connection with in-stream enhancement works as required by DFO...”

Schedule A of the Agreement shows the location of the works.

The Agreement was intended to pass to future owners of the power plant but had an end date of November 30, 2004. No allowance was made for ongoing access to monitor or maintain the channel.

The channel is not functioning as intended and works are now required to improve the flow from the intake in order to maintain water levels in the channel. The works will provide a new intake structure within McNair Creek and some additional water pipes running from the intake to join the existing pipe. The proposed works were designed by Northwest Hydraulic Consultants and are described in Attachment A.

The purpose of this report is to provide information about the application and seek direction for the Board.

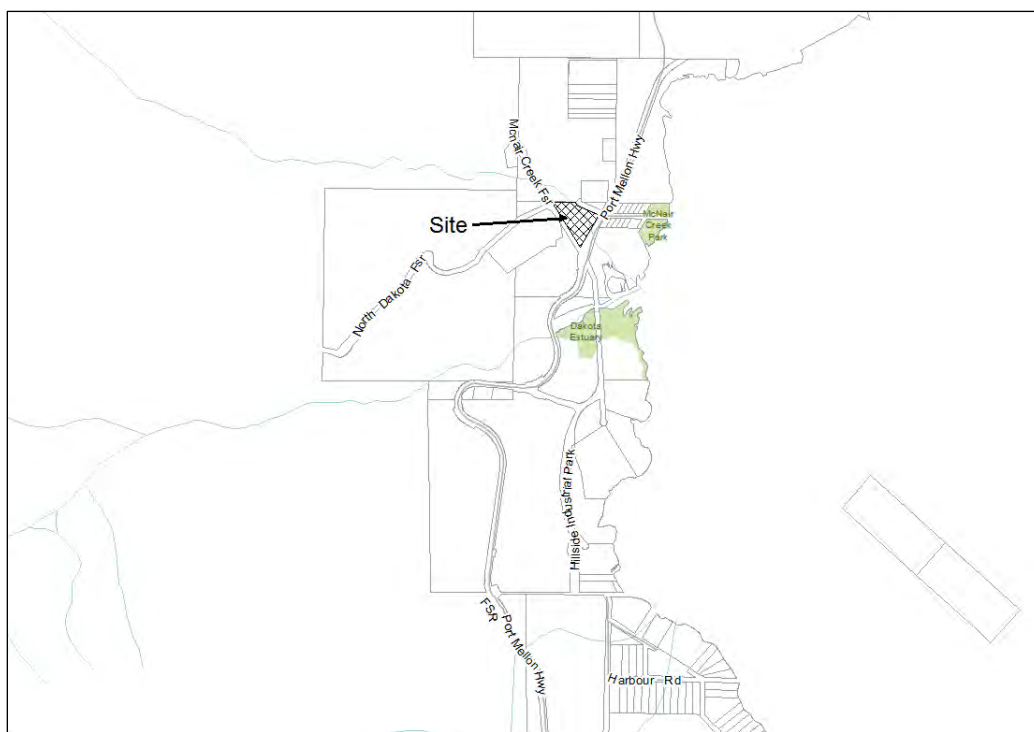


Figure 1 – General Location

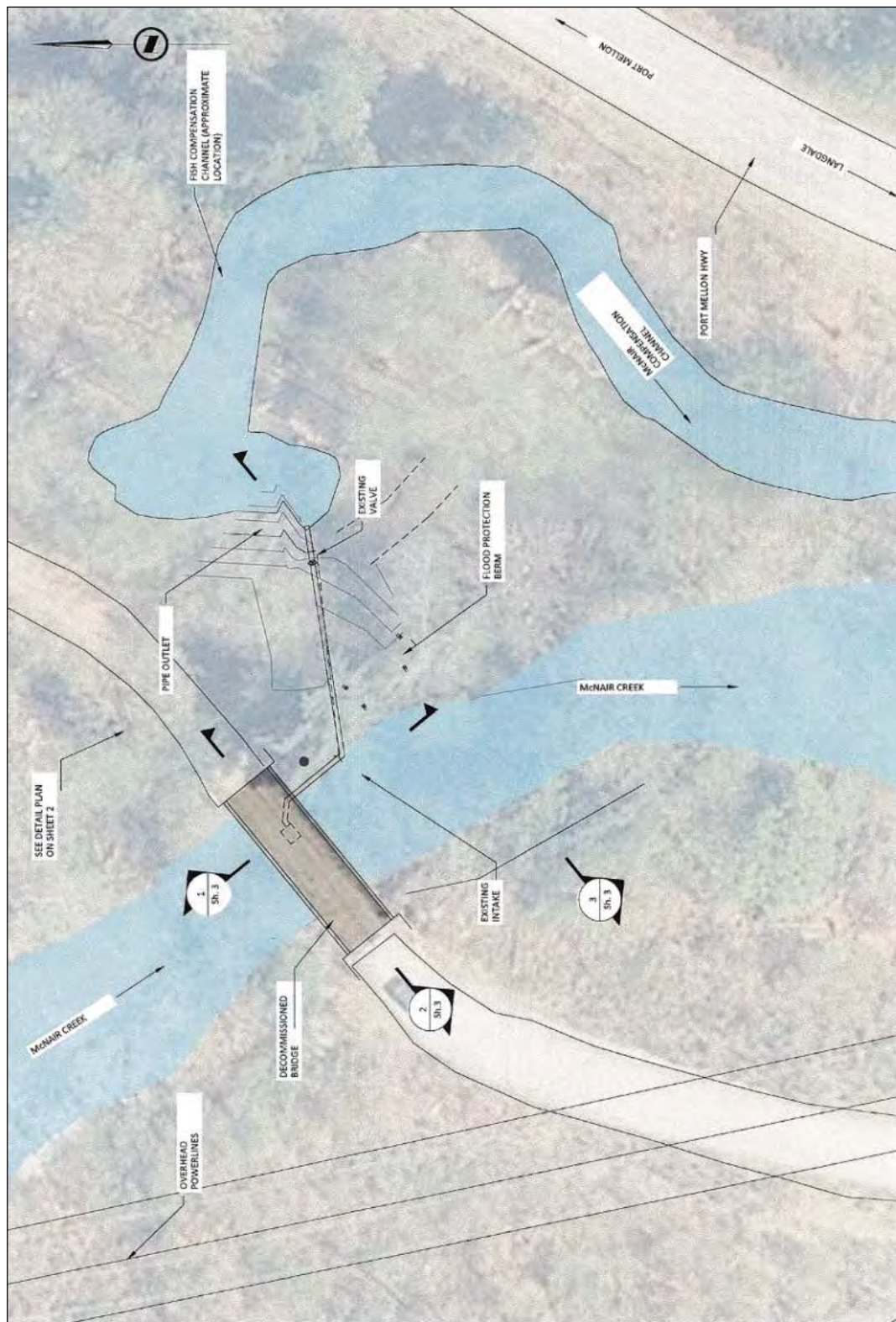


Figure 2 –Intake Area (provided in application)

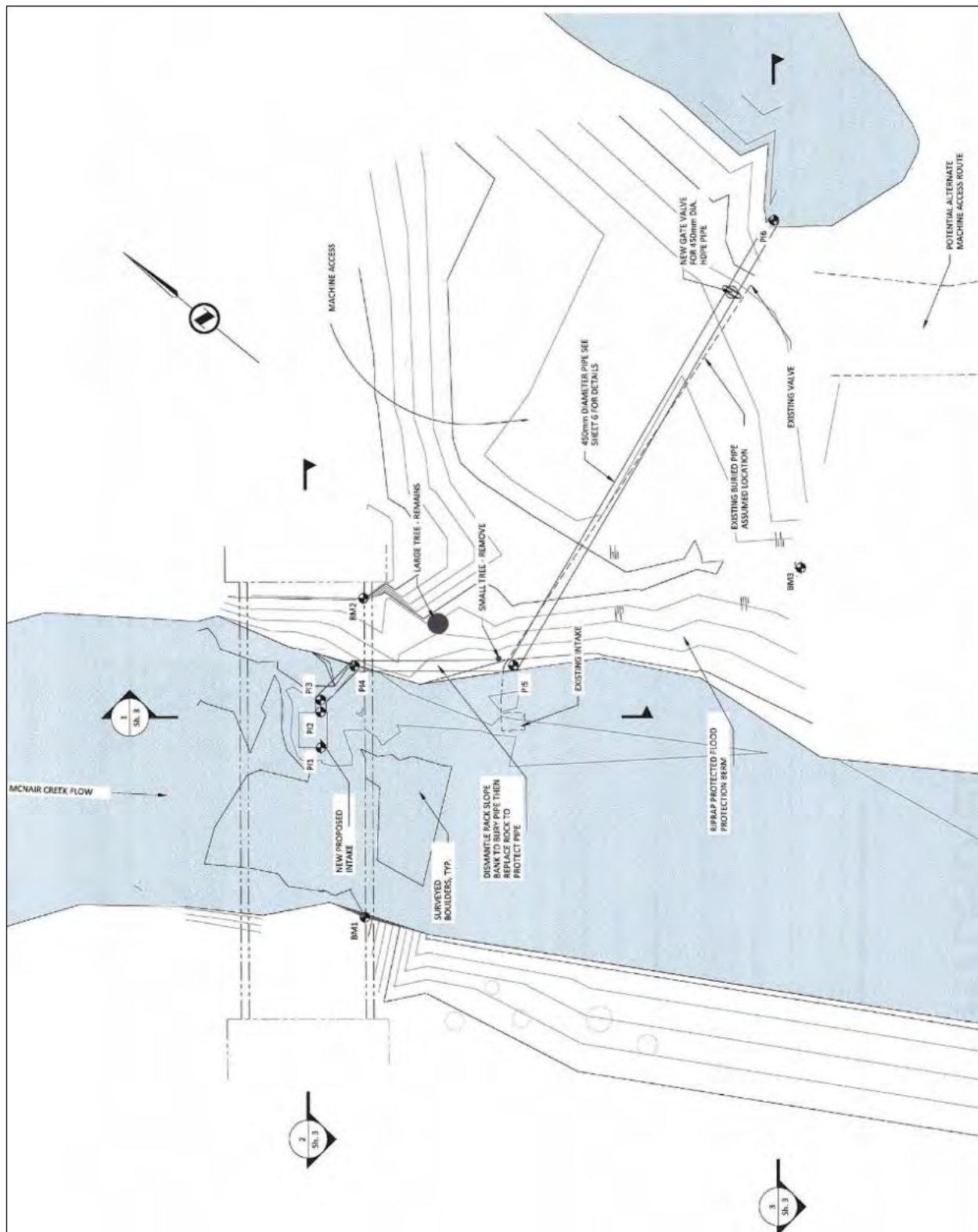


Figure 3 – Detail of Intake Area (provided in application)

DISCUSSION

Official Community Plan

The channel site is within the Hillside OCP area and the land designation is Conservation Area. The OCP states that:

Development within the CONSERVATION AREAS should focus on trail systems, the enhancement of intertidal ecosystems, habitats, watershed and watercourses; terrain stabilization, environmentally suitable aspects of forestry demonstration, auxiliary facilities for marine recreation access, and public access and public information.

The proposal will enhance fish habitat and is supported by the OCP.

The area is also within Development Permit Area 1: Conservation Areas that was established to protect fish habitat in streamside areas. Any development that requires land alteration needs to be preceded by the SCRD issuing a development permit that sets out steps to be taken to protect fish habitat. Staff discussed the DPA requirements with the applicant who noted that while the report provided with the application states that clearing to gain access would take place access to the site will be by existing paths and all equipment and material would be walked in.

Analysis

The proposed work is planned to take place before the low impact window closes on September 15. The Province asked for comments from the SCRD to be provided by August 22. To meet the deadline staff provided comments to the Province as set out in the recommendations section noting that these are administrative comments only and a Board resolution will be provided when it is available.

Given the tight timelines for Provincial and Federal approvals and for BluEarth to make arrangements (hire contractor, get material, etc.) it may not be possible to start/complete the work by September 15. Thus the work might not take place until the summer of 2018 when the window opens for in-stream work unless the onsite Qualified Environmental Professional (QEP) deems it possible to extend the low impact window.

The Department of Fisheries and Oceans, Canada (DFO) reviewed the proposal and stated that *“the plans seem sufficient, and should prevent impingement at the intake. Our main concern is that flows are restored to the compensation channel...”* Thus the proposal has DFO approval.

The work will be overseen by a QEP hired by BluEarth.

SCRD Staff recommend a new Agreement be signed that allows the owner of the McNair hydroelectric power plant, BluEarth, to cross SCRD property to monitor the channel and carry out repairs such as installing a new intake structure. The Agreement should be based on the one signed in 2003 and should establish requirements such as:

- (a) All applicable requirements, regulations, rules, procedures and guidelines of the SCRD and other authorities as complied with, including providing stream monitoring;

In this case staff considered whether a development permit is required. The applicant confirmed that *“we will not be creating any new pathways to access the site. Machines will be walked in using previously disturbed areas.”* On the basis that no land alteration or new development will take place, staff determined that a development permit is not required. Should this change, BluEarth must notify SCRD in writing of any land alteration

prior to the alteration taking place. This will allow the SCRD to determine if a development permit is required due to a change.

- (b) The works do not create any risk to water supply quantity or quality related to Dunham Road residents or SCRD's water license for McNair Creek;

Staff note that there are existing water licences held by residents on Dunham Road. The applicant noted that BluEarth is aware of these and that the intakes are above the location where the new compensation channel intake is proposed. Thus there are no impacts on water supply quality or quantity for the Dunham Road residents.

The SCRD also holds a water licence for McNair Creek. No infrastructure has been installed and the licence has not been used by the SCRD. The proposed new intake will not impact the SCRD's ability to use the licence at a future date.

This is not part of the report but background in case a question comes up at PCDC:

The SCRD signed an agreement in principle with the original owner/developer of the McNair project so that the tailrace and penstock were to be designed to allow that SCRD to make connections for drinking water and fire protection. Anne and I searched records and no final agreement could be found. I also checked with Dave Crosby and Shane; neither know if a final agreement was signed.

- (c) Comprehensive general liability insurance is taken out at BluEarth's expense with the SCRD added as additional named insured;

As well, Staff will seek to negotiate a Community Amenities Agreement with BluEarth as part of the process of establishing an Agreement for this project.

Options

The Province requests that 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 recommend Option 3, subject to conditions outlined in the Recommendations section of this report.

Organization and Intergovernmental Implications

Providing the terms of the Agreement are met there are no implications for the SCRD. The applicant informed staff they have met with the Squamish Nation.

Consultation

The West Howe Sound Advisory Planning Commission reviewed this project at its meeting on September 5, 2017 and the following recommendation was adopted:

Recommendation No. 4 *McNair Creek Water Power Project Proposed Habitat Compensation Repair and Replacement*

The APC recommended support for the McNair Creek water power project proposed habitat compensation repair and replacement and the conditions for approval subject to the recommendations in the Planning staff report.

The APC asked whether the Province or the SCRD should refer the application to the Squamish nation. Staff note that the Province is responsible for referrals to First Nations.

Timeline for next steps or estimated completion date

Staff will draft a new agreement to be signed by the SCRD and BluEarth.

The project must be completed by September 15 or wait until the low impact window opens again in 2018, unless the on-site QEP extends the works window based on evidence that impacts to fish and aquatic wildlife can be avoided.

STRATEGIC PLAN AND RELATED POLICIES

The review process and providing input to the Province and Applicant supports the Strategic Plan value: Embed Environmental Leadership.

Seeking input from local community groups, such as the West Howe Sound APC, to inform responses to provincial referrals reflects the SCRD's Strategic Plan value of Collaboration.

CONCLUSION

Staff recommend the proposed repair and replacement project be approved subject to confirmation that:

1. A new Agreement is signed to allow access across SCRD property to monitor and maintain the fish habitat compensation channel;
2. SCRD is notified in writing if the project alters and any land alteration is required prior to the alteration taking place to allow determination of the need for a development permit;
3. Work is monitored by a Qualified Environmental Professional;
4. The works do not create any hazard or safety risk; and
5. Comprehensive general liability insurance is taken out at BluEarth's expense with the SCRD added as additional named insured.

As part of the Agreement negotiation process, Staff will seek a Community Amenities Agreement with BluEarth.

Recommendations will be forwarded to the regular Board Meeting of September 14, 2017 for adoption to meet the Province's extended deadline to comment.

Attachments

Attachment A –Information provided with Application by Northwest Hydraulic Consultants

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Risk Mgmt	X – B. Wong

ATTACHMENT A



northwest hydraulic consultants

30 Gostick Place | North Vancouver, BC V7M 3G3 | 604.980.6011 | www.nhcweb.com

NHC Ref. No.3001719
2016, September 16th

METRO VANCOUVER
4330 Kingsway
Burnaby, BC, V5H 4G8

Attention: Glenn Isaac, B.Sc
Regulatory and Environmental Specialist

Via email: glenn@bluearth.ca

Re: McNair Compensation Channel Intake Replacement
Detailed Design Memorandum

1 BACKGROUND PROJECT INFORMATION

BluEarth Renewables Inc. (BluEarth) are the owners of the McNair Creek run-of-river hydroelectric facility located near Port Mellon on the Sunshine Coast of British Columbia. As a condition of the original construction of the hydroelectric project fish compensation channels were built downstream of the tailrace. The original design of the fish compensation channels was completed by the DFO 10 to 15 years ago.

When the hydroelectric facility and accompanying fish compensation channels were acquired by BluEarth, the intake structure for the fish compensation was blocked and inflows to the compensation facility limited to groundwater flow.

BluEarth are required to re-instate inflows to the fish compensation facility up to the current licenced flow of 0.21m³/s. Northwest Hydraulic Consultants Ltd. (NHC) have been retained to complete a detailed design for the fabrication and installation of a new intake structure.

NHC conducted a site assessment on March 22nd 2016 and subsequently issued preliminary design drawings for the intake structure on April 14th 2016. A site survey was conducted by NHC on June 16th 2016 followed with Detailed Design Drawings issued to BluEarth (as Revision A) July 8th, 2016. Those drawings were finalized and re-issued as Revision B drawings on September 7th 2016. This document is to support the detailed design drawings.

water resource specialists



2 DESIGN

2.1 Water Licence, Available Head and Pipe Design

The water licence for the fish compensation facility on McNair Creek is $0.21 \text{ m}^3/\text{s}$. A head drop of about 1.1 m was surveyed between the proposed new intake location and the existing pool level in the fish compensation channel. However, the pool level should be increased by 0.5 m from that observed during the survey. With a head drop of 0.6 m, a 450 mm pipe with 60% hydraulic efficiency will be able to pass approximately $0.33 \text{ m}^3/\text{s}$. As a comparison, the existing 300 mm pipe with a new intake, would only pass $0.15 \text{ m}^3/\text{s}$.

During the site survey carried out on July 8th, 2016 it was noted that the channel which links the main compensation pool back to McNair creek would likely require at least $0.2 \text{ m}^3/\text{s}$ to function properly. Therefore NHC proposed a design with a new, larger diameter pipe to supply the fish compensation channel. Additionally, given that the water levels in McNair creek will be lower than the water level at the time of the survey, a pipe larger than the existing 300 mm pipe is recommended to ensure minimum flows to the fish compensation channel are achieved.

2.2 Intake Design

The intake box is to be located in an existing plunge pool, downstream of a rock weir, under the bridge at its left abutment. As an existing scour hole, it is less likely to incur deposition than the eddy location of the existing intake. Both the top side and end of the box is screened in order to allow water to enter the box even under low water conditions. Having one open end should also help to periodically clean debris out of the box.

The box is designed to be fabricated from mild steel. Mild steel was selected because it is cheaper than stainless steel and will be tough enough to withstand some impact from rocks and debris.

2.3 Screen Design

The open area of the top screen is 1.270 m^2 and the open area of the side screen is 0.38 m^2 , totaling 1.65 m^2 of open screen area. During maximum licensed diversion of $0.21 \text{ m}^3/\text{s}$ the average through or approach velocity will be 0.13 m/s . It is expected that localized approach velocity will be as much as double this value and that the transvers velocity - across the screen - will generally be an order of magnitude greater. Spacing of the screen has been selected as 40 mm to exclude debris and large sediment while allowing passage of small fish.



Generally, the length of fish able to pass through a trash rack or screen has a maximum length of 5 to 6 times the width of the opening¹. It is expected this will limit the size of fish that is able to pass through the intake to less 200 mm (fork length). Fisheries and Oceans Canada (DFO) suggest intake approach velocities for fish based on minimum fork length (Table 1) (Katapodis, 1992). Katapodis goes further to recommend the approach velocity be kept less than half of the transvers velocity (flow going across the intake) to avoid impingement of fish. These criteria are both expected to be met with the proposed screen design.

Table 1. Maximum approach velocity for an intake screen dependent of fish length (Katapodis, 1992)

Minimum Fork Length (mm)	Maximum Approach Velocity (m/s)
50	0.18
60	0.20
80	0.23
100	0.27
150	0.33
200	0.40

Based on Arctic Grayling, trouts, Walleye, and Whitefish

Based on the approach velocity it has been calculated that vortices may occur when the water depth is less than 1.0 m below the pipe invert. At the time of survey on June 16th, 2016 the water depth at the proposed intake location was approximately 0.8 m. The top screen should act at a vortex suppressor. However, operators may need to seasonally adjust the fish compensation channel inflow to eliminate vortices.

The screen is proposed to be constructed from stainless steel in order to resist corrosion.

2.4 Method of Construction

The installation of the new intake will involve the following tasks. Ultimately the order and method in which these tasks are undertaken will be the responsibility of the contractor.

1. Establish machine access; likely from the northern end. An excavator can establish a rough roadway down onto the berm from the north end of the facility.
2. Remove trees and shrubs in the construction area.
3. Strip off riprap from berm and stockpile for replacement

¹ Katapodis, C. 1992. Fish Screening Guide for Water Intakes. Published by Department of Fisheries and Oceans.



4. Strip off filter material (if there is any) and stockpile for later use
5. Divert flow away from proposed intake location by placing sandbags on crest of natural rock weir
6. Create excavator platform for placement of new intake.
7. Remove rocks from creek bed as necessary to place intake box at required location.
8. Excavate a trench for the pipe, place pipe bedding material, place pipe, attach the pipe to the intake box and backfill.
9. Replace filter material and riprap on flood protection berm and over exposed section of pipe
10. Replant disturbed areas

2.5 Quantities

Quantities indicated in **Table 2** represent total quantities required. It is expected that all of the embankment fill and roughly half of the riprap will be able to be sourced on site.

