



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, December 13, 2018
SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

PRESENTATIONS AND DELEGATIONS

REPORTS

2. General Manager, Planning and Community Development – DL 1313 Land Use
(Rural Planning) (Voting – A, B, D, E, F) Annex A
pp 1 - 20
3. Senior Planner – Sunshine Coast Regional District Zoning Amendment Bylaw
No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road) Public Hearing Report
and Consideration of Third Reading – Electoral Area E
Electoral Area E (Rural Planning) (Voting – A, B, D, E, F) Annex B
pp 21 - 43
4. Senior Planner – Egmont/Pender Harbour Official Community Plan Amendment
Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116
Consideration of First Reading – Pender Harbour Ocean Discovery Station
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) Annex C
pp 44 - 89
5. General Manager, Planning and Community Development – Coopers Green
Hall Capital Funding Plan
(Community Parks) (Voting – A, B, D, E, F) Annex D
pp 90 - 95
6. General Manager, Planning and Community Development – Truman Road
Beach Access Permit Cancellation – Electoral Area B
(Community Parks) (Voting – A, B, D, E, F) Annex E
pp 96 - 103
7. Fire Chief Gibsons and District Volunteer Fire Department; Acting Coordinator,
Sunshine Coast Emergency Program – Community Resiliency Investment
Program Grant Application
(Sunshine Coast Emergency Planning) (Voting – All) Annex F
pp 104 - 105
8. General Manager, Planning and Community Development – Regional Growth
Strategy Options Report
(Voting – All) Annex G
pp 106 - 207
9. General Manager, Infrastructure Services – Updated Water Demand Analysis
(Regional Water Service) (Voting – A, B, D, E, F, DoS) Annex H
pp 208 - 261
10. Electoral Area A (Egmont/Pender Harbour) APC Minutes of November 28, 2018
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) Annex I
pp 262 - 264

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| 11. Electoral Area B (Halfmoon Bay) APC Minutes of November 27, 2018
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F) | Annex J
pp 265 - 268 |
| 12. Electoral Area D (Roberts Creek) APC Minutes of November 19, 2018
Electoral Area D (Rural Planning) (Voting – A, B, D, E, F) | Annex K
pp 269 - 274 |
| 13. Electoral Area E (Elphinstone) APC Minutes of November 28, 2018
Electoral Area E (Rural Planning) (Voting – A, B, D, E, F) | Annex L
pp 275 - 277 |

COMMUNICATIONS

- | | |
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| 14. <u>David Elstone, Executive Director, The Truck Loggers Association, dated April 27, 2018 (Received November 23, 2018)</u>
Regarding Retention of the Mt. Elphinstone area as part of the Working Forest | Annex M
pp 278 - 297 |
| 15. <u>Noel Poulin, Woodlands Supervisor – Powell River, BC Timber Sales Chinook Business Area, dated October 28, 2019</u>
Regarding BC Timber Sales Operational Plan 2018- 2022 | Annex N
pp 298 - 301 |
| 16. <u>Pammila Ruth, Board Chair, School District 46, dated November 29, 2018</u>
Regarding Zoning Amendment to prohibit Cannabis Stores and Consumption Lounges | Annex O
pp 302 |

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1)(k) and (2)(b) of the Community Charter – “negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages...” and “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party”.

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee, December 13, 2018

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

SUBJECT: DL1313 LAND USE

RECOMMENDATION(S)

THAT the report titled DL1313 Land Use be received;

AND THAT BC Timber Sales be requested to share with SCRD the results of the independent, professional assessment of DL1313 (A91376);

AND THAT with respect to DL1313, Vancouver Coastal Health be requested to review concerns related to the protection of drinking water in alignment with legislation;

AND FURTHER THAT this recommendation be forwarded to the Regular Board Meeting of December 13, 2018.

BACKGROUND

At the Regular Board meeting of November 22, 2018, it was resolved:

330/18 THAT the SCRD write to the Minister of Forests, Lands, Natural Resource Operations and Rural Development to request that the lands known as DL1313, including cutblock A91376, be protected from logging and reserved for public use and ecological integrity;

AND THAT the letter include background information on the Regional District's consistent opposition to harvesting on DL1313, including concerns about surface and ground water, geotechnical stability, fire risk, ecological conservation, recreation and visual impacts;

AND THAT the Minister be requested to respond to the SCRD prior to the scheduled January 2019 timber licence auction;

AND FURTHER THAT a copy of the letter be sent to the MLA.

At the same meeting, a delegation from Elphinstone Community Association appeared. The delegation raised questions about the SCRD's efforts to prevent timber harvesting on DL1313, which the Board referred to staff for response.

The purpose of this report is to provide background on SCRD's past efforts and to provide information about options moving forward.

DISCUSSION

SCRD's Position on DL1313 Logging

SCRD has, in responding to BC Timber Sales (BCTS) Operating Plan referrals, consistently expressed concern and opposition to the harvesting of the cutblock on DL1313 since it appeared in a BCTS operational plan in 2013. In addition to opposition to the proposed harvesting, SCRД has also advocated for the involvement of area residents in the consideration of harvesting of this cutblock.

Reasons stated have included watershed protection, hydrological impact concerns, fire concerns, ecological conservation and recreation as well as visual impacts from neighbouring properties and major roadways. Concerns relating to hydrological impacts include aquifer re-charge, impacts on adjacent private wells and flood risk.

SCRД has regularly reminded BCTS of its position on DL1313 and included input from Elphinstone APC with its correspondence to BCTS and FLNRORD.

SCRД Efforts to Conserve DL1313

Over the last 4+ years, SCRД has considered conservation strategies for this land as a park (which would be predicated on acquisition) and managing the property through a lease tenure.

A. Protection as a Park

The idea of establishing a park on DL1313 for conservation is long-held. Staff are aware of proposals dating to at least 1990, and the concept is referenced in the Elphinstone Official Community Plan (2008). The park concept was explored most recently and formally in 2015 and as staff understand did not receive support from the Province or Skwxwú7mesh Nation.

Implementing a regional park use would typically require acquiring the property (and this is the approach referenced in the Elphinstone OCP). There has not been a decision by previous SCRД Board to pursue acquisition. For reference, the current BC Assessment land value is approximately \$2.5M.

B. Regional District Lease of Property

In 2017, SCRД explored other ways to secure tenure on the land to protect it. Staff were encouraged to apply for a lease or licence for community purposes by both FLNRORD and BCTS staff. Siting of a future facility of some fashion (works yard, transfer station, etc.) was considered, as was a park-like conservation concept. Staff explored the lease approach and considered any possible Regional District use that might be applicable under the [Crown Land Use Operational Policy: Community and Institutional Land Use](#).

At the time this was reviewed, no fit for a Sponsored Crown Grant could be identified, and a licence of occupation was identified as the tool available to SCRД. Staff note that the policy states that "[a licence of occupation] conveys non-exclusive use for the purpose described, is not a registerable interest.... Government may authorize overlapping and layering of tenures." As well, to be eligible for a Sponsored Crown Grant or nominal rent tenure, applicants must demonstrate that the land requested is needed for a use that cannot be provided using the existing land holdings of the applicant.

Through the investigation process and prior to making any formal application, SCRD was informed by BCTS staff that such a lease or licence could not be used to protect an entire parcel from harvest; as only the footprint of a specific use would be included in a Provincial lease/licence. The lease/licence approach was deemed not to be viable.

Recent Correspondence

In January 2018, BCTS wrote to SCRD stating that “no decision will be made on logging of A91376 prior to further conversation with the SCRD”. “We will be sharing additional information proposed TSL A91376 with the SCRD through our 2018 information sharing process...” At that time, BCTS indicated it commissioned an independent professional assessment of the site hydrology and geotechnical concerns and committed to “review the result of this assessment with the SCRD and other stakeholders over the coming months”. This correspondence was received January 29 and included on the February 8 Planning and Community Development Committee agenda (attached for ease of reference). The results of the assessment have not been received by SCRD and to staff’s knowledge no review with stakeholders has occurred.

On October 31, 2018 SCRD received a letter from BCTS, provided to Directors on November 16, included on this agenda as correspondence and attached to this report. This letter was received as the response to letters sent by SCRD in May and June regarding BCTS Operating Plan and opposing harvesting of DL1313.

The letter notes that BCTS met with the SCRD Board in Camera and BCTS “agreed to review the timber sale with respect to the concerns brought forward by the local land owners which include: hydrology, fire awareness and preparedness in an interface area, visual and recreation [concerns].”

The letter notes the impending auction of A91376 and also the commitment of BCTS to meet with Area E APC and BCTS’s hope that the meeting “will provide the appropriate venue for BCTS and [that] residents can come to an agreement on how to move forward on this block”.

A nearly identical letter was sent to other community groups and stakeholders on the same day, including the (then) Director-elect, without being copied to SCRD.

For clarity on these two letters:

- SCRD has not committed to BCTS to have an APC meeting professionally facilitated
- Staff do not feel that an APC meeting (facilitated or not) is an appropriate venue to find an agreement on how to move forward; the issue requires community awareness of implications, alternatives and opportunities for input, not just an APC recommendation
- SCRD has not been provided the results of BCTS’s “independent professional assessment”
- SCRD is not aware of the approach, process or outcomes of the review undertaken by BCTS of the hydrology, fire, etc. concerns relating to DL1313

Analysis

- Public safety: SCRD has been included on a number of communication from community groups indicating an intention to engage in protest related to harvesting of DL1313 should it proceed. While no threats of violence have been indicated, risks related to prolonged exposure, unintended confrontation, etc. could materialize.
- Hydrology: SCRD has identified concerns related to impacts on wells used as drinking water supplies, as well as to impacts on aquifer recharge. These concerns are unresolved. The results of BCTS's commissioned assessment of DL1313 would be helpful to determining the nature of concerns, mitigating factors, etc. Further involvement of Vancouver Coastal Health should be sought. These actions should ensure that should harvest proceed measures to protect drinking water are in place.
- Transparency and communication, community relations: While BCTS made strides in early 2018 to build community capacity to understand sustainable managed logging and respond to operating plan referrals, these efforts were focused on industry-level practices rather than specific cutblocks and were open only to APC and Advisory Committee members. With respect to DL1313, little information has been shared publicly by the agency with SCRD or the community.
- Under the *Land Act*, the Minister of Forests, Lands, Natural Resource Operations and Rural Development may, for the purposes of the *Forest and Range Practices Act*, establish use and management objectives for the use and management of Provincial land. This could have the effect of restricting timber harvest.
- Under the *Forest Act*, the Lieutenant Governor in Council may by regulation designate an area of Provincial land for up to 10 years in the public interest. This could have the effect of restricting timber harvest during the time the area is designated.
- In addition to an update on DL1313 (A91376), other new information provided by BCTS in letter received October 31, 2018:
 - Continued partnership with the Sunshine Coast Trails Society around specific cutblocks referenced in the Operating Plan. Standard installation of warning signage in recreation trail areas is referenced.
 - Proposal of a new management strategy related to logging in community watersheds. BCTS "look[s] forward to collaborating further with the SCRD in relation of drinking water." A request is made to forward known or anticipated issues in watersheds in which SCRD holds a licence.
 - BCTS has deferred any harvesting in the Coastal Douglas Fir ecosystem for the foreseeable future in support of provincial conservation efforts. It is noted this is not a perpetual moratorium.

Organizational and Intergovernmental Implications

SCRD and BCTS are signatories to a communication protocol (2014) relating primarily to annual referral of Operating Plans (attachment C). The protocol contains language around responding to issues (e.g. 4v; 4vi). Either party can terminate the protocol on three months' notice.

Communications Strategy

On November 29, 2018 a letter was sent to the Minister of Forests, Lands, Natural Resource Operations and Rural Development respecting halting auction of the timber licence for A91376 (DL1313), following Board direction as referenced in the Background section of this report.

SCRD is in receipt of correspondence on this matter. These items are included as correspondence on the Committee's agenda.

STRATEGIC PLAN AND RELATED POLICIES

Information conveyed in this report relates to SCRD Strategic Priorities of:

- Embed Environmental Leadership – precaution and conservation of ecology, protection of water resources
- Support Sustainable Economic Development – sustainable, managed timber harvesting

CONCLUSION

SCRD was advised by BCTS that cutblock A91376 on DL1313 is scheduled for auction in January 2019. The Regional District has explored park and lease/licence options for this land but has not received an indication of provincial support.

Recent correspondence references independent assessment work undertaken by BCTS and efforts to address community concerns. SCRD has not been provided with results or an update on these items.

The SCRD wrote to the Minister of Forests, Lands, Natural Resource Operations and Rural Development requesting that the auction of a timber licence for A91376 be halted.

Attachments:

A: Letter received January 29, 2018 from Kerry Grozier, Timber Sales Manager, BC Timber Sales Chinook Business Area

B: Letter received October 31, 2018 from Noel Poulin, Woodland Supervisor, BC Timber Sales

C: Communication Protocol (SCRD-BCTS) – 2014

Reviewed by:			
Manager		Finance	
GM	X – R. Rosenboom	Legislative	
CAO	X - J. Loveys	Other	

Susan Hunt

Subject: FW: Provincial Government Response to DL1313 Email Correspondence
Attachments: DL1313_Response.pdf



From: FLNR BCTS TCH Powell River FLNR:EX <BCTS.Powell.River@gov.bc.ca>
Sent: Friday, January 26, 2018 4:44 PM
Cc: Simons.MLA, Nicholas LASS:EX; Lorne Lewis; Janette Loveys; Minister, ENV ENV:EX; Minister, FLNR FLNR:EX; Minister, IRR IRR:EX
Subject: Provincial Government Response to DL1313 Email Correspondence

Good Afternoon:

Please find attached a response to your email regarding proposed forest harvesting and DL1313.

Thank you,

BC Timber Sales
Ministry of Forests, Lands, Natural Resource Operations, and Rural Development
Chinook Business Area

This email was scanned by Bitdefender



Dear Stakeholder:

Thank you for your correspondence regarding the Mount Elphinstone area. I am responding on behalf of Minister Doug Donaldson, the Minister of Forests, Lands, Natural Resource Operations, and Rural Development.

Through its information sharing process BCTS refers operating plans to First Nations and stakeholders on the Sunshine Coast annually; this information sharing process is a venue to provide direct feedback to the professionals responsible for preparing our plans. Timber Sale Licence A91376 (DL1313) was first shown on our Operating Plans in 2013 and BCTS has had ongoing and regular dialog with the Sunshine Coast Regional District, local environmental groups and residents.

BCTS has a signed communication protocol with the SCRD and reviews proposed harvesting annually. The auction of TSL A91376 has been delayed on multiple occasions to allow further discussion with the SCRD and other stakeholders. No decision will be made on logging of A91376 prior to further conversation with the SCRD. My staff are committed to maintaining and enhancing relationships in the communities in which we work and they place the utmost importance on forest stewardship. We will be sharing additional information on proposed TSL A91376 with the SCRD through our 2018 information sharing process, and encourage you to share your concerns with us through the email address at the end of this letter. Information related to concerns received to date is as follows:

- **Protection of water and prevention of landslides:** BCTS has commissioned an independent professional assessment of terrain stability, sedimentation, and hydrologic hazard associated with its harvest plans. We will be reviewing the results of this assessment with the SCRD and other stakeholders over the coming months, and remains open to feedback and questions. In summary, the hazards associated with harvesting TSL A91376 for terrain stability, sedimentation, and hydrology (to downstream water licenses and wells) has been assessed to be very low to low, and measures to protect these features will be incorporated into cutblock and road designs. Drainage issues associated with existing forestry roads built to historical standards will be ameliorated, thereby mitigating ongoing risk factors in the area.
- **Biodiversity and Parks:** The *Sunshine Coast Regional District (SCRD) Parks and Recreation Master Plan* (September 10, 2013) identifies the supply of parkland and open space available for recreation across the SCRD at 15,400 hectares. Approximately, 12,200 hectares of that amount is classified as Provincial Park and 1,800 hectares is Crown land available for the use, recreation, and enjoyment of the public. In addition to parks, the existing network of non-harvestable areas is used to assist in achieving biodiversity targets on the land base. For example, in the Mount

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Ministry of Forests, Lands and
Natural Resource Operations

Timber Operations, Pricing and
First Nations Division

Mailing Address:
46360 Airport Rd.
Chilliwack, BC V2P 1A5

Telephone: 604 702-5700
Fax: 604 702-5711
Website: www.gov.bc.ca/for

Elphinstone area alone, there are more than 2,900 hectares of Old Growth Management Area.


- **Recreation:** BCTS works closely with local user groups to manage and maintain recreational experience within the working forest and to balance recreation with other uses. We support collaborative engagement with the SCRD and recreational groups and consider the *Sunshine Coast Regional Trails Strategy* during our planning process.
- **Increased fire risk due to logging:** The *BC Wildfire Regulation* requires that industrial users not increase the fire risk on a site. BCTS is committed to ensuring that all operational activities are compliant with regulation through monitoring and collaboration with other agencies.

BCTS remains dedicated to science-based decision making and open and transparent dialog with potentially effected stakeholders. I encourage you to participate in the BCTS information sharing process so that you can discuss your concerns with the professionals responsible for our planning. Our professional staff are highly trained and committed to responsible management of public forests. We have consistently worked with local governments and other stakeholders to develop mitigation strategies and address concerns related to our operations.

We are initiating our annual information sharing and feedback period in February 2018. To be notified of the upcoming operating plan release, please request to be added to the annual referral list by emailing: BCTS.Powell.River@gov.bc.ca.

Thank you for writing and sharing your views.

Sincerely,

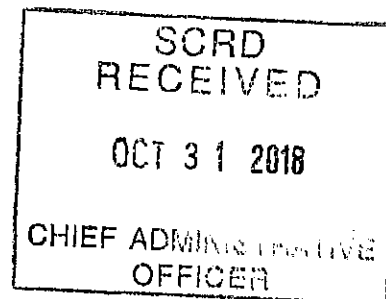


Kerry Grozier
Timber Sales Manager
BCTS – Chinook Business Area

Pc: Honourable Doug Donaldson, Minister of Forests, Lands, Natural
Resource Operations, and Rural Development

Honourable Nicholas Simmons, Member of Legislative Assembly, Powell River-
Sunshine Coast

Lorne Lewis, Director for Area-E, Sunshine Coast Regional District



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

October 29, 2018

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

transmitted electronically: mail@scrd.bc.ca

Re: BC Timber Sales Operational Plan 2018-2022

Dear Janette Loveys:

Thank you for the review and comments related to BC Timber Sales' (BCTS) information sharing process for 2018.

The commitment to share BCTS operating areas through productive dialog and information sessions with the Board is part of our efforts to maintain a balanced approach to forest management. I am happy that the three sessions completed by Adam Hockin were well received and I hope that continued education via these types of information sessions continues in the future. I would like to remind the Board of BCTS' goals to help set the context for this response.

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; and
- 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

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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

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, it is important that non-statutory considerations be brought forward 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. The 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 provides 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.”*

Our operational plans are shared with the SCRD and other stakeholders annually and are primarily intended to solicit information and feedback related to the development of the specific cutblocks within BCTS operating areas. As such, many of the comments submitted by the SCRD in its recommendations of June 12, 2018 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 the *Forest and Range Practices Act* Section 149(1) (Objectives Set By Government) and other legislative requirements.

A91376 – DL 1313

BCTS first proposed this timber sale in 2013. Subsequently, BCTS 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 further discussions with the SCRD, BCTS deferred the sale for an additional year to allow the SCRD to look into other options for the area. Unfortunately, these options did not work out for the SCRD and based on additional information sharing with the SCRD BCTS delayed the block again until January 2019.

BCTS has committed to meeting with the Electoral E (Elphinstone) Advisory Planning Commissions (APC) post local elections, and we would like to thank the SCRD committing to have the meeting professionally facilitated. At our last in-camera meeting with the SCRD, BCTS agreed to review the timber sale with respect to the concerns brought forward by the local land owners which include: hydrology, fire awareness and preparedness in an interface area, visual and

Sunshine Coast Regional District

recreational. We hope that the APC meeting will provide the appropriate venue for BCTS and residents can come to an agreement on how to move forward on this block.

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 the following cut blocks; G041C4F6 (West Sechelt) currently sold, G043C3ZJ (Mt Elphinstone) roads under construction, G042C4F8 (Mt Elphinstone) engineered, TSL A93884 (Mt Elphinstone) as previously referred, and G043C3ZH and G043C3ZP proposed.

Please note, as a standard practice BCTS licensees must place signage warning recreational users of active operations and we also ask our licensees to contact the SCTS of trail closures prior to operations to minimise impacts to recreators.

Monitoring and Protection of Marine Life

BCTS is committed to reviewing areas of impact to marine habitat through our assessments for log dumping and handling applications. When we apply for a Foreshore permit we are required to complete a biological review of the area to be impacted through underwater survey and follow up as required. We do monitor our sites as required based on the recommendations from the survey's as well as meeting Fisheries mandates. In regard to commissioning eelgrass mapping in coastal and tributary areas is outside of our mandate to complete.

First Nation Consultation

BCTS is committed to consulting with all First Nations who may be impacted by our proposed forest development. BCTS also ensures that our proposed forest development complies with the *Constitution Act* and the *Heritage Conservation Act*.

Community Watersheds and Hydrological Impacts From Logging

BCTS agrees that the protection of drinking water is a priority. In the review and comment phase of the Forest Stewardship Plan 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 to limit 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 it if your staff could 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 in our professional assessments.

Sunshine Coast Regional District

Coastal Douglas Fir Ecosystems

Provincial efforts to update inventory and conserve rare Coastal Douglas Fir (CDF) ecosystems at the landscape level are ongoing. We continue to collaborate with our colleagues across our Ministry to ensure conservation priorities are in place for these rare ecosystems. BCTS has also deferred any harvesting in CDF ecosystem for the foreseeable future. BCTS recognizes the conservation values present in the CDF, 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 apportionment. As such, we cannot assign a perpetual moratorium on logging in the CDF, but we continue to defer all operations while inventory and conservation efforts are in progress.

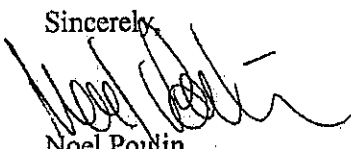
A copy of your June 12, 2018 response letter has also been sent to the District Manager of the Sunshine Coast District to convey your concerns as per your request.

Once again, thank you for participating in our information sharing process.

Also, as a friendly reminder, please continue to use BCTS.Powell.River@gov.bc.ca for all communications.

We look forward to working with you in the future.

Sincerely,



Noel Poulin
Woodland Supervisor

cc: derek.lefler@gov.bc.ca , cyclingscc@gmail.com, ian.hall@scrd, lesleyann.staats@scrd.ca

June 2, 2014

**Communication Protocol
(The Protocol)**

Between:

**The Sunshine Coast Regional District
(SCRD)**

And

**BC Timber Sales Strait of Georgia Business Area
(BCTS)**

(Collectively the Parties)

Preamble:

- A.** BC Timber Sales plays an integral role in the implementation of government's Forestry Revitalization Plan and supports the Ministry of Forests Lands and Natural Resource Operations (FLNRO) goal of providing British Columbians with sustainable benefits from the commercial use of public forests.
- B.** BC Timber Sales is a stand-alone organization within the FLNRO created to develop Crown timber for public auction to establish market price and cost benchmarks, and to capture the value of the timber asset for the public.
- C.** High-quality forest and environmental management practices are integral to the BCTS mandate and the way it conducts business.
- D.** BCTS manages timber assets in designated forest development plan units on the Sechelt Peninsula.
- E.** 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.
- F.** The Sunshine Coast Regional District (SCRD) is the local government serving the residents of the Sunshine Coast and provides a forum for the representation of regional residents and communities and acts as a vehicle for advancing the interests of the region as a whole.
- G.** A communication protocol will provide the SCRD an opportunity to review and comment on proposed BCTS harvesting plans and demonstrate to its constituents that it has awareness and knowledge concerning BCTS forest practices.

- H. 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.
- I. This Protocol is intended to assist in achieving stability and greater certainty for BCTS and to provide the SCRD the opportunity for early and meaningful involvement while BCTS plans are in formation.
- J. This Protocol is intended to strengthen the relationship between the SCRD and BCTS, based on effective working relationships, mutual respect and accountability.

THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. Definitions

For the purposes of this Agreement, the following definitions apply:

- i. **“Operational Plan”** means a set of 1:20,000 scale map sheets depicting the timber harvesting land base, various forest attributes, existing and proposed roads, proposed cut-blocks, active and completed timber sales.
- ii. **“Timber Harvesting Land Base”** means the portion of the total land area of a management unit considered by the Ministry of FLNRO to contribute to and be available for long term timber supply.
- iii. **“Timber Sale licence”** means a defined area of timber subject to disposition provisions under the Forest Act within which timber harvesting activities are authorized by the timber sales manager.
- iv. **“Timber Sales Manager”** means the delegated decision maker with authority to make statutory decisions with respect to forest and range resources under provincial legislation.
- v. **“Sales Schedule”** means a schedule of timber sales intended for disposition by BCTS for a particular fiscal year. The schedule provides BCTS clients and other Parties advance notice of timber sale tenders.

2. Purpose and Objectives

The Purpose and Objectives of this Communication Protocol are:

- i. Assist with building a government to government relationship that will guide BCTS and SCRD engagement across a range of business focused on land and natural resource management in an efficient, effective and responsive manner for both Parties.

3. Scope and Parts of this Protocol

- i. This Protocol consists of sections 1 to 7, and Appendices A, B and C.
- ii. This Protocol is in effect within the boundaries outlined in the attached Appendices.
 - a. Appendix A – Map of the Sunshine Coast Community Interface Area (SCCIA).
 - b. Appendix B – Map of BCTS Community Watershed Operating Areas
 - c. Appendix C – Map of BCTS Mt Elphinstone Operating Areas.
- iii. 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.

4. Communication Process - BCTS to SCRD

- i. In order to facilitate enhanced communications concerning BCTS forest operations, BCTS agrees to provide the SCRD Planning Department (SCRD) with their operational plans for the Sunshine Coast Community Interface Area (SCCIA), designated community watersheds and Mt. Elphinstone in a timely manner.
- ii. Operational plans will identify proposed harvest areas (timber sales) and associated access roads intended for disposition over a two to three year period.
- iii. Amendments and updates to operational plans are prepared periodically. BCTS will refer all new cut-block and road projections to the SCRD for review and comment.
- iv. BCTS will convey operating plans in digital PDF format. Sufficient and understandable information will be provided by BCTS to enable the SCRD to make informed comment.
- v. Meetings to clarify and resolve issues where possible may be advantageous at times and may be called by either party. Meetings will be held at the SCRD office in Sechelt on mutually agreed to dates and in exceptional circumstances may include field trips. The scope of the meetings will include discussions of timber sale and road construction projects at least one year in advance of operations.
- vi. A 90 calendar day referral period will be the normal track for operational plan review and comment.
- vii. BCTS will document and respond to SCRD comments demonstrating that it understands the issues and has fully considered them.
- viii. BCTS will post its Sales Schedule on their corporate website and will advise the SCRD when the schedule is posted. The schedule will identify the current fiscal

year's timber sale disposition plan and provide advance notice on the location, size, species profile and tender timing of timber sales.

5. Communication Process - SCRD to BCTS

- i. The SCRD intends to participate in any referral or information sharing with BCTS in relation to proposed BCTS operational plans.
- ii. The SCRD will provide BCTS information concerning recreational projects, infrastructure projects and information concerning other SCRD interests on the shared land-base.
- iii. The SCRD will communicate the nature of any possible impacts on SCRD interests as a result of proposed BCTS road and cut-block locations.
- iv. The SCRD may share BCTS operational plans with internal SCRD committees such as the Natural Resources Advisory Committee (NRAC), Planning and Development Committees and interested members of the public. Information/Comments derived through the circulation of BCTS operating plans to the groups noted above will be summarized into a response by the SCRD Planning Department prior to delivery to BCTS.
- v. The SCRD will maintain an awareness of the BCTS Strait of Georgia Business Area "Sales Schedule" posted on the BCTS corporate website for information concerning impending Timber Sale dispositions occurring within the consultative areas.

6. Termination

- i. This Protocol may be terminated should either Party feel the protocol is no longer necessary or not meeting their interests. Upon making such a determination, three months written notice will be provided by the terminating Party and a meeting will be held prior to termination of this agreement. This document will remain in effect until terminated.

7. Amendment of Protocol

- i. Any alteration or amendment to the terms and conditions of the Protocol must be in writing and duly executed by the Parties.

June 2, 2014

Signed on behalf of:

Sunshine Coast Regional District



Garry Nohr, Chair

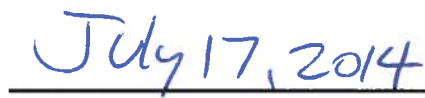


Date

BC Timber Sales



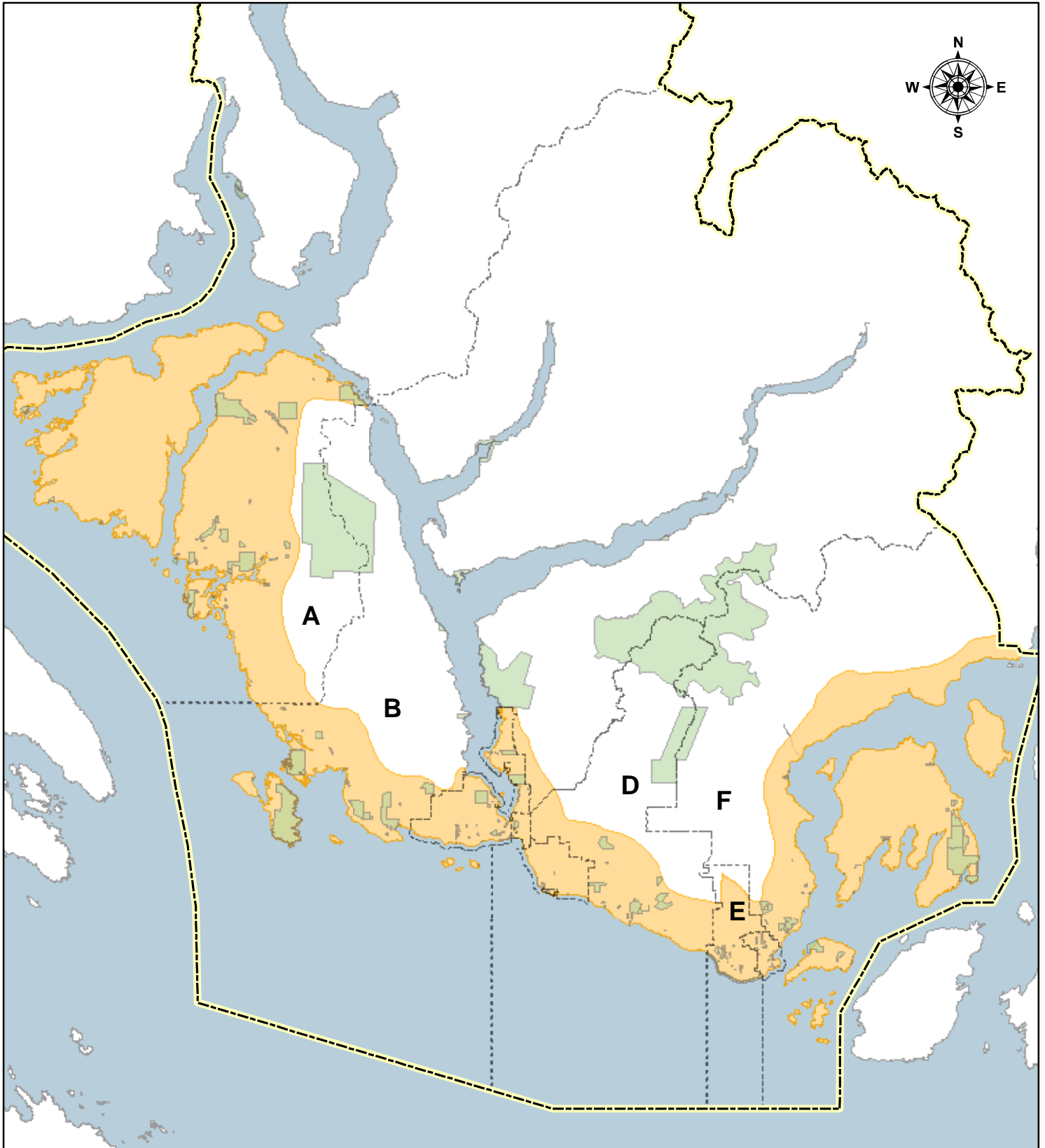
Don Hudson, Timber Sales Manager



Date

Sunshine Coast Regional District Proposed Community Interface Areas

APPENDIX A



Sunshine Coast
Regional District

June, 2013



SCRD Boundary



Electoral Areas



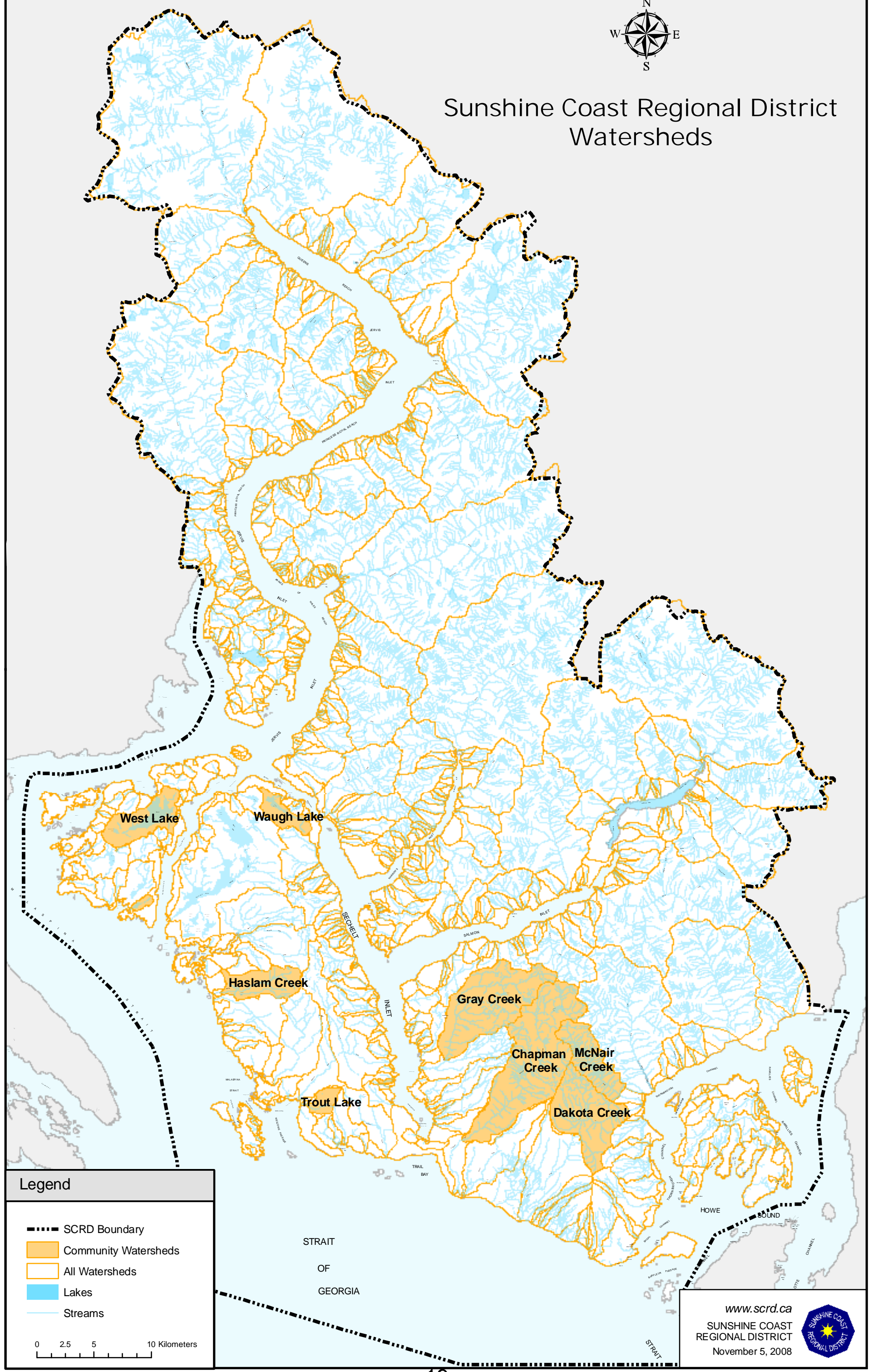
Parks



Community Interface Area



Sunshine Coast Regional District Watersheds



Legend

- SCRDR Boundary
- Community Watersheds
- All Watersheds
- Lakes
- Streams

0 2.5 5 10 Kilometers

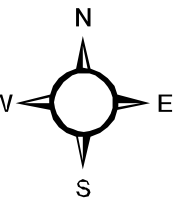
www.scrd.ca
SUNSHINE COAST
REGIONAL DISTRICT
November 5, 2008





BCTS
BC Timber Sales
Strait of Georgia

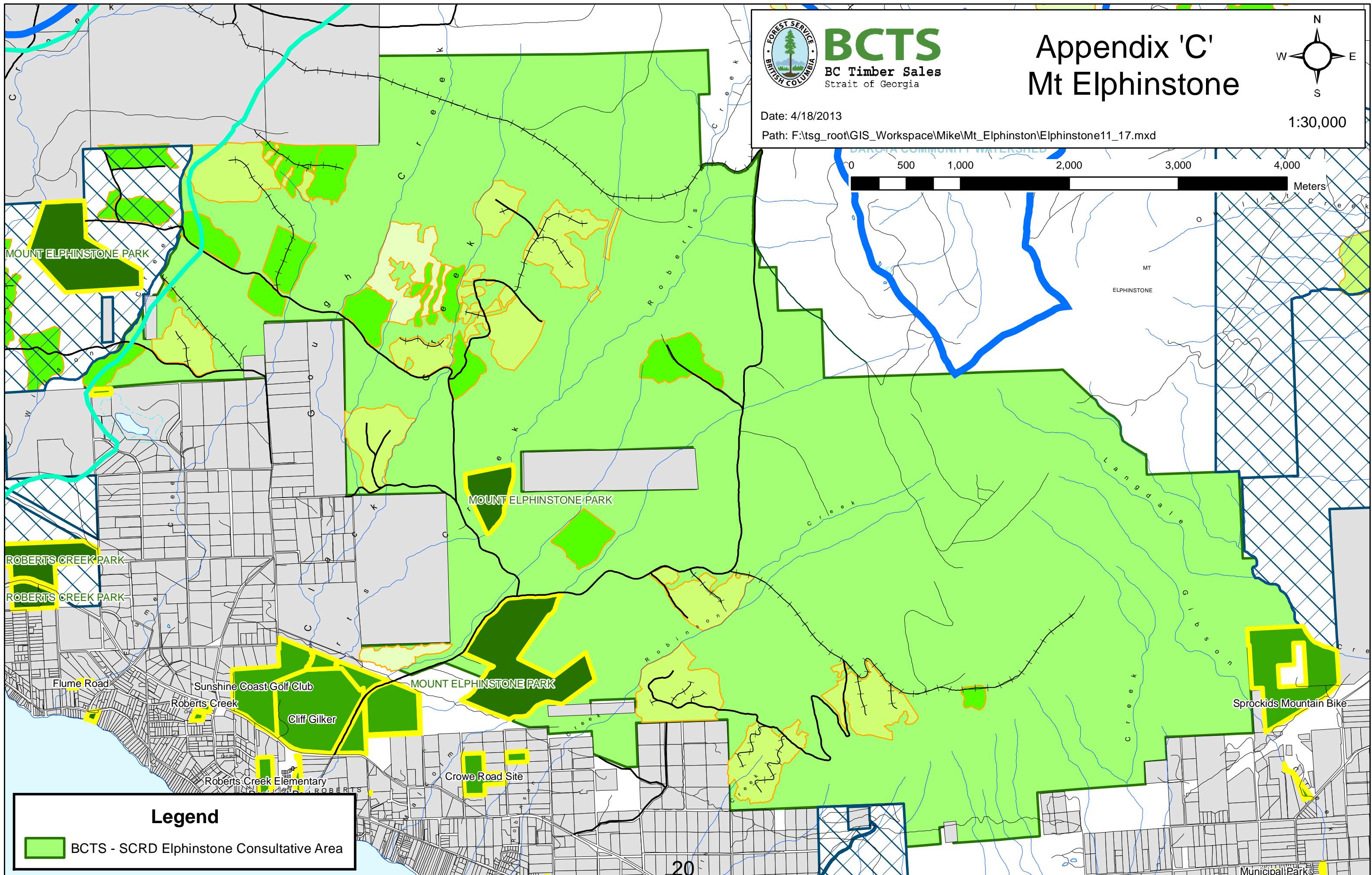
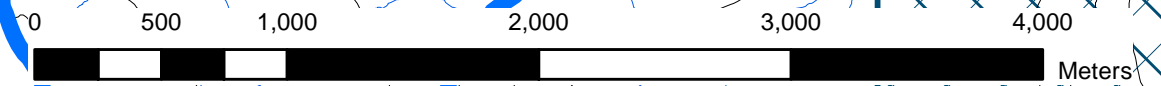
Appendix 'C' Mt Elphinstone



Date: 4/18/2013

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1:30,000



Legend

 BCTS - SCRD Elphinstone Consultative Area

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – December 13, 2018

AUTHOR: Jonathan Jackson, Senior Planner

SUBJECT: SUNSHINE COAST REGIONAL DISTRICT ZONING AMENDMENT BYLAW No. 310.175, 2017 (GIBSONS READY MIX, GILMOUR ROAD) PUBLIC HEARING REPORT AND CONSIDERATION OF THIRD READING – ELECTORAL AREA E

RECOMMENDATIONS

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road) Public Hearing Report and Consideration of Third Reading – Electoral Area E be received;

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

AND FURTHER THAT before Bylaw No. 310.175 be considered for adoption, the following conditions be met:

- a) approval from Ministry of Transportation and Infrastructure under Section 52 (3) of the *Transportation Act* be received; and
 - b) a covenant be registered on title outlining the following conditions prior to operation of a concrete batch plant:
 - i. installation of an approved connection to the regional water system, including provision for firefighting; and
 - ii. require receipt and approval by the Regional District of a dust management plan, which includes collection of rainwater.
-

BACKGROUND

SCRD has been reviewing a zoning amendment application to include a concrete batch plant as a site specific permitted use on two adjacent parcels on Gilmour Road in Elphinstone. The proposal results from the planned relocation of the existing Gibsons Ready Mix facility on 1327 Fitchett Road in Elphinstone, which has been previously approved for a residential development and is currently being prepared for this new use. The proposed new location seeks to agglomerate this industrial use with similar ones, including Elphinstone Aggregates (formerly Fiedler Brothers) and BA Blacktop.

The following resolution was adopted at the June 28, 2018, Regular Board meeting:

202/18 **Recommendation No. 2** *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road)*

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

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

AND THAT a Public Hearing be scheduled for July 18, 2018 at 7:00 p.m. at Frank West Hall, located at 1224 Chaster Road, Elphinstone;

AND THAT prior to the Public Hearing a covenanted agreement be prepared that requires prior to operation of the concrete batch plant:

- a. installation of an approved water supply, including provision for firefighting; and
- b. receipt and approval by the Regional District of a dust management plan;

AND FURTHER THAT the applicant be required to investigate groundwater supply options prior to Third Reading of the Bylaw.

211/18 THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be read a second time.

The June 21, 2018 ISC staff report titled, Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road) – Electoral Area E is attached for background information (Attachment A).

A Public Hearing was held on July 18, 2018 and attended by 3 members of the public with no written submissions received. The report of the Public Hearing is attached (Attachment B).

The purpose of this report is to provide information on the Public Hearing and obtain direction from the Committee on moving forward.

DISCUSSION

Analysis

At the Public Hearing concerns were raised regarding:

1. water supply;
2. noise;
3. industrialization of the area;
4. impact of heavy vehicle traffic on road; and
5. potential for gravel mining.

At the hearing staff noted that:

1. Applicant stated investigation of well water supply will take place, however this source is likely to supplement supply from SCRD system. A covenant on title regarding water supply is a condition and SCRD has to approve any connection to the SCRD water system.
2. *SCRD Noise Control Bylaw No. 597, 2008* will apply,
3. Elphinstone OCP supports proposals for aggregate processing and the manufacture of aggregate products, such as the subject concrete batch plant, in this limited area under the Rural land use designation.
4. Ministry of Transportation and Infrastructure is responsible for road maintenance and did not raise traffic or heavy vehicles as a concern.
5. Province controls mining, local governments can control processing but not prevent mining. Staff are not aware of any plans to mine the site.

Staff note that recent site preparation has garnered attention of nearby residents. However, since the Public Hearing has already been held no further correspondence can be received.

No amendments to Bylaw No. 310.175, 2017 are proposed at this time.

Next Steps

The applicant has provided information regarding water supply options and conservation information to the SCRD as required prior to consideration of Third Reading (Attachment D). Staff accept confirmation that previous exploration for groundwater on the directly adjacent site failed to find usable sources and that given the topography of the subject lands relative to this adjacent exploration, further investigation does not appear appropriate.

The applicant has proposed collection of rainwater from roof systems that would be stored in underground tanks and used for dust management. A Professional Engineer will be required to design the proposed rainwater storage system to be of a sufficient size to meet all water use for dust control purposes for the concrete batch plant operation, assuming the following:

- no or very minimal precipitation between May 1 and September 30; and
- capacity for potential expansions and operational increases between now and 2030.

This engineered rainwater storage system will be required to be included in the dust management plan through the covenant.

Staff recommend Bylaw No 310.175, 2017 be forwarded to the Board for Third Reading and before consideration of final adoption a covenant be registered on the title of the property outlining conditions prior to operation of a concrete batch plant, including:

- a) installation of an approved connection to the regional water system, including provision for firefighting;
- b) receipt and approval by the Regional District of a dust management plan; and

After Third Reading approval from Ministry of Transportation and Infrastructure is required under Section 52 (3) of the *Transportation Act* as the subject properties are within 800 metres of a controlled access highway.

Should the Board grant final adoption of Bylaw No. 310.175, 2017 at a future date, the applicant will be required to apply for a Development Permit for form and character prior to construction, subject to the conditions outlined in the OCP. The subject site is included in Development Permit Area No. 7 (Rural Industry) where the objective is to provide landscaping, signage and design parameters on rural industrial and commercial uses that form a future gateway to the Sunshine Coast along the Highway 101 Bypass extension area. This Development Permit process would also implement the approved dust management plan.

STRATEGIC PLAN AND RELATED POLICIES

This amendment could support the SCRD priority to Support Sustainable Economic Development.

CONCLUSION

A public hearing was held on July 18, 2018 regarding Bylaw No. 310.175, 2017 to include concrete batch plant as a site specific permitted use.

Concerns raised at the public hearing can be addressed by the current SCRD Noise Control Bylaw and the registration of covenants on title to address dust management and water supply before the concrete batch plant is permitted to operate. The applicant has recently supplied information on water supply options.

Staff recommend that *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* receive Third Reading. Consideration of final adoption may take place once the above noted covenant is registered on title and Ministry of Transportation and Infrastructure approval is received by the SCRD.

Attachments

Attachment A – June 21, 2018 ISC Staff Report for Background Information

Attachment B – Public Hearing Report

Attachment C – *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017*

Attachment D – Correspondence from applicant regarding water supply

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

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Infrastructure Services Committee – June 21, 2018

AUTHOR: David Rafael, Senior Planner

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

RECOMMENDATIONS

1. **THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road) - Electoral Area E be received;**
 2. **AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be forwarded to the Board for Second Reading;**
 3. **AND THAT a Public Hearing be scheduled for July 18, 2018 at 7:00 p.m. at Frank West Hall, located at 1224 Chaster Road, Elphinstone;**
 4. **AND THAT prior to the Public Hearing a covenant be prepared which requires the following conditions to be achieved prior to operation of the concrete batch plant:**
 - a) **installation of an approved water supply, including provision for firefighting; and**
 - b) **receipt and approval by the Regional District of a dust management plan;**
 5. **AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing.**
-

BACKGROUND

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

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

At the October 26, 2017 regular Board meeting the following resolution was adopted:

299/17 **Recommendation No. 4** *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017 (Gibsons Ready Mix, Gilmour Road)*

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

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

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

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

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

A public information meeting was held on March 19, 2018, there were no members of the public attended. Referrals were sent in November 2017; the following table sets out the agency responses.

Elphinstone Advisory Planning Commission	Meeting on October 25, 2017 The APC recommended support for Option 1 as noted in the staff report, that SCRD Zoning Amendment Bylaw 310.175, 2017 (Gibsons Ready Mix) be forwarded to the Board for First Reading and commence consultation, as it is in alignment with industrial activities in the area.
Ministry of Transportation and Infrastructure	The Ministry has no comment to provide, as its interests are unaffected.
BC Hydro	BC Hydro has no objection in principle to the proposed rezoning of these lands.
Skwxwú7mesh Nation	Referral sent on November 30, 2017 and re-referred on March 19, 2018. No response has been received to date.
Gibsons and District Volunteer Fire Department	GVRD has requested a fire hydrant located closer to the property.

Table 1 – Referral Response Summary

DISCUSSION

Analysis

The subject parcels are not served by SCRD water and operation of a concrete batch plant process requires input of water. The applicant proposes to extend the water line from the adjacent BA Blacktop site. However, this requires approval from the SCRD as the water for BA Blacktop is from an SCRD watermain on Keith Road. Alternatively the watermain could be extended to the site from its end point on Gilmour Road supplied from the regional water system (Chapman). Another option is that the site is served by an on-site well with storage.

Should the applicant propose to connect to the regional water system, the applicant must work with SCRD Infrastructure Services to determine what infrastructure is required such as appropriate waterline, fire hydrant, water meter, pump station upgrades, or any other required infrastructure to provide water service to the subject property as per the SCRD subdivision standards. Due to the elevation of the subject property related to the Cemetery Road Reservoir the applicant must ensure, through water modeling or other means, that water flows and pressures on the subject property are appropriate. A statutory right-of-way or easement is required for the waterline route through the adjacent parcel that includes BA Blacktop and the gravel mine. Any improvements to infrastructure must be funded by the applicant with approval from SCRD Infrastructure Services.

If it is not possible to install a fire hydrant on the watermain or to establish water pressure for fire flow then the applicant should consult with the Gibsons and District Volunteer Fire Department to establish water storage or fire suppression needs and design a system to meet requirements.