Table 2 Estimated quantities

Item	Quantity
Riprap	50 m ³
Filter Rock	10 m ³
Pipe Bedding Material	15 m ³
Embankment Fill	130 m ³

2.6 Operations, Maintenance and Risk of Damage

It is expected that the new intake structure will require monitoring and maintenance from the operators. Periodic inspection of the screens and the intake box will be required and the cleaning of these components should there be any debris build up. The operators may need to seasonally adjust the valve opening to ensure appropriate flow is reaching the fish compensation channel as well as periodically open up the valve all the way to flush out any accumulated sediment in the pipe.

This creek clearly carries large sediment (rocks) when flows are high, and so this intake may get damaged by rock or wood impact. There is a flange incorporated into the design to allow for a potential replacement or repair of the intake box. Additionally the screens are removable to facilitate cleaning or replacement as well as to access the intake box, if needed.



3 CLOSURE

The next steps in the project will be to obtain quotes for the fabrication and installation of the new intake structure including removal of the existing intake components.

We hope this document meets your needs. Please contact Ned Atkins or Dale Muir by e-mail (natkins@nhcweb.com or dmuir@nhcweb.com) or phone (604.980.6011) with any questions, concerns, or for further discussion.

Sincerely,

Northwest Hydraulic Consultants Ltd.

Prepared by:


16 Sept 2016


Ned Atkins, P.Eng.
Project Engineer

Reviewed by:


2016-09-16

Dale Muir, P.Eng.
Principal

ENCLOSURES:

Appendix A –Design Drawings (Revision B)

DISCLAIMER

This document has been prepared by Northwest Hydraulic Consultants Ltd, in accordance with generally accepted engineering practices and is intended for the exclusive use and benefit of BluEarth Renewables Inc. and their authorized representatives for specific application to the detailed design of the McNair Creek Fish Compensation Intake, British Columbia. The contents of this document are not to be relied upon or used, in whole or in part, by or for the benefit of others without specific written authorization from Northwest Hydraulic Consultants Ltd. No other warranty, expressed or implied, is made.

Northwest Hydraulic Consultants Ltd. and its officers, directors, employees, and agents assume no responsibility for the reliance upon this document or any of its contents by any parties other than BluEarth Renewables Inc.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 14, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: PROVINCIAL REFERRAL 2411919 FOR A PRIVATE MOORAGE (AJB INVESTMENTS LTD) – ELECTORAL AREA F

RECOMMENDATIONS

1. **THAT the report titled Provincial Referral 2411919 for a Private Moorage (AJB Investments Ltd) – Electoral Area F be received;**
 2. **AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development:**
 - a. **Subject to the following conditions, the SCRD has no objections to the proposed residential private moorage fronting District Lot 835, Provincial File 2411919:**
 - i. **The foreshore fronting District Lot 835 is not zoned. The upland zone is RU2 (Rural Two) which allows a single family dwelling. The foreshore use should reflect the upland use.**
 - 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. Docks and associated tenure areas should be designed to maintain public access along the foreshore, recreational access, public use, and emergency refuge in Christy Cove.**
 - vi. **The proponent should implement Best Management Practices for building moorage facilities to protect the foreshore ecosystems.**
 3. **AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.**
-

BACKGROUND

The SCRDC received a referral from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) for specific permission for a residential private moorage fronting District Lot 835, located in Christy Cove within Thornbrough Channel. The referral is enclosed for reference as Attachment A. A location map and application summary are provided below.

The purpose of this report is to provide information on the referral and a response to FLNRORD.

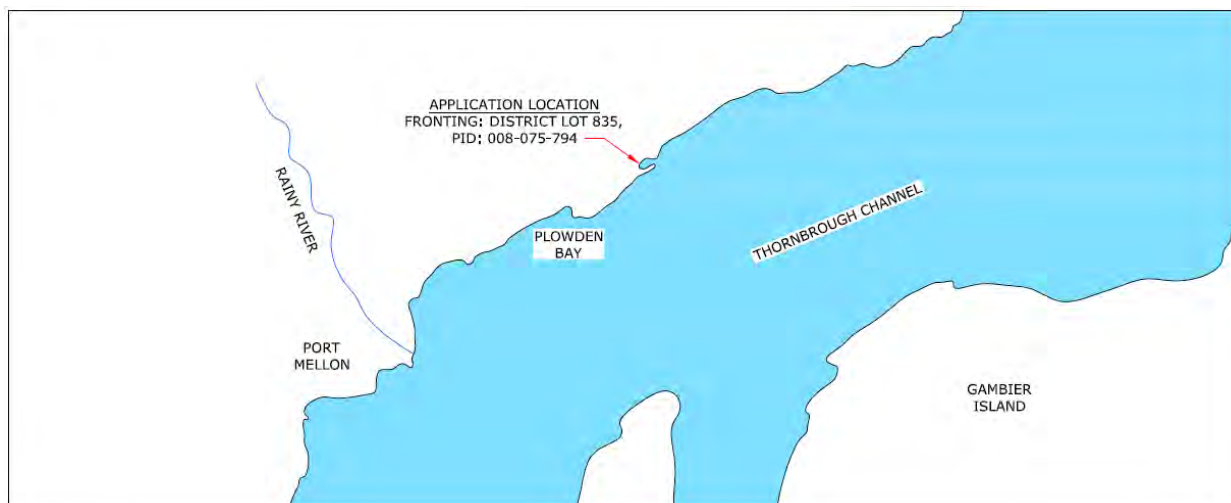


Figure 1 – Location Map

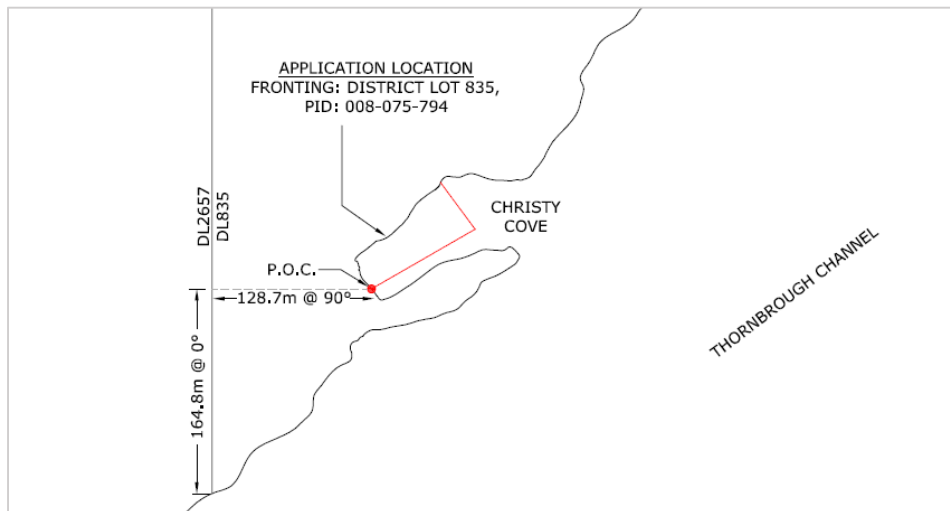
Owner / Applicant:	AJB Investments Ltd. / Green Wave Marine Services Inc.
Purpose:	Residential private moorage
Tenure Type:	Specific permission
Size:	0.286 ha +/-
Period:	No fixed term
Location:	Christy Cove, Thornbrough Channel
Legal Description:	That Part of District Lot 2798, Group 1, New Westminster District
Electoral Area:	F (West Howe Sound)
Upland Parcel Area:	90 acres (36 hectares)
OCP Land Use:	Outside OCP area
Land Use Zone:	RU2 (Rural Two)
Comment deadline:	August 4, 2017, extended to September 18, 2017

Table 1 - Application Summary

DISCUSSION

Analysis

- The subject property has water access only.
- The subject application area is outside an Official Community Plan (OCP) boundary, and therefore OCP policies do not apply.
- The foreshore fronting DL 835 is not zoned. The upland zone is RU2 (Rural Two) which allows residential use. The foreshore use should reflect the upland use.
- 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.
- The application area takes up the majority of Christy Cove as shown in the image below:



Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to maintain public access along the foreshore, recreational access, public use, and emergency refuge in Christy Cove.

- The proponent should implement Best Management Practices for building moorage facilities to protect the foreshore ecosystems.

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 recommend Option 3, subject to comments outlined in the Recommendations.

Consultation

The Province referred this application to the Squamish 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 West Howe Sound Advisory Planning Commission reviewed this application at its meeting on September 5, 2017. The following Recommendation was made:

Recommendation No. 3 *Crown referral for a Private Moorage (AJB Investments Ltd.)*

The APC recommended support for the private moorage subject to the conditions in the recommendations of the Planning staff report.

Timeline for next steps or estimated completion date

The Province extended the deadline to comment on this application to September 18, 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 September 14, 2017 for adoption to meet the comment deadline.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Plan Values: Embed Environmental Leadership

CONCLUSION

The SCRD has been provided an opportunity to comment on a referral for a proposed private moorage in Christy Cove. Staff recommend responding with no objection, subject to conditions outlined in the Recommendations of this report.

Attachments

- Attachment A – Crown Referral 2411919

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

Management Plan

Private Moorage Tenure Application

AJB Investments Ltd. – Nov.10, 2017

District Lot 835, PID: 008-075-794

(WATER ACCESS ONLY)

There are two different section “b’s” in the Frontcounter bc private moorage applications management plan requirement, I have included information for both as to not miss any required information

The following “Section b” is listed as a requirement in the ‘private moorage application requirements list – marine’

Section B – Project Details

- **Description of existing structures such as type (dock, wharf, etc.), construction (pilings, floats, etc.), and materials (include any preservatives);**

There are no existing structures at the proposed project site.

- **Size and dimensions of planned (and/or existing) improvements including floating docks, wharves, boathouses, retaining walls, pilings or areas to be filled or dredged as well as construction material used;**

- One 6' x 4' x 2' concrete abutment
- Four 50' x 5'8" aluminum approach
- Three pairs of 12" steel pipe bearing piles on concrete footings
- One set of 12" driven steel pipe bearing piles
- One 50' x 5'8" aluminum counterweighted gangway
- One 40' x 12' concrete float
- Four lengths of galvanized moorage chain
- Two concrete anchor block systems
- Two galvanized anchor pins

- **Include dimensions and distances from property lines**

All system structures are greater than 5m from side property lines.

- **If other docks are located within 25 meters of the site plan, please include these docks on the site sketch;**

There are no other docks located within 25m of the proposed site plan.

- **Indicate how public access is maintained along the beach;**

As seen in Plan D there is ample clearance at the high water line for the public to walk under.

- **Type of use - number of boats, seasons, etc., and**

This proposed moorage system will be used exclusively by the owners of the upland property and their guests year round as this is a water access only lot. There will be no services to the float. The float will not be used for commercial purposes and no income will be generated by the facility. The float will typically provide moorage for the owner's single boat.

The following "section b" is listed as a requirement in the provided specific information template required "http://www.for.gov.bc.ca/land_Tenures/documents/management_plan.pdf"

Section B – Proposed Use Description

Information on these topics below may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information.

I. Background

Proposed use – what is proposed including any phased development details – should sync with "Purpose" chosen:

- Installation of a private moorage system for use by upland lot owner.
- Float will allow moorage space for the owner's private boat on a year round basis.
- The upland owner will not charge money for moorage or any other amenity provided by the float system.

Why here and now:

Mr. Bester needs a private moorage to be able to access to his water access only property by boat. He is building a residence on the property and needs to be able to transport crew and materials to the site for the build.

Details of any preliminary investigative work and any other approvals obtained:

Written confirmation has been given by the Municipality that the project plans comply with local zoning bylaws. In this location the water fronting the property is not zoned and therefore no zoning bylaws pertain to the installation of the private moorage. The confirmation is included in the tenure application package.

Current zoning:

Upland Lot – “RU2” / Water – No zoning designation

For commercial activity – the location of competition, potential market statement:

Not Applicable.

II. Location**General description of:**

-The moorage system will front the water access only District Lot 835, PID: 008-075-794, Port Mellon, B.C.

Access plans – how will you or your clients be accessing the parcel:

- Upon completion the mooring system will be accessed from the water and from the upland lot.
- During installation the proposed mooring system location will be accessed by boat and barge.

Traffic including volume of traffic and phase or season:

-The tenure area will see fairly light amount of vessel traffic throughout the year. The moorage will only be use by the proponent’s private boat and occasional guests. The moorage will see a slightly larger volume of traffic in the summer season.

Seasonal expectations of use:

Year round use is necessary.

Land use on parcel, adjacent parcels and surrounding area

Upland Lot is zoned “RU2”.

Confirmation of Safety plan including first aid – probably needs to be a tick box on Appn form

- Moorage installation contractor to have Health and safety plans
- Proponents boat is equipped with required Transport Canada safety equipment.

III. Infrastructure**New facilities or infrastructure proposed and any ancillary uses:**

Description of Structures to be Installed

Mr. Bester proposes to install a 40' x 12' concrete float for private moorage use. The float will front District Lot 835, PID: 008-075-794 in Christy Bay just east of Port Mellon, B.C. Four 50' x 5'8" aluminum approaches will stretch from the upland property and will bear on four pairs of 12" steel pipe bearing piles. The steel pipe bearing piles also support one end of the 50' x 5'8" counterweighted gangway with the other end resting on the float. Aluminum grate decking will be installed on all walkways and the gangway to allow light penetration. The float is to be anchored using galvanized moorage chain, two concrete anchor block systems, and two galvanized anchor pins. The anchor blocks will be set on the sea floor (not dragged). The anchor pins will be drilled and set into bedrock at the low water line.

Size and Dimensions of planned improvements

- One 6' x 4' x 2' concrete abutment
- Four 50' x 5'8" aluminum approach
- Three pairs of 12" steel pipe bearing piles on concrete footings
- One set of 12" driven steel pipe bearing piles
- One 50' x 5'8" aluminum counterweighted gangway
- One 40' x 12' concrete float
- Four lengths of galvanized moorage chain
- Two concrete anchor block systems
- Two galvanized anchor pins

Existing and proposed roads and their use by season, and any proposed connections to public or FSR roads:

N/A

Utility (power, electrical, telecommunications) requirements and sources:

N/A

Water supply; (use and quantity if known) and,

N/A

Waste disposal (note if septic system required), sewage, sanitation facilities and refuse disposal.

N/A

IV. First Nations

Describe any contact you may have had, including the name of the First Nation(s) and individuals contacted. Provide copies of or a description of any information you may have acquired from or provided to the First Nation(s) (potential benefits, partnership opportunities, special interests, concerns, etc.) and any information regarding archaeological resources and areas of cultural significance you are aware of in the vicinity of the proposed project.

-We have not had any contact with First Nations. We are not aware of any areas of cultural significance close to the proposed moorage site.

Section C – Additional Information:

V. Environmental

Describe any significant impacts and proposed mitigation with respect to:

a. Land Impacts

Cutting of vegetation:

-A small area of the lot will be cleared and leveled for the house build and the private moorage installation.

Soil disturbance:

-A small area of the lot will be cleared and leveled for the house build and the private moorage installation. Minimal seafloor disturbance will occur with the placement of the float anchors and chains.

Riparian encroachment:

-The moorage system will be located on the ocean fronting Mr. Bester's property. The closest fresh water creeks are shown on the site plans provided.

Management of pesticides, herbicides:

N/A

Visual impacts:

-Visual impacts will be kept to a minimum. There are no surrounding houses or neighbors and you will not be able to see the structure from outside of the cove.

Known archaeological sites:

-We are not aware of any archaeological sites in the area.

Types of construction methods and materials used:

-We anticipate minimal land impact.

-All system components will be transported in by barge with no impact to the foreshore or sea floor.

-No machinery will work in the intertidal zone.

- The bearing piles will be installed during tides which allow the barge and crane to place them. None of the installation equipment used will come in contact with the sea floor.
- the float will have a minimum clearance from the sea floor of 1.5m at low tide (0' chart datum).
- Two holes will be drilled in to bedrock at the low water line to accommodate the 1" anchor pins.
- The anchor blocks will be set on the sea floor (not dragged) minimizing environmental impact.
- All applicable Best Management Practices, Operational Statements, and Timing Windows will be followed during all build and installation phases.
- Construction materials to be used for the project are noted in previous sections.

b. Atmospheric Impacts

Sound:

- There are no audio impacts at the proposed moorage site now.
- Besides the proponents personal boat there will be no audio impacts at the moorage site after installation.
- Sound impacts will occur when the barge/crane drives piles. Other minimal sound impacts will occur throughout the installation process. There are no surrounding residences which will be affected by the noise.
- Work will be conducted in an efficient and timely manner minimizing sound impacts.

Odor:

- There are no odor impacts at the proposed moorage site now.
- Besides the proponents personal boat there will be no odor impacts at the moorage site after installation.
- Minimal odor impacts will occur throughout the installation process.
- Work will be conducted in an efficient and timely manner minimizing odor impacts.

Gas:

- minimal fuel emissions and welding gases are the only gases that will be produced during installation and from the proponent's private boat after installation.

Fuel emissions:

- minimal fuel emissions are the only gases that will be produced during installation and from the proponent's private boats after installation.

Explain current conditions, source, type and range of emission:

- minimal fuel emissions from the tug boat, crane, and small tools are the only gases that will be produced during installation and from the proponent's private boat after installation.

c. Water or Land covered by water Impacts

Drainage effect:

N/A

Sedimentation:

- Minimal water turbidity expected when the anchor blocks are installed.
- Water quality will remain the same.

Water diversion:

N/A

Water quality:

- Minimal water turbidity expected when the anchor blocks are installed.
- Water quality will remain the same.

Public access:

Public access will be maintained at all times on the foreshore with ample clearance for access at any tide.

Flood potential:

N/A

d. Fish and Wildlife Habitat

Provide current status of fish or wildlife habitat:

The current status of fish or wildlife habitat is untouched.

Disturbance to wildlife habitat:

- No drainage effect will occur.
- Minimal water turbidity expected when the anchor blocks are installed.
- Water quality will remain the same.
- All machinery and tools present on site during installation will be inspected for fluid leaks and be deemed in good working order prior to arrival to minimize the chance of a spill.
- The anchor blocks will be set on the sea floor (not dragged) minimizing water turbidity.
- All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed during all build and installation phases.

-All mandatory mitigation measures noted in the BMP's will be taken to ensure the least amount of negative effects on fish and wildlife habitat.

-The addition of the approach, float, piles, anchor blocks, and anchor chain will introduce habitat for wildlife and marine organisms to accumulate on.

Disturbance to fish habitat or marine environment:

-No drainage effect will occur.

-Minimal water turbidity expected when the anchor blocks are installed.

-Water quality will remain the same.

-All machinery and tools present on site during installation will be inspected for fluid leaks and be deemed in good working order prior to arrival to minimize the chance of a spill.

-Emergency spill kits are to be located on installation barges/boats.

-The anchor blocks will be set on the sea floor (not dragged) minimizing water turbidity.

-All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed during all build and installation phases.

-All mandatory mitigation measures noted in the BMP's will be taken to ensure the least amount of negative effects on fish and wildlife habitat.

-The addition of the approach, float, piles, anchor blocks, and anchor chain will introduce habitat for wildlife and marine organisms to accumulate on.

Threatened or endangered species in the area:

We are not aware of any threatened or endangered species in the area.

Seasonal considerations:

All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed during all build and installation phases.

VI. Socio- Community

a. Land Use

Land management plans:

N/A

Public recreation areas:

There are no public upland recreation areas nearby. The structures will not impact or impede water recreation such as swimming or kayaking in the bay.

b. Socio-Community Conditions

Provide a description of the demand on fire protection or emergency services:

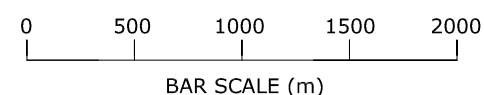
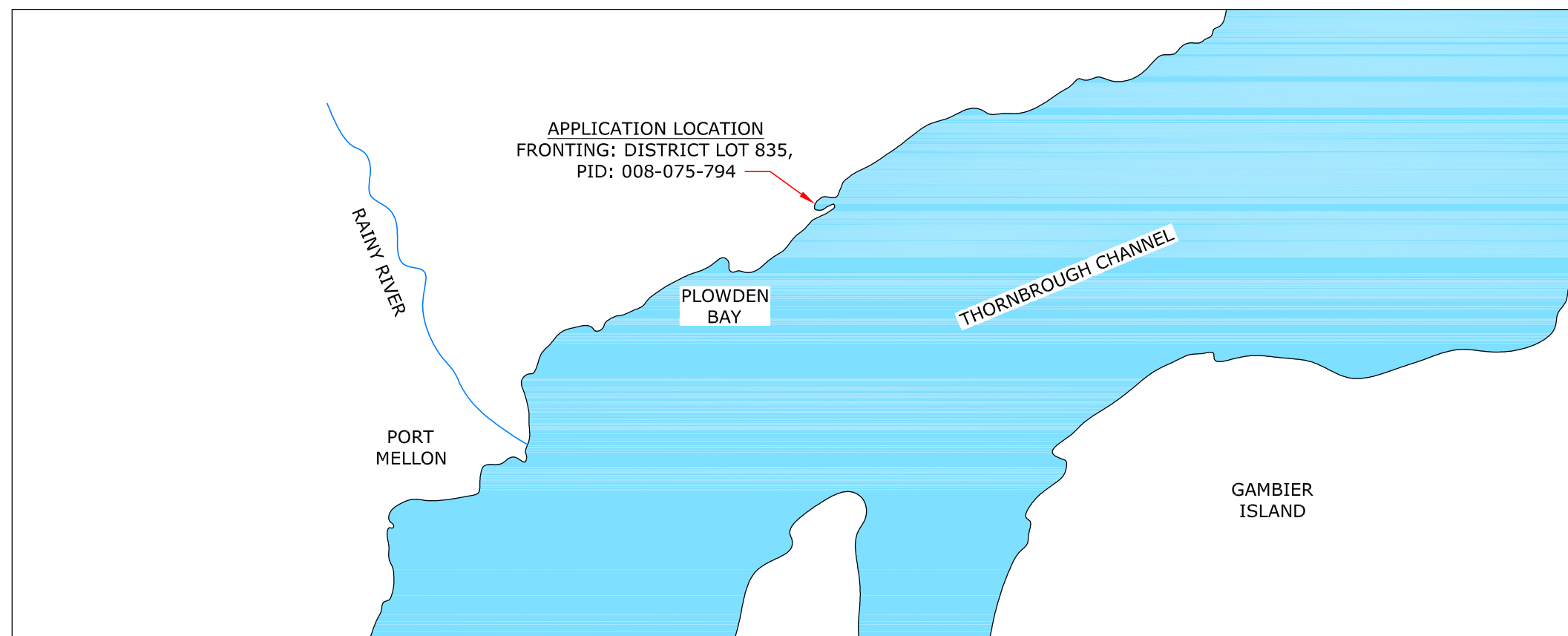
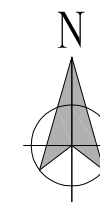
The private moorage addition will increase the demand on emergency services by a negligible amount.



Nigel Bester
AJB Investments Ltd.

MARCH 15, 2017

Date



Drawing Refs: - McElhanney Consulting Services Ltd. - Dwg #3120-00-01 (Topo Survey Plan)
- Sunshine Coast Regional District - GIS online mapping system



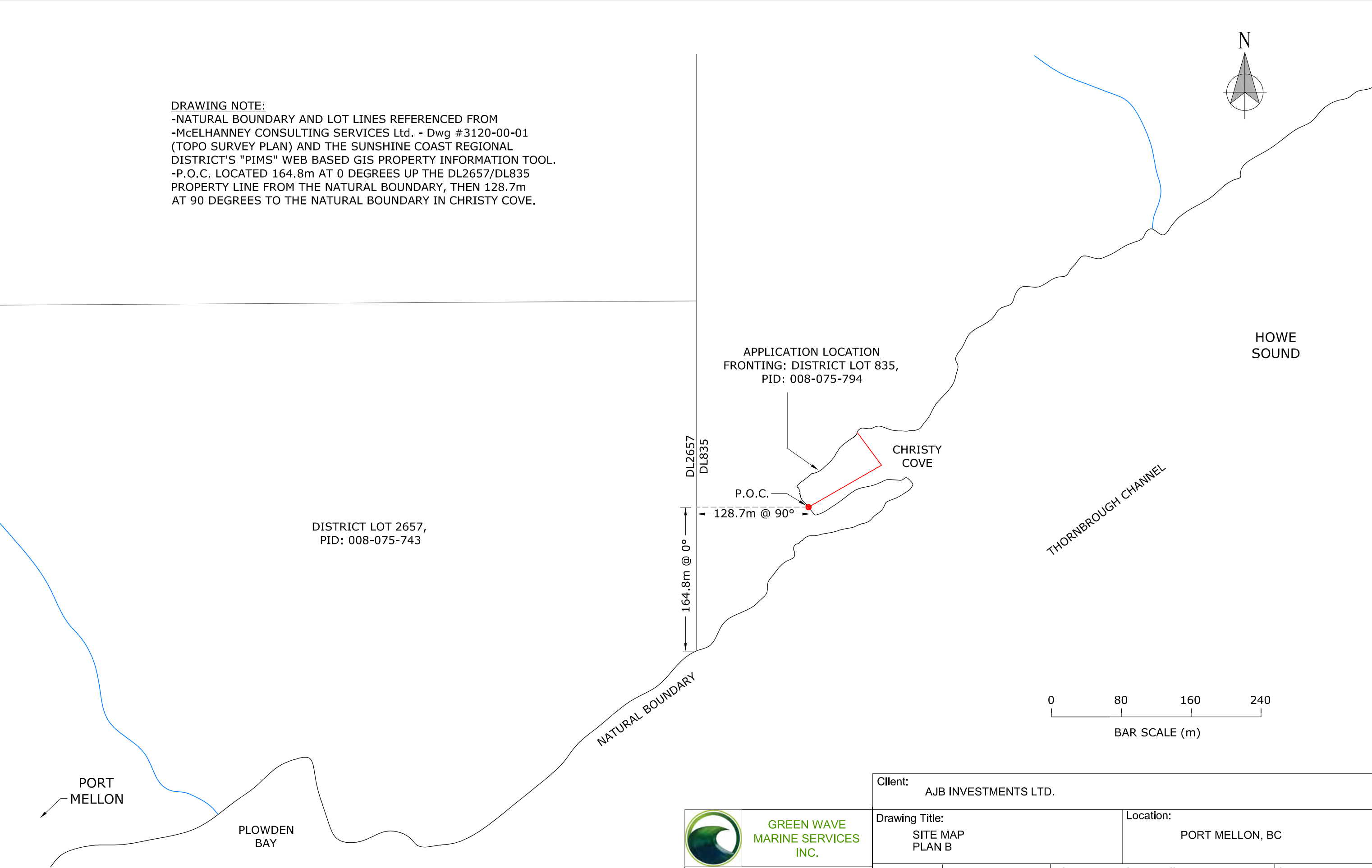
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Drawing Title: SITE MAP PLAN A		Location: PORT MELLON, BC	
Drawn By: A.T.	Date: MAR. 1, 2017	Check'd and Signed-off By: Date:	Scale: 1 : 36000
Drawing Number: P-1705.38		Sheet No. 1 OF 5	Rev. No.

DRAWING NOTE:
-NATURAL BOUNDARY AND LOT LINES REFERENCED FROM
-McELHANNEY CONSULTING SERVICES Ltd. - Dwg #3120-00-01
(TOPO SURVEY PLAN) AND THE SUNSHINE COAST REGIONAL
DISTRICT'S "PIMS" WEB BASED GIS PROPERTY INFORMATION TOOL.
-P.O.C. LOCATED 164.8m AT 0 DEGREES UP THE DL2657/DL835
PROPERTY LINE FROM THE NATURAL BOUNDARY, THEN 128.7m
AT 90 DEGREES TO THE NATURAL BOUNDARY IN CHRISTY COVE.



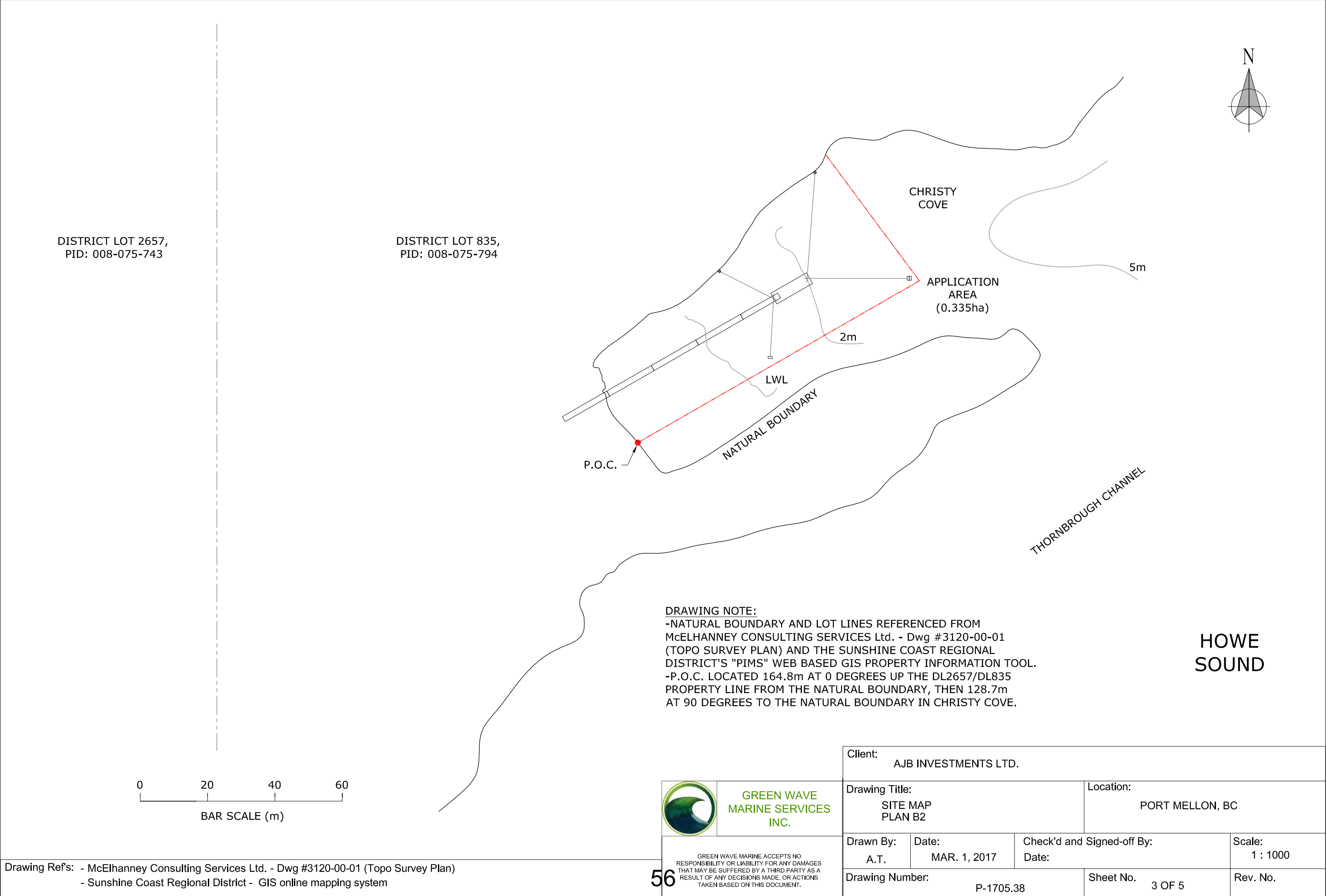
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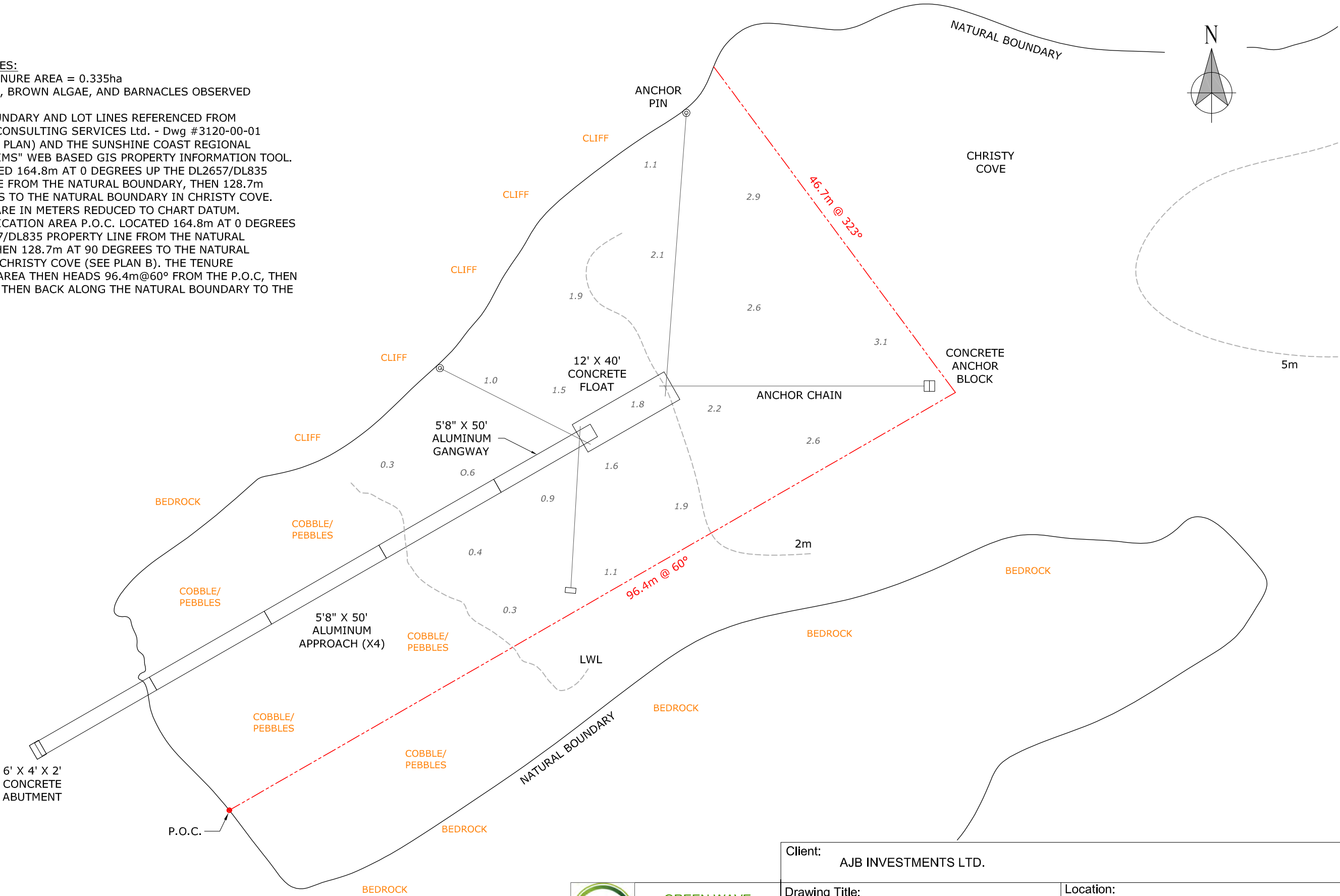
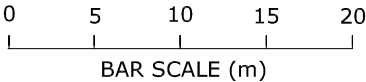
Client: AJB INVESTMENTS LTD.			
Drawing Title: SITE MAP PLAN B		Location: PORT MELLON, BC	
Drawn By: A.T.	Date: MAR. 1, 2017	Check'd and Signed-off By: Date:	Scale: 1 :4000
Drawing Number: P-1705.38		Sheet No. 2 OF 5	Rev. No.



Drawing Ref's: - McElhanney Consulting Services Ltd. - Dwg #3120-00-01 (Topo Survey Plan)
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DRAWING NOTES:
-PROPOSED TENURE AREA = 0.335ha
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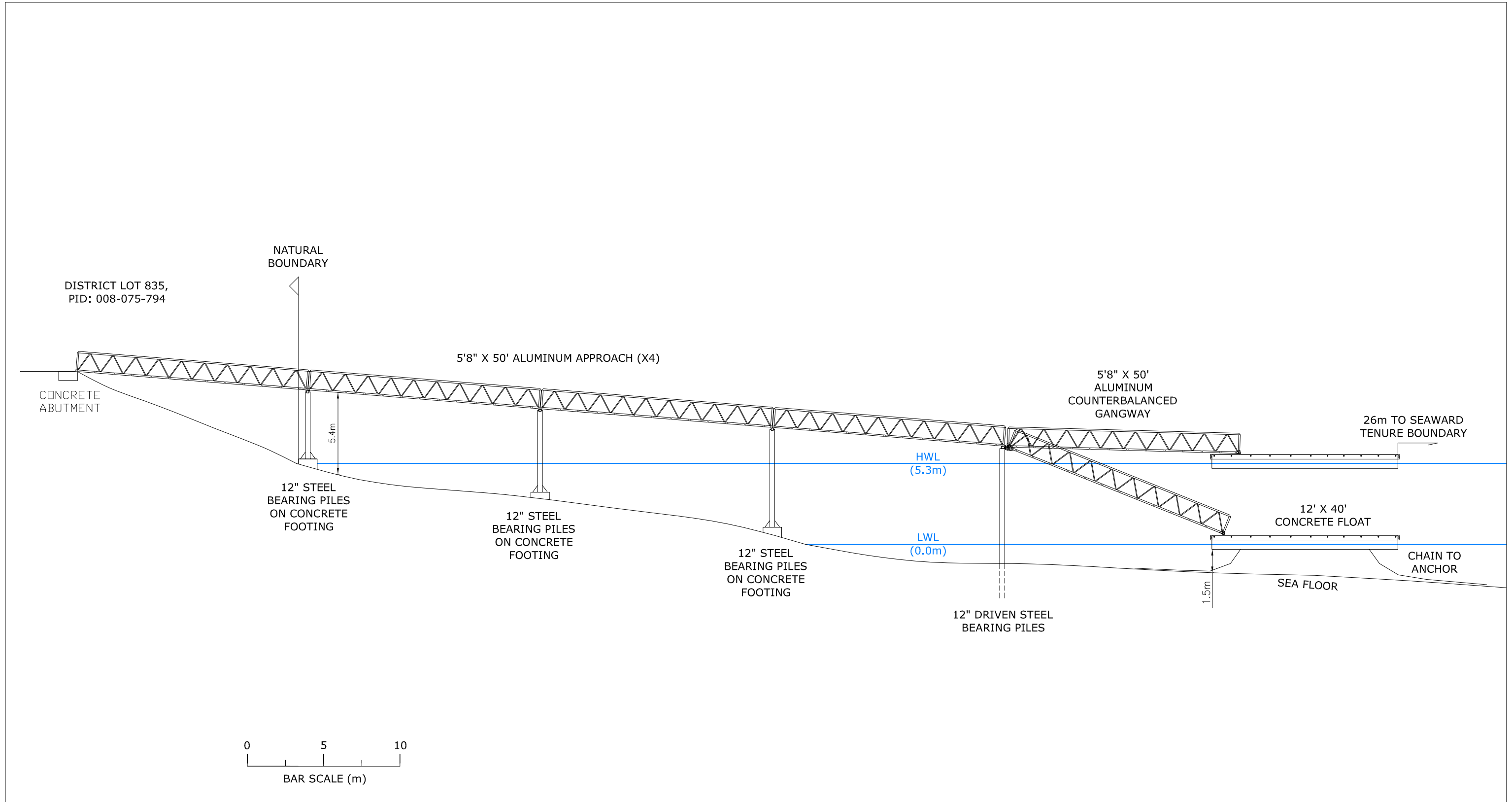
DISTRICT LOT 835,
PID: 008-075-794



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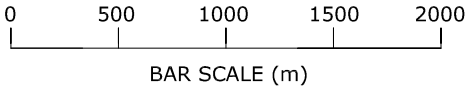
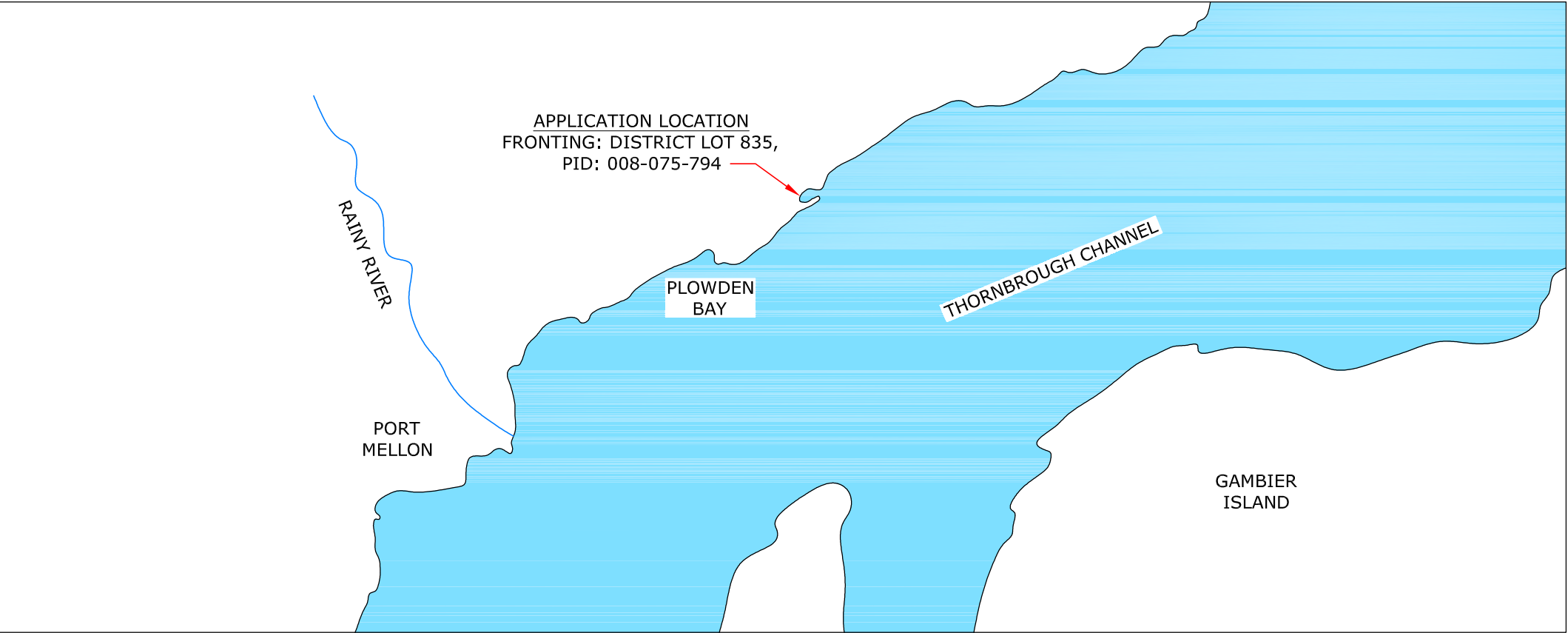
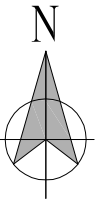
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Drawn By: A.T.	Date: MAR. 1, 2017	Check'd and Signed-off By: Date:	Scale: 1 : 450
Drawing Number: P-1705.38		Sheet No. 4 OF 5	Rev. No.



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				Drawing Title: SITE MAP PLAN D		Location: PORT MELLON, BC	
				Drawn By: A.T.	Date: MAR. 1, 2017	Check'd and Signed-off By: Date:	Scale: 1 : 250
				Drawing Number: P-1705.38		Sheet No. 5 OF 5	Rev. No.