A building permit will be required for any office or storage buildings and may be required for the batch plant. Provision of water could be addressed at the building permit stage, however it is possible that the batch plant may not require a building permit and the plant could operate without buildings on site and therefore a covenant is required to ensure water connection.

Staff recommend that should Bylaw 310.175, 2017, move forward an approved water system be installed prior to installation and operation of the cement batch plant. This is recommended to be the subject of a covenant registered on title of the properties. Consideration of adoption of Bylaw No. 310.175 would therefore be subject to approval of an extension of the watermain or issuance of a provincial water licence for groundwater use. Either option will require confirmation that adequate supply for firefighting is provided.

For a similar proposal at 969 Keith Road (Bylaw No. 310.170, adopted March 8, 2018) concern was raised regarding dust and the provision of a dust management plan was proposed as a solution. No concerns have been raised regarding dust for this proposal. However, staff recommend that the covenant also include a requirement that a dust management plan be approved before the plant operates as a good development practice.

Staff recommend that Bylaw No. 310.175, 2017 be forwarded to the Board for Second Reading and a Public Hearing is scheduled for July 18 at 7 p.m. in Frank West Hall.

Organization and Intergovernmental Implications

Input from Infrastructure Services and Gibsons and District Volunteer Fire Department have been received and further collaboration will be required with respect to the design of a water system.

Communications Strategy

The public hearing will be advertised in two consecutive editions of a local newspaper and notification letters will be sent to owners/occupiers of properties within 100 metres of the subject parcel boundary.

STRATEGIC PLAN AND RELATED POLICIES

The bylaw amendment process supports the Strategic Plan's values of Collaboration, Respect & Equity and Transparency.

CONCLUSION

The SCRD received an application to rezone two adjacent parcels on Gilmour Road in Elphinstone to permit a concrete batch plant. Agencies were consulted and a public information meeting was held. No objections to the proposed amendment were raised. The only concern raised was water supply including that needed for firefighting. Water supply can be addressed by extending the watermain or an on-site well and approval of a design is recommended to be a requirement before Bylaw No. 310.175, 2017 is adopted.

Staff recommend that *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* be forwarded to the Board for Second Reading and a Public Hearing is scheduled for July 18 at 7 p.m. in Frank West Hall.

Prior to the public hearing a covenant agreement is recommended to be prepared that requires before operation of the concrete batch plant:

- i. installation of an approved water supply, including provision for firefighting; and
- ii. receipt and approval by the Regional District of a dust management plan.

A copy of Bylaw No. 310.175, 2017 is included in Attachment A.

Attachments

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

Reviewed by:			
Manager	X - A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Mgr Utility Services	X - S. Walkey
		Chief GDVFD	X - R. Michael

Attachment A

SUNSHINE COAST REGIONAL DISTRICT BYLAW NO. 310.175

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

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

PART A – CITATION

1. This bylaw may be cited as the *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017*

PART B – AMENDMENT

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

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

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

Site Specific Uses

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

- (1) concrete batch plant.

PART C – ADOPTION

READ A FIRST TIME this 26th DAY OF OCTOBER , 2017

READ A SECOND TIME this DAY OF MONTH , YEAR

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

READ A THIRD TIME this DAY OF MONTH , YEAR

ADOPTED this DAY OF MONTH , YEAR

Corporate Officer

Chair

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

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



SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD AT
Frank West Hall
1224 Chaster Road, Elphinstone
July 18, 2018

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

PRESENT:	Chair, Area F Director Alternate Chair, Area E Director	Ian Winn Lorne Lewis
ALSO PRESENT:	Senior Planner Recording Secretary Members of the Public	David Rafael Genevieve Dixon 3

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* was called to order at 7:08 p.m.

The Chair introduced staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing. The Chair then indicated that following the conclusion of the public hearing the SCRD Board may, without further notice or hearing, adopt or defeat the bylaws or alter and then adopt the bylaws providing the alteration does not alter the use or increase the density. The Chair asked David Rafael, Senior Planner, Planning & Development, to introduce *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017*.

PURPOSE OF BYLAW

The Senior Planner began by stating that the purpose of Bylaw No. 310.175, 2017 is to rezone two adjacent parcels on Gilmour Road in Elphinstone to permit a concrete batch plant. The properties (Legal Description: Block 6 Except: Part now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 REM, Except: Part now Road Plan LMP1312, District Lot 1657, Plan 4563. Civic Address: Gilmour Road, Elphinstone) Current Zoning is RU2.

RU2 permitted uses includes:

- Two dwellings
- Enclosed building to house manufacturing or storage (75m² limit)
- Sawmill, shake mill
- Equipment repair and maintenance, enclosed building

Proposed Rezoning Amendment

The main purpose of the *Sunshine Coast Regional District Zoning Amendment Bylaw 310.175, 2017* is to add site specific permitted use – concrete batch plant.

Elphinstone Official Community Plan (OCP) Policies

- Land Use Designation – Rural

Objective 3: possibility for expansion of aggregate processing/manufacturing in adjacent areas adjacent to the gravel mine.

Policy 5.1.6: supports expansion of these uses in adjacent areas (to mine) subject to rezoning.

DPA7 – Rural Industry

Key points:

- Requires applicant to develop sensitively.
- Screening by fence and landscaping, to road and neighbouring residential or rural parcels.
- Lighting to avoid spill, maintain dark skies principle.
- Design guidelines for signage, use of natural or natural appearing materials for base of the sign.
- If the project moves forward, the applicant will have to apply for a development permit.

The Bylaw Amendment process timeline was summarized as follows:

- Application received on August, 2017
- Proposed bylaw received First Reading on October 26, 2017
- Public Information Meeting held on March 19, 2018
 - Notice placed in March 9 edition of Coast Reporter and notices sent to property owners/occupiers within 100 metres of the site
 - No members of the public attended
- Agency Referrals took place in February and March, 2018. Referred agencies include Elphinstone Advisory Planning Commission, Skwxwú7mesh Nation, Ministry of Transportation and Infrastructure, BC Hydro, and Gibsons and District Volunteer Fire Department.
- Proposed bylaw received Second Reading on June 28, 2018, no changes.
- Public Hearing held on July 18, 2018
- Public Hearing Report and Recommendation for Third Reading will be considered at a future Planning and Community Development Committee.
- Conditions need to be met
- Consideration of Adoption at a future SCRD Board meeting.

Previously Addressed Issues

Water:

- Increase in use
- SCRD watermain would need to be implemented and approved by the SCRD.
- A well wouldn't be the primary source of water use, may be used for firefighting. Would be used for supplementing.

- Current plant uses between 6.5 cubic metres (in winter) to 11.5 cubic metres in summer of water. The upper end is considered by SCRD to be a large user.
- Residential garden sprinklers use about 2-3 cubic metres.
- Applicant recently stated that the proposal will increase production from that in current location.
- Extend watermain either through parcel to east or up Gilmour Road, requires approval from SCRD Infrastructure Services to ensure technical issues resolved.
- Well to supplement supply from SCRD.
- Fire hydrant to be installed.

Conditions and Amendments

Covenant to be signed between the SCRD and applicant, prior to operation:

1. Installation of an approved water supply, including provision for firefighting; and
2. Receipt and approval by the Regional District of a dust management plan;
3. MoTI approval (Transportation Act) may be required if close to the proposed highway bypass.

PUBLIC SUBMISSIONS PRIOR TO PUBLIC HEARING

The Senior Planner noted that there were no submissions prior to the public hearing.

The Chair called a first time for submissions.

PUBLIC SUBMISSIONS AT PUBLIC HEARING

Questions from the public were addressed as follows:

Paul Tikkanen
1060 Keith Road

1. It was mentioned it was RU2 zoning, where on Gilmour Road would this be located?

The Senior Planner mentioned it would be located above Cemetery Road on Gilmour Road, north of the RV Park. T

2. Are the two RV parks in that area, zoned RU2?

The Senior Planner noted the sites are zoned RU2. Campsites are a permitted use in RU2 zone limited to 10 campsite/RV's per hectare. RV/campsites sites and not permanent, and are meant for tourists.

3. Is there a concrete batch plant on Keith road, is this a part of this operation?

The Senior Planner stated the Keith Road concrete batch plant is separate from this application, and was approved for rezoning earlier this year.

4. Are concrete plants noisy?

The Senior Planner stated unsure of the noise levels, but there is a noise bylaw in place if needed to address issues.

Mark Hiltz
925 Stewart Road

1. Confirmation that the summer water usage of 11.5m³ was the maximum usage at the current concrete batch plants location?

The Senior Planner stated the water use for the new existing plant is around the same 11.5m³ and the usage would fluctuate above and below that usage. The site is metered and the new site will be metered.

2. Is the applicant in search of a well? Is this a requirement?

The Senior planner stated that the applicant is in search of a well supply and that it would be used as a supplement source to the SCRD supply. Provision of the well is not a condition, provision of an approved water supply is. This could include well and or SCRD supply.

3. Cemetery Road, Gilmour Road and North Road, concerns of the road conditions due to concrete truck transport?

The Senior planner noted MoTI would have to address concerns and they did not raise this as an issue.

Paul Tikkanen
1060 Keith Road

1. Is the proposed concrete batch plant property previously owned by the SCRD? Who owns it?

The Senior Planner stated it is owned by Gibsons Ready Mix. Unsure as to who owned the property before.

2. If gravel is found on the property, can they expand for a gravel pit?

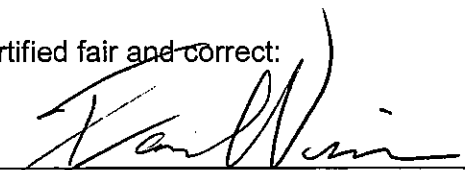
The Senior Planner stated it would fall under the Mining Act, and mining is not controlled by local governments. If they wanted to process the mineral on site then need to apply to rezone.

CLOSURE

The Chair called a third and final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* closed at 7:38 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:



Ian Winn, Chair

Prepared by:



G. Dixon, Recording Secretary

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 310.175**

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

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

PART A – CITATION

1. This bylaw may be cited as the *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017.*

PART B – AMENDMENT

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

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

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

Site Specific Uses

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

- (1) concrete batch plant.

PART C – ADOPTION

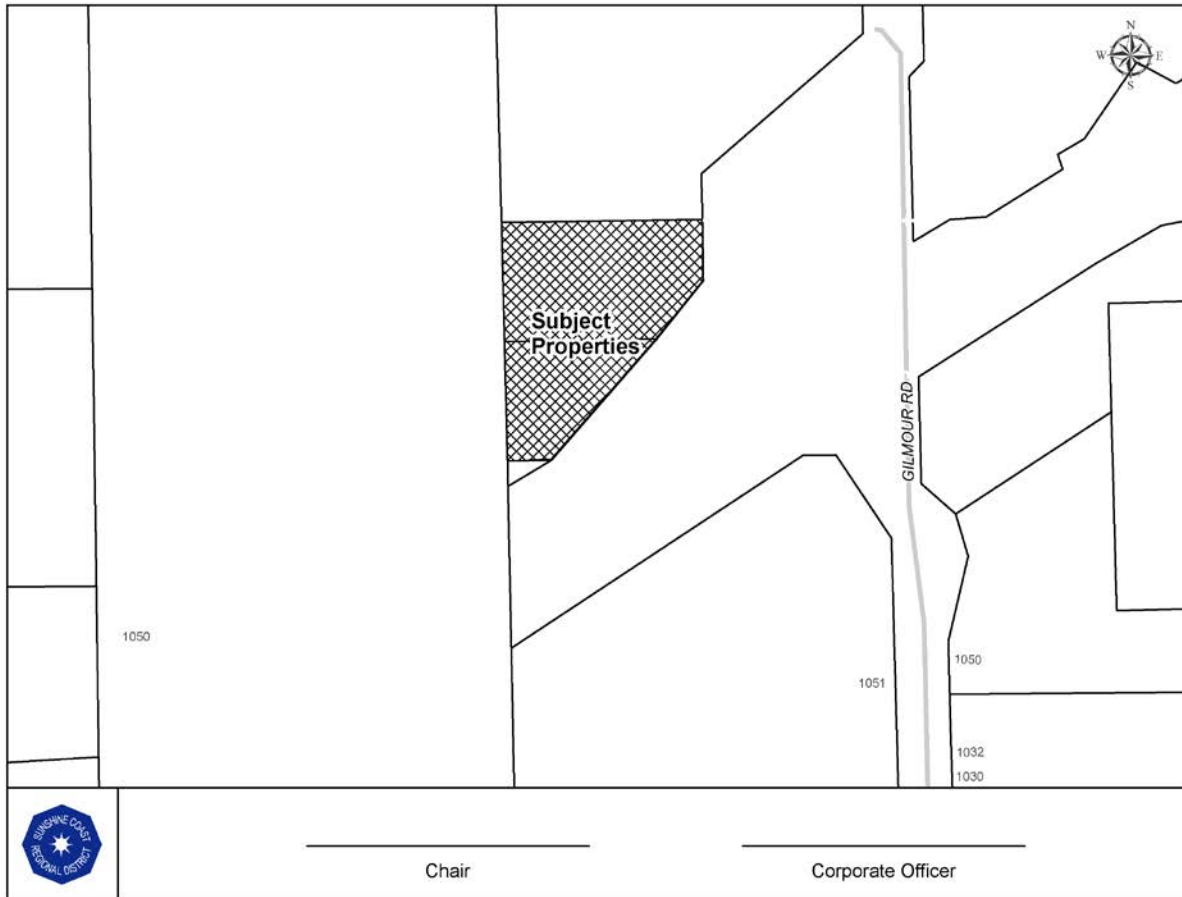
READ A FIRST TIME this	26 th	DAY OF OCTOBER ,	2017
READ A SECOND TIME this	28 th	DAY OF JUNE ,	2018
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	18 th	DAY OF JULY ,	2018
READ A THIRD TIME this		DAY OF MONTH ,	YEAR
ADOPTED this		DAY OF MONTH ,	YEAR

Corporate Officer

Chair

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

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



N.B. Contracting LTD
612 Woodland Ave
Gibsons B.C.
V0N 1V1

To SCRD board and whomever this may concern, I have enclosed some information in regards to an alternate water source for our Redi Mix operation, Ken Fiedler has given me some valuable information, every attempt to find well water on the adjacent property failed at a considerable cost, I feel it would be a complete waste of money to do what he has proven will not work,

I have also voiced my concerns about the board even asking for me to explore something that would not supply us with enough water to maintain our current volume, there is no way we could rely on a well for a water source, for eg if we were in the middle of a large pour and the well could not keep up then what, tell our customer sorry? it is not a feasible option, we are a user pay now and if anything our water consumption will go down with our new plant, 100% efficient, as far as a dust control plan the new plant has all the latest and greatest dust collectors, enclosed is a note from manufacturer touching on two key points, and dust control for the yard will not change, we have always used Bonniebrook Ind for calcium chloride dust control.

We have two used tanks we are proposing to bury and collect roof water for dust control as well. As you all well know we are now located in the middle of a residential area right now, to me it seems to make all the sense in the world to help me move to our new location BESIDE a gravel operation and BA Blacktop not to slow the process down, thank you for your consideration to this matter

Regards Nick Bergnach President

Gibsons Redi Mix LTD



***FBC* RENTALS LTD.**

~ Material Handling Systems ~

P.O. Box 279
1023 Henry Road
Gibsons, B.C.
V0N 1V0

Phone (604) 886 8602
Fax (604) 886 0256
Cell (604) 290 8209
Email: kenfiedler279@gmail.com

November 1, 2018

Gibsons Ready Mix
1327 Fitchett Road
Gibsons, BC
V0N 1V5

Attention: N. Bergnach

Nick:

Re: Ground Water Availability

This will confirm our conversation with respect to availability of ground water as a supplemental supply to your concrete plant to be located on Rem. 6 and 7, DL 1657.

As a previous owner of Lot 1, Lot 4 and north half of Lot 3, DL 1657, my experience trying to find ground water sources for our gravel mine has been a waste of time and money. An existing dug well on the south end of Lot 4 is a dry hole. A drilled and cased attempt north of the hydro right of way produced a 400' dry hole at a cost of \$25,000.00.

During the course of test drilling for sand and gravel on Lots 1, 3 and 4 from 10 to 30 meters below the mine floor elevation in all 12 test holes no ground water was encountered. Your site is considerably higher in elevation than the mine floor where this drilling took place.

Yours truly,



K.V. Fiedler
FBC Rentals Ltd., formerly Elphinstone Aggregates Ltd.

KVF/tlh

Hi Nick,

The plant could produce 80-100 m³/h It is computer controlled and will use an exact amount of water. If you want, it has the feature of using your recycled water at a percentage base.

To address the dust, we have the best silo top dust scavengers on the market supplied. The dust from the weighing into the cement hopper and truck loading was an option you did not order at the that time.

The installation supervisor name is Don George, his cell #604-999-5397.

Note: You have to give approximately 2 – 3 weeks' notice because of other commitments.

Horst

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – December 13, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116 Consideration for First Reading – Pender Harbour Ocean Discovery Station (PODS)

RECOMMENDATIONS

1. THAT the report titled Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116 Consideration for First Reading – Pender Harbour Ocean Discovery Station (PODS) be received;
 2. AND THAT Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116 be forwarded to the Board for First Reading;
 3. AND THAT Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116 be referred to the Egmont / Pender Harbour Advisory Planning Commission, Pender Harbour Volunteer Fire Department, shíshálh Nation, the Ministry of Transportation and Infrastructure and the Vancouver Coastal Health for comment;
 4. AND FURTHER THAT after First Reading of Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Electoral Area A Zoning Amendment Bylaw No. 337.116, two public information meetings, one for the surrounding neighbourhood of the subject site and the other for the broader community, be held in regard to the bylaws.
-

BACKGROUND

SCRD has received an Official Community Plan and Zoning Bylaw amendment application to facilitate the development of the Pender Harbour Ocean Discovery Station (PODS) located in Irvines Landing, Pender Harbour.

This development application was introduced to the Planning and Community Development Committee on October 11, 2018. On October 25, 2018, the SCRD Board adopted the following resolution:

307/18 **Recommendation No. 4** *Pender Harbour Ocean Discovery Station (PODS) Development*

THAT the report titled Introduction of Pender Harbour Ocean Discovery Station (PODS) Development be received;

AND THAT in advance of consideration of First Reading of Official Community Plan and Zoning Amendments for Pender Harbour Ocean Discovery Station (PODS) Development, this report be referred to the Egmont/Pender Harbour Advisory Planning Commission.

The Egmont/Pender Harbour Advisory Planning Commission (APC) has reviewed the application and provided comments which will be further discussed in this report.

This report provides an overview of important aspects of the development and the proposed amendments to the Official Community Plan and zoning bylaw, and recommends First Reading of the bylaws to be followed by agency referrals and two public information meetings for the surrounding neighbourhood of the subject site and the broader community of Pender Harbour.

Application Summary

Table 1 below provides a summary of the application. Schematic design concepts of the development are provided in Attachments A-C.

Table 1: Application Summary

Owner/Applicant:	Ruby Lake Lagoon Nature Reserve Society
Legal Description:	PARCEL 1 DISTRICT LOT 1543 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP960
PID:	027-738-515
Electoral Area:	Area A
Civic Address:	4150 Irvines Landing Road
Parcel Area:	0.64 hectares (1.58 Acres)
Existing Land Use Zone:	C3 (General Commercial) & R2 (Residential Two)
OCP Land Use Designation:	Tourist Commercial
Proposed Use:	Aquarium, restaurant, gift shop, auditorium, research, conference centre, dive centre, laboratories, offices, caretaker's residence
Proposed Land Use Zone:	PA1D (Research and Assembly)
Proposed OCP Land Use Designation:	Public Use and Utilities

Site and Surrounding Uses

The subject parcel is located in the Irvines Landing neighbourhood in Pender Harbour. Remnants of the old Irvines Landing Pub remain on the property. The surface of the site is covered by remaining pavements of the pub and sparse vegetation. The land gently rises from the foreshore on the south end toward the coastal headland to the northeast. The property is surrounded by rural and residential parcels on the east, north and west sides. A property

located across Irvines Landing Road has commercial zoning, however it does not appear as though there is a commercial use currently in place. The following Figures 1 and 2 show the site location and an aerial image of the site and surroundings.

Figure 1 Location of subject site



Figure 2 Aerial Image



Proposed Uses

PODS is proposed to be a multi-use research, exhibition, conference and education facility. Two main buildings with an approximate total of 2800 square metres of floor area are proposed. The building proposed on the higher north side of the property would be the auditorium. It also contains an underground parkade and a caretaker's suite. The building with three connected boat-shaped pods is proposed to be located in the mid-section of the property. This building would contain a number of uses including:

- aquariums
- theatre
- dive center
- laboratories
- offices
- gift shop
- restaurant

The proposal also includes courtyards, a boat ramp, a dock and other outdoor spaces for exhibition, education, performance and dining.

PODS aims to achieve net zero energy consumption and to deploy a biophilic (nature-based or nature-sensitive) design for the facility. PODS has a sustainable energy strategy to achieve these objectives through multiple forms of renewable energy, including energy efficient building envelope and mechanical systems, on-site electricity generation through solar panels, and potentially tidal power from the bay. Environmentally friendly design for water conservation and wastewater treatment is also planned.

The PODS design concepts include innovative solutions which will require further technical analysis as the project unfolds, particularly those related to water supply and waste water treatment to ensure the facility complies with regulations of the SCRDC and other provincial ministries, and is sustainable.

Figure 3 Conceptual site plan



DISCUSSION

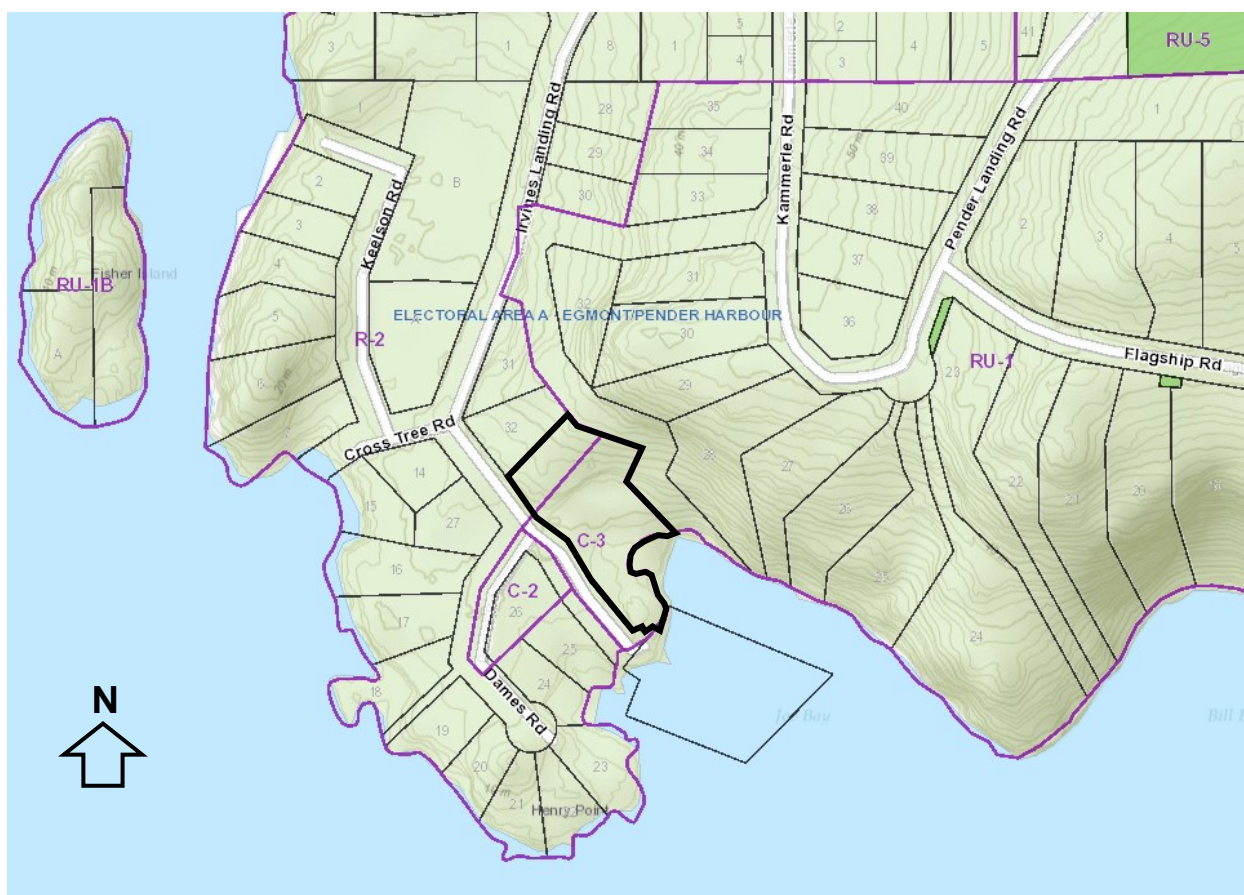
Egmont / Pender Harbour Official Community Plan (OCP) Policies

In the OCP (Bylaw 708) the parcel is designated as “Tourist Commercial” which applies to retail and accommodation uses. Although some components of PODS such as the gift shop and the restaurant are commercial in nature, the facility is mainly a research, educational and assembly institution, for which the Tourist Commercial designation is not suitable. The “Public Uses and Utilities” designation of the OCP is more appropriate for the facility, and development of institutional uses is supported by policies of this designation. The proposed OCP amendment bylaw can be found in Attachment E.