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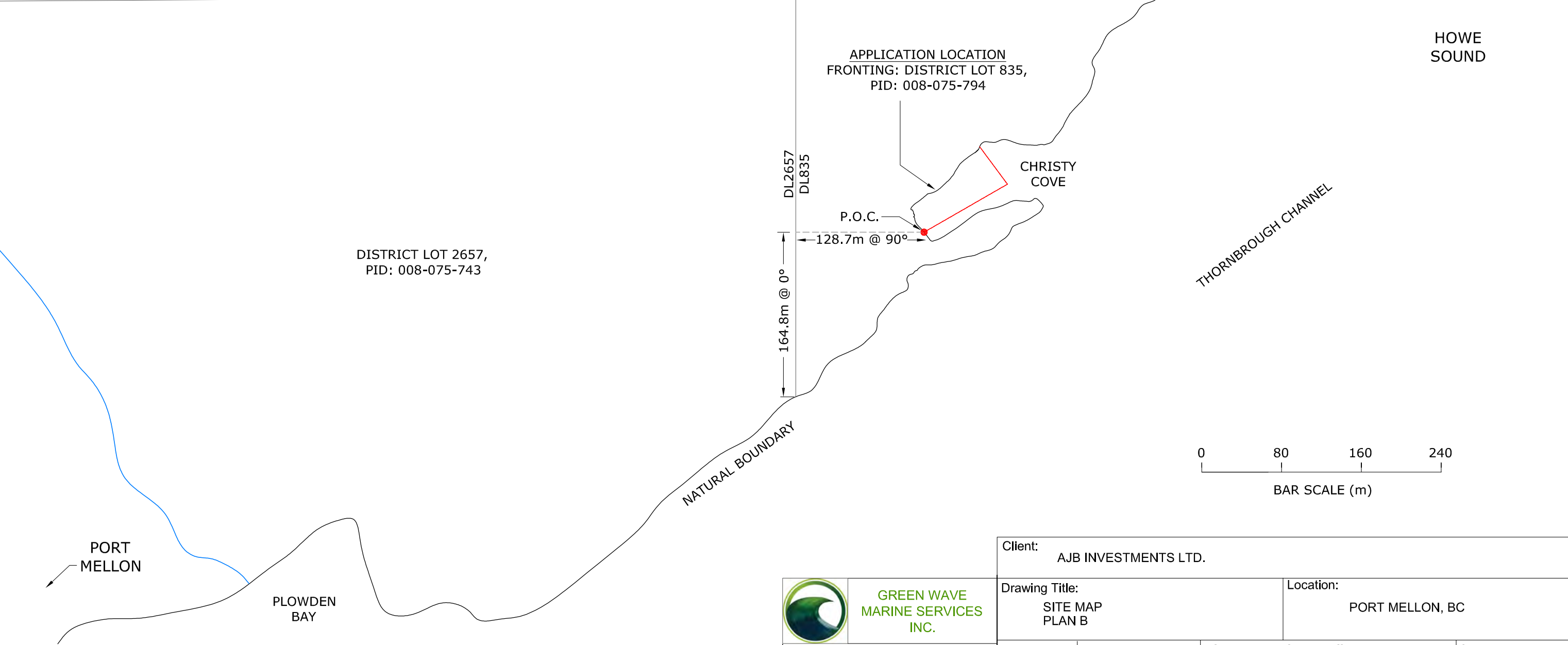
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Drawn By: A.T.	Date: MAR. 1, 2017	Check'd and Signed-off By: Date:	Scale: 1 : 36000
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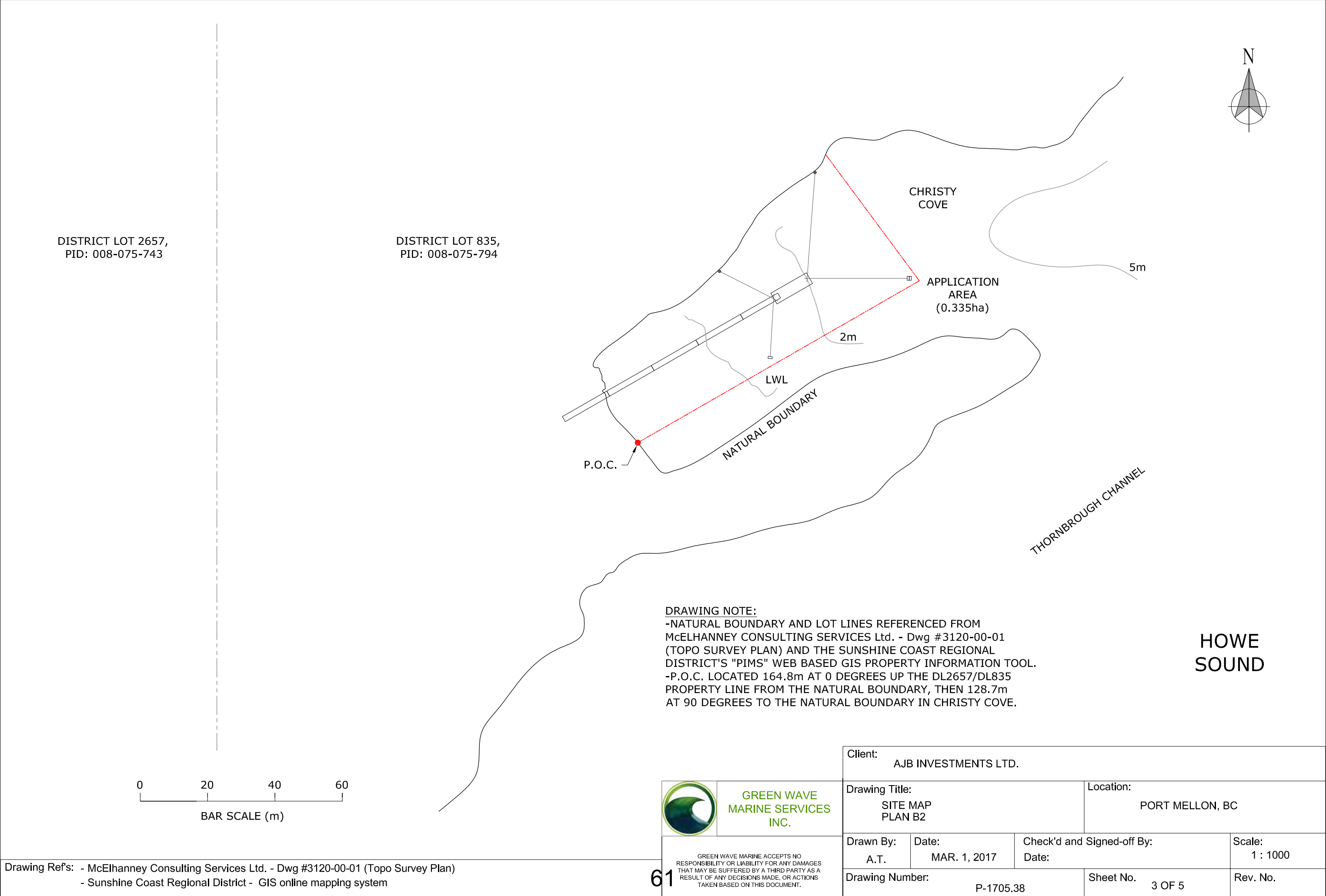


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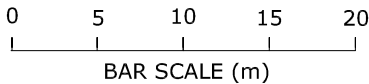
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Client: AJB INVESTMENTS LTD.			
Drawing Title: SITE MAP PLAN B		Location: PORT MELLON, BC	
Drawn By: A.T.	Date: MAR. 1, 2017	Check'd and Signed-off By: Date:	Scale: 1 :4000
Drawing Number: P-1705.38		Sheet No. 2 OF 5	Rev. No.



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DISTRICT LOT 835,
PID: 008-075-794



6' X 4' X 2'
CONCRETE
ABUTMENT

P.O.C.

5'8" X 50'
ALUMINUM
APPROACH (X4)

5'8" X 50'
ALUMINUM
GANGWAY

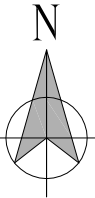
12' X 40'
CONCRETE
FLOAT

ANCHOR
PIN

CONCRETE
ANCHOR
BLOCK

ANCHOR CHAIN

CHRISTY
COVE



5m

2m

LWL

NATURAL BOUNDARY

NATURAL BOUNDARY

CLIFF

CLIFF

CLIFF

CLIFF

CLIFF

BEDROCK

COBBLE/
PEBBLES

COBBLE/
PEBBLES

COBBLE/
PEBBLES

COBBLE/
PEBBLES

BEDROCK

BEDROCK

BEDROCK

BEDROCK

BEDROCK



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Client:
AJB INVESTMENTS LTD.

Drawing Title:
SITE MAP
PLAN C

Location:
PORT MELLON, BC

Drawn By:
A.T.

Date:
MAR. 1, 2017

Check'd and Signed-off By:
Date:

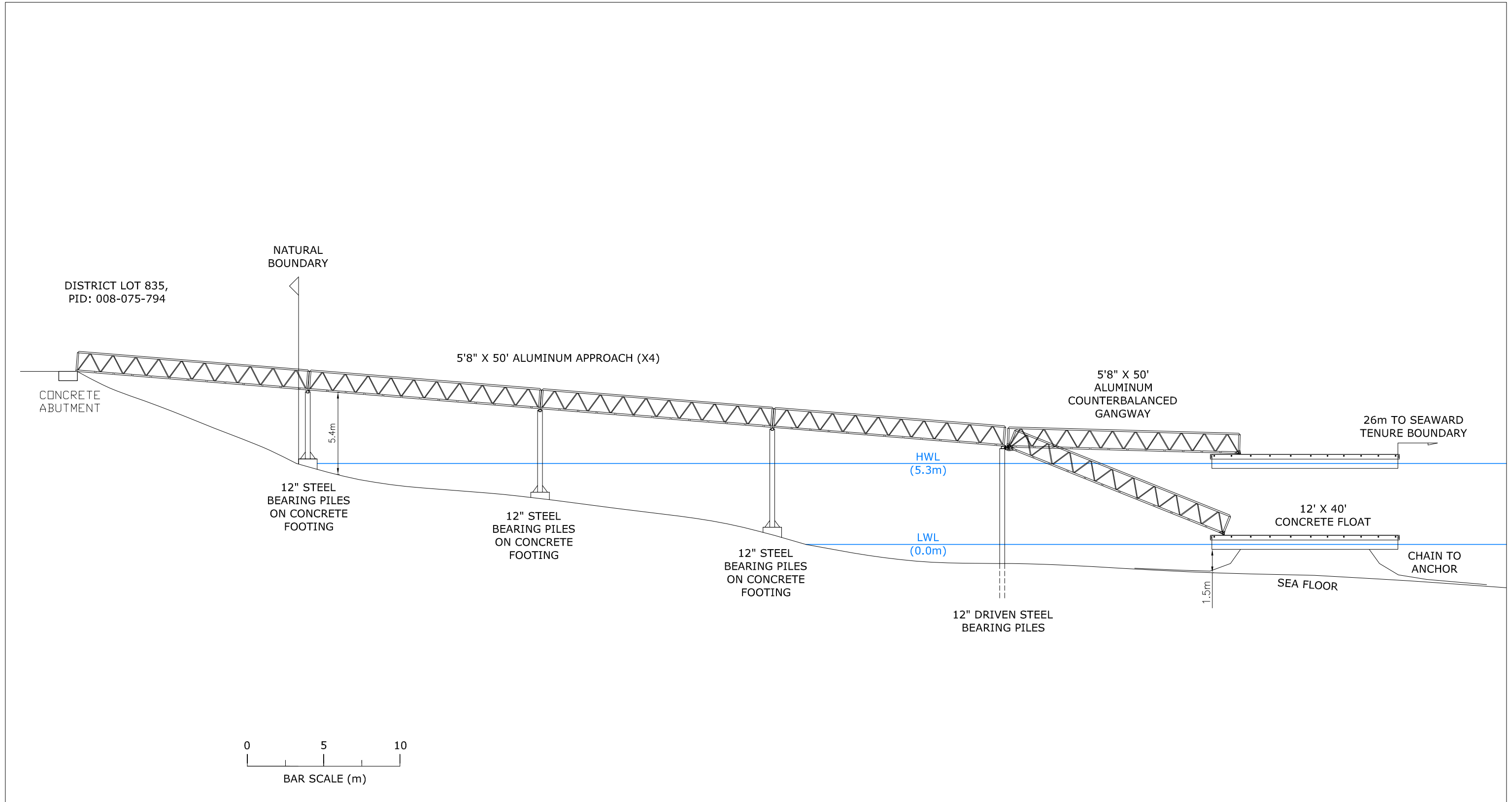
Scale:
1 : 450

Drawing Number:
P-1705.38


Sheet No.
4 OF 5

Rev. No.

Drawing Refs: - McElhanney Consulting Services Ltd. - Dwg #3120-00-01 (Topo Survey Plan)
- Sunshine Coast Regional District - GIS online mapping system



Drawing Ref's: - McElhanney Consulting Services Ltd. - Dwg #3120-00-01 (Topo Survey Plan)
- Sunshine Coast Regional District - GIS online mapping system

 <div>GREEN WAVE MARINE SERVICES INC.</div>		Client: AJB INVESTMENTS LTD.				
		Drawing Title: SITE MAP PLAN D		Location: PORT MELLON, BC		
63	GREEN WAVE MARINE ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.		Drawn By: A.T.	Date: MAR. 1, 2017	Check'd and Signed-off By: Date:	Scale: 1 : 250
			Drawing Number: P-1705.38		Sheet No. 5 OF 5	Rev. No.





SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 14, 2017

AUTHOR: Lesley-Ann Staats, Planner

SUBJECT: PROVINCIAL REFERRAL 2411913 FOR A PRIVATE MOORAGE (STANWAY) –
ELECTORAL AREA F

RECOMMENDATIONS

1. **THAT the report titled Provincial Referral 2411913 for a Private Moorage (Stanway) – Electoral Area F be received;**
 2. **AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development:**
 - a. **Subject to the following conditions, the SCRD has no objections to the existing residential private moorage fronting Strata Lot 1, District Lot 1399, Provincial File 2411913:**
 - i. **The foreshore fronting District Lot 1399 is zoned W1 (Water One). The private moorage design meets the W1 zoning requirements.**
 - 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. Docks and associated tenure areas should be designed to maintain public access along the foreshore and emergency refuge.**
 - vi. **The proponent should implement Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.**
 3. **AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of September 14, 2017 for adoption.**
-

BACKGROUND

The SCRД received a referral from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) for specific permission for an existing residential private moorage fronting District Lot 1399, located in Langdale. The referral is enclosed for reference as Attachment A. A location map and application summary is provided below.

The purpose of this report is to provide information on the referral and a response to FLNRORD.



Figure 1 – Location Map

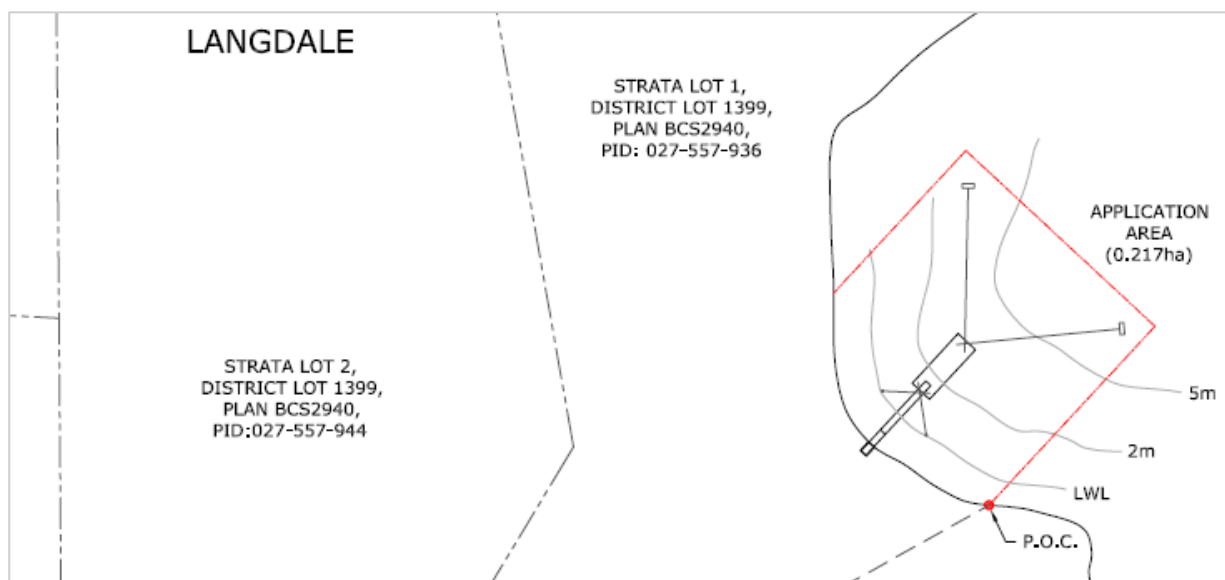
Owner / Applicant:	John Stanway / All Tides Consulting & Design
Purpose:	Residential private moorage
Tenure Type:	Specific permission
Size:	0.155 ha +/-
Period:	No fixed term
Location:	Langdale, Howe Sound
Legal Description:	That part of District Lot 6677, Group 1, New Westminster District.
Electoral Area:	F (West Howe Sound)
Upland Parcel Area:	2.57 acres (1.04 hectares)
OCP Land Use:	Residential (upland)
Land Use Zone:	W1 (Water One)
Comment deadline:	August 17, 2017, extended to September 18, 2017

Table 1 - Application Summary

DISCUSSION

Analysis

- The subject area is located within the West Howe Sound Official Community Plan. There are no specific policies pertaining to foreshore moorage development in the OCP.
- The surface of water fronting District Lot 1399 is zoned W1 (Water One). A residential private moorage is permitted auxiliary to a residential use located on the adjacent upland parcel. Size and siting limitations apply. The private moorage design meets the W1 zoning requirements.
- A building permit and/or a development variance permit will be required 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. Docks and associated tenure areas should be designed to maintain public access along the foreshore and emergency refuge.
- The proponent should implement Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.



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 recommend 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 West Howe Sound Advisory Planning Commission reviewed this application at its meeting on September 5, 2017. The following Recommendation was made:

Recommendation No. 2 *Crown referral for a Private Moorage (Stanway)*

The APC recommended support for the private moorage subject to the conditions in the recommendations of the Planning staff report.

Timeline for next steps or estimated completion date

The Province extended the deadline to comment on this application to September 18, 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 September 14, 2017 for adoption to meet the comment deadline.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Plan Values: Embed Environmental Leadership

CONCLUSION

The SCRD has been provided an opportunity to comment on a referral to permit an existing private moorage in Langdale. Staff recommend responding with no objection, subject to conditions outlined in the Recommendations of this report.

*Attachment A – Crown Referral
2411913*

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

Management Plan

Private Moorage Tenure Application

John Stanway – Feb. 27, 2017

There are two different section “b’s” in the Frontcounter bc private moorage applications management plan requirement, I have included information for both as to not miss any required information

The following “Section b” is listed as a requirement in the ‘private moorage application requirements list – marine’

Section B – Project Details

Description of existing structures such as type (dock, wharf, etc.), construction (pilings, floats, etc.), and materials (include any preservatives);

The existing moorage structure fronts Strata Lot 1, District Lot 1399, PID: 027-557-936 in Langdale on the Sunshine Coast, BC. One 4’ x 17’ cantilevered aluminum approach leads out from a 5’ x 7’ x 1’ concrete pad situated above the natural boundary. The approach leads to a 4’ x 40’ aluminum gangway with 6” wood decking. The gangway lands on a 14’ x 40’ timber framed float with 6” decking. The float is anchored seaward using typical mooring chain and concrete anchor blocks, and is anchored towards shore using typical anchor chains and anchor pins. The float is for private moorage use only, there will be no income generated by the moorage facility.

Size and dimensions of planned (and/or existing) improvements including floating docks, wharves, boathouses, retaining walls, pilings or areas to be filled or dredged as well as construction material used;

- 5’ x 7’ x 1’ concrete pad
- 4’ x 17’ cantilevered aluminum approach
- 4’ x 40’ aluminum gangway with 6” wood decking
- 14’ x 40’ timber framed float
- 4 lengths of typical mooring chain
- 2 concrete anchor blocks
- 2 anchor pins

Include dimensions and distances from property lines

- The private moorage is located over 80m away from the nearest property line.

If other docks are located within 25 meters of the site plan, please include these docks on the site sketch;

- There are no other docks within 25m from the float.

Indicate how public access is maintained along the beach;

The location is an undesirable place for the public to walk along the beach. However, during nearly every tide of the year there is more than enough clearance under the approach for the public to walk.

Type of use - number of boats, seasons, etc., and

This moorage system is to be used exclusively by the owner of the upland property and his guests. The float will not be used for commercial purposes and no income will be generated by the facility. The float will typically provide moorage for the owner's single boat. The float will be in place year round.

The following "section b" is listed as a requirement in the provided specific information template required 'http://www.for.gov.bc.ca/land_Tenures/documents/management_plan.pdf'

Section B – Proposed Use Description

Information on these topics below may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information.

I. Background

Proposed use – what is proposed including any phased development details – should sync with

"Purpose" chosen:

- Installation of a private moorage system for use by upland lot owner.
- Float will allow moorage space for the owner's private boat year round.
- The upland owner will not charge money for moorage or any other amenity provided by the float system.

Why here and now:

Mr. Stanway wants to be able to safely access his boat and to safely access deep water year round.

Details of any preliminary investigative work and any other approvals obtained:

Using the Sunshine Coast Regional Districts shoreline GIS Habitat Atlas map system it was found that no eelgrass or foraging fish locations are located anywhere near the proposed tenure area. No eelgrass or kelp has been visually observed in the area.

Written confirmation that the proposed improvements comply with all local zoning bylaws has been given by the Sunshine Coast Regional District and submitted with this application.

Current zoning:

The current zoning designation for the water fronting the property is W1. The current zoning designation for the upland property is R1.

For commercial activity – the location of competition, potential market statement:

Not Applicable.

II. Location**General description of:**

The moorage fronts Strata Lot 1, District Lot 1399, PID: 027-557-936 in Langdale on the Sunshine Coast, BC.

Access plans – how will you or your clients be accessing the parcel:

The owner will access the parcel from his upland property.

Traffic including volume of traffic and phase or season:

The tenure area will see little vessel traffic. The moorage will only be use by the proponent's private boat and occasional guests. The moorage will see a slightly larger volume of traffic in the summer season.

Seasonal expectations of use:

The moorage will stay in year round. The tenure location will see a slightly larger volume of traffic in the summer season.

Land use on parcel, adjacent parcels and surrounding area

The upland lot parcel is zoned Residential 1 (R1) and the water fronting the parcel is zoned Water 1 (W1). The adjacent parcels are zoned the same.

Confirmation of Safety plan including first aid

- Proponents Home contains first aid equipment and emergency contact numbers.
- Proponents boat is equipped with required Transport Canada safety equipment.

III. Infrastructure

New facilities or infrastructure proposed and any ancillary uses:

Description of Structures to be Installed

There will be no additional structures installed.

Size and Dimensions of planned improvements

Besides routine maintenance there are no planned improvements.

Existing and proposed roads and their use by season, and any proposed connections to public or FSR roads:

N/A

Utility (power, electrical, telecommunications) requirements and sources:

N/A

Water supply; (use and quantity if known) and,

N/A

Waste disposal (note if septic system required), sewage, sanitation facilities and refuse disposal.