Zoning Bylaw No. 337 Amendments

Within Zoning Bylaw No. 337, the subject property has split zoning with the large south portion zoned C3 (Commercial Three) and small north portion zoned R2 (Residential Two) (Figure 4).

Figure 4 Zoning Map



The C3 Zone permits a range of commercial uses such as retail, office, personal service, entertainment, restaurant, motel and marina, some of which are proposed to be included in the PODS development. The R2 zone permits dwellings and related auxiliary uses. Neither zone is suitable for the proposed mix of uses of PODS, which has only a fraction of the C3 uses (retail and office) and R2 uses (a residential suite for the caretaker), but are more predominantly institutional and assembly uses. It is therefore recommended that the zoning designation be amended. Creating a new zone specifically for this property to reflect the proposed development will be the most appropriate approach. Given the nature of PODS being a research, education and assembly facility, the new zone will be most suitably categorized as one of the Park and Assembly Zones of the zoning bylaw. These zones are consistent with the proposed OCP designation “Public Uses and Utilities” for the property. It is recommended that the new zone be named “PA1D Zone (Research and Assembly)”.

To facilitate and control the proposed uses, design and layout of the development, the following provisions for the proposed PA1D Zone are recommended:

Permitted Uses:

Principal Uses:

- (a) aquarium, exhibition
- (b) auditorium, theatre
- (c) office, laboratory, research and diving facility

Auxiliary Uses:

- (d) restaurant, pub
- (e) gift shop, retail
- (f) caretaker's residence
- (g) boat ramp

Siting Requirements:

No structure shall be sited within:

- (a) 5 metres from the south parcel line
- (b) 5 metres from the north parcel line
- (c) 4 metres from the west parcel line
- (d) 15 metres from the natural boundary contiguous to the ocean

Parcel Coverage: maximum 35 %

Building Height: maximum 13 metres

Off-Street Parking Spaces: minimum 51

The proposed zoning amendment bylaw can be found in Attachment D.

Development Considerations

Design Schemes

The schematic design of PODS (Attachments A-C) attempts to blend the building forms with the land yet retain a distinctive character. The design of the 3 pods is inspired by natural arches formed by tree canopies and the local boat building tradition. The low and slender building profiles minimize disruption to views to the ocean. The proposed landscape strategy emphasizes connection with nature and seeks to restore the existing natural habitat wherever possible.

The final design of the buildings and landscape should generally conform to these design schemes, and they can be secured by a building / landscape design covenant for the development.

Parking and Transportation

The applicant has presented a preliminary management strategy for the parking and transportation operation of the new facility. The overall goal of the strategy is to keep the number of visitors arriving by private vehicles to a minimum so that the limited parking capacity on the site can accommodate both staff and those visitors. The total amount of on-site parking is proposed to be 51 spaces, of which 41 spaces are provided in an underground parkade and 10 spaces on the ground adjacent to the road.

This goal will be largely achieved by providing shuttle service from off-site locations. This service includes both boat and bus services. Shuttle boat service will be provided between Madeira Park and the PODS site in Irvines Landing, as frequently as twice per hour in peak season. Shuttle buses will transport large off-coast groups directly from the Langdale Ferry terminal, and other visitors from various locations in Pender Harbour.

PODS is investigating possible locations for park-and-ride sites, for example, Madeira Park and the area near the intersection of Sunshine Coast Highway and Garden Bay Road. PODS anticipates that visitors will also come by boats, kayaks, bikes or planes, particularly in summer months. PODS will also seek to discourage visitors from driving directly to the facility through its marketing strategy.

With these transportation services in place, the applicant expects that the number of private vehicles traveling directly to PODS can be greatly reduced, and the parking demand from visitors arriving by private vehicles can be kept within the on-site parking capacity. This will also lessen impact on local roads and traffic.

It is expected that more details of the park-and-ride lots and shuttle services will become available as the project progresses. The proposed transportation management plan will also need to be verified by qualified professionals and reviewed by the Ministry of Transportation and Infrastructure through the agency referral process.

Infrastructure and Utility Services

Regional water is available to the subject property via the North Pender Harbour Water System. There is an existing 100 mm water service to the property.

As per Garden Bay Waterworks District Bylaw No. 72, a Capital Expenditure Charge is required to be paid in full to the Sunshine Coast Regional District prior to issuance of final development approval.

According to the application package, the proposed development will require a 150 mm water service. The applicant's engineers must confirm whether there is adequate storage and flow to meet the requirements for onsite and offsite fire suppression. Any improvements to the water distribution required to provide adequate flow to the proposed development must be designed and funded by the applicant with consideration of the existing infrastructure in the area.

The applicant must submit plans for the proposed wastewater treatment system to the Regional District for review once more detailed plans are available.

As part of the development approval process the applicant must also investigate sourcing and delivery of natural fresh water or dechlorinated water for some of the aquarium tanks.

Geotechnical Assessment

A geotechnical assessment for the proposed development has been completed. The assessment identifies the characterization of surface conditions and provides recommendations on site development, retaining wall design, foundation design, potential slope stability hazards, seismic considerations and other geotechnical aspects of the project.

The south part of the parcel is within Development Permit Area 1A – Coastal Flooding of the OCP. A development permit to address requirements of this Development Permit Area will be required prior to future construction on the site. Specific waterfront setback will be determined through this permit to ensure safety of the buildings.

Environmental Management

The applicant's consultants have completed an environmental review of the project. The report identifies basic environmental parameters of the site such as vegetation, wildlife, ecosystems, etc. It recommends preliminary strategies for limiting impact of construction activities, habitat enhancement, revegetation, as well as work windows to protect wildlife nesting.

Heritage Conservation Act

A preliminary archaeological field reconnaissance has been conducted for the site. Further archaeological investigation in accordance with the *Heritage Conservation Act* is recommended prior to development activities. This application will be referred to the *shíshálh* Nation by the SCRD in accordance with the Protocol Agreement on Heritage.

Fire Protection

Specific fire protection plans are not yet included in the review. Upon First Reading of the bylaws, the application will be referred to the Pender Harbour Volunteer Fire Department for comment.

APC Comments

The APC is generally in support of the PODS development. However APC cautioned that the project should be financially sustainable through all stages of the development and in the long term.

Organization and Intergovernmental Implications

SCRD has and will continue to ensure a coordinated and cross-functional review of this project. This application will be referred to the Egmont / Pender Harbour Advisory Planning Commission, Pender Harbour Volunteer Fire Department, *shíshálh* Nation, Ministry of Transportation and Infrastructure and Vancouver Coastal Health Authority for comment.

Timeline for next steps

Two public information meetings are recommended and consultation with agencies and First Nations will commence.

Comments received from the consultation process and public information meetings will be incorporated into another staff report to the Planning and Community Development Committee with recommendations for Second Reading of the bylaws and a public hearing to be arranged. After the public hearing conditions for final approval can be presented to the SCRD Board. At that time the Board can decide if it wishes to proceed with adoption of the bylaws.

Communication Strategy

As there will be both widespread and local interest in this development, following First Reading, it is recommended that two public information meetings be scheduled. One meeting should be held in Madeira Park, which would be a broad community meeting with local newspaper and web advertising and notices sent to property owners within 100 metres of the site, pursuant to Procedure and Fee Bylaw No. 522.

A second meeting should occur which is a meeting focused on the immediate neighbourhood and potential local impacts from the development. This meeting is recommended to take place within closer proximity to the Irvines Landing neighbourhood.

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

CONCLUSION

PODS is proposed to be a unique facility that combines scientific research, exhibition, entertainment and conferencing, and employs technologies for sustainable development with low environmental impact. The development would offer opportunities for economic development, tourism, scientific research, education and other community venues on the Sunshine Coast.

Following the introduction of the PODS development to the Board in October 2018, the proposal was referred to the Egmont / Pender Harbour APC for comments.

This report provides an overview of important aspects of the development including OCP and zoning amendments, building design, infrastructure, transportation and environmental management, as well as APC feedback. Initial studies for the project indicate that the development is feasible, however further technical details, notably on transportation

**Staff Report to Planning and Community Development Committee – December 13, 2018
Egmont / Pender Harbour Official Community Plan Amendment Bylaw No. 708.1 and Page 11 of 15
Electoral Area A Zoning Amendment Bylaw No. 337.116 Consideration for First
Reading – Pender Harbour Ocean Discovery Station (PODS)**

management and water and waste water systems are required before moving forward to more in-depth review of the project.

It is recommended that the bylaws proceed to First Reading and agency referrals and public information meetings commence.

Attachments

Attachment A – PODS Schematic Design Concepts

Attachment B – PODS Renderings

Attachment C – PODS Building Plans

Attachment D – Electoral Area A Zoning Amendment Bylaw 337.116 for First Reading

Attachment E – Official Community Plan Amendment Bylaw 708.1 for First Reading

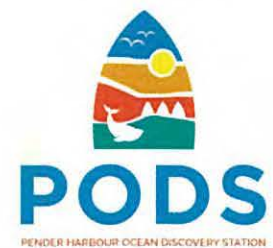
Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys		



ARCHITECTURAL SCHEMATIC DESIGN REPORT

PODS - PENDER HARBOUR OCEAN DISCOVERY STATION

2018-08-15



DA HAPA reLoad archineers Consulting EQUILIBRIUM CIMA CORE GROUP CONSULTANTS

ii. CONCEPT DESIGN

After the functional program was developed for PODS, the task of creating an iconic waterfront building was next.

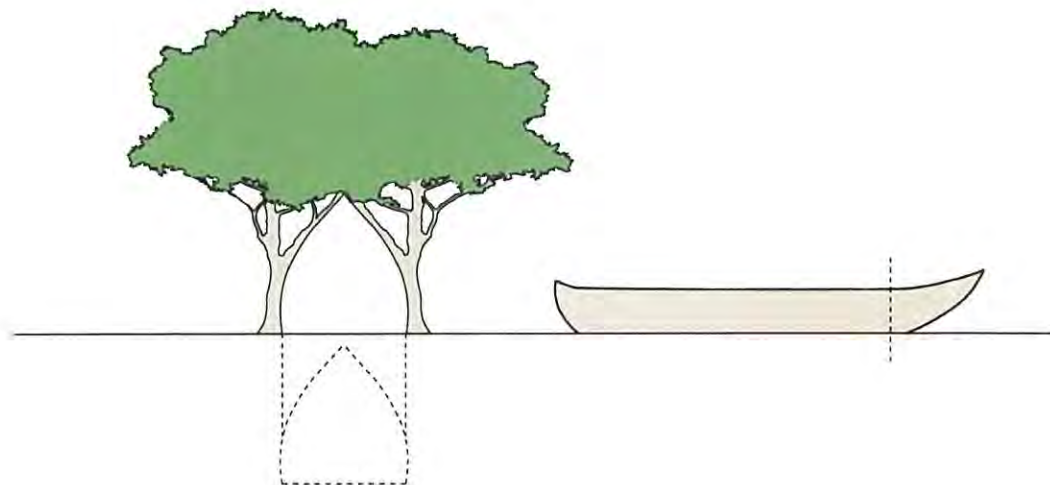
The concept for PODS was developed from aspirations presented by the RLLS. The RLLS had 3 major goals they wanted to represent in the architecture for PODS.

- 1. Nature** - Connection to nature.
- 2. History** - Connection to the history of boat building and forestry along the Sunshine Coast.
- 3. Iconic** - An Iconic presence from the water.

DA took the time to investigate formal properties found in nature, as well as the process of boat building, to help inform the Iconic Pod shape.

The front elevation of the Pod was developed by looking at how nature naturally creates arch ways when trees are in close proximity to one another. The PODS forms will be constructed of glulam Fir Beams, paying homage to the history of the local forestry industry.

The 3 Dimensional properties of PODS was created from researching local boat building techniques. DA was fortunate enough to spend the afternoon with a local Pender Harbour boat builder, Rick Crook from Oyster Bay Boats. After digesting the craft of Rick Crook's work, it was apparent that the interior of the PODS should reference the interior of a well crafted boat, with beautiful wood support beams and meticulously placed cedar cladding.

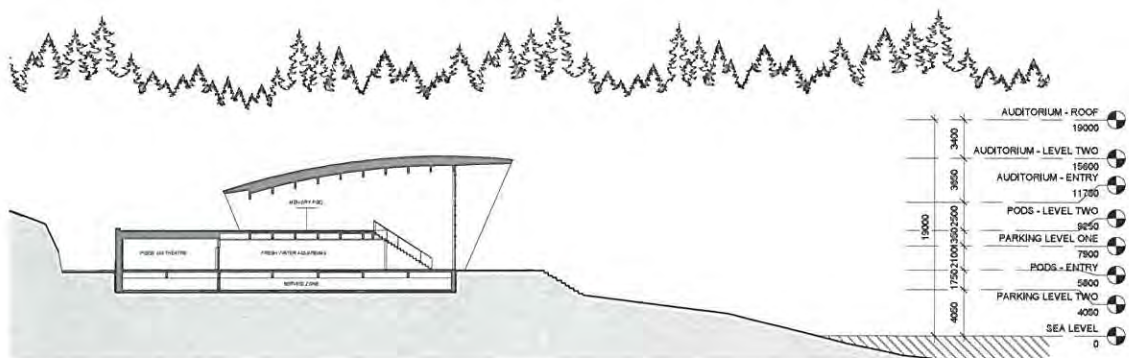


The RLLS also had a strong interest in having a formal reference to the Stickle Back fish. The Stickle Back fish has been the main area of research for a lot of the studies along the Sunshine Coast, particularly in their ability to quickly evolve in relation to cancer research.

The rigid back and elongated form of the Stickle Back become a strong reference in the shaping of the Pod form. Refer below to an image of a Stickle Back fish.



Another very important aspect of the PODS design was its placement in relation to sea level. PODS needs to be a building that will be around for centuries, and thus it needs to be able to survive future sea level rise. After our first review of the sea level, we have predicted a safe level to be a minimum of 4m above sea level for building. This will need to be investigated in further detail in the next design phase as it such a crucial part of the building design.



The decision to use 3 Pod forms was to create a sense of gathering, purpose, and community. The next step was to create an intimate relationship between the site, the Pod forms, and the remainder of the program.

Green Roof [Turf]

Solar Array

POPS Auditorium

Lookout and Stairs

Dive Centre

Green Roof [Meadow]

Lab

Discovery Pod

Memory Pod

Gastro Pod

300 Theatre

Systems

Shoreline Meadow

Salwater Discharge Creek

Proposed Dock

Boat Launch

Shell Paths

Podio

Tidal School

Forest Buffer

Transformer Pad

Auditorium and Parkade Entrance

Existing Rock Feature

Forest Edge

Entrance Bridge

Parking and EV Charging Stations

Forested Slope

Green Roof [Turf]

Solar Array

POPS Auditorium

Lookout and Stairs

Dive Centre

Green Roof [Meadow]

Lab

Discovery Pod

Memory Pod

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Tidal School

Forest Buffer

Transformer Pad

Auditorium and Parkade Entrance

Existing Rock Feature

Forest Edge

Entrance Bridge

Parking and EV Charging Stations

Forested Slope

ARCHITECTURAL SCHEMATIC DESIGN REPORT

iv. MATERIALS

The focus for PODS material palette was to keep it as local as possible. This helps to accentuate the natural material language of the site and promotes the use of local Sunshine Coast Businesses.

PODS use a combination of fir glulam beams, cedar interior cladding, concrete floors and a metal exterior cladding. The service and lab areas will be built with traditional wood framing and clad in a rough granite cladding. The auditorium will be a combination of concrete and fir glulam structure, and will also be clad in granite with large expanses of glazing to capitalize the amazing views.

The granite will be sourced from an island 50km away and most of the wood will be harvested within a 100km radius of the site. Concrete will also be supplied by a local supplier all of which will truly connect PODS to the local natural bounty of the Sunshine Coast and local businesses.



v. SUSTAINABILITY

The two sustainable goals for PODS are:

1. Net Zero Energy
2. Biophilic Connections

In place of the traditional LEED certification systems, the RLLS has opted for two alternate certifications that are less complicated and do not require as much paper work. The two certifications that will pair very well with PODS sustainable goals are:

1. ILFI - Zero Carbon Certification

<https://trimtab.living-future.org/blog/introducing-the-ilfis-new-zero-carbon-certification/>

2. Biophilic Design Initiative

<https://living-future.org/biophilic-design/>

Net Zero Energy (NZE)

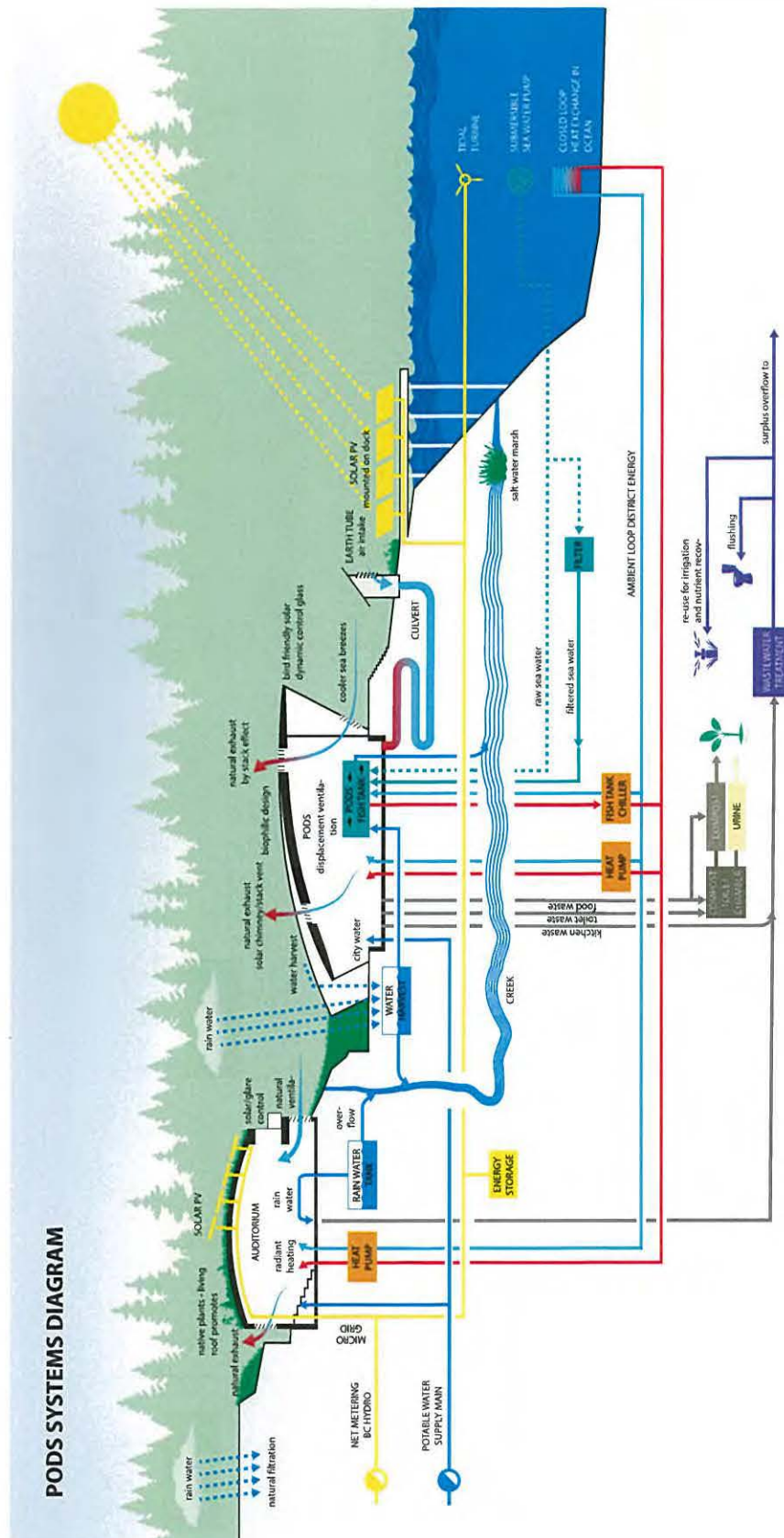
The goal of achieving NZE energy for PODS almost seemed intuitive in relationship to the mission statements produced by the Ruby Lake Lagoon Society, especially their interest in researching ongoing climate change issues along the coast. A NZE building will help to set a precedent for future buildings along the Coast and help move us towards a post carbon era.

PODS goal for achieving Net-Zero Energy has driven the current schematic design to become highly energy efficient through building envelope and mechanical systems. Multiple forms of renewable energy will have to be generated to meet the NZE target.

The current schematic design incorporates on-site electricity generated through Solar PV mounted to the building roofs and dock structure. To achieve 100% NZE, further sources of renewable energy are required to be investigated.

We are currently in talks with the University of Victoria to create a pilot study for the potential of tidal power in the area. We believe the integration of tidal power will help bring us towards the NZE goal.

For more information on the specifics of renewable energy for PODS refer to appendix C to view Reload Sustainable's Energy Strategies. The systems diagram illustrated on the next page (pg 29) and the Net Zero Energy Diagram on the following page (page 30) is also a great indication of how the systems of PODS will help us achieve NZE.

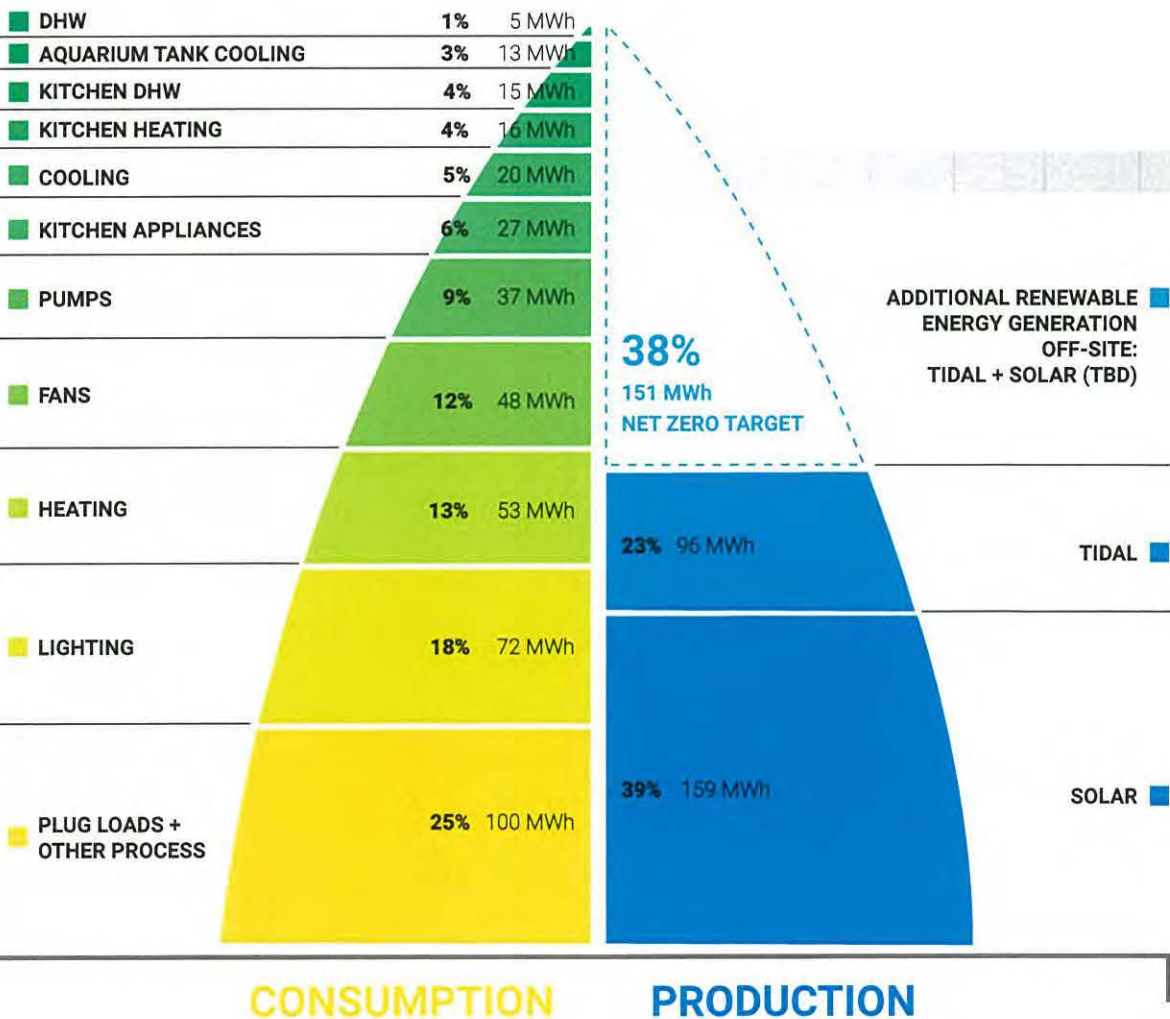


PODS ENERGY BALANCE

BUILDING EUI*
156 KWh/m² TOTAL ENERGY*
406 MWh

BUILDING GHGI*
3 kg/m² TOTAL GHG*
7.8 tons

*Note: Building total without renewable energy offsets



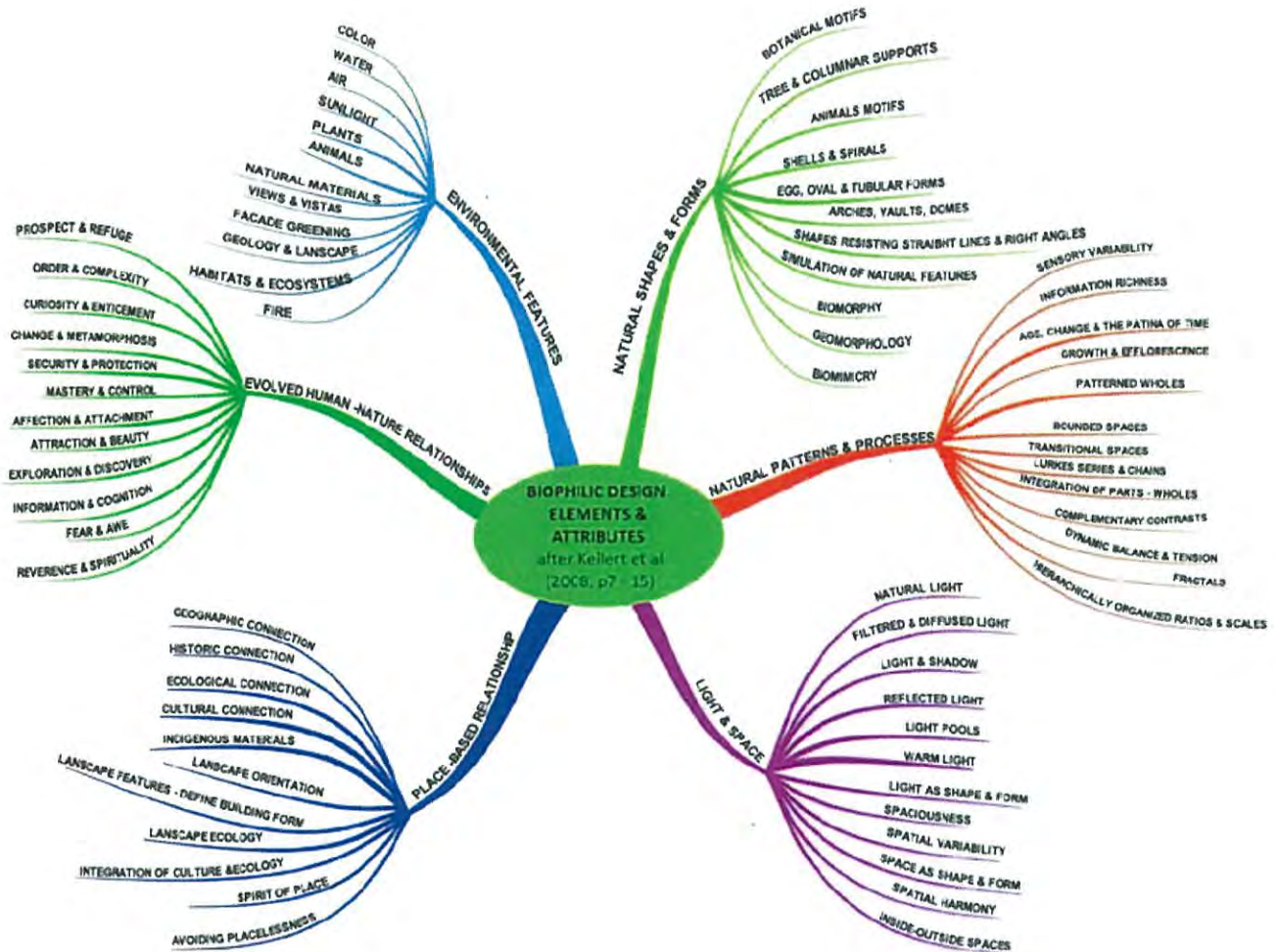


Image Above - Kellert's Biophilic Design Criteria Breakdown

Biophilic Connections

The biophilia hypothesis suggests that humans possess an innate tendency to seek connections with nature and other forms of life.

Biophilia is another intuitive relationship between the RLLS's major goals for PODS. Through numerous Biophilic strategies, PODS will create a deeper connection with nature for every user and visitor to the building. With the help from ReLoad Sustainable the next page breaks down in detail the biophilic strategies that will be targeted for PODS to help PODS achieve the Biophilic Design Initiative.

Biophilic Design Criteria

Below is a summary of Kellert's biophilic design elements. To achieve a 100% biophilic building, one target could be to target three of these overall attributes (for any one or several categories) in each regularly occupied space. Highlighted in green are features already present in the PODS.

1.Environmental Features: color, water, air, natural ventilation, plants, animals, natural materials, views and vistas, façade greening, geology and landscape, habits and ecosystems.

2.Natural shapes and Forms: botanical motifs, tree and columnar support, animal motifs, shell and spirals, egg, oval and tubular forms, arches, vaults, domes, shape resisting straight lines and right angles, simulation of natural features, biomorphy, biomimicry

3. Natural Patterns + Processes: sensory variability, information richness, age, change and patina of time, growth and efflorescence, central focal point, patterned wholes, bounded spaces, transitional spaces, linked series and chains, integration of parts to wholes, complementary contrasts, dynamic balance and tension, fractals

4.Light+Space: natural light, filtered and diffuse light, light and shadow, reflected light, light pools, warm light, light as shape and form, spatial variability, space as shape and form, spatial harmony, inside-outside spaces

5. Place-Based Relationships: geographic connection to place, historic connection to place, ecological connection to place, cultural connection to place, indigenous materials, landscape orientation, landscape features that define building form, landscape ecology, integration of culture and ecology, spirit of place, avoiding "placelessness"

6. Human-Nature Relationships: prospect and refuge, order and complexity, curiosity and enticement, change and metamorphosis, security and protection, affection and attachment, attraction and beauty, exploration and discovery, information and cognition, reverence and spirituality.

PODS already has many of these features, from the form of the building, its relationship to the site and its history, and the goal to create new habitats and ecosystems. Moving into the next design phase we will strive to ensure as many of the spaces and features of PODS fall within the Biophilic Design Criteria.



EXTERIOR RENDERING - PODS - Water Approach View





INTERIOR RENDERING - Gastropod - PODS Lobby

1. Touchscreen terminals featuring ongoing research and/or monitoring at PODS.
2. Main display board





INTERIOR RENDERING - Discovery POD - Galleries

- 1.** Interactive time-line (touch table or wall installed w/ 2-3 screens connected)
- 2.** Video Microscope Stations with prepared Objects/free Objects
- 3.** Magic Holo Screen projection
- 4.** Interactive touch tanks
- 5.** Large wall tanks.
- 6.** 3D printed dolphin skeletons

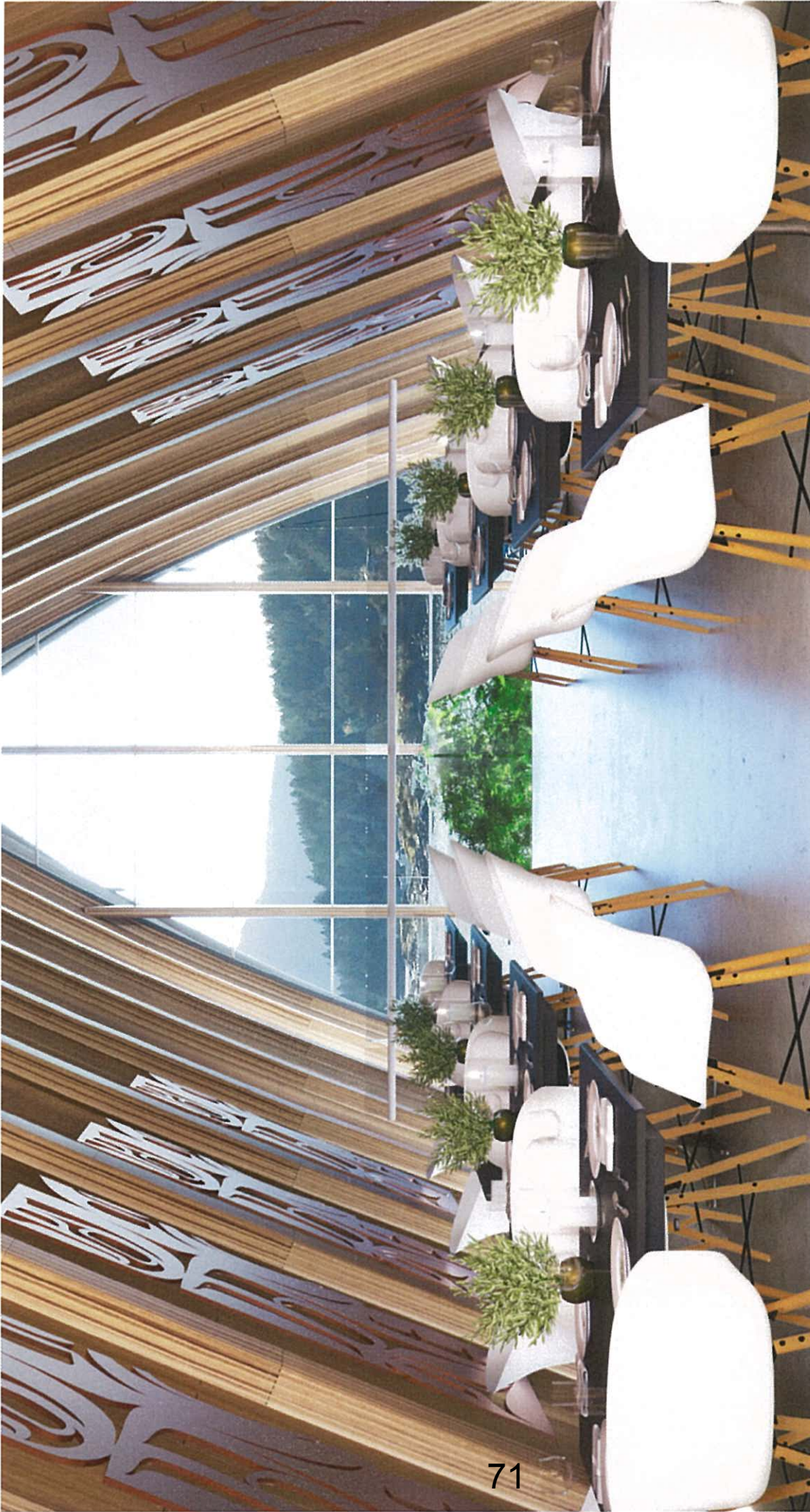




INTERIOR RENDERING - Memory POD - Mezzanine Level

1. Touchscreen terminals featuring shishááh Origin Story, and The shishááh People – Living from Land and Ocean.
2. Vessels of the coast - canoe artifact

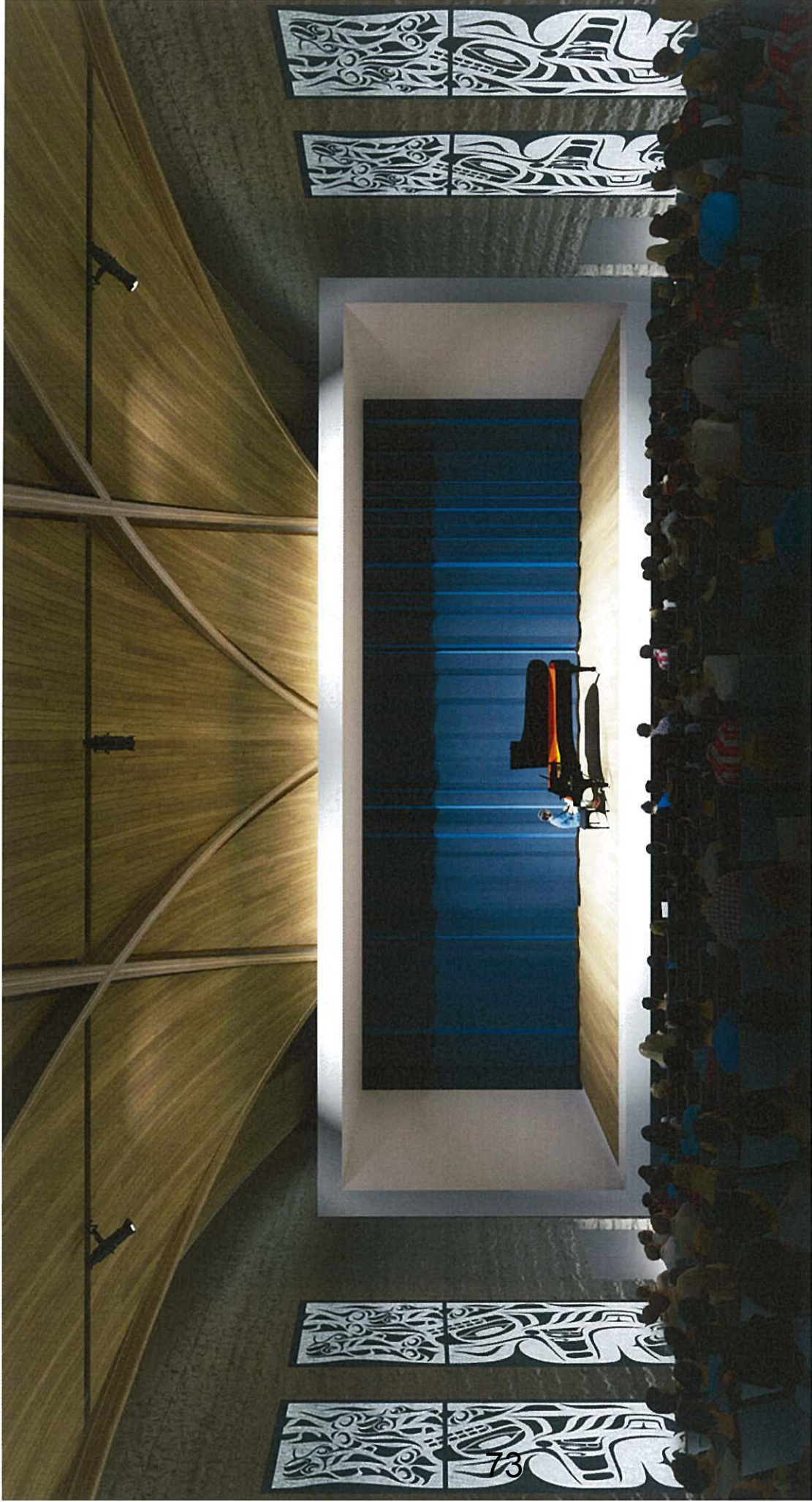




INTERIOR RENDERING - Gastropod - Mezzanine Level

1. Upper level of Gastropod offering amazing views of the ocean





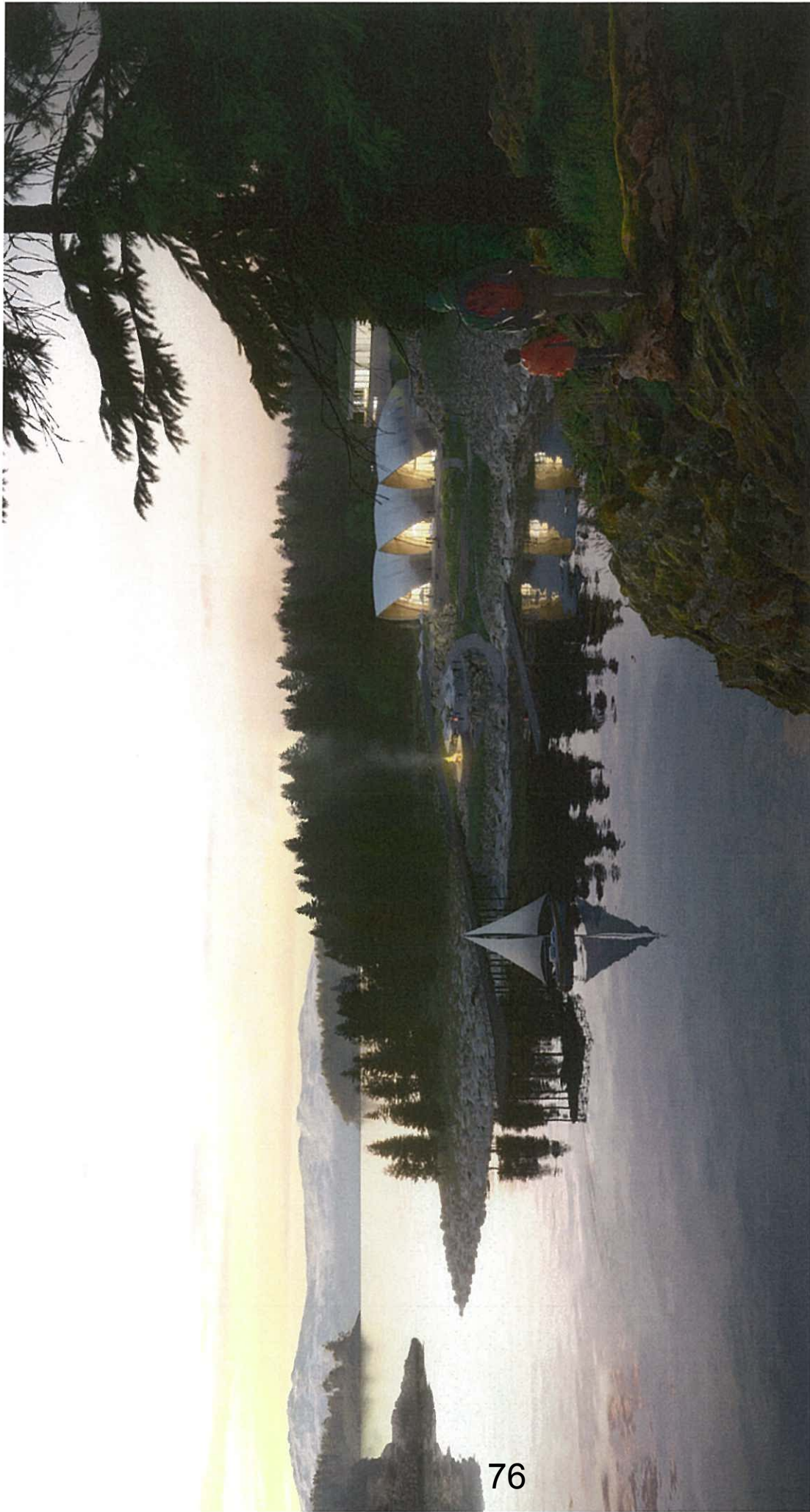
INTERIOR RENDERING - Auditorium - Performance Space Configuration



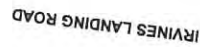
INTERIOR RENDERING - Auditorium - Rooftop Lobby

INTERIOR RENDERING - Auditorium - Conference Space Configuration









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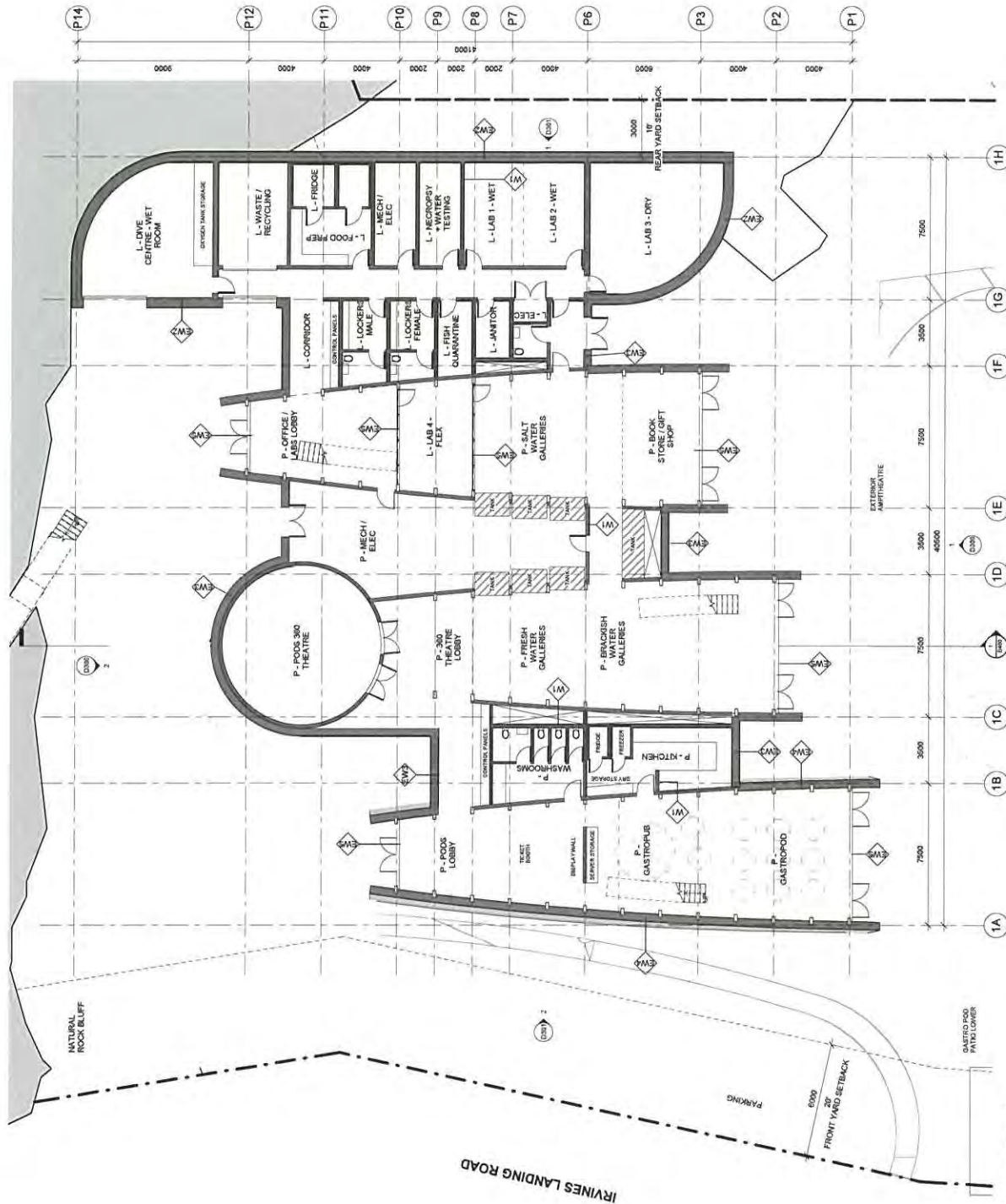
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PLAN - PODS +
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1 PLAN - PODS / LABS

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2 ELEVATION - PODS - NORTH
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JUNE 25, 2018

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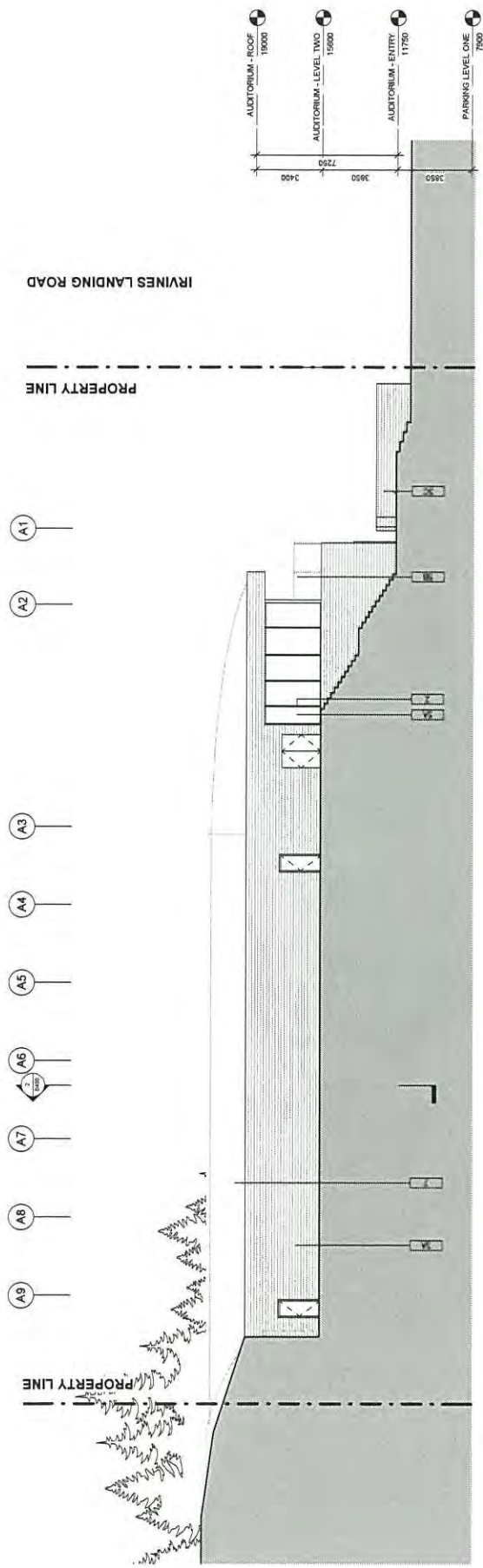
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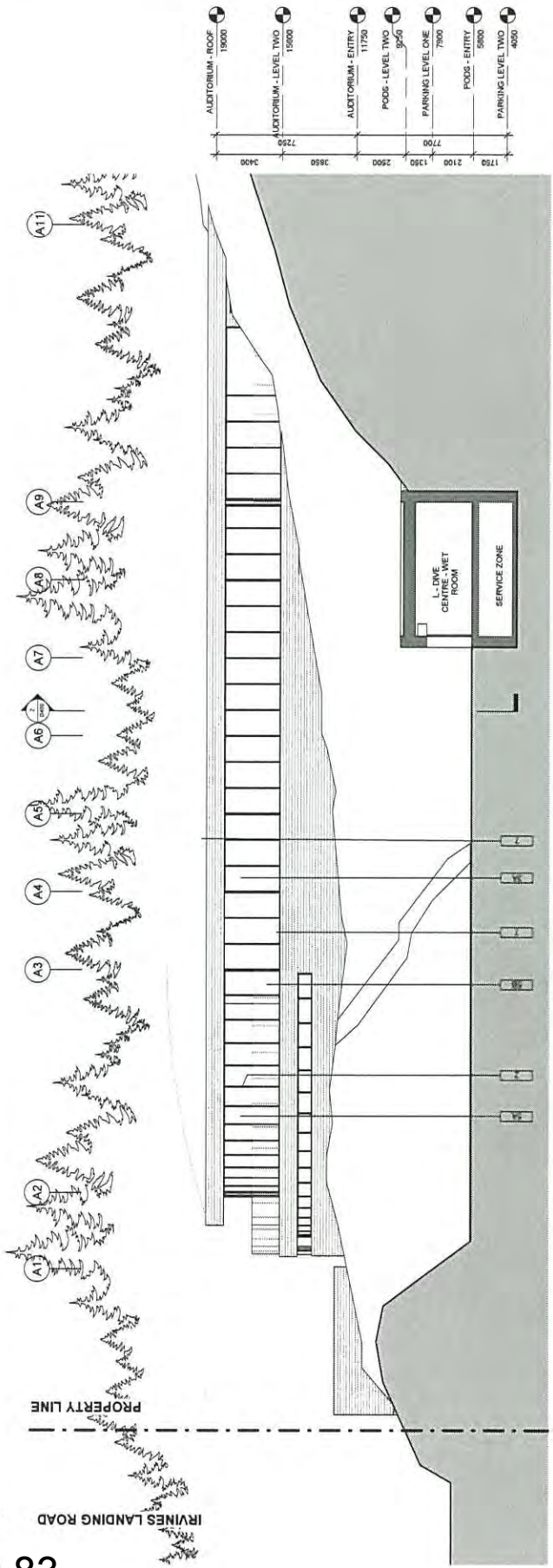
**ELEVATIONS -
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D302