Waste is disposed of in a manner that reflects all regulations

IV. First Nations

Describe any contact you may have had, including the name of the First Nation(s) and individuals contacted. Provide copies of or a description of any information you may have acquired from or provided to the First Nation(s) (potential benefits, partnership opportunities, special interests, concerns, etc.) and any information regarding archaeological resources and areas of cultural significance you are aware of in the vicinity of the proposed project.

-We have not been in contact with Local First Nations. We are not aware of any areas of cultural significance in the immediate proposed tenure location area.

The Sechelt Nation Best Management Practices for Marine Docks:

1. Whenever 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 within the Sechelt Nation territory.

-As it is an existing moorage facility no additional improvements besides normal maintenance and upkeep are planned.

2. Access to sub/intertidal resources cannot be impeded or restricted from any dock/float structure within the Sechelt Nation territory. This is to ensure access for the harvest of marine sources for food, and for social and ceremonial purposes.

-There is ample access to sub/intertidal zones which ensures public access and access for the harvest of marine sources for food, and for social and ceremonial purposes.

3. The Sechelt Nation requires assurance that no critical habitats such as eelgrass meadows will be impacted within the immediate vicinity of the proposed dock. Docks/floats must not be installed over eelgrass, kelp fields or salt marsh vegetation.

-No eelgrass, kelp fields or salt marsh vegetation have been observed on the seafloor under or adjacent to the moorage structure at low tide.

4. Eelgrass meadow protection is a high priority for the Sechelt Nation and if the meadow exists near the proposed structure the Sechelt Nation expects the proponent to identify and delineate the meadow and provide a plan for the protection of the meadow. This includes the immediate area surrounding the new pilings and anchors.

-No eelgrass, kelp fields or salt marsh vegetation have been observed on the seafloor under or adjacent to the moorage structure at low tide.

5. The bottom of all floats must be a minimum of 1.0m above the sea bed 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 vessels moored at the structure are not to come to rest on the intertidal sea bed during the lowest water period of the year.

-The bottom of the existing float and all vessels have a clearance greater than 1.5m from the seafloor at all times.

6. Access ramps or walkways should be a minimum of 1.0m above the highest high water mark of the tide and a maximum width of 1.5m.

- Access ramps or walkways are greater than 1.0m above the highest high water mark of the tide and have a maximum width of 1.8m. The existing walkway structure is safe and structurally sound.

7. 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.

-The existing approach and float decking is 6" wide but has less than 1" spacing between the deck boards. When the decking is in need of replacing, the new deck boards will be spaced at 1" apart.

8. Light penetration is important and can be facilitated by spacing the deck surface of the dock and minimizing the width of the structure.

-The existing approach and float decking is 6" wide but has less than 1" spacing between the deck boards. When the decking is in need of replacing, the new deck boards will be spaced at 1" apart.

9. Grating incorporated into ramps, walkways, or floats will increase light and reduce the shading of the bottom. When grating is impractical, deck planking measuring 15-cm (6in) and spaced at least 2.5-cm (1 in) should be used to allow light penetration.

-The existing approach and float decking is 6" wide but has less than 1" spacing between the deck boards. When the decking is in need of replacing, the new deck boards will be spaced at 1" apart.

10. Concrete, steel, treated, or recycled timber piles are acceptable although the Sechelt Nation prefers steel piles. Detailed information on treated wood options can be obtained on-line from the Fisheries and Oceans Canada website.

N/A

11. Construction must never include the use of native beach materials.

-No construction is planned at this time. When repairs and routine maintenance occur no native beach materials will be used.

12. Access to the beach for construction purposes is to be from the adjacent upland property whenever possible. Use of heavy equipment required to work on the beach or access is required along the beach requires advice of a Professional Biologist and DFO to ensure that fish habitat, including riparian intertidal salt marsh, or in-water vegetation, is not adversely affected during construction. Access or construction along beach front also requires notification sent to the Sechelt Nation and the Rights and Title Department in order to ensure cultural sites are not impacted or disturbed.

-No construction is contemplated for in the intertidal zone.

13. Filling, dredging, or blasting below the High Water Mark is not supported by the Sechelt Nation. Unauthorized filling, dredging, or blasting noted by the Sechelt Nation will be reported to the Fisheries Enforcement Officers immediately.

-No filling, dredging, or blasting is planned.

14. 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. These activities may result in the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat and will be reported to Fisheries Enforcement.

-Works in the future along the upland/water interface will be conducted when the site is not wetted by the tide.

-Repairs and maintenance will be conducted within the DFO timing windows.

- Any tools or equipment to be used on site during maintenance will be inspected for fluid leaks and be deemed in good working order prior to arrival at site.
- Fuel and lubricant containers will be stowed in spill buckets and pans.
- Fuel, lubricants, and treated wood sawdust will be contained in spill pans and tarps when over water works cannot be avoided.

15. The Sechelt Nation supports the DFO works window for marine foreshore. Construction activities should take place between June 1 and February 15 of any calendar year.

- Repairs and maintenance will be conducted within applicable DFO timing windows.

16. Terrestrial riparian vegetation and intertidal salt marsh must not be harmfully affected by access or construction. The Sechelt Nation encourages proponents to seek the advice of a Professional Biologist if vegetation will be affected in any way by your proposed works.

- Terrestrial riparian vegetation and intertidal salt marsh will not be harmfully affected by maintenance or access.

17. 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.

- The existing structure does not disturb the riparian area. No expansion to the existing dock is planned.

Section C – Additional Information:

V. Environmental

Describe any significant impacts and proposed mitigation with respect to:

a. Land Impacts

Cutting of vegetation:

No vegetation will be cut.

Soil disturbance:

No soil disturbance will occur.

Riparian encroachment:

There will be no riparian encroachment.

Management of pesticides, herbicides:

N/A

Visual impacts:

Visual impacts are kept to a minimum due to the short length and low profile design of the moorage facility. The moorage system is not visible to any neighbors.

Known archaeological sites:

We are not aware of any archaeological sites in the area.

Types of construction methods and materials used:

Besides routine maintenance there are no planned improvements.

b. Atmospheric Impacts**Sound:**

Besides the proponents small personal boat occasionally running there will be no audio impacts at the moorage site.

Odor:

There are no odor impacts at the proposed moorage site now besides the occasional exhaust from Mr. Gibson's boat

Gas:

Minimal fuel emissions from small boats are the only gases that will be produced at the site.

Fuel emissions:

Minimal fuel emissions from small boats are the only gases that will be produced at the site.

Explain current conditions, source, type and range of emission:

Minimal fuel emissions from small boats are the only gases that will be produced at the site.

c. Water or Land covered by water Impacts**Drainage effect:**

N/A

Sedimentation:

There is always enough clearance between the bottom of the proponent's boat and the sea floor to keep from causing any water turbidity.

Water diversion:

N/A

Water quality:

There is always enough clearance between the bottom of the proponent's boat and the sea floor to not cause any water turbidity.

Public access:

The location is an undesirable place for the public to walk along the beach. However, during nearly every tide of the year there is more than enough clearance under the approach for the public to walk.

Flood potential:

N/A

d. Fish and Wildlife Habitat**Provide current status of fish or wildlife habitat:**

No eelgrass or kelp was observed at the site. The area seemed to be relatively unpopulated by biota. Using the SCRD Habitat Atlas GIS system I was able to confirm that there is no eelgrass fronting the proponent's lot.

Disturbance to wildlife habitat:

A negligible amount of disturbance to wildlife habitat occurs at the site considering that any impact to the environment that would have occurred during the installation. Also, there is always enough clearance between the bottom of the proponent's boat and the sea floor to keep from causing any habitat disruption.

Disturbance to fish habitat or marine environment:

A negligible amount of disturbance to wildlife habitat occurs at the site considering that any impact to the environment that would have occurred during the installation. Also, there is always enough clearance between the bottom of the proponent's boat and the sea floor to keep from causing any habitat disruption.

Threatened or endangered species in the area:

We are not aware of any threatened or endangered species in the area.

Seasonal considerations:

All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed with any maintenance works conducted.

VI. Socio- Community

a. Land Use

Land management plans:

N/A

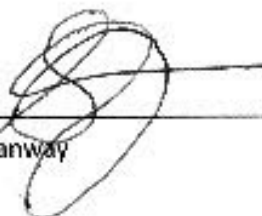
Public recreation areas:

There are no public recreation areas located on land near the proposed moorage location. The structure does not impact water recreation such as swimming or kayaking.

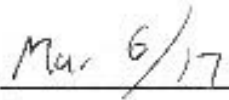
b. Socio-Community Conditions

Provide a description of the demand on fire protection or emergency services:

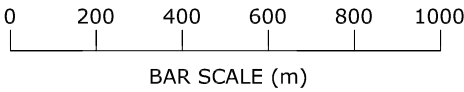
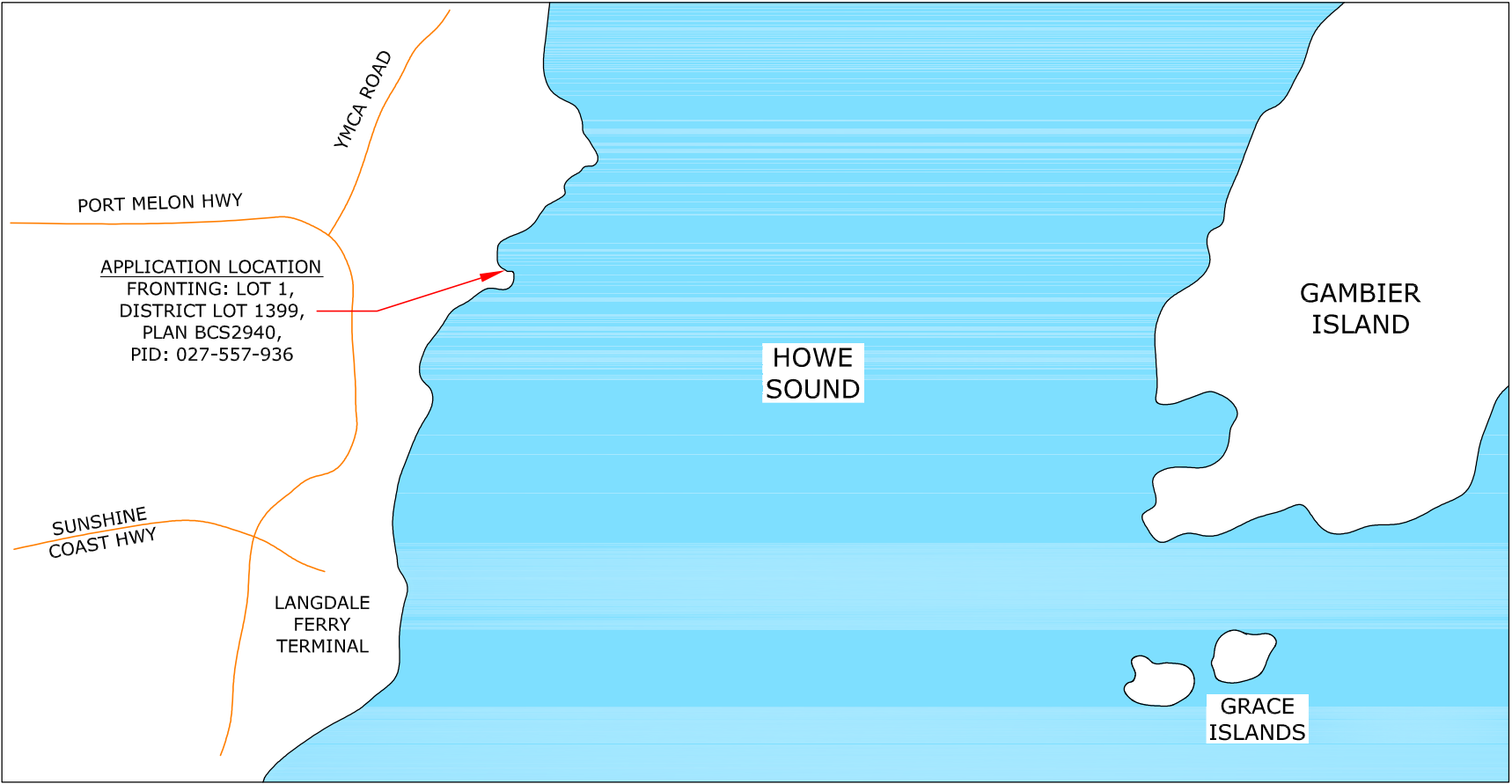
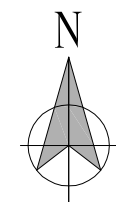
The private moorage increases the demand on emergency services by a negligible amount.



John Stanway



Date

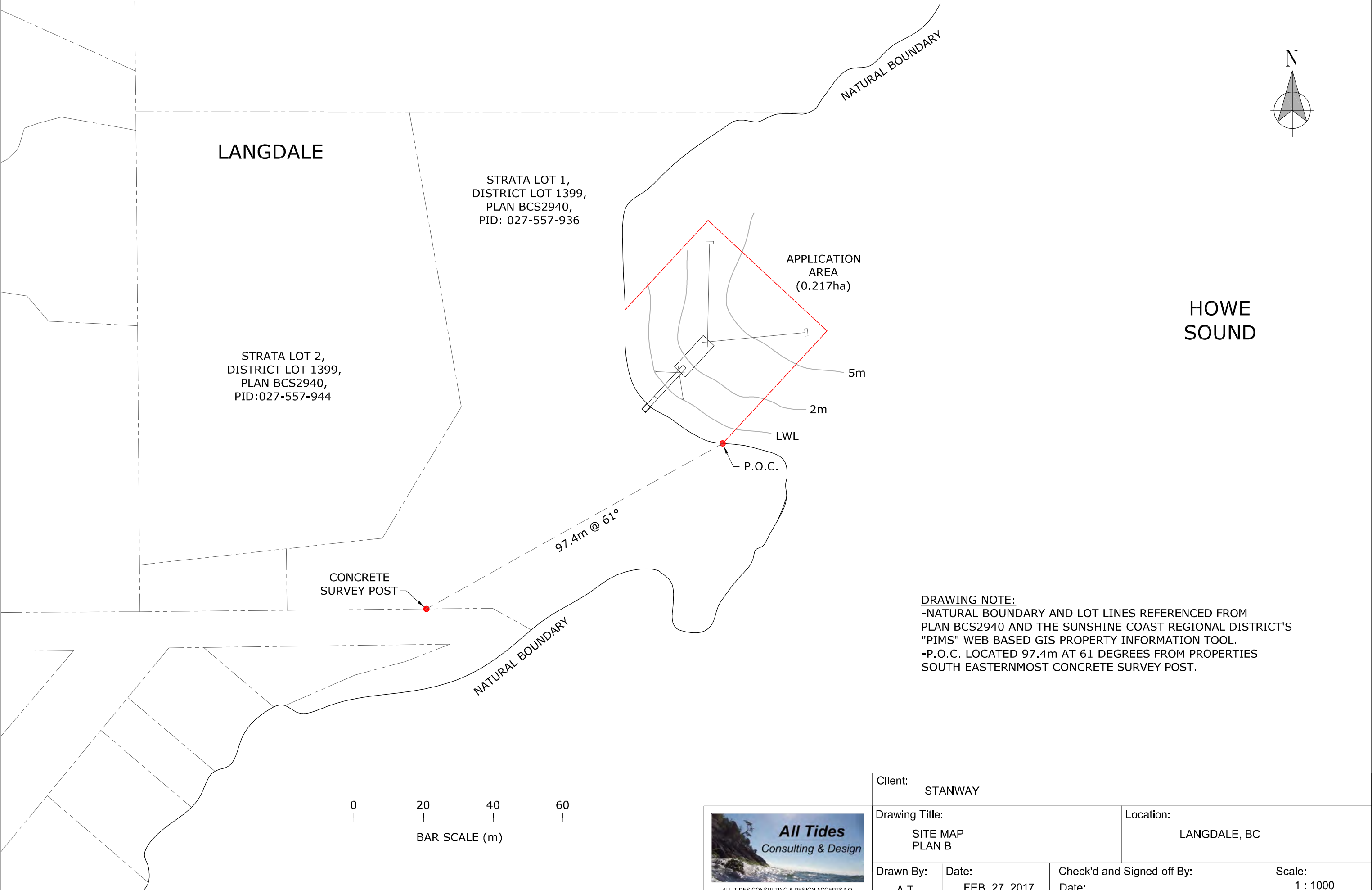


Drawing Ref's: - BC Land Surveyor Plan BCS2940
- Sunshine Coast Regional District - GIS online mapping system

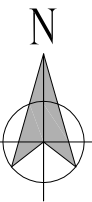


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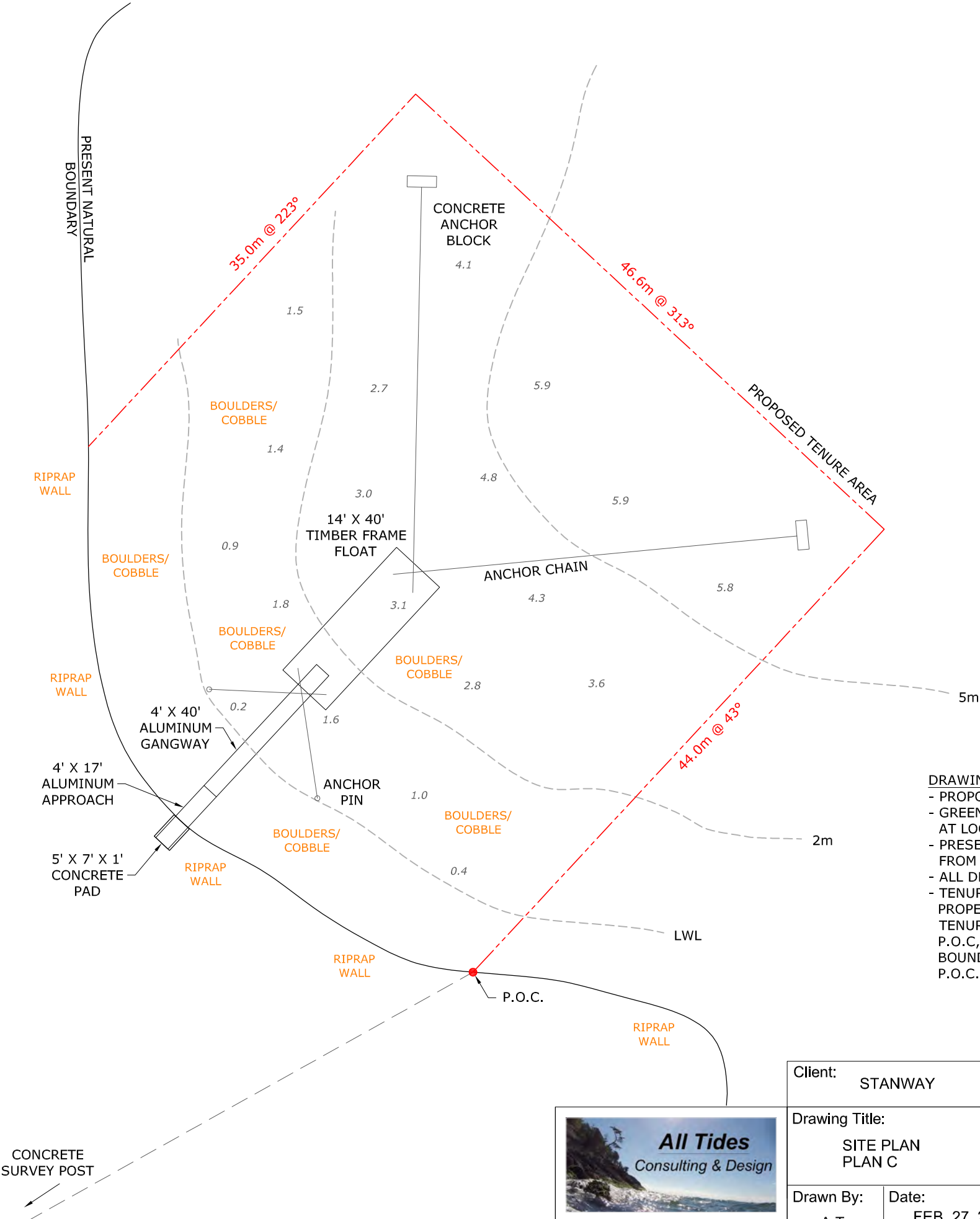
Client: STANWAY			
Drawing Title: LOCATION MAP PLAN A			Location: LANGDALE, BC
Drawn By: A.T.	Date: FEB. 27, 2017	Check'd and Signed-off By: Date:	Scale: 1 : 18000
Drawing Number: P-1737.01		Sheet No. 1 OF 4	Rev. No.



Drawing Refs: - BC Land Surveyor Plan BCS2940
- Sunshine Coast Regional District - GIS online mapping system



STRATA LOT 1,
DISTRICT LOT 1399,
PLAN BCS2940,
PID: 027-557-936



- DRAWING NOTES:**
- PROPOSED TENURE AREA = 0.217ha
 - GREEN ALGAE, BROWN ALGAE, AND BARNACLES OBSERVED AT LOCATION.
 - PRESENT NATURAL BOUNDARY AND LOT LINES REFERENCED FROM BC LAND SURVEYOR - PLAN BCS2940.
 - ALL DEPTHS ARE IN METERS REDUCED TO CHART DATUM.
 - TENURE APPLICATION AREA P.O.C. LOCATED 97.4m @ 61° FROM PROPERTIES SOUTH EASTERNMOST CONCRETE SURVEY POST. TENURE APPLICATION AREA THEN HEADS 44.0m@43° FROM THE P.O.C, THEN 46.6m@ 313°, THEN 35.0m@223° TO THE NATURAL BOUNDARY, THEN BACK ALONG THE NATURAL BOUNDARY TO THE P.O.C..



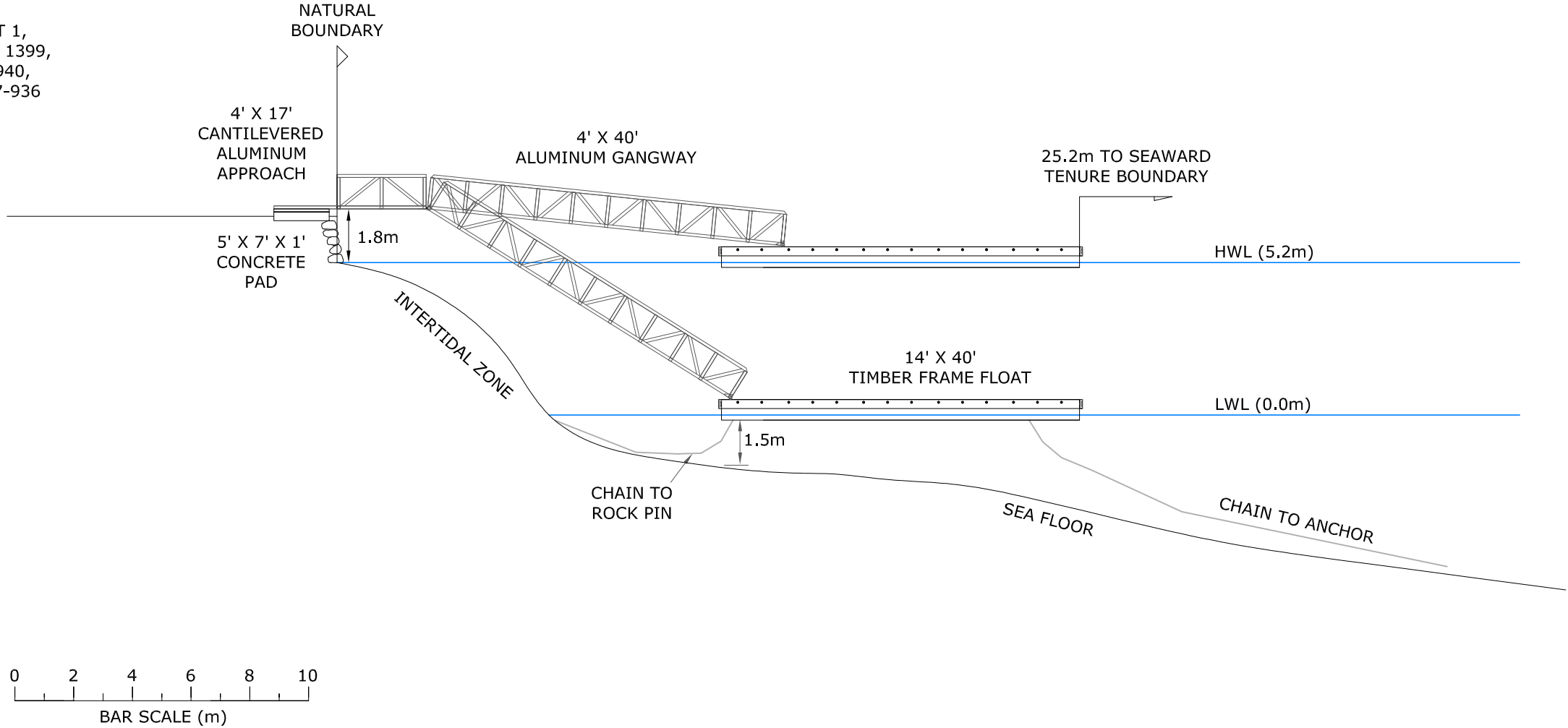
Drawing Refs: - BC Land Surveyor Plan BCS2940
- Sunshine Coast Regional District - GIS online mapping system

All Tides
Consulting & Design


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Client: STANWAY			
Drawing Title: SITE PLAN PLAN C		Location: LANGDALE, BC	
Drawn By: A.T.	Date: FEB. 27, 2017	Check'd and Signed-off By: Date:	Scale: 1 : 350
Drawing Number: P-1737.01		Sheet No. 3 OF 4	Rev. No.

STRATA LOT 1,
DISTRICT LOT 1399,
PLAN BCS2940,
PID: 027-557-936



Drawing Ref's: - BC Land Surveyor Plan BCS2940
- Sunshine Coast Regional District - GIS online mapping system



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Client: STANWAY			
Drawing Title: ELEVATION PLAN D			Location: LANGDALE, BC
Drawn By: A.T.	Date: FEB. 27, 2017	Check'd and Signed-off By: Date:	Scale: 1 : 200
Drawing Number: P-1737.01			Sheet No. 4 OF 4 Rev. No.



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 14, 2017

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **ELPHINSTONE OCP AMENDMENT BYLAW NO. 600.5, 2017 (OCEAN BEACH ESPLANADE POLICIES) – CONSIDERATION FOR SECOND READING AND PUBLIC HEARING**

RECOMMENDATIONS

1. **THAT the report titled Elphinstone OCP Amendment Bylaw No. 600.5, 2017 (Ocean Beach Esplanade Policies) – Consideration for Second Reading and Public Hearing be received;**
 2. **AND THAT the revised Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017 be forwarded to the Board for Second Reading;**
 3. **AND THAT Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017 is consistent with the SCRD's 2017-2021 Financial Plan and 2011 Solid Waste Management Plan;**
 4. **AND THAT a Public Hearing to consider Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017 be scheduled for 7:00 pm, October 18, 2017, at Chaster House, located at 1549 Ocean Beach Esplanade, Elphinstone;**
 5. **AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the public hearing.**
-

BACKGROUND

On April 27, 2017, the SCRD Board adopted the following Resolution:

151/17 **Recommendation No. 7** Elphinstone Official Community Plan Amendment Bylaw 600.5, 2017

THAT the report titled Elphinstone Official Community Plan Amendment Bylaw 600.5 (Road Closure and Redevelopment Policies for Ocean Beach Esplanade) Consideration for First Reading be received;

AND THAT Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017 be forwarded to the Board for First Reading;

AND THAT the Staff report be referred to the Elphinstone Advisory Planning Commission, the Ocean Beach Esplanade Stewardship Committee, the Elphinstone Electors Community Association, Skwxwú7mesh Nation, and the Ministry of Transportation and Infrastructure;

AND THAT a public information meeting be held with respect to the proposed Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017;

AND FURTHER THAT comments received from the referrals and the public information meeting be incorporated into a report to be presented to the Planning and Community Development Committee for consideration of Second Reading of the proposed bylaw.

Pursuant to the Board's Resolution, the OCP amendment bylaw was referred to agencies for comments and a public information meeting was held. This report summarizes comments received from the referrals and public consultation, provides a discussion on how those comments can be addressed, and recommends Second Reading of the revised bylaw and the holding of a public hearing.

DISCUSSION

Referral Comments

The previous report and proposed OCP amendment bylaw regarding Ocean Beach Esplanade policies were referred to the Elphinstone Advisory Planning Commission, the Ocean Beach Esplanade Stewardship Committee, the Elphinstone Electors Community Association, Skwxwú7mesh Nation, and the Ministry of Transportation and Infrastructure. The following are summaries of comments received from these agencies.

Skwxwú7mesh Nation

No comments received.

Ministry of Transportation and Infrastructure (MOTI)

While the Ministry supports the general intent of the new policies, it is concerned about the implication of the policies on the Ministry's road closure and encroachment permit process. Details of the Ministry's comments can be found in Attachment A. Follow-up conversations with MOTI were conducted to clarify the respective roles in the road closure application process.

Elphinstone Advisory Planning Commission

The APC supports the OCP amendment and recommends some modifications to the Bylaw. Details can be found in Attachment B.

Ocean Beach Esplanade Stewardship Committee

No comments have been received. Staff understand that this Committee has not been active for over two years.

Elphinstone Electors Community Association

Referrals were sent to the association and its recently elected chair. No comments have been received to date.

Public Information Meeting

A public information meeting was held on June 29, 2017 at Chaster House in Elphinstone. SCRD Staff, the Electoral Area Director and about 45 area residents attended the meeting.

SCRD Staff and a number of residents participated in a walking tour along the esplanade after the meeting. While some property owners supported the proposed policies, others raised concerns about other issues around the Esplanade such as traffic, parking, signage, maintenance, unauthorized encroachment, flood hazard, shore line erosion, etc. Overall, there was a demand from area residents for a stronger presence of the SCRD and MOTI in the area to manage the public space and protect public interest. The meeting notes can be found in Attachment C.

Public Feedback

SCRD received 3 written submissions from area residents expressing support for the OCP amendment, as well as requesting improvement and maintenance of the Esplanade to strengthen public interest in this area.

Response to Agency Comments and Public Input

A number of common topics emerged from the agency referral and public consultation process. The following is an analysis of these common topics and how they can be addressed.

MOTI's Role

Although it supports the proposed policies in principle, MOTI is concerned that the draft bylaw, as presented for the First Reading, may imply possible infringement on its authority in road closure and encroachment permit applications. To address this concern, the bylaw for Second Reading has been modified to clarify the roles of MOTI and the SCRD. Recognizing the jurisdictional divide yet desire for mutual cooperation between the SCRD and MOTI in the process, the revised bylaw provides two separate sets of guidelines in two sub-sections of the proposed new OCP policies: one for guiding SCRD's response to MOTI referrals of road closure and encroachment permit applications, and the other for guiding SCRD's review of development permits of encroaching properties on the Esplanade. The revised bylaw can be found in Attachment D.

Response to APC's Recommendations

The Elphinstone Advisory Planning Commission recommends that the proposed bylaw be divided into two: one to legitimize property encroachments, and the other for building and development activities. Recognizing the role of MOTI as discussed above, SCRD does not have the authority to legitimize encroachments; however it can support redevelopment of an encroaching property once a road closure or encroachment permit has been granted by MOTI. The SCRD can also play a role in those applications by providing comments to MOTI through the referral process. Therefore, it is unnecessary to divide the bylaw into two; instead, the new OCP policies can be organized into three new subsections under Section "B-10.5 Ocean Beach Esplanade Policies", with each subsection representing a different aspect of the policies: permission of redevelopment of encroaching properties subject to conditions, guidelines for response to MOTI referrals, guidelines for development permit review.

With respect to APC's comments on the requirement for architectural and landscape plans, the intent of this guideline is to ensure that the development, either new construction or restoration of existing structures or features, is complementary to the character of the surrounding environment. It is not intended to restrict the style or creativity of the designer of the development.

Maintenance and Control Issues

Throughout the public consultation process area residents voiced strong demand for improving management and maintenance of the esplanade and surrounding areas. There are concerns about speeding, traffic congestion, un-authorized encroachments, overgrown road side shoulders, illicit parking and camping, lack of signage, damage to vegetation, un-maintained trails, and so forth. Although these concerns are valid, the SCRD is unable to manage these issues as most of the area is under the administration of MOTI.

The SCRD owns only two properties along the esplanade: Chaster Park and Chaster House. The SCRD does not have a mandate or resources to take stewardship of the entire area and its priority is focused on the parks under its ownership and public access to the waterfront. The SCRD administers tree cutting and development permits for areas along the entire esplanade, the foreshore and adjoining stream riparian areas. These permit areas control development activities that may have an impact on slope stability, coastal flooding, vegetation and fish habitats.

Focus of the New Policies

The focus of the proposed OCP policies is on solving a longstanding issue of inflexibility of the existing OCP policies for encroaching properties on the Esplanade. The new policies provide a small window of opportunity for property owners to repair or redevelop damaged properties, subject to a set of vigorous criteria to ensure that MOTI approval is in place, and safety, traffic function, streetscape, public space and the general character of the area are not adversely impacted. The policies are not intended to guide or expected to have an impact on the improvement or maintenance of public space and features along the esplanade.

Organization and Intergovernmental Implications

Pursuant to Section 477 (3) (a) (i, ii) of the *Local Government Act* an amendment to the Official Community Plan requires a review of the bylaw in conjunction with the local government's financial and waste management plans. Planning Staff have discussed the proposal with relevant departments and determined that the amendment to the Elphinstone Official Community Plan has no negative impact on either plan. It is therefore recommended that OCP Amendment Bylaw 600.5, 2017 be considered consistent with the 2017-2021 Financial Plan and 2011 Solid Waste Management Plan of the Sunshine Coast Regional District.

Timeline for next steps

If the Board gives the bylaw Second Reading, a public hearing will be organized. Comments received from the public hearing as well as recommendations for any conditions will be incorporated into a Staff report to the Planning and Community Development Committee for consideration of the Third Reading of the bylaw. At that time the Board can make a decision on the final approval of the OCP amendment.

Communication Strategy

Information on this application will be posted on the SCRD website. Any public meetings will be advertised in the local newspaper and notice of the public hearing will be posted at Chaster House and Chaster Park.

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.

CONCLUSION

Through the agency referral and public consultation process, local residents actively responded to the proposed OCP policies and expressed both support and concerns. Overall, there is support for the OCP amendment. Concerns related to the maintenance and improvement of the esplanade were raised through the consultation process. As the esplanade is under the administration of MOTI, these issues cannot be addressed by the SCRD or this OCP amendment.

The OCP amendment bylaw for Second Reading has been revised in response to comments from MOTI and the Elphinstone APC.

Staff recommend that the revised Bylaw be presented to the Board for Second Reading and a public hearing be arranged. Staff support this OCP amendment, subject to reviewing comments received after the public hearing.

Attachments

Attachment A – MOTI Comments
Attachment B – Elphinstone APC Comments
Attachment C – Public Information Meeting Notes
Attachment D – OCP Amendment Bylaw 600.5 (revised)

Reviewed by:			
Manager	X – A. Allen	Finance	X - T. Perreault
GM	X - I. Hall	Legislative	
CAO	X – J. Loveys	Solid Waste	X - R. Cooper

Attachment A MOTI Comments



Ministry of Transportation
and Infrastructure

**DEVELOPMENT APPROVALS
GENERAL COMMUNICATION**

Your File #: OCP
Amendment
Bylaw 600.5
eDAS File #: 2017-03535
Date: May/29/2017

Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia V0N 3A1

BY EMAIL

Attention: Yuli Siao, Senior Planner

Re: Proposed Amendment to the Elphinstone Official Community Plan

Thank you for the opportunity to comment of the proposed amendment to the Elphinstone Official Community Plan (OCP) as it pertains to the SCRD's policy direction regarding future highway right-of-way closures on Ocean Beach Esplanade.

While the Ministry agrees with a number of the guideline contained in the proposed OCP amendment, the Ministry cannot support approving the bylaw and offers the following comments:

1. The power to close a provincial highway rests with the Minister of Transportation and Infrastructure under s. 60 of the *Transportation Act*.
2. The authority to permit encroachments, setback relief, or any other works within a Provincial Public Highway right-of-way lies with the Minister under s. 62 of the *Transportation Act*.
3. Should a land owner on Ocean Beach Esplanade applying to close a portion of the highway right-of-way meet the criteria listed in the proposed OCP amendment, the Minister may still make the decision to NOT grant approval of the highway closure. The Ministry would want to ensure that it is very clear to any potential applicants using the OCP for guidance through the road closure process, that the final decision rests with the Minister and that meeting the criteria in the OCP does not guarantee approval.
4. There may be other reasons for closing a portion of the highway right-of-way not captured in the proposed OCP amendment. The Ministry is concerned that this version of the OCP amendment implies that only highway closure applications that align with the proposed OCP guidelines will be considered for approval.

H1160-eDAS (2009/02)

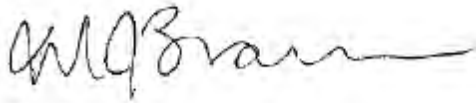
Local District Address
Sechelt Area Office Box 950 Sechelt, BC V0N 3A0 Canada Phone: (604) 740-8987 Fax: (604) 740-8988

Page 1 of 2

5. Similarly, since the approval or non-approval of encroachment, setback, or road work permits (including landscaping) lies with the Minister, the Ministry is concerned that the OCP amendment implies approval for private undertakings within the highway right-of-way.

If you have any questions please feel free to call Michael Braun at (604) 527-2244.

Yours truly,



Michael Braun
Senior District Development Technician

cc: Colin Midgley, Area Manager, MoTI

Attachment B Elphinstone APC Comments

5.1 Elphinstone Official Community Plan Amendment Bylaw No. 600.5 (Road Closure and Redevelopment Policies for Ocean Beach Esplanade)

The APC discussed the staff report regarding Elphinstone Official Community Plan Amendment Bylaw No. 600.5 (Road Closure and Redevelopment Policies for Ocean Beach Esplanade).

The following concerns, points and issues were noted:

- Personal experiences with road closure and redevelopment application processes

Two APC members with property on Ocean Beach Esplanade (OBE) described their efforts to develop or maintain their properties, located in part on the road allowance. Issues raised included the time and expense of the process. A number of permits and surveys were required. The process took one member twelve years. One member remarked that it costs the Regional District and homeowner a lot of money. If the house burns down, you can't rebuild. If you can't get a mortgage on it, it makes the property worthless. The member expressed strong support for the proposed bylaw.

- Attitudes on preserving Ocean Beach Esplanade as a park

At the time the OCP was last under review, the SCRD had been looking at obtaining the esplanade west of Chaster House as parkland; however, eventually the Board determined this would not be pursued due to potential liability issues. There was discussion on perceived changing attitudes around preserving the esplanade as directed in the previous OCP. It was noted the OCP has "greatly restricted" restoration, maintenance and development of properties on the Ocean Beach Esplanade.

- Removing item 2(g) from the proposed bylaw: *"Architectural and landscaping design plans should accompany the development permit application illustrating how the development can fit into the surrounding environment, and contribute to the enhancement of the private and public space on the esplanade."*

Comments included:

- Don't see how that fits into our lifestyle. Do not want urbanization of the esplanade.
- Who makes the decision as to what is appropriate or not?
- If all that the owner is trying to do is move the lot line, (g) is totally irrelevant.
- Suggested inserts for 2(g):
 - This shall not apply to existing structures;
 - For any new development;
 - This applies to new construction or anything that requires a building permit.
 - Existing rural character and environmental quality are maintained.
- Say we were unable to support (g) because it puts a lot of expense potentially

on the owners of the property, and the Regional District should be developing guidelines for the design and finishing.

- Request that it (g) be added to the building permit process.
- Section (g) would not apply if it were just about legitimizing the property. They are trying to prevent people trying to take over more land.
- You will always be in the public eye down there. A person might as well be up front in showing the SCRD what you want to do; if it is good, it will be approved.

- Dividing the draft bylaw into two bylaws

It became apparent to several members that what was being proposed in the draft bylaw amendment was actually two processes: legitimization of the property on the title, through application to MoTI and purchase of road right of way land; and development or maintenance of the property. It was pointed out that this was even noted in the staff report on page 6: *“Road closure application and development approval are administered under separate jurisdiction of the MOTI and the SCRD. A road closure application or an encroachment permit is only the first step towards development of a property.”* It was proposed that the draft bylaw amendment appeared to look at this as one process rather than two.

Comments included:

- We need a simple streamlined process so people can legitimize their properties. Any development is another process.
- We are talking about organizing encroachments, and repairing some of the properties that are encroaching. Fix it so they can fix the encroachment problem and then repair their house. Separate these two issues. Road closure and redevelopment are two different things.
- I don't see how they are separate. The Regional District is under no obligation to legitimize the applied for extension of land. They are under no obligation. They need to know what you see in the future.

- Valuing Ocean Beach Esplanade as a public asset

An APC member noted that most of the new changes proposed in the staff report include the private side and the public side, and that the interface between private and public is an important design consideration; there has to be consideration of the boundary on the public side as soon as you start to develop the area you've acquired. It was mentioned that:

- A decision will have to consider multiple interests. The basic reason for the Ocean Beach Esplanade Stewardship Advisory Committee was conflicts.
- Need to consider this is a valuable public park, and it is used as such. It is a valuable public recreational corridor. In order to make a decision on a development permit application, you need to know what it is going to look like. The esplanade is an important asset for all of the public.

Recommendation No. 1 *Elphinstone Official Community Plan Amendment Bylaw No. 600.5*

The APC recommended that the draft Elphinstone Official Community Plan Amendment Bylaw No. 600.5 be revised to create two separate bylaws: one to legitimize the property on the land title; and the other for building and development activities such as renovation, restoration, maintenance, and construction.

One APC member did not support the recommendation.

Attachment C Public Information Meeting Notes

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC INFORMATION MEETING HELD AT
Chaster House, 1549 Ocean Beach Esplanade Road, Elphinstone, BC
June 29, 2017

“Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2017”

PRESENT:	Area E Director	L. Lewis
ALSO PRESENT:	Senior Planner	Y. Siao
	Manager, Planning & Development	A. Allen
	Recording Secretary	A. Ruinat
	Members of the Public	45

CALL TO ORDER

The public information meeting for Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2017 was called to order at 7:10 pm.

The Senior Planner noted that the purpose of the meeting is to provide an explanation on the amendment and to have a community conversation about the proposed policies. It is not the intent to make a final decision or approve the amendment at this meeting, but to provide information about the policies and review process as well as to answer related questions.

The Senior Planner noted that the proposed Elphinstone Official Community Plan Amendment is for a portion of Ocean Beach Esplanade and not for the entire road. The purpose of the proposed bylaw amendment is to provide policies to guide redevelopment applications for encroaching properties along Ocean Beach Esplanade.

The Senior Planner provided a power point presentation as follows:

Why is Ocean Beach Esplanade Unique?

- Mixed uses and small space between the ocean and the hillside.

What are the challenges and risks?

- Steep hillside, streams, landslide, sea level rise, storm surge, flooding and limited space.

Encroachments

- 1998 Survey shows that there were 13 encroachments on the public roadway. More may have occurred since then.

What problems are we trying to solve?

- The OCP policy states that damaged property cannot be rebuilt on the public right of way.

What are we proposing?

- SCRD recognizes the need for flexibility, and proposes a new policy to allow restoration of encroaching properties on a case by case basis, subject to evaluation criteria such as:
 - Minimize encroachment and enhance safety & streetscape
 - Limit to the principal dwelling
 - Focus on the original footprint and height
 - 1m buffer
 - Incorporate the parent parcel
 - Design of the driveway, visibility, turning radius and slope
 - Minimize on street parking
 - Landscaping

Approval Process

- MOTI – Road closure (allows you to purchase a portion of the right of way, so that the public portion becomes part of your property)
- Encroachment Permit (give the property owner the right to encroach)
- Setback Permit (you can apply for a permit to allow a structure to be closer than 4.5m to the lot line abutting the road).
- Those applications are referred to the SCRD for comments.
- SCRD administers the development permit process:

Next Steps

- First Reading has occurred.
- Bylaw is currently being referred to agencies.
- Public information meeting is the current stage of the process.
- Comments can be sent to Planning Staff.
- There will be a public hearing for further public input before adoption of the bylaw.

The Senior Planner concluded his presentation and addressed questions and comments from the audience. Discussion and comments included the following points:

What is the percentage of homes on Ocean Beach Esplanade that are encroaching?
This is unknown at this time.

What happens when you purchase a property that requires a variance permit?
A development variance permit should be applied for with the SCRD.

Will there be Grandfathered properties?

Conditions that existed before the passing of the zoning bylaw are considered legal non-conforming.

What happens if there is a fire?

The new policy would provide an opportunity for restoration of the damaged structure if it encroaches onto the road.

Manager, Planning and Development explained two types of non-conforming status: conditions existed prior or after the passing of the bylaw.