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1 ELEVATION - GALLERY / AUDITORIUM - SOUTH
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Attachment D Electoral Area A Zoning Amendment Bylaw 337.116 for First Reading

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.116

A bylaw to amend the *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990*

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.116, 2018*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990* is hereby amended as follows:
 - i. Amend Schedule A of Electoral Area A Zoning Bylaw No. 337, 1990 by rezoning Parcel 1 District Lot 1543 Group 1 New Westminster District Plan EPP960, from C3 (Commercial Three) to PA1D (Research and Assembly).
 - ii. Insert the following section immediately following Section 1145.3:

PA1D (Research and Assembly)

Permitted Uses

1146.1 The following uses are permitted:

Principal Uses:

- (a) aquarium, exhibition
- (b) auditorium, theatre
- (c) office, laboratory, research and diving facility

Auxiliary Uses:

- (d) restaurant, pub
- (e) gift shop, retail
- (f) caretaker's residence
- (g) boat ramp

Siting Requirements

1146.2 No structure shall be sited within:

- (a) 5 metres from the south parcel line
- (b) 5 metres from the north parcel line
- (c) 4 metres from the west parcel line
- (d) 15 metres from the natural boundary contiguous to the ocean

Building Height

1146.3 The maximum building height shall be: 13 metres

Parcel Coverage

1146.4 The coverage of all buildings and structures within the PA1D Zone shall not exceed 35%.

Parking spaces

1146.5 The minimum number of off-street parking spaces within the PA1D Zone shall be 51.

PART C – ADOPTION

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

Corporate Officer

Chair

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 STAFF REPORT

TO: Planning and Community Development Committee – December 13, 2018

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

SUBJECT: COOPERS GREEN HALL CAPITAL FUNDING PLAN

RECOMMENDATIONS

THAT the report titled **Coopers Green Hall Capital Funding Plan** be received;

AND THAT staff submit an application for grant funding for the Coopers Green Hall replacement project through *the Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream*;

AND THAT should the grant be successful, the Sunshine Coast Regional District commits to its share of funding (\$946,858) for the project through confirmed community contributions totaling \$355,666 and short-term borrowing of \$591,192 for a maximum term of five years;

AND THAT any future grants or donations received toward the Coopers Green Hall project be used to offset short-term borrowing, subject to ICIP grant conditions.

BACKGROUND

The SCRD Board adopted the following resolution on October 11, 2018 (in-part):

293/18 **Recommendation No. 3** *Coopers Green Hall Replacement Design – Mid-Project Update*

AND FURTHER THAT a capital funding plan for a replacement hall in Coopers Green Park be provided to a future Committee in support of an application to the Investing in Canada Infrastructure Program.

The Sunshine Coast Regional District (SCRD) is planning for the replacement of the community hall located in Coopers Green Park. The park is a key venue for community connection, recreation and social activity for the Halfmoon Bay area and draws visitors from the entire Sunshine Coast. Renewal of the hall is a priority item identified in the Coopers Green Park Management Plan.

Based on community consultation, the work of a Board-appointed replacement design task force, and the work of Principle Architecture, a design for a replacement hall has been prepared and was provided to the SCRD Board in October 2018. The design was provided to the SCRD Board in September 2018 and is presented on the project website – www.scrd.ca/Coopers-

[Green](#). The design project is supported by a budget of \$127,000, currently funded from Area B Gas Tax – Community Works Fund.

The design is being worked through to construction drawings. The SCRD Board of Variance granted a setback variance for the requesting siting on December 4, 2018.

An updated construction cost estimate has been prepared.

This report seeks direction on a capital funding plan for construction of a new hall and recommends that, as part of the funding plan, an application be made to the *Investing in Canada Infrastructure Program* (ICIP).

DISCUSSION

Estimate of Probable Cost

In June 2018 a Class C (+/- 20%) estimate to construct the new hall in Coopers Green Park was \$1,895,000.

Based on further design work, a Class B (+/- 15%) estimate was prepared in November 2018. This estimate shows a cost of \$2,503,500. Factors driving the difference in cost include the roof being confirmed as metal (+~\$250,000) and escalation to Q1 2020 (7% of value - +~\$161,000), use of steel trusses and a more complete kitchen design.

Staff note that a detailed septic design is not yet complete and represents a cost risk.

The cost estimate as presented excludes a number of items, such as: site improvements beyond the building such as parking, professional fees (archaeology, septic system oversight, any required civil, etc.), hazardous materials abatement in excess of \$5,000, and loose furniture.

The cost estimate includes a 3% design pricing contingency and a 5% construction contingency. These are considered adequate based on the size and complexity of the building.

The design as costed is the preferred design developed through a public participation process including a Community Task Force. Staff recommend that this design be used for the purposes of establishing a project capital budget and seeking ICIP grant support. Should grant support not be realized, further design/cost tradeoff considerations can be undertaken.

Coopers Green Park – New Hall Construction Project Budget

Project Cost (all figures exclude GST)	Amount	Notes
Current contracted design (construction drawings and contract administration)	\$52,500	Phase 3 and 4 of contract
Future professional fees (allowance) –	\$100,000	Includes septic, civil, archeology, testing (e.g. concrete, geotech), additional design fees due to phasing
Soft costs (e.g. permits, development cost charges) (allowance) – ineligible for ICIP	\$40,000	
Incremental Project Management Resources (allowance)	\$50,000	Approach to be determined
Construction (includes demolition and landscaping within site boundaries)	\$2,503,500	Per Class B Estimate, November 30, 2018, exclusive of parking
Non-fixed assets - loose fixtures, furniture, equipment (allowance) – ineligible for ICIP	\$50,000	Assumes chairs, carts, tables, coat racks
Fixed audio-visual system (allowance)	\$40,000	Assumes projector, screen, speakers, amplification, input control only
Site improvements outside site boundary (parking, pathways) (allowance) – ineligible for ICIP	\$50,000	Parking design as approved by Ministry of Transportation and Infrastructure.
<u>ICIP-eligible total</u>	<u>\$2,746,000</u>	
<u>Project total</u>	<u>\$2,886,000</u>	

Status of Construction Budget / Funding

- The SCRD is holding in trust \$208,620 raised by the Halfmoon Bay Community Association (formerly the Welcome Beach Community Association) for the purpose of a new / improved hall. The agreement is supported by a Memorandum of Understanding (MOU) that facilitates continued cooperation on fundraising. The Community Association has made a commitment to help raise \$300,000 toward a new hall. Staff have been meeting with the Community Association about 4 times per year since the establishment of the MOU.

- Bear Creek Independent Power Project community amenity contribution in the amount of \$137,046.
- Narrows Inlet Independent Power Project community amenity contribution in the amount of \$10,000 has been received, along with a commitment to dialogue about a further contribution once project scope is confirmed.
- The former Director for Electoral Area B, through Board resolution 209/17 No. 3, committed annual CWF funds to this capital project, at a level of \$100,000 per year for the years 2017, 2018 and 2019. Staff note that funds can be held for this project but, per CWF rules, can only be applied once an asset is being developed and expenditures are incurred. Due to grant stacking rules, these funds would be ineligible should an ICIP application be successful.

Grant Opportunities

- The Community, Culture and Recreation stream of the Canada-BC *Investing in Canada Infrastructure Program* (ICIP) was recently announced and has a first intake deadline of January 23, 2019. This program provides a maximum of 73.33% of eligible project funding. Grant stacking rules apply; CWF would be considered a federal contribution and would not be able to be utilized as part of SCRD's funding contribution.

One of the key requirements of the ICIP grant program is that an applicant must be able to demonstrate that their share of project funding has been, or is being secured, and that a plan is in place to cover any cost overruns beyond budgeted contingencies.

- The Halfmoon Bay Community Association has also been actively seeking funding to support hall construction and has made an application to the Sunshine Coast Community Forest (SCCF) Legacy Fund on November 1, 2018. This application, made independently from SCRD but with coordination at a project level, was for \$150,000. This grant is not shown in the capital funding plan as it is not confirmed.

Other Support

- Staff have developed a list of meaningful material donations that would assist with the project. SCRD has received indications of interest from a number of suppliers and are aware that the Halfmoon Bay Community Association has been contacted as well. The receipt of donations and gifts, including the issuance of income tax receipts, will be managed by the Finance Department in accordance with Canada Revenue Agency regulations and the SCRD's Donation Policy. Material donations could reduce the cost of construction and provide a legacy opportunity for community donors.
- There may be opportunities for community volunteer labour support for some aspects of the project (e.g. planned landscaping bee). Volunteers (and SCRD as an employer) are subject to WorkSafeBC requirements. Staff would consider safety, liability and insurance requirements in planning any volunteer activities.

Capital Funding Plan

Based on confirmed and available funding sources, staff have prepared a proposed capital funding plan:

Funding Source	Amount	Status
HMBCA Contribution (as at November 2018)	\$208,620	Confirmed
Bear Creek IPP Community Amenity Contribution	\$137,046	Confirmed
Narrows inlet IPP Community Amenity Contribution	\$10,000	Confirmed
Investing in Canada Infrastructure Program ¹	\$2,013,642	73.33% of eligible costs; application due January 23, 2019 (requires Board resolution of support)
Gas Tax – Community Works Fund ¹	\$0	
<u>Subtotal</u>	<u>\$2,369,308</u>	
UNFUNDED GAP	\$591,192	
<u>Total</u>	<u>\$2,960,500</u>	

¹ CWF sources not eligible due to ICIP stacking rules.

Staff recommend short-term borrowing over five years as an appropriate vehicle for addressing the unfunded gap as the value is suitable for repayment over a smaller number of years and the borrowing is against a capital asset.

Further staff recommend that should additional donations (such as further fundraising by the Community Association) or grants be received that these sources be used to offset the need for short-term borrowing.

Financial Implications

Annual debt servicing costs associated with short term borrowing of \$591,192 are estimated at approximately \$140,000 based on a 3.5% interest rate. These costs would be funded through taxation to the rural areas based on service participation.

Donations received will be managed in accordance with Canada Revenue Agency standards and SCRD Policy.

A larger hall will drive generally higher operating (such as maintenance, capital replacement and janitorial) costs. A number of factors will influence specific costs including level of use and specific materials and finishes selected as design is fully detailed.

A more valuable hall will also increase insurance values and premiums. A larger hall may increase utility costs although the selection of water and energy-conserving fixtures will offset this increase. Staff will include operating cost information when reporting on the grant application result and confirming a capital funding plan.

The SCRD Financial Plan (2019-2023) may require updating pending ICIP grant application result, prior to the project proceeding.

Communications Strategy

This report will be linked to the Coopers Green Hall project website.

Next Steps

Pending direction from the Board, staff will prepare an application to the Investing in Canada Infrastructure Program (January 2019 intake) for this project.

Staff will proceed with further dialogue with the Narrows Inlet Independent Power Project about an enhanced community amenity contribution.

Fundraising by SCRD and in coordination with the Halfmoon Bay Community Association will continue.

Staff will continue to provide project updates to the Committee.

STRATEGIC PLAN AND RELATED POLICIES

This project is aligned with the Parks and Recreation Master Plan and Coopers Green Park Management Plan. Recommendations are consistent with the SCRD Donation Policy.

Appropriately leveraging grants and community support contributes to Ensuring Fiscal Sustainability. A clear approach to managing fundraising supports the SCRD Value of Transparency.

CONCLUSION

Staff recommend that approval of a capital funding plan for a replacement hall in Coopers Green Park. The capital funding plan includes partnership with the Halfmoon Bay Community Association including a potential contribution from the SCCF Legacy Fund, IPP community amenity contributions, Gas Tax Community Works Fund support.

The plan also includes consideration of support from the Community, Culture and Recreation stream of the Canada-BC *Investing in Canada Infrastructure Program*, for which staff recommend an application be prepared.

Reviewed by:			
Manager		CFO/Finance	X- T.Perreault X- B.Wing
GM		Legislative	
CAO		Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – December 13, 2018

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

SUBJECT: **TRUMAN ROAD BEACH ACCESS PERMIT CANCELLATION (ELECTORAL AREA B)**

RECOMMENDATION(S)

THAT the report titled Truman Road Beach Access Permit Cancellation (Electoral Area B) be received;

AND THAT SCRD approve the cancellation of Ministry of Transportation and Infrastructure Permit #01-005-12930 for a beach access in the Truman Road area;

AND THAT staff research, with neighbourhood participation, opportunities to enhance the Crab Road Beach Access and report back to a future Committee;

AND FURTHER THAT as part of exploring Crab Road Beach Access enhancement opportunities, this report be referred to the Electoral Area B (Halfmoon Bay) Advisory Planning Commission.

BACKGROUND

SCRD maintains 36 beach accesses along the Sunshine Coast. These accesses are mostly provincial road ends, permitted or licenced to SCRD by the Ministry of Transportation and Infrastructure, (MoTI). Beach accesses can provide a link to recreation, nature and vistas as an opportunity for social connection for neighbourhoods. In most cases, some trail development is required, along with stairs, railings and a marker sign with regulations. SCRD inspects and maintains the licenced areas.

In the summer of 2018, staff were contacted about a community concern related to the SCRD-maintained beach access on at the end of Truman Road in Halfmoon Bay.

Staff followed up on the concern, conducted a review of the facility and completed a neighbourhood dialogue.

This report provides background information on the beach access and seeks direction on next steps.

DISCUSSION

Overview of the Truman Road Beach Access

The Truman Road Beach Access is an approximately 60m long and 3m wide road allowance near the east end (loop) of Truman Road.



Figure 1 – map of area

SCRD has held Ministry of Transportation and Infrastructure Permit #01-005-12930 for the purpose of maintaining a beach access on the road end of Truman Road in Electoral Area B (Halfmoon Bay) since 1997. The access was initially developed without provincial authorization by the upland adjacent property owner. The Regional District Board was successfully lobbied to assume responsibility for the access in order to sustain it.

No pullout is developed for parking at the top of the access. No access marker/regulation sign is posted. No trail is developed from Truman Road; users must walk along the side of a private driveway. The approximately 35m-long beach access stairs are not visible from Truman Road. At points the beach access is within 2-3 metres of dwellings, with no screening trees or vegetation. This beach access does not provide access to water as it terminates at the top of an approximately 4m high rock wall/cliff above the water (tide dependent).

See Attachment A for site photos.

Because the access effectively ends without access to water, a concern was raised to SCRD that the facility is an inducement to trespass on adjacent private property (knowingly or not) to access the foreshore.

Neighbourhood Dialogue Process and Results

Following documentary research and appreciating both the history of the facility (community lobby to have SCRD assume responsibility for the access) and the desire to support transparent, participatory decision-making that promotes neighbourhood harmony; staff held a neighbourhood dialogue session on August 21, 2018.

Following a mail out and handbill posting process, approximately fifteen residents attended the dialogue, which participants self-assessed to be nearly the entirety of the Truman Road community.

The dialogue considered what area residents liked about the community, how the beach access was meeting their needs, and what a vision for improvement might look like (including, for example, enhancing the access with additional engineered stairs, designated it as a lookout only, or cancelling the permit).

As summarized at the conclusion of the dialogue and through a follow up letter to residents, points of consensus that emerged from the dialogue were as follows:

- There are access challenges at the top and bottom of the shoreline access. A notable challenge is the large boulder/drop situated at the bottom of the access. The open landscape, narrow right of way and existing driveway and retaining wall at the top make access from the road difficult.
- Topography is a challenge; the route is quite steep and physically demanding.
- Access and topography challenges can contribute to community members crossing private property, knowingly or not, when using the shoreline access.
- Visitor parking is a significant challenge due to road width and geometry.
- As a consequence of these challenges the shoreline access sees little to no use.
- For access to water, the local community prefers Crab Road which offers less steep grades, is more central, and has more space for gathering or relaxing. *See further discussion below.*

Parks and Recreation Master Plan Evaluation:

The Parks and Recreation Master Plan (2014) supports the development of water access opportunities. Not all road ends are suitable for water access due to topographic constraints and other factors; typically they were surveyed at the time of initial subdivision and are only a byproduct of road layout.

Staff are aware that the community perspective on beach accesses varies. Some communities (and in particular adjacent property owners) strongly prefer that accesses not be publicized in order to prevent visitors and associated noise, parking problems and privacy concerns.

Nonetheless, beach accesses are public facilities and if permitted/licenced to SCRD and developed using public funds, should benefit the general community.

In this case, the Truman Road Beach Access does not appear to be serving the local or regional community.

Options

Staff recommend that the permit the SCRD has with MoTI for the Truman Road Beach Access be cancelled. Cancellation would entail removal of the wooden stairs in order to return the access to its undeveloped state.

To maintain a level of service with regard to beach access in the Truman Road area, staff further recommend that enhancement of the Crab Road Beach Access be explored. Crab Road is located approximately 275m southwest of the Truman Road Beach Access. SCRD currently holds Permit 1-6-19396 for this area. The site is developed with a small trail from the developed road to a park bench overlooking the ocean. Crab Road is favoured by the neighbourhood as it offers low grades, more space as an extra-wide consolidated set of road allowances (55-60m wide) and a unique rocky vista. The site was formerly a boat ramp, which was removed by the SCRD. Staff advise that reinstating a boat ramp would not fit for the neighbourhood, and would likely not be supported by the Province. Appropriately-scaled seating and trail improvements could enhance the access in a way that fits for the neighbourhood. Should staff be directed to proceed, design options would be developed with participation from area residents in 2019. Staff would report back on next steps.

Finally, staff recommend that the Crab Road Beach Access enhancement recommendation be referred to the Area B (Halfmoon Bay) Advisory Planning Commission for comment. Input received will be used toward next steps.

Organizational and Intergovernmental Implications

Coordination with the Ministry of Transportation and Infrastructure will be part of next steps.

SCRD has responsibilities under the *Heritage Conservation Act*. Any ground disturbance resulting from works undertaken would be reviewed with the *shíshálh* Nation and the appropriate archaeological studies or permits secured.

Financial Implications

Removal of development from the Truman Road Beach Access will require an estimated 45 person-hours of labour. This activity can be accommodated in the 2019 operations work plan. Staff would endeavor to complete this work prior to warm spring weather in order to minimize disruption to the neighbourhood. Timber removed would be sorted and disposed of through the clean wood diversion system at Sechelt Landfill.

The financial implications associated with potential enhancement to the Crab Road Beach Access depend on the design to be implemented. Staff would report back on options following research, public participation and input from the Area Advisory Planning Commission.

Communications Strategy

The recommendations to cancel the Truman Road Beach Access permit with MoTI and investigate enhancement of Crab Road Beach Access emerged as the preferred path forward from the neighbourhood dialogue held in August 2018.

Staff committed to report the Board's decision back to residents.

STRATEGIC PLAN AND RELATED POLICIES

The neighbourhood dialogue approach undertaken to resolve this issue models SCRD values of transparency, respect and equality.

CONCLUSION

In the summer of 2018, staff worked with the community to review the performance of and concerns related to the Truman Road Beach Access. The facility is not used, would be challenging to enhance, and is the source of neighbourhood trespass concerns. Rather than investing to resolve issues with the Truman Road Beach Access, the community favours modest enhancement of the nearby Crab Road Beach Access.

Staff are supportive of the community's preference and recommend that the Ministry of Transportation and Infrastructure permit for the Truman Road Beach Access be cancelled, that staff research and report back to the Committee on opportunities for enhancement of the Crab Road Beach Access, and that the Advisory Planning Commission's comments with regard to Crab Road be sought.

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

Attachments:

A: Site Photos – Truman Road Beach Access

ATTACHMENT A – SITE PHOTOS



Figure 1: View of beach access from Truman Road. Surveyed access is approximately centre in photo (not developed)



Figure 2: Typical stair detail, showing adjacent dwelling. No screening/buffer vegetation is present.

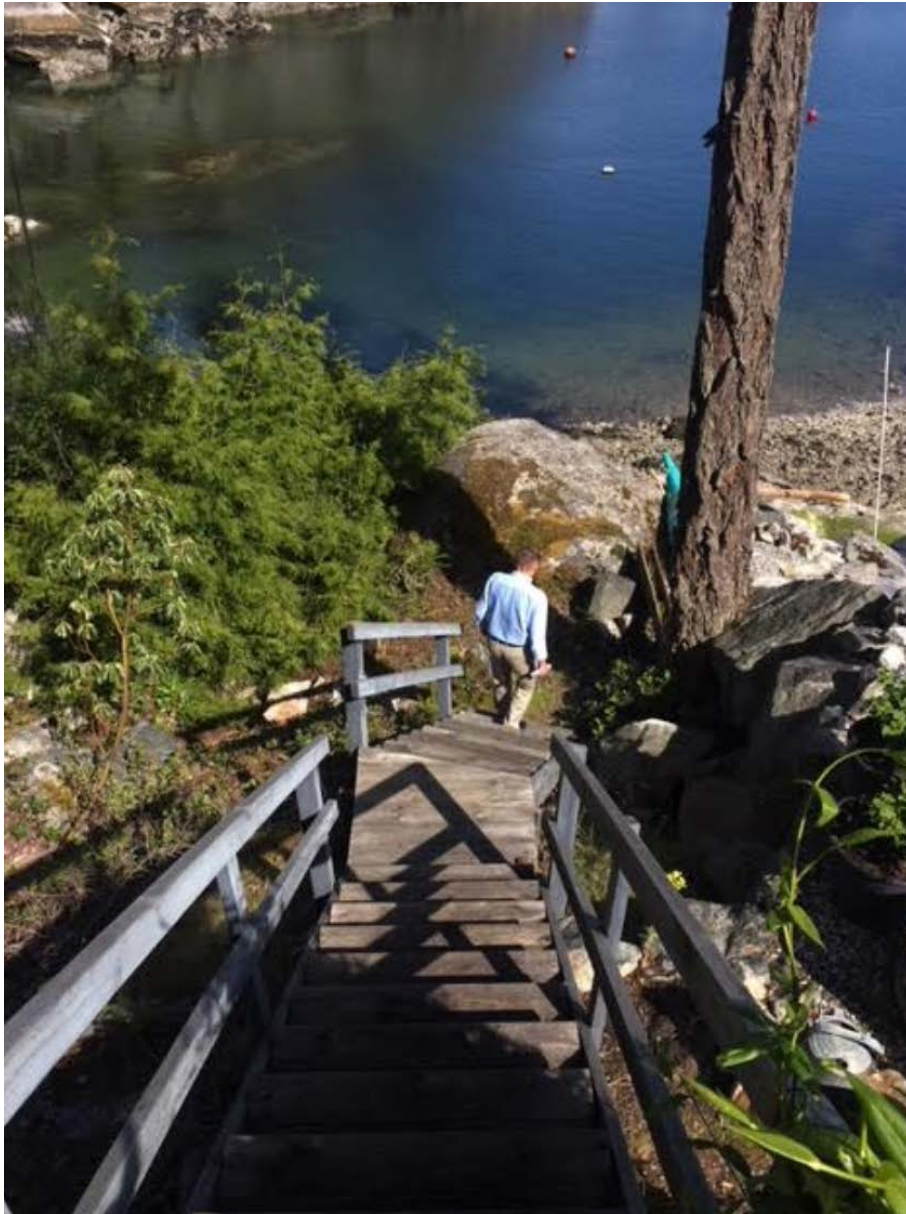


Figure 3: Access ends at large boulder/rock ledge, approximately 4m above water (tide dependent). Beach access available by diverting west on to private property. Individual pictured is SCR D staff.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – December 13, 2018

AUTHOR: Rob Michael, Fire Chief Gibsons and District Volunteer Fire Department; Acting Coordinator, Sunshine Coast Emergency Program

SUBJECT: COMMUNITY RESILIENCY INVESTMENT PROGRAM GRANT APPLICATION

RECOMMENDATION(S)

THAT the report titled Community Resiliency Investment Program Grant Application be received;

AND THAT the grant application to the Union of British Columbia Municipalities' Community Resiliency Investment Program for development of a Community Wildfire Protection Plan for SCR D Parks be approved;

AND THAT this recommendation be forwarded to the Regular Board meeting of December 13, 2018.

BACKGROUND

The Community Resiliency Investment (CRI) program is a new provincial program intended to reduce the risk and impact of wildfire to communities in BC through community funding, supports and priority fuel management activities on provincial Crown land. Prior to applying for funding, applicants must consult with a BC Wildfire Service Wildfire Prevention Officer.

The following resolution was adopted by the Board at its regular meeting on October 11, 2018:

293/18 Recommendation No. 11 Grants Status Update

THAT the report titled Grants Status Update be received;

AND THAT staff consult with a BC Wildfire Service Wildfire Prevention Officer regarding a potential application to the Community Resiliency Investment program for the development of a Community Wildfire Protection Plan.

Staff reviewed the program details with a BC Wildfire Service Wildfire Prevention Officer who indicated support for an application to develop a Community Wildfire Protection Plan (CWPP). A current and acceptable CWPP is required in order to qualify for funding for other eligible activities under this program.

A Board resolution indicating support for the application is required before the application will be considered.

DISCUSSION

In October 2018 UBCM announced the CRI program. SCRD staff and Emergency Management Teams met to discuss applying for funding to support the creation of a CWPP and, following direction from the Board, consulted with a Wildfire Prevention Officer who confirmed support for an application.

An SCRD application to CRI was prepared seeking funding to develop a CWPP specifically for parks within the Sunshine Coast Regional District.

SRCD parks are located in all 5 SCRD rural electoral areas and are representative of south Sunshine Coast terrain and forest types and conditions. There are more than 100 prospective sites, covering more than 700 hectares. Many parks are located in interface areas. Fire protection strategies for parks can be readily extrapolated or exported to other lands in SCRD rural electoral areas.

In preparing an application to CRI, staff were in contact with staff from member municipalities.

Financial Implications

The estimated cost to develop a CWPP for SCRD Parks is \$25,000, which is the maximum funding available to the SCRD under the grant program for this activity. The grant covers 100% of eligible costs.

Development of CWPP is not currently included in the Financial Plan. Should the application for funding be successful, a Financial Plan amendment will be required.

Timeline for next steps or estimated completion date

The application deadline for the CRI to UBCM was December 7, 2018. Based on the short application window, staff submitted the application pending consideration by the SCRD Board and a resolution of support. Results of the application are expected by March 7, 2019.

STRATEGIC PLAN AND RELATED POLICIES

This grant application is consistent with the SCRD Financial Sustainability Plan, seeking alternative funding for SCRD projects.

CONCLUSION

In October 2018 UBCM announced the CRI program. SCRD staff and Emergency Management Teams met to discuss the creation of a CWPP.

An application to CRI was prepared and submitted. Staff request consideration by the Board. A resolution of support from the Board is required for the application to be considered.

Reviewed by:			
Manager	X - R. Michael	CFO/Finance	X - B. Wing
GM	X - I. Hall	Legislative	
CAO		Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – December 13, 2018

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

SUBJECT: REGIONAL GROWTH STRATEGY OPTIONS REPORT

RECOMMENDATION(S)

THAT the report titled Regional Growth Strategy Options Report be received.

BACKGROUND

The SCRD Board adopted the following recommendations at the Regular Board meetings of June 28, 2018 and November 22, 2018:

June 28, 2018

202/18 **Recommendation No. 3** *Regional Growth Strategy – Options Report*

THAT the report titled Regional Growth Strategy - Options Report be received;

AND THAT the report be provided to all local government and First Nations Councils with context and a clear request for response to the Sustainable Land Use Principles document;

AND THAT local government staff meet to discuss opportunities to collaborate and streamline administrative processes;

AND FURTHER THAT this report be forwarded to the Sunshine Coast Regional District Board following the October 2018 local government elections for their consideration and direction.

November 22, 2018

332/18 **Recommendation No. 8** *Regional Growth Strategy Options Report*

THAT the Regional Growth Strategy Options Report be provided to the December 13, 2018 Planning and Community Development Committee meeting following a joint SCRD/Municipal staff to staff discussions.

DISCUSSION

SCRD convened an introductory meeting of senior planning and public works staff from member municipalities and shíshálh Nation on November 26, 2018. Productive dialogue on development processes and current and emerging growth challenges and opportunities took place. A further meeting is planned for December or early January. Results will be provided to the Committee through quarterly departmental reports.

Staff have planned to include process improvements discussed in the Regional Growth Strategy (page 9 of attached report) in 2019 workplans.

Should the Board decide that work on a regional growth strategy or related research studies should commence in 2019, a budget proposal for required incremental resources can be prepared. Coordination with member municipalities and shíshálh Nation would be sought.

Alternatively, an approach to regional growth may be an item to review in the context of the Board's strategic plan exercise, with actions to follow.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

Staff are bringing the Regional Growth Strategy – Options Report to the Committee as recommended by the Board on June 28, 2018 and as requested on November 22, 2018.

ATTACHMENTS

Attachment A – June 21, 2018 Infrastructure Services Committee CAO Report: Regional Growth Strategy – Options Report

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

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Infrastructure Services Committee – June 21, 2018

AUTHOR: Janette Loveys, Chief Administrative Officer

SUBJECT: Regional Growth Strategy - Options Report

RECOMMENDATION(S)

THAT the report titled Regional Growth Strategy - Options Report be received;

AND THAT this report be provided to all local government and First Nations Councils;

AND THAT local government staff meet to discuss opportunities to collaborate and streamline administrative processes;

AND FURTHER THAT this report be forwarded to the Sunshine Coast Regional District Board following the October 2018 local government elections for their consideration and direction.

BACKGROUND

At its Regular Board meeting of January 11, 2018, the SCRD Board received correspondence from the District of Sechelt requesting the SCRD “appeal to the provincial government for funding to produce the [Regional Growth Strategy] plan in consultation with the community”.

The following Board direction was provided:

003/18 **Recommendation No. 19** - *Correspondence from District of Sechelt regarding Regional Growth Strategy Plan*

AND FURTHER THAT staff report to a future Committee regarding the process, scope and provincial funding opportunities available for the development of a Regional Growth Strategy Plan.

The purpose of this report to identify some administrative process opportunities, inform the future SCRD Board and member municipal Councils and seek their direction related to a regional growth strategy for the Sunshine Coast.

This report is broken into the following sections:

SECTION 1 – this section focuses on understanding the context of regional growth through the *Local Government Act*. It also includes a chronology of discussions on the Sunshine Coast and current practices.

SECTION 2 – this section focuses on options and opportunities.

SECTION 3 – this sections includes various attachments referenced in this report and relevant resources.

DISCUSSION

SECTION 1 – CONTEXT OF REGIONAL GROWTH AND CURRENT PRACTICES

The purpose of a regional growth strategy under the *Local Government Act* is to "promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources."

Growth management means specific regulatory policies aimed at influencing how growth occurs, mainly within a locality. These affect density, availability of land, mixtures of uses, and timing of development.

Three areas in British Columbia have been identified as having more significant rates of growth than the rest of BC: the Lower Mainland; the Okanagan Valley; and, Southern Vancouver Island. These areas are known as the "High Growth Regions."

There is greater urbanization in these regions, particularly in the Lower Mainland and on Southern Vancouver Island. It is anticipated that the need to manage growth, guide urbanization and adjust for an aging population will continue for the foreseeable future.

Most of the regional districts within the high growth regions (Capital, Fraser Valley, Metro Vancouver, Central Okanagan, Nanaimo, Okanagan-Similkameen, North Okanagan, Squamish-Lillooet, Thompson-Nicola, and Comox Valley) have adopted a regional growth strategy and are undertaking implementation efforts with member municipalities.

In 2006, the Province of BC published a revised Regional Growth Strategies Explanatory Guide which assists local governments through a process and provides tools.

The link to the Explanatory Guide is here:

https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/rgs_explanatory_guide_2005.pdf

Staff have assembled a table (Attachment B) which outlines the chronology on the Sunshine Coast as it relates to developing a Regional Growth Strategy (RGS).

Local Government Act - Regional Growth Strategy

Legislation related to regional growth strategies is contained in the *Local Government Act*. The sections on purpose and content are copied below for reference.

The *Local Government Act* establishes the requirement for local governments to prepare Regional Context Statements. Regional Context Statements must identify the relationship between an Official Community Plan and the goals and strategic directions identified in the RGS.

If applicable, Regional Context Statements will identify how Official Community Plans will be made consistent with the RGS over time.

Successful implementation of the RGS depends on cooperation between the regional district and member municipalities, and the ability of local plans, policies and programs to contribute to the regional planning goals identified in the RGS. As such, Regional Context Statements are the main implementation tool of the RGS.

428(1) The purpose of a regional growth strategy is to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.

(2) Without limiting subsection (1), to the extent that a regional growth strategy deals with these matters, it should work towards but not be limited to the following:

- a) avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- b) settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
- c) the efficient movement of goods and people while making effective use of transportation and utility corridors;
- d) protecting environmentally sensitive areas;
- e) maintaining the integrity of a secure and productive resource base, including the agricultural land reserve;
- f) economic development that supports the unique character of communities;
- g) reducing and preventing air, land and water pollution;
- h) adequate, affordable and appropriate housing;
- i) adequate inventories of suitable land and resources for future settlement;
- j) protecting the quality and quantity of ground water and surface water;
- k) settlement patterns that minimize the risks associated with natural hazards;
- l) preserving, creating and linking urban and rural open space, including parks and recreation areas;
- m) planning for energy supply and promoting efficient use, conservation and alternative forms of energy;
- n) good stewardship of land, sites and structures with cultural heritage value.

Content of regional growth strategy

- 429**(1) A board may adopt a regional growth strategy for the purpose of guiding decisions on growth, change and development within its regional district.
- (2) A regional growth strategy must cover a period of at least 20 years from the time of its initiation and must include the following:
- a) a comprehensive statement on the future of the region, including the social, economic and environmental objectives of the board in relation to the regional district;
 - b) population and employment projections for the period covered by the regional growth strategy;
 - c) to the extent that these are regional matters, actions proposed for the regional district to provide for the needs of the projected population in relation to:
 - i. housing,
 - ii. transportation,
 - iii. regional district services,
 - iv. parks and natural areas, and
 - v. economic development;
 - d) to the extent that these are regional matters, targets for the reduction of greenhouse gas emissions in the regional district, and policies and actions proposed for the regional district with respect to achieving those targets.
- (3) In addition to the requirements of subsection (2), a regional growth strategy may deal with any other regional matter.
- (4) A regional growth strategy may include any information, maps, illustrations or other material.

Lessons Gathered

Through staff's own experience, knowledge, research and discussions; a number of common themes emerged around opportunities and high level lessons learned.

Growth Management Requires a Multi-Layered and Flexible Approach

- No one growth management strategy fits all.
- Growth management requires a multi-layered, comprehensive strategy.
- Growth management is necessary during both strong and slow growth periods.

Growth Management Requires Collaboration and Cooperation

- Collaboration and mutually supportive policy frameworks are critical.
- Involvement by multiple levels of government is necessary.
- A clear definition of roles is critical.
- Local jurisdictions must have the capacity and resources to implement growth management strategies.

Growth Management Requires Significant Commitment in Both Time and Investment

- A change in culture is often necessary to implement growth management.
- Growth management thinking must go beyond the local context and the immediate horizon.
- Growth management requires adopting both a short- and long-term view.
- Financial incentives are a critical complement to policy.

Growth Management Requires a Number of Tools

- 20-year growth boundaries are not an effective growth management strategy on their own.
- Market-driven approaches need to be tempered by efforts to direct growth.
- The “carrot approach” is more effective than the “stick approach”.

Effective growth management strategies apply mechanisms. The choice of mechanism(s) depends on the specific community context. Some of those mechanisms are incentives, targeted areas/staging of development, growth boundaries, policy innovations, partnerships and rural, agricultural, or environmental protection programs.

Current SCRD Planning Policy related to Growth

Management of growth and development is addressed in all seven SCRD official community plans, particularly within the five OCP's with strong residential focus. Each plan contains objectives and policies aligned to the vision and character of the plan area. In general, OCPs guide growth to village hubs and cluster areas and discourage or prohibit higher-density growth beyond current settlement areas. SCRD's two zoning bylaws operationalize the direction set by OCPs.

At a regional level, *We Envision: A Regional Sustainability Plan for the Sunshine Coast* <http://www.scrd.ca/Regional-Sustainability-Plan> includes a vision statement that speaks directly to well-managed growth: we envision complete, compact, low environmental impact communities based on energy-efficient transportation and settlement patterns. Other vision statement in the plan also relate to growth. Directions described in the plan relate to establishing region-wide sustainable land use principles and building a land use classification system.

Following from *We Envision*, in 2015/16, SCRD worked with other local governments on the Sunshine Coast to draft Sustainable Land Use Principles to create a regional approach to land use and development approvals on the Sunshine Coast (Attachment C). The draft was supported in principle by the SCRD Board and referred to member municipalities and First Nations Councils for review and consideration for support. No expressions of support were received in reply. Although not adopted Coast-wide, the Principles nonetheless remain a tool used by SCRD Planning.

Many of the policy items described in official community plans and *We Envision* have been acted on (e.g. Agricultural Area Plan, creation of region-wide sustainable land use principles) or are in progress/process of being updated (e.g. recent work related to affordable housing and densification).

Many of the building blocks for effective growth management, especially at the sub-regional level, are in place in SCRD rural electoral areas. As described in Section 2, a range of opportunities to improve coordination and monitoring exist.

Local Context and Intergovernmental Referral Process

In 2007, the Sunshine Coast Regional District identified five key goals for the Regional District. One of those goals was to develop a Regional Growth Strategy with key milestones and policy integration. Attachment D is the Update Data and Trends May 2008 report which was intended for background information for a RGS.

SCRD engages in a referral process with other local governments regarding planning and development proposals. As a result of We Envision, a set of regional sustainable land use principles were developed through a collaborative effort of municipal and regional district planners. Municipal Official Community Plan amendments are reviewed with a policy lens and recommendations are endorsed by the Board.

Subdivision, Development Permits, and Rezoning applications are considered technical referrals and are handled chiefly by Infrastructure Services. Currently there is no set policy which guides intergovernmental referrals, other than the *Local Government Act* which specifically refers to consultation with the Regional Board.

Earlier this year SCRDP Planning re-affirmed our referral process with District of Sechelt. All DoS referrals are sent to Planning and Infrastructure general inboxes which are monitored by multiple staff members and triaged according to the type of referral. After affirming this process with District of Sechelt, SCRDP engaged with the Town of Gibsons to encourage something similar, which is still evolving.

SCRDP sends some rural planning referrals to municipalities. For example, the West Howe Sound OCP was presented to the Town of Gibsons and the Halfmoon Bay OCP was presented to the District of Sechelt.

Attachment E is the District of Sechelt OCP Extracts Regarding Growth.

Attachment F is the The Town of Gibsons OCP Smart Plan Extracts Regarding Growth.

Attachment G is the Principles of Cooperation for Howe Sound Community Forum

Out of respect for the unique standing of First Nations, the territories of the *shíshálh* and Skwxwú7mesh Nations, and the important role these Nations play in the region, SCRD frequently seeks comment from these First Nations.

In 2006 SCRD and *shíshálh* Nation entered into a Heritage Protocol Agreement which indicated that mutual respect between each party for each other's mandates, policies, values and areas of jurisdiction. This set the context for an improved working relationship at both an administrative and political level. Shortly thereafter, in 2007, the *shíshálh* Nation adopted the Strategic Land Use Plan, *lil xemit tems swiya nelh mes stutula* (which roughly translated means 'we are looking after our land, where we come from'), a land use plan for the *shíshálh* Nation that sets out the vision for the long-term future of the *shíshálh* territory.

With respect to SCRD planning, the Roberts Creek official community plan, adopted in 2012 recognizes the *shíshálh* Nation interest in their territory and areas of cross-jurisdictional interest with SCRD. The Halfmoon Bay OCP, adopted in 2014 further enhances collaboration with *shíshálh* Nation referring to their Strategic Land Use Plan. Also included as an appendix to the OCP are the *shíshálh* Nation best management practices for moorage. This is used by SCRD when reviewing applications for moorage and other foreshore use applications. Prior to adoption of the OCP in 2014 the *shíshálh* Nation Chief and Council wrote a letter to SCRD indicating that acknowledging the *shíshálh* Nation land use plan within the OCP was another important example of the positive government to government working relationship.

The draft (first reading) Egmont/Pender Harbour Official Community Plan includes a specific chapter focused on the strategic land use plan and its applicability within the area. *Shíshálh* Nation were directly involved in the creation of the draft OCP with a staff member participating on the advisory review working group. The chapter within the OCP exemplifies the working relationship and indicates that SCRD will utilize the Strategic Land Use Plan and refer development applications to the Nation for review.

Beyond OCP policy, there is a working relationship where SCRD staff refer development applications to *shíshálh* Nation staff and, when appropriate, connect property owners/developers with the Nation to increase the effectiveness of coordination prior to land development. Halfmoon Bay, Roberts Creek and the draft Egmont/Pender Harbour OCP refer to the close working relationship with *shíshálh* Nation and strategic land use plan.

SECTION 2 – OPTIONS AND OPPORTUNITIES

Future Governance Considerations and Opportunities

The topic of governance continues to take rise when discussing water and watersheds. The Board has approved Resolutions for AVICC and UBCM all related to governance models. In addition, the Town of Gibsons prepared a model for discussion among local stakeholders. This proposal was received by the Board on May 24, 2018.

The Honorable Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development Mandate letter dated July 18, 2017 in part states the following "Work with the Minister of Indigenous Relations, First Nations and communities to modernize land use planning and sustainably manage B.C.'s ecosystems, rivers, lakes, watersheds, forests and old

growth.” In discussions with Provincial staff, SCRD staff understand there are changes being contemplated which are targeted for a late fall 2018/early 2019 roll out.

In January 2018 a report titled Collaborative Consent and British Columbia’s Water: Towards Watershed Co-Governance was published by the University of Victoria’s POLIS Water Sustainability Project. Staff have included the link as it could be helpful in providing some guidance in moving forward in the context of developing a regional growth strategy.

<https://poliswaterproject.org/files/2017/09/POLIS-CC-6b-web.pdf>

At some level these regional scale initiatives need to be connected/linked in order to ensure, at a minimum, they do not conflict or create redundancy, but more importantly are effective and sustainable.

Opportunities to Define a Regional Growth Strategy

Attachments to this report and the various web links to other regional districts regional growth strategies highlight the local context in defining the lens or scope for their strategy. Some are very complex with a focus on defining boundaries and measurements while some regional growth strategies focus on process to bring the stakeholders together to collaborate.

Some recent and ongoing examples in British Columbia are:

Squamish-Lillooet Regional District

<https://www.slrld.bc.ca/inside-slrld/spotlight/slrld-regional-growth-strategy-review-underway>

Attachment H: April 2016 Report SLRD Regional Growth Strategy Review
Consultation Plan & Notifications

Regional District of Central Okanagan:

<https://www.regionaldistrict.com/your-services/planning-section/regional-growth-strategy.aspx>

Attachment I: RDCO Overview Notice

Capital Regional District

<https://www.crd.bc.ca/project/regional-growth-strategy>

Attachment J: CRD Regional Growth Overview – Fact Sheet

At the SCRD, there has been a high degree of focus on water supply given the series of droughts the Sunshine Coast has experienced in the past few years which has been linked by some to the need for a regional growth strategy. There are other services which would also benefit from a growth strategy. Not intended to be exclusive but illustrative in nature, below are some services to be considered:

- Transportation (infrastructure planning and maintenance)
- Solid waste services and programs (coordination and infrastructure)
- Water (infrastructure and servicing)
- All Emergency Services (planning, coordination and infrastructure)
- Climate Change (impacts and resiliency planning)
- Community Character, Wellness and Values
- Housing (mixed and affordability)
- Economics / Employment Sectors

In addition, there is also an opportunity in the development of a region growth strategy to consider incorporating relevant data from community partners and stakeholders such as: the Community Resource Centre; libraries; tourism and cultural sectors; and, BC Ferries.

SCRD Process Improvements to Manage Growth

Since the Board resolved to have staff report back on this matter, it provided the opportunity and need for management to have a more fulsome and cross departmental review of current practices. Out of those discussions, staff identified a number of process improvements which require the attention of SCRD Administration. At a high level, staff have listed a number of the process improvements which, from staff's perspective, are necessary to better manage and report growth related impacts. Staff intend to raise and incorporate these actions into future work plans with the incoming 2018-2022 SCRD Board.

➤ **Development Charge Bylaw**

Currently the SCRD Development Charges Bylaw (DCC) applies only to water infrastructure and while it was recently approved in 2015, there is an opportunity to reevaluate the DCC Bylaw and incorporate other services which are impacted the most through growth and future infrastructure costs. There is also an opportunity to tighten up the language so there is clarity with developers and local governments. This is a common tool used to manage growth and there is a necessity to strengthen the DCC Bylaw and the internal review process SCRD staff administer.

ACTION: A report is targeted for Q2 2019.

➤ **SCRD tracking and reporting crown referral decisions**

Crown Referrals make up a large part of development in the rural areas and currently, the SCRD does not track or report out on those decisions. There is an opportunity to put a crown referral monitoring program into place which could assist in future evaluations and decision making.

ACTION: A report is targeted for Q1 2019.

➤ **Strengthen SCRD Referral Process**

In reviewing current practices, staff note that there is an opportunity to improve upon our own referral process and strengthen our internal cross departmental review. Staff have identified a need to develop a matrix which would ensure impacts to the respective services are considered in the decision-making process. In addition, improvements with SCRD volunteer emergency services need to be incorporated.

ACTION: A report is targeted for Q1 2019.

➤ **Update Master Plans and Annual Service Plans**

Through the 2014-2018 Strategic Plan development, it became known the degree and number of current master plans and how they do or do not interrelate. There are some SCRD master plans which benefit from annual reviews and updates and some that no longer reflect the current environment. Annual Services Plans are the implementation tool with goals and indicators of success. For the most part, there are very few Annual Service Plans in place in SCRD departments.

The Auditor General for Local Government of British Columbia identifies in their various reports the opportunity and need for local governments to adopt a practice of developing Services Plans to demonstrate how services are managed and therefore accountable to their communities.

Staff have highlighted a few key examples which focus on hard services that the SCRD delivers which would benefit by having Service Plans developed and adopted.

A) Utilities Services

In 2013 the SCRD approved the Comprehensive Regional Water Plan (CRWP) which outlined a water supply strategy until 2036. The plan considered current water supply and community needs and provided the outline of a strategy to meet these water supply needs until 2036 based on a 2% growth scenario. Since the approval of this plan, scientific understanding and exposure of the impacts of climate change have increased, the population growth has been less than predicted and an additional legislative requirement for a minimum environmental flow for Chapman Creek has been introduced. While the SCRD is acting on the key recommendations from the CRWP to increase and diversify its water supply, staff are considering more recent factors while developing the Water Sourcing Policy. This will include an analysis of the water demands by the community, for the environment, to deal with fires and large emergencies and as back-up in case there is a failure of essential water supply infrastructure.

In addition to a Service Plan, it would be also beneficial for direction on land use planning related factors such as:

- The extent that water supply ability should be a guiding land-use planning principle for an entire service area or part thereof.
- An increase in residential or industrial use of a specific area could limit the extent to which the water supply needs for this area can be met. Additional direction on triggers for upgrades to infrastructure (e.g. pumps, reservoirs, water mains) would be beneficial.
- Zoning Bylaw No. 310, which is currently being updated, will include water supply conditions for specific zones related to the water supply through community water, groundwater or surface water.

The SCRD manages 14 wastewater treatment facilities along the Sunshine Coast. There is currently no policy direction on how growth is accommodated in the service area.

B) Solid Waste Services

The SCRD Solid Waste Management Plan was approved in 2011 and describes the long-term strategy of the SCRD for the collection and processing of solid waste. The plan outlines different strategies for residential and commercial solid waste and includes targets for waste diversion and diversion for different types of materials.

Long-term growth will increase the volumes of materials to be collected and processed, such as:

- Population growth will increase the amount of materials being deposited to the landfill and reduce the lifespan of the landfill.
- The cost recovery for the processing of these materials will also impact the SCRDs financial plan.

C) Transit Services

In 2014, the Board approved the Transit Future Plan (TFP), which outlines the development of the Sunshine Coast transit network until 2038. It states that “The Transit Future Plan sets a transit mode share target of 5.4 per cent for all trips by 2038, which will require the Sunshine Coast transit ridership to grow from 0.5 to 1.8 million trips per year.”