The Senior Planner explained what need to be provided for SCRD development permit applications:

- Geotechnical Report
- Environmental Report where applicable
- Architectural and landscape plans

The Senior Planner addressed comments and questions from those present. A summary of the comments are as follows:

- Does this apply to new builds? No, only for damage or destroyed structures
- If you are looking for a building permit, do you need to go through the MOTI process? Yes, if the building encroaches. A development permit is also required for most of the areas along the esplanade.
- The whole esplanade is in a flood zone.
- Manager of Planning explained that the development permit area boundaries have been revised based on professionals report.
- There are concerns with the flood zone.
- Provincial studies estimate 1m of sea level rise.
- Members of the public wanted to find out what would happen to the esplanade as it is.
- A member of the public thinks this is a vast improvement in process for a homeowner to re-develop a home.
- Encroachments, geotechnical hazards, safety issues and emergency access are concerns for the public interest.
- There are hazards on the road with cars parking on both sides of the street.
- The public would like to see more signage on speed limit. The public is concerned about water stagnation and mosquitos. They believe there should be long-term planning for the area, such as flood protection.

- The SCRD needs to address that there is not much public space in Electoral Area E. The esplanade is too busy with a lot of cars and speeding problem. This space could be a public amenity.
- What responsibilities does MOTI have to maintain the Esplanade?

Manager of Planning explained that all roads and their maintenance and upkeep are under the jurisdiction of MOTI. Fisheries and Oceans has jurisdiction on the water.

- SCRD attempted to put in a walking path along the esplanade. It should look at putting in a walking path.
- Does the SCRD automatically agree with decision of MOTI on road closure?
SCRD receives referral and comments on the proposal based on the OCP guidelines.
- A member of the public would like to see a speed barrier along the road.
- How do we find more information about the flood plane?
The SCRD property mapping technology can assist to determine if your property is affected.
- A member of the public has concerns with wide roads. If roads are narrow, people slow down. Due to the bumpiness of the road it actually calms the traffic.
- Is the SCRD allowed to recommend traffic calming measures to MOTI?
Yes it is possible, but it will be up to the MOTI.
- “No through road” sign should be added to the road.
- The foot path near the beach could be improved, the public would like to see that maintained for pedestrians. The path that was created has not been maintained.

CONCLUSION

The Planner concluded his remarks, indicating that a report of this public hearing would be forwarded to the September 14, 2017 Planning & Community Development Committee meeting.

CLOSURE

The public information meeting for proposed “Elphinstone Official Community Plan Amendment Bylaw No. 600.7, 2017” closed at 8:00 p.m.

Attachment D

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 600.5, 2017

A bylaw to amend the *Elphinstone Official Community Plan Bylaw No. 600, 2007*

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 *Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017*.

PART B – AMENDMENT

2. *Elphinstone Official Community Plan Bylaw No. 600, 2007* is hereby amended as follows:
 - i. Replace sub-section 2 of Section “B-10.5 Ocean Beach Esplanade Policies” with the following sub-sections:
 - “ 2. Restoration of existing substantially damaged or destroyed structures or features, including but not limited to parking pads, driveways, decks, patios, retaining walls and landscape features that are encroaching onto the public right-of-way is permitted only if a road closure or an encroachment or setback permit has been granted by the Ministry of Transportation and Infrastructure and it can be determined through a development permit that there are no other feasible locations on the property for these structures or features, and the redevelopment can be safely carried out without negative impact on the function, safety, use and appearance of the adjacent public space.
 3. The following guidelines shall be used to guide the Regional District’s response to referrals by the Ministry of Transportation and Infrastructure concerning road closure and encroachment permit applications to facilitate redevelopment of properties encroaching onto the Ocean Beach Esplanade. However, it is recognized that the final decision on these applications rests solely with the Ministry of Transportation and Infrastructure.
 - (a) Road closure should be considered for the encroaching principal dwellings only. Road closure should not be supported for auxiliary structures and other features, including but not limited to parking pads, driveways, decks, patios, retaining walls and landscape features.

- (b) Wherever possible, the redevelopment of an existing structure should incorporate parts of the parent parcel and be designed to minimize the area necessary for road closure or encroachment and the need for additional features on the road right-of-way including but not limited to auxiliary buildings, parking structures or pads, driveways, decks, patios, retaining walls, landscape features.
 - (c) The area proposed for road closure should be limited to the footprint of the existing principal dwelling plus a 1-metre buffer around the footprint.
4. The following guidelines shall be used in evaluating development permit applications for properties encroaching onto the Ocean Beach Esplanade.
- (a) Restoration of existing substantially damaged or destroyed structures or features should be limited to the original footprint, height and mass.
 - (b) The redevelopment should enhance the safety of all users of the esplanade (including motorists, cyclists and pedestrians). Design of buildings and landscape features should consider proper vehicle turning radius and driveway visibility and slope and limit private parking on the road right-of-way.
 - (c) Architectural and/or landscaping design plans should accompany the development permit application illustrating how the development can fit into the surrounding environment, and complement the private and public space along the esplanade.
 - (d) Geo-technical and environmental reports prepared by qualified professionals must be submitted with the development permit application confirming that the redevelopment is safe from landslide, erosion and flood hazards, and has no negative impact on the drainage and natural environment in the surrounding areas and technical functions and safety of the adjacent public right-of-way.
 - (e) The geo-technical reports must consider the impacts of major earthquakes on the subject properties and adjacent road right-of-way and provide recommendations on damage mitigation and risk prevention measures. The environmental reports must consider future sea level rise and its potential impacts on the subject properties and adjacent road right-of-way and provide recommendations on damage mitigation and risk prevention measures.”
- ii. Renumber sub-section 3 of Section “B-10.5 Ocean Beach Esplanade Policies” as sub-section 5.

PART C – ADOPTION

READ A FIRST TIME this 27TH DAY OF APRIL, 2017

PURSUANT TO SECTION 475 OF THE LOCAL
GOVERNMENT ACT CONSULTATION
REQUIREMENTS CONSIDERED this 27TH DAY OF APRIL, 2017

READ A SECOND TIME this DAY OF MONTH YEAR

CONSIDERED IN CONJUNCTION WITH THE
SUNSHINE COAST REGIONAL DISTRICT
FINANCIAL PLAN AND ANY APPLICABLE WASTE
MANAGEMENT PLANS PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair

**SUNSHINE COAST REGIONAL DISTRICT
AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION**

July 25, 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
	Vice Chair	Janet Dickin
	Members	Tom Silvey Alex Thomson Peter Robson Gordon Politeski Jane McOuat Gordan Littlejohn Yovhan Burega Catherine McEachern
ALSO PRESENT	Area A Director	Frank Mauro
	Recording Secretary	Kelly Kammerle
	Public	6
REGRETS	Members	Dennis Burnham
		Sean McAllister

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

- Githa Madsen Re: Development Variance Permit DVP00016 (Madsen)
- Amanda Nichol & Tyler Mullans Re: Development Variance Permit DVP00017 (Nichol)
- Ian Hall (GM, Planning and Community Development) and Andrew Allen (Manager, Planning and Development) Re: Egmont/Pender Harbour Official Community Plan Bylaw No. 708

MINUTES

3.1 Area A Minutes

The Area A APC minutes of June 20, 2017 were approved as circulated.

The following minutes were received for information:

- Roberts Creek (Area D) APC Minutes of June 19, 2017
- Elphinstone (Area E) APC Minutes of June 28, 2017
- West Howe Sound (Area F) APC Minutes of June 27, 2017
- Planning and Community Development Committee Minutes of June 8, 2017

REPORTS

5.1 Egmont/Pender Harbour Official Community Plan Bylaw No. 708

Ian Hall (GM, Planning and Community Development) and Andrew Allen (Manager, Planning and Development) attended the meeting to respond to the comments and concerns the Area A APC had with the OCP from the May 30, 2017 meeting. (*Comments from May meeting in italic below*)

5.2 Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017

The APC recommends support of the OCP documents be considered for first reading with the following comments and concerns:

- *Three sections of the draft OCP should be removed as not being central to the document and replaced with references as to where the material can be found elsewhere. These are:*
 1. *Shishalh Nation Strategic Land Use Plan 4.1. The APC recognizes the duty to consult, however it feels that much of this material is yet unproven, and inclusion in the OCP thereby may give it unwarranted status.*
 2. *Regional Sustainability Plan 4.2.*
 3. *Climate Action Plan 4.3*
- *Further input from community groups may be appropriate at this stage and the SCRD is encouraged to facilitate same. For example, there was no public presentation in the community of Egmont and the Ruby Lake Owners Association appropriately may be canvased.*
- *Maps should be sectioned to allow the public to see detailed sections so that they more easily may reference areas of concern.*

Mr. Hall and Mr. Allen acknowledge these issue and will look into these concerns.

5.2 Development Variance Permit DVP00016 (Madsen)

The APC recommends approval of Development Variance Permit DVP00016 (Madsen) with the following comments:

- SCRD and MOTI conditions are met

5.3 Development Variance Permit DVP00017 (Nichol)

The APC recommends approval of Development Variance Permit DVP00017 (Nichol) with the following comments:

- SCRD and MOTI conditions are met

DIRECTOR'S REPORT

Electoral Area A Director Mauro provided a verbal report of activities.

NEXT MEETING September 26, 2017

ADJOURNMENT 8:50 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION

September 5, 2017

RECOMMENDATIONS FROM THE AREA A ADVISORY PLANNING COMMISSION
MEETING HELD AT THE SCRD SATELLITE OFFICE 12828 LAGOON ROAD, MADEIRA
PARK, BC

PRESENT:	Chair Members	Alan Skelley Tom Silvey Alex Thomson Gordon Politeski Gordon Littlejohn Yovhan Burega Catherine McEachern
ALSO PRESENT:	Area A Director Recording Secretary	Frank Mauro Kelly Kammerle
REGRETS:	Members	Peter Robson Dennis Burnham Sean McAllister Jane McQuat Janet Dickin

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES3.1 Area A Minutes

The Area A APC minutes of July 25, 2017 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of July 25, 2017
- Roberts Creek (Area D) APC Minutes of July 17, 2017
- Elphinstone (Area E) APC Minutes of July 26, 2017
- Planning and Community Development Committee Minutes of July 13, 2017

REPORTS**5.1 Crown Referral Lafarge (CRN00039) Foreshore Tenure for Industrial Use**

The APC has concerns with the application and is not prepared to recommend support because:

- The proposed length of tenure renewal exceeds the estimated mine life of 15 years.
- The APC would like to have a detailed closure plan in place for both the mine and tenure (if one is not already in existence), such plans to contain details on reclamation that will be effected upon mine closure.
- Funds held in reserve to cover the costs of said reclamation should be fully adequate to meet the needs at the time and there is no certainty that this is the case.

DIRECTOR'S REPORT

Director Mauro provided a verbal report.

NEXT MEETING The APC would like to switch meeting nights to the last Wednesday of the month.

ADJOURNMENT 8:05 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION****July 25, 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:	Chair Members	Frank Belfry Bruce Thorpe Barbara Bolding Jim Noon Elise Rudland Joan Harvey Marina Stjepovic
ALSO PRESENT:	Alternate Area B Director Recording Secretary Public	Brian Smith Katrina Walters 1
REGRETS:	Area B Director Members	Garry Nohr Walter Powell Alda Grames Eleanor Lenz Lorn Campbell

CALL TO ORDER 7:02 p.m.

AGENDA The agenda was adopted as presented.

MINUTES3.1 Area B Minutes

The Area B APC minutes of April 25, 2017 were adopted as presented.

3.2 Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes, June 20, 2017
- Roberts Creek (Area D) APC Minutes, June 19, 2017
- Elphinstone (Area E) APC Minutes, June 28, 2017
- West Howe Sound (Area F) APC Minutes, June 27, 2017
- Planning and Community Development Committee Minutes, June 8, 2017

REPORTS

5.1 Halfmoon Bay OCP Amendment Bylaw No. 675.3 & SCRD Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development Inc.)

The APC discussed the staff report regarding Halfmoon Bay OCP Amendment Bylaw No. 675.3 & SCRD Zoning Amendment Bylaw No. 310.174. The following concerns/points/issues were noted:

- Having sat on the OCP committee, did not think it would benefit the community to densify residential development up in this area. Designated this area as Rural Resource.
- Would like to know what the motivation is behind this proposal because it is so far beyond the intent set out by the OCP for this area.
- The number one goal of the OCP is to maintain the Rural Character of the Community. This was obtained from broad public input as the outcome of numerous workshops and public open house meetings.
- There is currently enough land in the concentrated areas (neighbourhood hubs and surroundings) to accommodate growth.
- It is difficult to use price points as justification for re-zoning this area. If we are going to allow it, it should not happen on the edge of the Rural Resource. The location of the proposal is too far removed to support smaller lots and allow for adequate transportation, walkability, and bike ability.
- Strongly support recommendations in the community plan. Issues with the proposal include conflict between private property and crown land; water availability for fire...also thought there was a minimum requirement of 5 acres to have your own well.
- Commend the principals considered in this proposal (economic development, food production etc.) but it is proposed in the wrong location.
- Also have to consider the arsenic in the groundwater.
- The ideas are fantastic, but for a different location.
- Have been trained to look at proposals from a position of hardship; don't see a hardship here.
- Consider this proposal to be "spot zoning" (when something is out of character with the adjacent land use), and spot zoning is not appropriate.
- Propose that the APC does not support the application.

Recommendation No. 1 *Halfmoon Bay OCP Amendment Bylaw No. 675.3 & SCRD Zoning Amendment Bylaw No. 310.174*

Regarding Halfmoon Bay OCP Amendment Bylaw No. 675.3 & SCRD Zoning Amendment Bylaw No. 310.174, the APC recommends that the SCRD deny the application for the following reasons:

1. The application is not consistent with the existing OCP or adjacent land use.
2. The potential for setting a precedent ('spot zoning').

DIRECTOR'S REPORT

Alternate Director Brian Smith provided a verbal report

NEXT MEETING Wednesday September 26, 2017

ADJOURNMENT 7:52 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION

September 5, 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:	Chair Members	Frank Belfry Bruce Thorpe Barbara Bolding Joan Harvey Eleanor Lenz Marina Stjepovic (present until 8:10)
ALSO PRESENT:	Recording Secretary Public	Katrina Walters 2
REGRETS:	Area B Director Members	Garry Nohr Alda Grames Lorn Campbell Jim Noon Elise Rudland

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted with the addition of 6.1 (Resignation of a member).

MINUTES3.1 Area B Minutes

The Area B APC minutes of July 25, 2017 were adopted as presented.

3.2 Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes, July 25, 2017
- Roberts Creek (Area D) APC Minutes, July 17, 2017
- Elphinstone (Area E) APC Minutes, July 26, 2017
- West Howe Sound (Area F) APC Minutes, June 27, 2017
- Planning and Community Development Committee Minutes, July 13, 2017

REPORTS

5.1 Development Variance Permit Application DVP00019 (Holt)

The APC discussed the staff report regarding Development Variance Permit Application DVP00019 (Holt). The following concerns/points/issues were noted:

- Sometimes with the addition of roof structures there may be an issue with drainage, but in this case the roof does not add to the impermeable surfacing as it is above the parking surface. Also it seems that the impact on neighbours is not an issue.
- Think that the roof as a design feature is well incorporated.
- Suggest we make a motion to support the DVP.

Recommendation No. 1 *Development Variance Permit Application DVP00019 (Holt)*

Regarding Development Variance Permit Application DVP00019 (Holt), the APC recommends that the SCRD support the application.

5.2 Crown Referral for an Eco-Tourist Resort (Comfort Cove Shellfish Ltd.)

The APC discussed the staff report regarding Crown Referral for an Eco-Tourist Resort (Comfort Cove Shellfish Ltd.). The following concerns/points/issues were noted:

- Chair read a letter from a member who could not be in attendance, and who wishes to be on record as not supporting the application. A second member who also could not attend the meeting is in agreement with the letter.
- Support the application and the revenue it will bring to the community, provided it is done in such a way that it is sensitive to the environment.
- Initial reaction is to support it except confused because can't tell what is what in the diagram: concern that structures will be located in the intertidal zone and more than that wondering where the 7.5 m setback line sits in relation to all the structures in Figure 1.
- Feel that this request is premature given the uncertainties around borders and use of intertidal land and substantial development on short term lease land; makes me feel uncomfortable.
- The proposed development is at the whim of the government for obtaining and renewing leases.
- Concern that if the offshore portion of the business closes down, what happens to the onshore business? The two don't appear to be linked.
- Wonder if the applicant goes after the province for lost revenue, could the upland be back to parkland?
- Do we feel this ecotourism use is appropriate on this site? And is an oyster farm compatible with it?
- Application supports the OCP except for its adjacency to a provincial park.
- Main concern is pollution from septic, etc. and the oyster farming.
- Move that we approve this application, but no seconder, therefore, no motion.
- Prefer to table discussion until such time that absent members are available to discuss.
- Think oyster farming and tourist lodges are incompatible.
- Kayakers and canoeists can still use the waterways.
- Mt. Richardson Provincial Park shouldn't be compromised.
- It doesn't sound like this venture would preclude Mt. Richardson's policies.
- Think that the proposal helps to meet the goals of the OCP in terms of economic diversification would allow more people to experience the park and the application is worth

- supporting, but don't like the intertidal structures and no recognition of 7.5 m setback;
- Revamping the intertidal structures is inappropriate.
- The intertidal buildings are under the Provincial/Federal jurisdictions.
- If there was no oyster farm would we approve an eco-tourism project in this area? Yes, but not with the structures in the intertidal zones.
- It is low impact development, economic diversification.
- The application is made on the basis of being an operable farm, but if it ceases to operate, the two ventures should be considered independently.
- The structures in the intertidal zones are very concerning.
- Generally support staff's analysis.
- Support tourism bringing in off coast revenue.
- Would support and encourage the low-impact environmental approach of this application, but am concerned that in reality this could get watered down to the detriment of the environment.
- What about access to the public, will they be able to paddle through? Yes
- The operation of the tourist facility and the waste generated by it should be designed as to not attract wildlife.
- Concern about disconnect of the foreshore oyster farming and the tourist accommodation.
- The APC committee includes the member letter, below, as part of their comments to the SCRD:

I would like to be on record as not supporting the Comfort Cove Shellfish application:

Missing in the application is the mention that there is a large oyster farm in the adjacent bay. We know the area well, as we owned that lease in the 80s and early 90s. In our opinion oyster farming and tourist lodges are incompatible.

Comfort Cove Shellfish Ltd. do not own the land, they have a lease for the purpose of growing oysters. If at any time the farm fails to be viable, the lease should be returned to Crown and they should purchase private land for their new endeavour. This area could then be taken over by BC Parks and provide a much needed beach area for kayakers and canoeists. The Sechelt Inlet Marine Parks is a tourist draw and would greatly benefit from another pull out location.

Mt. Richardson Provincial Park should not be compromised by allowing:

- water to be drawn to fill the tower
- building trails into the park for their members only.
- building camping platforms within the intertidal area.

Mount Richardson Provincial Park Purpose Statement and Zoning Plan

http://www.env.gov.bc.ca/bcparks/planning/mgmtplns/mt_rich/mtrich_ps.pdf?v=1504285538840

Primary Role

The primary role of Mount Richardson Provincial Park is to protect mid to low- elevation coastal natural values, including old-growth forests, wildlife habitat, and trout and salmon spawning habitat. With the park lands extending from the coastline of Sechelt Inlet to the upland peaks of Mount Richardson, the park protects a wide-ranging ecosystem.

Secondary Role

The secondary role is to contribute to the marine kayaking and boating

opportunities, with three camping sites within the Sechelt Inlet marine circuit. The upland area offers limited hiking trails and backcountry camping.

Zoning

Natural Environment – This zone includes the foreshore along Sechelt Inlet and all of the plateau at the top of Mount Richardson. This allows for appropriate recreational use, such as backcountry hiking and camping, while protecting the natural values of the area.

Special Feature - The entire steep rocky face of Mount Richardson is included as a special feature due to the presence of pictographs and other cultural features.

Recommendation No. 2 *Crown Referral for an Eco-Tourist Resort (Comfort Cove Shellfish Ltd.)*

Regarding Crown Referral for an Eco-Tourist Resort (Comfort Cove Shellfish Ltd.), the APC is willing to provide the above concerns/points/issues to the SCRD and is not willing to provide a recommendation from the list of 5 recommendations proposed on page 35 of the agenda package.

5.3 Amendment to Crown Tenure (File#2411644) for Narrows Inlet Hydroelectric Project

The APC discussed the staff report regarding Amendment to Crown Tenure (File#2411644) for Narrows Inlet Hydroelectric Project. The following concerns/points/issues were noted:

- They don't say if they are asking for more or less land

Recommendation No. 3 *Amendment to Crown Tenure (File#2411644) for Narrows Inlet Hydroelectric Project*

Regarding Amendment to Crown Tenure (File#2411644) for Narrows Inlet Hydroelectric Project, the APC recommends that the SCRD support the application by choosing Option #2 in response to the referral as outlined on page 66 of the agenda package.

NEW BUSINESS

6.1 Resignation of a Member

The APC would like to thank Walter Powell for his knowledge and contribution to the APC during the past several years.

NEXT MEETING Wednesday October 24, 2017

ADJOURNMENT 8:52 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA D - ROBERTS CREEK
ADVISORY PLANNING COMMISSION

July 17, 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 Marion Jolicoeur Nicola Kozakiewicz Dana Gregory
ALSO PRESENT	Electoral Area D Director	Mark Lebbell
	Recording Secretary	Peggy Martin
	Public	0
REGRETS	Member	Barry Morrow
ABSENT	Member	Gerald Rainville

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 June 19, 2017 were approved.

3.2 Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 20, 2017.
- Elphinstone (Area E) APC Minutes of June 28, 2017.
- West Howe Sound (Area F) APC Minutes of June 27, 2017.
- Planning and Community Development Committee Minutes of June 8, 2017.

REPORTS**5.1 Subdivision Application SD000017 (2017-03630) 980 & 972 Joe Road (Zverina)**

The application would be improved by giving a justification for the moving the panhandle driveway from the north edge of the property to the south edge. Moving the driveway did not seem to have any effect on access to Joe Road from Lot G.

Recommendation No. 1: No members of APC were opposed to the Subdivision Application SD000017 (2017-03630) 980 & 972 Joe Road (Zverina)

DIRECTOR'S REPORT

Director Lebbell provided a verbal report.

NEXT MEETING September 18, 2017

ADJOURNMENT 7:30 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION

July 26, 2017

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING
HELD AT FRANK WEST HALL, 1224 CHASTER ROAD, ELPHINSTONE, BC

PRESENT	Chair Members	Mary Degan Lynda Chamberlin Rod Moorcroft Rob Bone
ALSO PRESENT	Electoral Area E Director Electoral Area E Alternate Director Senior Planner Delegation Recording Secretary Public	Lorne Lewis Laurella Hay David Rafael Edward Porter Diane Corbett 17
REGRETS	Members	Dougald Macdonald Bob Morris
ABSENT	Members	Jenny Groves Brenda Thomas Raquel Kolof Patrick Fitzsimons

CALL TO ORDER 7:10 p.m.

The Chair thanked members of the public for attending and introduced the APC members, the Director, Alternate Director and Recorder. The Chair described the role of the Advisory Planning Commission.

AGENDA Adopted as presented.

MINUTES3.1 Area E Minutes

The Area E APC minutes of June 28, 2017 were approved as circulated.

3.2 Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 20, 2017
- Roberts Creek (Area D) APC Minutes of June 19, 2017
- West Howe Sound (Area F) APC Minutes of June 27, 2017
- Planning & Community Development Committee Minutes of June 8, 2017

REPORTS

5.1 Referral from the Town of Gibsons: Gospel Rock Village

The Chair clarified to members of the public that this meeting was not a public information meeting, but an opportunity for the Advisory Planning Commission members to gain information from the proponent to understand the development and how it might impact the Elphinstone Official Community Plan.

Edward Porter, of Modus Planning, Design and Engagement, Inc., gave a presentation regarding the proposed Gospel Rock Village that:

- acknowledged the significance of the land and “honouring it as a destination place for the community”;
- described the project concept and principles that emphasized protecting and connecting parkland and green corridors, and “activating a village”, a residential single family dwelling, condo and townhouse development, with an “inn program” (“short term stay” accommodation facility) and a craft brewery;
- gave brief descriptions of proposed servicing strategies for water, storm water, waste management and transportation, as well as the plan for the build-out.

Questions and comments to Mr. Porter from APC members, the Director, and public members included:

- With 250 homes in there, what about the school system?
- Inquiry about the “inn program” (possible 60-room accommodation facility)
- Inquiry as to whether proponent was open to input on what the “village” would look like.
- Concern about number of vehicles travelling in and out of the development down Pratt and Chaster.
- Concern about the lack of safety on Pratt Road; it is regarded by the Ministry of Transportation and Infrastructure (MoTI) as a rural road, so it is not possible to install crosswalks or rumble strips. With the proposed development, there would be increased volume and frequency of traffic along Pratt.
- The Town of Gibsons and the developer should invest resources in developing Shaw Road, and look at the infrastructure ahead of the development. Area E does not benefit from the tax base of this development. The Town and developer need to take responsibility for their own access to their own development, not use rural routes. ...A road should be put through the Town to this development first, before ground is broken on Gospel Rock.
- Most people see that place as sacred and invaluable. Historically it is a lookout site; it has cultural and spiritual significance. You can say how you are respecting peoples’

concerns, but it doesn't mean much unless there is input from indigenous people. Reach out to the Squamish Nation using proper protocols. Mr. Porter noted that he had e-mailed and phoned the Squamish Nation.

- What is the justification for why Shaw Road can't be used right away, at the onset of that development? It was noted that Shaw Road is paved almost to the ravine. There is a gazetted right of way. There would less than 500 metres to purchase for road.
- There is no guarantee the developer will build the Shaw Road route at the 250-unit build out. Put money into the road system that is actually needed now. There will be dump trucks, building supply trucks into this development. Get Gibsons to work with the developer, to realize it is a priority to build the road first.
- Commend developer for the plan. In some ways it exceeds the bounds of the OCP. The proprietor has shown some sensitivity to what many people here had requested over many years. Appreciate and value that.
- A resident of Pratt Road expressed interest in being advised on all the things that could be done to help achieve improved traffic calming measures and safety on Pratt Road. Encouraged development of Shaw Road.
- There is a Single Family Dwelling designation in northeast corner where Gower, Glassford and Franklin come together. Why not make that higher density? Raise money for the road.
- An inquiry was made about a traffic study.
- Issue of proposed Chaster Road storm drainage emptying into streams: makes development and dealing with storm water Area E's problem.
- Suggestion that the Town should buy the property that the (Shaw-Inglis route) bridge would be on and apportion the costs.

Points and concerns from APC members, further discussion included:

- Need more information. Would like this to come to another meeting. Not prepared to do recommendation. Want to know who is going to pay. Is the developer prepared to put up money to improve Chaster and Pratt?
- Town of Gibsons is getting the taxes from this development whereas the traffic would be going through the SCRD and we do not get any benefit from it. Concern that Elphinstone residents should be impacted by increased traffic, with its noise and safety issues and road impacts, yet would not benefit from taxation.
- Take steps to plan and develop the Shaw-Inglis route from the outset of the project.
- Pratt Road is already very busy and presents public safety issues, as it is regarded by MoTI as a rural road so traffic calming measures are not permitted.
- Concern about developer commitment to the Gospel Rock Neighbourhood Plan requirement to construct with the Town the Shaw Road-Inglis Trail route upon the achievement of the trigger of 250 units. Concern that the road might not get built because of financial reasons, the economy, etc.
- It would be less expensive and therefore a more viable option to see Shaw Road go in.
- Concern about development of tourist commercial and commercial enterprises (inn and craft brewery) with the only access being Chaster Road.

Contact information was provided by Mr. Porter and staff:

- Town of Gibsons, Director of Planning planning@gibsons.ca
- Edward Porter, Modus Edward@thinkmodus.ca
- Town of Gibsons Staff report on Gospel Rock Village:
<https://gibsons.civicweb.net/filepro/documents/?preview=42531>
- Town of Gibsons OCP <http://www.gibsons.ca/ocp>
- Developer's website <https://www.gospelrockvillage.com>

Staff explained that the Town of Gibsons report noted that there would be a public information meeting. Also a public hearing would be needed before the bylaw amendment could be adopted. Members of the public were encouraged to continue to provide comments to the Town and developer.

The proponent left the meeting at 8:30 pm.

In the midst of further discussions by the APC identifying reasons for its support of the Board Resolution 229/17 Recommendation No. 7 on this referral, as noted in the staff report, two APC members left the meeting.

With the loss of a quorum, the Chair adjourned the meeting at 8:45 pm.

ADJOURNMENT 8:45 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA F - WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****September 5, 2017**

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD AT ERIC CARDINALL HALL, 930 CHAMBERLIN ROAD, WEST HOWE SOUND, BC

PRESENT:	Chair	Fred Gazeley
	Members	Bob Small Laura Houle Maura Laverty Doug MacLennan
ALSO PRESENT:	Electoral Area F Director Electoral Area F Alternate Director Recording Secretary	Ian Winn Kate-Louise Stamford Jean Stevens
REGRETS:	Members	Sue Fitchell
ABSENT:	Members	Lee Selmes

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES3.2 Minutes

The following minutes were received for information:

- Egmont Pender Harbour (Area A) APC Minutes of June 20, 2017
- Halfmoon Bay (Area B) APC Minutes of July 25, 2017
- Roberts Creek (Area D) APC Minutes of June 19, 2017, July 17, 2017
- Elphinstone (Area E) APC Minutes of June 28, 2017, July 26, 2017
- Planning & Community Development Committee Minutes of June 8/17 & July 13/17

3.1 West Howe Sound Advisory (Area F) APC Minutes of June 27, 2017

The West Howe Sound (Area F) APC minutes of June 27, 2017 were approved as presented.

REPORTS

5.4 Development Variance Permit Application DVP00018 (Lanteigne)

The APC discussed the staff report regarding DVP00018 with the applicant and the following points were noted:

- The subject property was part of a 1946 subdivision of small lot sizes;
- The applicant is requesting a variance to build the house due to the small lot size, steep lot slope and area required for the septic field;
- The driveway access will be off North Road and will require MoTI approval.

Recommendation No. 1 *Development Variance Permit Application DVP00018 (Lanteigne)*

The APC recommended support for the 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 as stated in the Planning staff report.

5.1 Crown Referral re: Private Moorage fronting D.L. 1399, Langdale (Stanway)

The APC discussed the staff report regarding the Crown referral of the Private Moorage fronting D.L. 1399, Langdale (Stanway). The following points were noted:

- The wharf needs to be built strong enough to withstand the winter storm weather to prevent it from breaking loose from its moorage and drifting into the BC Ferry wharf;
- The 14 x 40 timber float wharf shall not contain any styrofoam;
- Asked if the application should be referred to the Squamish Nation by the SCRCD or by the Province.

Recommendation No. 2 *Crown referral for a Private Moorage (Stanway)*

The APC recommended support for the private moorage subject to the conditions in the recommendations of the Planning staff report.

5.2 Crown Referral for a Private Moorage fronting D.L. 835 (AJB Investments Ltd.)

The APC discussed the staff report regarding the Crown Referral for a Private Moorage (AJB Investments Ltd.). The following points were noted:

- The wharf needs to be built strong enough to withstand the winter storm weather to prevent it from breaking loose from its moorage;
- The wharf shall not contain any styrofoam;
- Asked if the application should be referred to the Squamish Nation by the SCRCD or by the Province.

Recommendation No. 3 *Crown referral for a Private Moorage (AJB Investments Ltd.)*

The APC recommended support for the private moorage subject to the conditions in the

recommendations of the Planning staff report.

5.3 Crown Referral for McNair Creek Waterpower Project Proposed Habitat Compensation Repair & Replacement

The APC discussed the staff report regarding the McNair Creek Waterpower Project Proposed Habitat Compensation Repair and Replacement. The following point was noted:

- Asked if the application should be referred to the Squamish Nation by the SCRDC or by the Province.

Recommendation No. 4 *McNair Creek Water Power Project Proposed Habitat Compensation Repair and Replacement*

The APC recommended support for the McNair Creek water power project proposed habitat compensation repair and replacement and the conditions for approval subject to the recommendations in the Planning staff report.

DIRECTOR'S REPORT

Director Winn reported on recent activities and events.

NEXT MEETING October 24, 2017

ADJOURNMENT 8:48 p.m.

File: 18046-40/DSC/03-Annual Op Plans

August 15th, 2017

Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia
V0N 3A1



Transmitted via Email: Janette.Loveys@scrd.ca

Re: SCRD Comments on BCTS Operational Plan Referrals

Dear Janette,

I would like to thank the SCRD for its review and comments related to BCTS information sharing for 2017. In particular, I appreciate the time spent by your advisory planning committees in reviewing our plans. Our operational plans display five-years of proposed harvesting and road building and are shared with potentially affected stakeholders, First Nations and the broader public.

Introduction

The overall goal of BCTS is to provide credible, representative price and cost benchmark data for the Market Pricing System through auctions of timber harvested from public land in British Columbia. This benchmarking process has served as a primary legal defence in relation to softwood lumber tariffs imposed by the United States. In achieving this goal, BCTS is committed to:

- Complying with all relevant legal requirements.
- Maintaining independent, third-party certification in sustainable forest management.
- Embedding 'continual improvement' into our day-to-day operations.
- Making our policies and plans transparent to the public.
- Building effective relationships with all stakeholders, including First Nations and other government agencies.

In relation to the above, our information sharing process is one aspect of our overall operational planning approach. Information sharing is intended to solicit feedback, from a variety of diverse stakeholders, that is considered and where appropriate incorporated into our cutblock designs as non-statutory (i.e., voluntary) considerations. In a given cutblock design, many other considerations result from recommendations prepared by registered professionals with specific expertise in a host

Page 1 of 5

of resource management disciplines (e.g., hydrology, terrain stability, silviculture, forest engineering, wildlife biology, fish biology, archaeology). As discussed previously with your staff, a mapped cutblock projection often takes several years to develop. As such, non-statutory considerations incorporated into harvest and road building prescriptions must be received early in our planning process.

In addition to receiving comments early in the cutblock lifecycle, ensuring that participants understand the scope and intent of our information sharing process is critical to its success. This scope and intent is outlined in the 2014 BCTS-SCRD Communication Protocol, for example:

- *“BCTS has an approved Forest Stewardship Plan and a Sunshine Coast Timber Supply Area volume apportionment which provide the legal authority to conduct harvesting activities within their designated forest development plan units.”*
- *“A communication protocol will benefit BCTS by identifying important non-timber resources and community values so that BCTS planners can address them during the planning and conduct of forest operations.”*
- *“Land Use interests pertaining to Protected Area and Park Creation or advancing moratoriums on Old Growth harvesting need to be addressed through other government planning processes and is beyond the scope of this agreement.”*

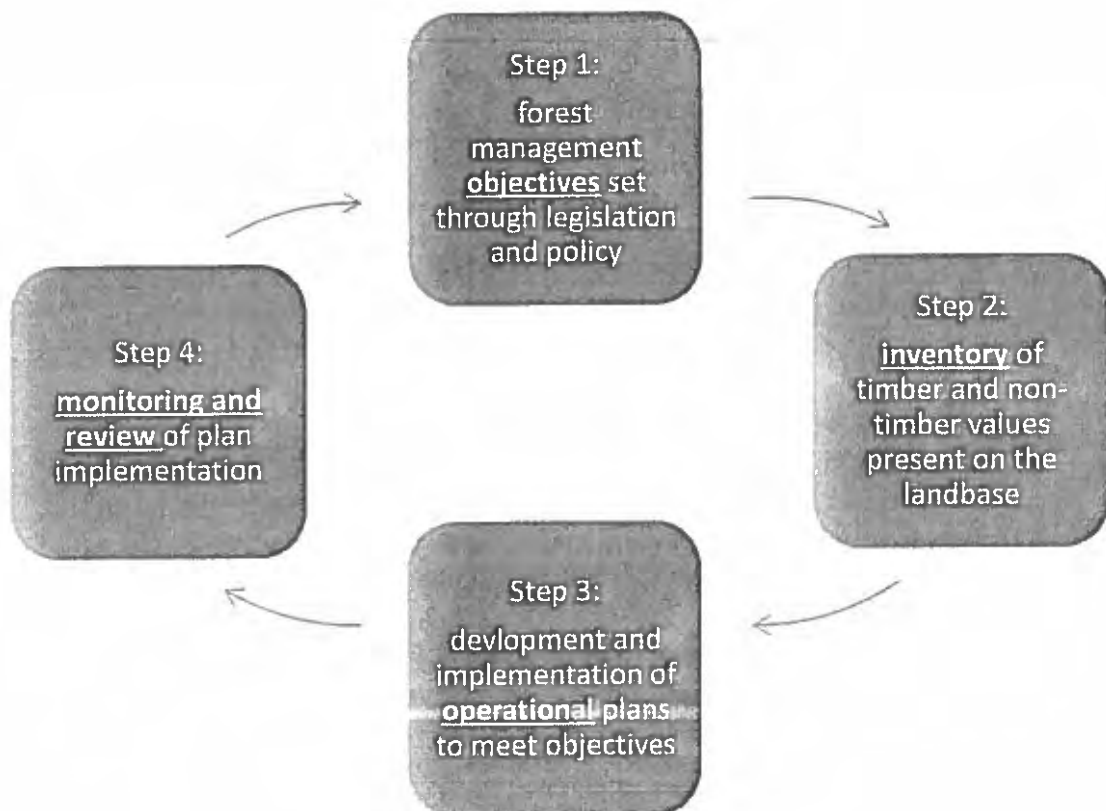


Figure 1. Conceptual model of Forest Management Planning.

A conceptual model of forest planning is displayed in figure 1. It should be noted that the scope and intent of our information sharing process is at the operational, not the strategic, planning

level. Strategic planning typically contributes to the setting of objectives in step 1, and is generally not within the purview of BCTS. In relation to the framework in figure 1, BCTS information sharing is focused on ameliorating steps 2 and 3 through the inclusion of local knowledge and values. Generally, the objectives in step 1 are set through the Forest and Range Practices Act (FRPA) which provides specific requirements and objectives for protection of the following resources:

- biodiversity
- cultural heritage
- fisheries and riparian
- forage and associated plant communities
- recreation
- special resource features
- soils
- timber
- visual quality
- water quality
- wildlife and biodiversity

Through its Forest Stewardship Plan, BCTS specifies results and strategies that are used to achieve government objectives on the ground. Our Forest Stewardship Plan is updated every five years and is anticipated to be replaced in November. The draft Forest Stewardship Plan was referred to your office on June 20th, 2017 and the public Review and Comment period closes this week. BCTS anticipates submittal to the Sunshine Coast Natural Resource District by September 1st, 2017. The draft document is available here:

<https://www.for.gov.bc.ca/BCTS/areas/TCH/FSP--DSC.htm>

Our operational plans are shared annually with the SCRD and other stakeholders and are primarily intended to solicit information and feedback related to the development of specific cutblocks within the Timber Harvesting Land Base. As such, many of the comments submitted by the SCRD in its recommendations of May 26th and April 23rd are outside the scope of our information sharing process. As indicated in our communication protocol, these comments cannot be addressed by BCTS in the context of our operational plans and are better addressed through other mechanisms or agencies. Comments that can be addressed are discussed below in the context of FRPA resource values and other legislative requirements.

A91376 – DL 1313

First proposed in 2013, BCTS subsequently became aware of the SCRD's desire to create a regional park in this area. As a result, BCTS delayed auction until spring of 2017 and requested that the SCRD keep us informed of its progress in pursuing a change in land use status. In association with our information sharing process for this year we have, again, delayed the cutblock until 2018. BCTS would appreciate an update on the SCRDs progress on this file by October 15th, 2017, such that our sales schedule can be adjusted accordingly. Continued deferral, at the SCRD's request, of this area is likely to increase pressure to auction developed cutblocks within other areas of the Elphinstone mapsheet.

Recreational Trails

BCTS has partnerships with the Sunshine Coast Trails Society (SCTS) and Rec. Sites and Trails BC. The SCTS serves as an umbrella group for a diverse set of trail users on the Sunshine Coast. We place a high degree of value on our ability to collaborate with the SCTS and their ability to speak to specific recreational priorities within our operating areas within the context of the *Sunshine Coast Trails Strategy*. BCTS has committed to working with the SCTS in reference to trails in or around cutblocks G043C3ZJ and G042C4F8 as indicated in communication copied to your staff on May 10th. Please note, as a standard practice BCTS licensees must place signage warning recreational users of active operations.

As indicated on the applicable 2017 Operational Plan mapsheet, BCTS is not aware of any trails in the vicinity of planned cutblocks in the Rainy River watershed. Trails mapped in the vicinity of G041C4F6 appear to be primarily used by 4x4 vehicles and follow existing, deactivated logging roads. It is likely that roads will be upgraded and will continue to be available for motorized use. As shown on the attached maps for cutblocks G042C3MY and G042C46N (A93884), trails have been protected where operationally feasible to do so, including an extensive buffer on the 'Wagon Road' trail.

Community Watersheds and Hydrological Impacts of Logging

BCTS shares your concern that our operations place a high priority on the protection of drinking water. In the review and comment version of the FSP noted above, BCTS has proposed a new management strategy related to community watersheds. This strategy is intended to mitigate potentially negative impacts from harvesting and road building at the landscape and stand level, and to set clear limits on risks to both water quality and quantity. In addition, we continue to implement best management practices to ensure sediment and pathogens are not introduced to drinking water sources as a result of our operations. As co-managers of water resources with overlapping jurisdictions we look forward to collaborating further with the SCR D in relation to drinking water. We would appreciate that your staff forward any known or anticipated issues related to drinking water in the community watersheds in which the SCR D holds a consumptive use licence such that they can be addressed by our technical assessments.

Fisheries and Riparian Values

BCTS assesses fish habitat in conjunction with all development proximal to fish streams. Consistent with the Forest Planning and Practices Regulations (FPPR) these assessments ensure that prescriptions mitigate potential impacts to fish streams:

“An authorized person who carries out a primary forest activity must conduct the primary forest activity at a time and in a manner that is unlikely to harm fish or destroy, damage or harmfully alter fish habitat.” (FPPR sec. 57).

Logging roads built to historical standards in the Brittain River will be deactivated concurrent with the completion of operations, thereby restoring road prism stability that could impact downslope fish habitat.

Visual Quality

Visual Quality Objectives, established under legislation, are in place for the Sunshine Coast and are associated with reductions in harvest levels and other restrictions in cutblock design to maintain scenic landscapes. Strategies for meeting these Visual Quality Objectives are provided in the replacement FSP noted above.

Coastal Douglas Fir Ecosystems

Provincial efforts to update inventory and conserve rare CDF ecosystems in landscape level reserves are ongoing. We continue to collaborate with our colleagues across FLNRORD to ensure conservation priorities are in place for these rare ecosystems and have deferred any harvesting for the foreseeable future. BCTS recognizes the conservation values present in the Coastal Douglas Fir (CDF) Zone, which occupies a small portion of our operating areas within the SCRD (displayed on the West Sechelt Operational Plan map). At this time, CDF areas remain in the Timber Harvesting Land Base and continue to contribute to our Annual Allowable Cut allocation. As such, we cannot assign a perpetual moratorium on logging in this zone but we continue to defer all operations while inventory and conservation efforts are in progress. Amongst the principle threats facing the CDF zone is residential and commercial development. Where interest exists, I am always willing to review and discuss the management of species or ecosystems at-risk with other land managers or concerned members of the public as it relates to our operating areas.

Next Steps

I greatly appreciate the dedication and diligence of your staff in reviewing our operational plans, and we look forward to a continued working relationship. BCTS would like to follow up on the submission from your advisory planning committees this year by offering a series of workshops, aimed at facilitating open dialog and an opportunity to engage our forest professionals directly.

Please contact me regarding your thoughts on the following format:

- A series of three workshops to be scheduled for this coming October – March.
- General format for the workshops will be approximately 1 hour of presentation by natural resource managers, followed by 1 hour of open discussion and dialog. The general objective is to provide context for further dialog and review of BCTS plans. Our goal is to receive public feedback and to improve our internal processes.
- Themes of these workshops will be: 1) the scientific aspects of forest management and forest policy in BC; 2) information sharing and public engagement; 3) operational planning – a boots on the ground approach. The third session is likely to involve field review of BCTS operations.
- We are requesting one participant from each electoral area, who can report out to their advisory planning committee. SCRD directors and staff are also invited to participate if their schedules allow.

BCTS requests that the SCRD suggest a time, location and list of participants for these workshops. Please do not hesitate to contact me with further questions or comments.

Kindly,



Adam Hockin, RPF

Planning Forester, BCTS Chinook

Email: BCTS.Powell.River@gov.bc.ca

cc: info@scrd.ca; attached: site plan maps for G042C3MY and G042C46N