The TFP is based on growth predictions by BC Stats and assumes a growth rate of about 2.3% and includes geographic predictions of where the amount of growth would occur. The TFP outlines a significant number of actions still to be taken to meet the plan objectives in 2038, some more operational, some requiring additional resources (e.g. staff and buses) and some require significant capital investments.

ACTION: A report is planned for Q2 2019.

Intergovernmental Process Improvement to Manage Growth

There are a number of options and opportunities to manage growth among key stakeholders. Some of these tools are utilized in communities differently but the intent is the same.

- Integration of concurrent policy
 - Consistent policies which overlap jurisdiction and services
- Staging of Development Reports
 - Maintain inventory of available housing lots as compared to consumption.
 - Define where, when and services for lands to be brought on for development.
- Development Standards
 - Adopted standards which are connected to Zoning Bylaws and Services Plans
- Formalize Intergovernmental Referral Process
 - A process which includes timeframes and scopes which local governments and developers utilize.
- Intergovernmental Staff Development Teams
 - Inclusive integration, reviews and matrixes developed.
 - Provincial agencies need to participate in a formal manner.

Next Steps

Through internal staff review a number of key actions have been identified which are highlighted in the report. These actions are viewed as necessary regardless of the development of a regional growth strategy.

Staff plan to incorporate these actions in future work plans and bring to the 2018-2022 SCRD Board through orientation and the 2019 budget process. As well, this report and considerations of next steps for developing a regional growth strategy will form a part of their discussions.

CONCLUSION

At its Regular Board meeting of January 11, 2018, the SCRD Board received correspondence from the District of Sechelt requesting the SCRD “appeal to the provincial government for funding to produce the [Regional Growth Strategy] plan in consultation with the community”.

The following Board direction was provided:

003/18 **Recommendation No. 19** - *Correspondence from District of Sechelt regarding Regional Growth Strategy Plan*

AND FURTHER THAT staff report to a future Committee regarding the process, scope and provincial funding opportunities available for the development of a Regional Growth Strategy Plan.

This report outlines the current framework contained in the *Local Government Act*, a chronology of discussions on the Sunshine Coast and current practices.

Staff plan to incorporate these actions in future work plans and bring to the 2018-2022 SCRD Board through orientation and the 2019 budget process. In addition, this report is proposed to be brought to the SCRD Board following the October 2018 local government elections for their consideration and to seek their direction related to next steps in developing a regional growth strategy for the Sunshine Coast.

SECTION 3 – ATTACHMENTS AND RESOURCES

Attachment A: District of Sechelt’s correspondence dated November 3, 2017

Attachment B: Chronology table related to Regional Growth Strategy on the Sunshine Coast

Attachment C: Proposed Sustainable Land Use Principles

Attachment D: SCRD Update Data and Trends May 2008 Report

Attachment E: District of Sechelt OCP Extracts Regarding Growth

Attachment F: Town of Gibsons OCP Smart Plan Extracts Regarding Growth

Attachment G: Howe Sound Principles

Attachment H: April 2016 Report SLRD Regional Growth Strategy Review Consultation Plan & Notifications

Attachment I: RDCO Overview Notice

Attachment J: CRD Regional Growth Overview – Fact Sheet

Resource: Province of BC published a revised Regional Growth Strategies Explanatory Guide:
https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/rqs_explanatory_guide_2005.pdf

Resource: We Envision web link
[http://www.onecoast.ca/files/File/Jan%202012%20Sustainability%20Plan-%20low%20res%20PDF%20\(3\).pdf](http://www.onecoast.ca/files/File/Jan%202012%20Sustainability%20Plan-%20low%20res%20PDF%20(3).pdf)

Resource: Collaborative Consent and British Columbia's Water: Towards Watershed Co-Governance was published by the University of Victoria's POLIS Water Sustainability Project.
Polis Governance Executive Summary
<https://poliswaterproject.org/files/2017/09/POLIS-CC-6b-web.pdf>

Reviewed by:			
Manager	X – A. Allen	Finance	X – T. Perreault
GM	X – R. Rosenboom X – I. Hall	Legislative	X – A. Legault
CAO		Other	

November 3, 2017

File No. 0400-50

Sunshine Coast Regional District
c/o Angie.Legault@scrd.ca

shishalh Nation
c/o jaugust@secheltnation.net
c/o dhill@secheltnation.net

Town of Gibsons
c/o slwilliams@gibsons.ca

Re: District of Sechelt Council Resolution –
Regional Growth Strategy Plan

This is to advise that the District of Sechelt Council, at its November 1, 2017 Regular Meeting, resolved the following:

“That due to consistent annual growth of the region, that the SCRD, Town of Gibsons, District of Sechelt, and Sechelt Indian Government District begin a Regional Growth Strategy Plan and the SCRD be requested to appeal to the provincial government for funding to produce the plan in consultation with the community.

Council also directed that the above resolution be forwarded for consideration at the Intergovernmental Meeting scheduled for November 27, 2017.

It would be appreciated if you would distribute this to your respective elected officials and appropriate staff for information. Thank you.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours truly,

Jo-Anne Frank
Corporate Officer
JF/

Date	Decision / Direction
March 12, 1998	Board resolves to send letter inviting local governments, Islands Trust and School District to develop a Regional Growth Strategy.
Feb 26, 2002	Regional Growth Planning Study Final Report (CGT Research International – a division of Campbell Goodell Traynor).
2002	Regional Issues Assessment completed as recommended by Ministry of Community, Aboriginal & Women's Services as a prelude to further consideration of an RGS - study informed by telephone survey; SC Intergovernmental meeting feedback; 3 Focus Group meetings (Community, Economic & Environmental Issues); local government staff input; comments from provincial agencies; analysis of Data and Trends related to RGS.
2004	RGS deferred pending completion of Gibsons and Area Restructuring initiative.
Nov 18, 2006	South Coast Restructure Referendum regarding incorporation of Electoral Areas E, F and the Town of Gibsons fails.
June 27, 2007	Letter from District of Sechelt indicating support for Phase 1 of RGS Study.
July 2, 2007	Letter to Hon. Ida Chong, Minister of Community Services thanking Ministry for \$41,000 grant to conduct scoping exercise; requesting reconsideration of issue around future boundary expansion as request refers to major changes to settlement that would have significant impact on our community and services provided that should be considered in the context of the RGS.
2007	Strategic Plan goal for “managing growth and development in the Regional District” with three key activities: complete phase one of the RGS; coordinate the RGS with the Strategic Land and Resource Plan; coordinate revisions of Electoral Area OCP's with RGS Process.
Early 2008	Staff directed to commence initial Scoping Phase for Regional Growth Strategy significant impact on our community and services provided that should be considered in context of RGS.
2008	One elected official's forum, two agency meetings, three stakeholder meetings and two public meetings held.
April 2008	General Strategic Priorities Fund application for \$225,000 submitted for Regional Multi-Modal Transportation Study.
May 2008	Update Report: A Summary of Issues Identified in 2002 & Updated Data & Trends Related to Regional Growth Issues.

Date	Decision / Direction
December 2008	Direction to complete Phase I Scoping Project for RGS.
Feb 23, 2009	Second elected official's meeting to discuss issues related to Regional Growth Strategy (with presentation from Ministry of Community Development).
June 18, 2009	Letter from Sechelt Indian Band – “supports in principle the working relationship with local government. However, as we stated at the beginning of this process ... [the] Sechelt need recognition by the parties and by the Province of the Sechelt Indian Band Land Use Plan”.
July 6, 2009	Elected official's meeting to provide answers to questions raised at February meeting.
July 22, 2009	<p>Letter from District of Sechelt “declining to participate in the proposed Regional Growth Strategy” and suggesting that the following recommendations:</p> <ol style="list-style-type: none"> 1. That RD Planning staff compile and review all OCP's and zoning bylaws to determine the land use policies that could be crafted into a cooperative growth strategy. 2. That RD staff, in cooperation with municipal staff, identify how these policies control sprawl; shape a desired regional settlement pattern; protect the resource base; have favourable implications for rational, fair and equitable service delivery. 3. That RD staff and municipal staff identify specific problem areas that characterize unfair or inequitable consequences of current settlement patterns and that the RD and Municipal staff identify areas on the SC that represent best practices. 4. The RD Board establish a technical Advisory Committee through the development of a MOU between the RD and municipal governments outlining the mandate, the composition and including a review mechanism. 5. That RD Planners report finding back to the Technical Advisory Committee and elected officials by the end of December 2009.
Sept 2009	Meeting with Minister of Community and Rural Development (Bill Bennett) at UBCM. Response letter from Minister indicating provincial funding for RGS is very limited
Oct 15, 2009	Planning & Development Committee receives report in response to issues raised by DoS on OCPs and zoning bylaws and requests report on potential collaborative approaches that could be incorporated into a

Date	Decision / Direction
	MOU between all local governments for October 19 Intergovernmental meeting.
October 19, 2009	Intergovernmental meeting – affirmation that RGS process would not be pursued.
Oct 29, 2009	Letter from Town of Gibsons declining to participate in proposed RGS and advising they will participate on specific planning processes on a case by case basis.
Feb 11, 2010	Planning & Development Committee report on Non-Legislative and Collaborative Regional Planning Approaches <ul style="list-style-type: none"> • Integrated Transportation Study underway (100% grant funded by UBCM) • Community Energy & Emissions Plan underway (funded through Infra budget) • Continue working towards long term Sustainability Plan • Regional Affordable Housing Committee.
Jan 2018	Letter from District of Sechelt regarding RGS and Board direction to prepare a 'process and options' report.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – January 21, 2016

AUTHOR: Andrew Allen, Senior Planner

SUBJECT: PROPOSED SUSTAINABLE LAND USE PRINCIPLES

RECOMMENDATIONS

THAT the report titled Proposed Sustainable Land Use Principles be received;

AND THAT Proposed Sustainable Land Use Principles be referred to the District of Sechelt, Town of Gibsons, *shíshálh* Nation and Skwxwú7mesh Nation for comment.

BACKGROUND

The 2015-2018 SCRD Board Strategic Plan outlines a number of key strategic priorities, each containing related objectives aiming to implement the strategic priorities. Within the “Embed Environmental Leadership” strategic direction is an objective to create and use an “environmental lens” for planning, policy development, service delivery and monitoring.

The Strategic Plan defines an environmental lens as a decision-making tool to ensure that policies and behaviours are analyzed and modified based on their environmental impact.

Related to this objective is a Planning and Development Department work plan, item carried over from 2015 and now considered a priority initiative in the 2016 work plan, to adopt a joint set of sustainable land use principles to guide future development decisions on the Sunshine Coast. This initiative item originally derives from the *We Envision* Regional Sustainability Plan.

SCRD staff, from both the Planning and Development Department and from the Sustainability Division of the Infrastructure Department, have met with Planners from the District of Sechelt and the Town of Gibsons to develop an initial draft set of sustainable land use principles that are included in this report to be shared with the Planning and Development Committee at this time.

The land use principles are being introduced at this time and it is recommended that they be referred to local governments and First Nations on the Sunshine Coast for comment. Comments and suggested changes will then be referred back to the Planning and Development Committee at a later date for consideration.

DISCUSSION

The initial version of the proposed sustainable land use principles are presented in this report for the Planning and Development Committee to consider. There are 10 land use principles and each contains one to four specific actions. The land use principles are as follows:

1. **Support** reconciliation and constructive working relationships between the *shíshálh* Nation, *skwxwú7mesh* Nation, Town of Gibsons, District of Sechelt, the Sunshine Coast Regional District, the Province of British Columbia, and the Government of Canada.
 - a. Ensure the duty to consult is fulfilled.
 - b. Ensure First Nations are provided an opportunity to give prior and informed consent on new developments.
 - c. Promote collaboration between governments.
2. **Focus growth and services** in existing neighbourhoods and communities, using infrastructure investments efficiently so that developments have the least impact on the environment and do not unnecessarily take up new land that extends the overall human settlement footprint.
 - a. Encourage compact, efficient, walkable neighbourhoods in close proximity to services, employment, recreational, and educational opportunities.
3. **Concentrate new development** within areas easily serviced by existing infrastructure, achieving increased density in settlement hubs.
 - a. Focus the development of small lots in the municipal urban areas and community hubs.
 - b. Maintain buffers of open space and rural areas between settlement areas.
4. **Provide a variety of transportation choices** and make neighbourhoods attractive and safe for walking and cycling.
 - a. Enhance public transit and encourage transit use and car-sharing, and develop park-and-ride facilities.
 - b. Develop walking and cycling trails that connect communities, neighbourhoods and services.
5. **Create diverse housing opportunities**, fostering unique community identities with vibrant, diverse, and inclusive neighbourhoods.
 - a. Encourage housing diversity that enables people of different family types, life stages and income levels to afford a home in the neighbourhood of their choice.
 - b. Promote affordable housing units for families and individuals in all new residential developments using tools such as density bonusing, amenity contributions, etc.
 - c. Support development that maintains the unique character of different communities.
 - d. Support development that allows for “aging in place” of residents

6. **Preserve** and enhance biodiversity, open spaces, natural beauty, and environmentally sensitive areas.
 - a. Incorporate a biodiversity protection strategy or policies.
 - b. Aim to provide a park or open space within easy walking distance of all residential areas.
 - c. Ensure the preservation of unique aesthetic values (e.g. along Highway 101, coastline, etc.).
 - d. Ensure that new developments do not negatively impact sensitive habitat and hazardous areas.
7. **Protect and enhance agricultural lands**, maintaining a secure and productive land base that conserves habitat and provides food security and employment.
 - a. Preserve lands in the Agricultural Land Reserve.
 - b. Support local food production on all lands.
 - c. Protect sensitive habitat areas on agricultural lands.
8. **Protect environmentally and culturally sensitive areas from** development and resource extraction that would have a negative impact.
 - a. Limit development in areas identified as having cultural significance, sensitive habitat, or geotechnical risk.
9. **Manage community infrastructure** sustainably to ensure future generations have a high quality of life.
 - a. Ensure engineered assets maximize community resilience.
 - b. Recognize the importance of natural assets and manage development in a way that enhances ecosystem goods and services.
10. **Enhance our marine and freshwater aquatic resources**, ensuring access to, and protection of, clean drinking water, high quality aquatic recreation, and access to the waterfront.
 - a. Seek protection and local control over land use in community water supply watersheds.
 - b. Ensure development preserves aesthetic values along coastlines.
 - c. Preserve public access to waterfront and associated facilities.

Options and Analysis

The proposed land use principles were drafted by planners from the SCRD, Town of Gibsons and District of Sechelt. The planners met on three occasions to draft and refine the proposed principles.

The suggested option at this time is to review the land use principles and refer them to local government and first nations councils for further input. SCRD planning staff are willing to attend other council meetings to discuss this initiative.

The next steps are to determine if additions, subtractions or amendments are required to the land use principles and to make a coordinated decision as to how these principles will be used once adopted. The principles could be inserted into OCP's, used as a lens in staff reports or turn into a checklist to be utilized at development application stage.

Organizational and Intergovernmental Implications

The sustainable land use principles have been developed collaboratively with the District of Sechelt and Town of Gibsons with the idea that all local governments and possibly first nations on the Sunshine Coast can utilize the same principles to achieve a similar goal of a sustainable vision for the future.

If adopted the land use principles will become a new focus for planning projects and land development for both the board and staff to consider. The idea is to encourage a more sustainable land use pattern and therefore it will be seen to be an improvement to our operations, business process and outcomes of the development of our communities.

Financial Implications

No financial implications in adopting the sustainable land use principles, other than staff time.

Timeline for next steps or estimated completion date

2016 work plan item. Referrals to municipal and first nation governments this winter and spring.

Communications Strategy

It is recommended that SCRD planning staff attend other local council meetings, upon request, to further explain the proposed land use principles. Beyond this the further communication to public has not yet been solidified. Web and social media advertising is an option that may be used.

It is unclear at this time as to the amount of involvement and interest for the general public. This can evolve over time as the initiative progresses and subject to input and decision from elected officials.

STRATEGIC PLAN AND RELATED POLICIES

Development sustainable land use principles is derived from the 2016 Planning and Development Division work plan and was carried over from the previous 2015 work plan as well. It is also consistent with the 2015-2018 SCRD Strategic Plan.

The Planning and Development Division work plan links the strategic land use principles to the strategic plan priority to embed environmental leadership. Within this priority is an objective to create and use an environmental lens for planning, policy development, service delivery and monitoring. This is considered a direct link to the creation of a set of sustainable land use principles.

CONCLUSION

SCRD and other municipal planning staff have created the first draft of sustainable land use principles which can be used in the future on the Sunshine Coast when creating land use policies and reviewing development applications. The next step is to share the draft with elected officials here at the SCRD as well as with the local municipalities and first nations. The goal is to approve a consistent set of land use principles which can be used by all local governments.

The direction for this project comes from the 2015 and 2016 Planning and Development Division work plans and has direct link to the 2015-2018 Board strategic plan.

It is recommended that the first draft of the sustainable land use principles be received and referred to local governments and first nations on the Sunshine Coast for further consideration.

Reviewed by:			
Manager		Finance	
GM		Legislative	
CAO		Other	



Update Report

A Summary of Issues Identified in 2002
&
Updated Data & Trends
Related to Regional Growth Issues

May 2008

Sunshine Coast Regional District
Planning and Development Department



Background: An Introduction to Regional Growth Strategies

Mechanisms for cooperation and coordination at the regional level are required to support integrated local government planning within regional districts. Until the introduction of the growth strategies legislation in 1995, no framework existed for coordinated planning among local governments. In order to address this gap, and develop processes for integrated planning, the Provincial Government introduced growth strategies legislation that is a practical framework for coordinated planning and coordinated action for local governments.

A regional growth strategy (RGS) is a strategic plan developed by local governments. It promotes human settlement that is socially, economically and environmentally healthy, and that makes efficient use of land and other resources. An RGS works in conjunction with the Official Community Plans of municipalities and electoral districts to provide long-range planning direction that benefits the entire region.

Managing growth is one of the key challenges for local governments. The population of the Sunshine Coast has tripled since the SCRDC was formed, and if growth continues along the trends projected, it will grow extensively.

Communities can benefit from growth if it is managed in a way that respects our values and our lifestyle – the things that are important to all of us—clean air, affordable housing, clean drinking water, protected farmlands and wilderness areas, and our unique natural environments.

Integrated management of growth is the key to protecting our communities because the impact of growth doesn't stop at city or village limits; it follows geographical boundaries. Individually, communities have been planning for growth and change within their own boundaries—the planning system in B.C. works well at the local level. What has been lacking are ways to promote coordination among municipalities and regional districts on issues that cross municipal and electoral area boundaries.

Contained in Part 25 of the *Local Government Act*, the legislation outlines the following minimum content requirements for any growth strategy:

- a 20 year minimum time frame;
- regional vision statements;
- population and employment projections; and,
- regional actions for key areas such as regional interests, housing, transportation, regional district services, parks and natural areas, and economic development
- Greenhouse Gas Reduction Legislation introduced in April 2008



An Introduction to the SCRD Regional Growth Strategy Process

The SCRD Board of Directors developed a Strategic Directions Plan in 2007, which identified five key goals for the Regional District. The first goal is managing and sustaining growth and development in the Regional District. The three key activities identified under this goal are:

- To complete phase one of the Regional Growth Strategy .
- To coordinate the Regional Growth Strategy with the Strategic Land and Resource Plan.
- To coordinate revisions of Electoral Area OCPs with the Regional Growth Strategy Process.

In 2002 a Regional Issues Assessment Process was implemented as the start of the Regional Growth Strategy. In 2007, the SCRD received funding through the Smart Development Partnership to update the 2002 Regional Issues Assessment, which includes providing recent data on trends related to regional issues and confirmation of the issues to be addressed.

Some of the concerns raised in the 2002 issues assessment have been addressed, such as improved access to recreation services, the completion of a Master Plan for Parks and for Trails and Walkways. Other issues have been impacted by growth.

The population in the Regional District grew by 8.4% between 2002 and 2006. Ferry ridership increased by 6% during that same period, while the number of personal vehicles increased by 10% and the number of commercial vehicles increased by 9%. Numbers support what residents know; the highway and ferries are much busier, housing prices have increased making home ownership unattainable for some residents, and rental costs unaffordable for many others; and permanent good-paying jobs are decreasing due to downturns in some aspects of the resources sector.

It is time for the SCRD to update the earlier issues assessment, and to identify the next steps needed to build a sustainable region that will serve the needs of current residents without compromising the needs of future generations.



2002 Issues Assessment: A Brief Summary

The 2002 Issues Assessment identified a need for a coordinated inter-agency approach to establish a common vision for growth and to deal with key regional issues. At the time, the municipal governments stated that they wanted further dialogue before taking formal action on the initiative.

The Key Regional Issues identified in 2002 were:

- Services for the Elderly; transportation, housing, recreation and health
- Economic Development; better jobs, job training, retention of youth and tourism
- Transportation; safer roads/single highway concerns, better ferry service, transit and bikeway/walkway systems
- Potable Water; watershed management, infrastructure, conservation and quality
- Environmental; concerns over resource extractions, biodiversity and habitat protection, and ecological footprint from development and growth
- Settlement Patterns; affordable housing, diversity of housing, sprawl, access to transit, more neighbourhood open spaces and greenways, infrastructure standards and costs.

The current phase one project will identify any changes or new issues that have occurred over the last six years. The data trends analysis that follows provides related information.

Data and Trends Related To Growth Issues: A Summary from the Report

The phase one scoping project updates the data related to regional growth issues. The SCRD has provided a comprehensive update report, which provides a detailed analysis of all the areas listed below.

- | | |
|----------------------------------|-----------------------------|
| 1. Regional Population | 6. Sustainability |
| 2. Future Projections | 7. Transportation |
| 3. SCRD Build-out | 8. Health |
| 4. Settlement Patterns & Housing | 9. Environment & Recreation |
| 5. Local Infrastructure | 10. Economic Development |

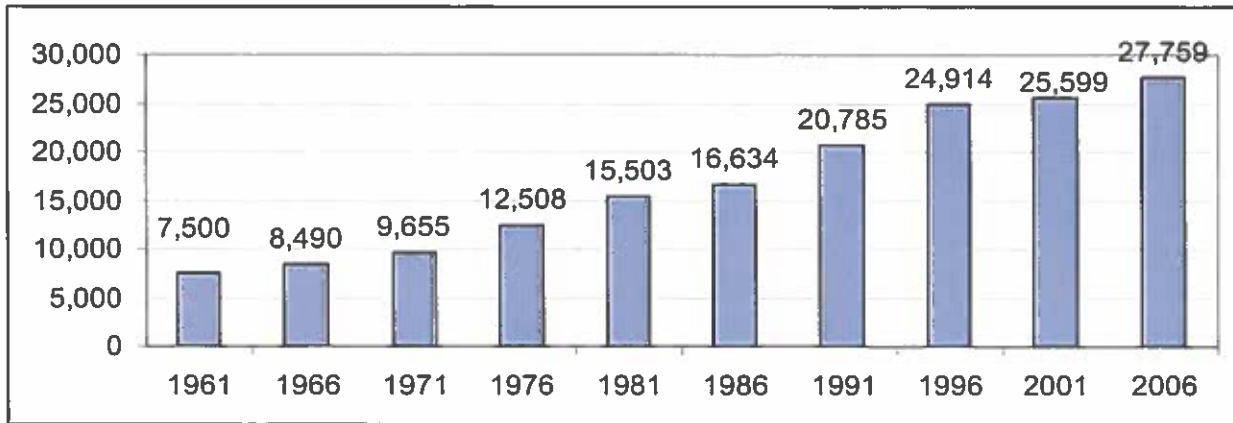
Some key points and graphs from these sections are provided in the rest of this update report.



1. Regional Population

Population Trends and Housing Capacity

Sunshine Coast Population

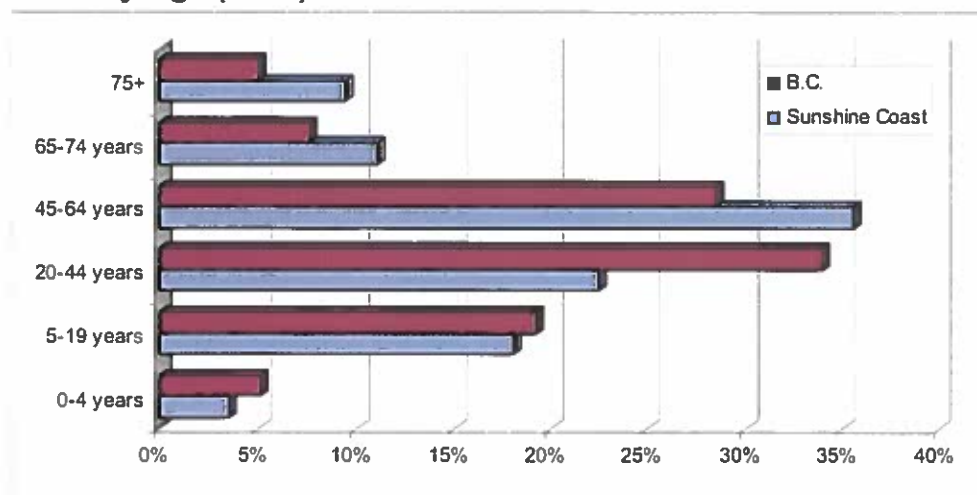


Source: Census Canada

The Sunshine Coast is projected to maintain with past growth, adding over 7,000 residents to its population by 2036. The highest growth rates are expected to occur between 2009 and 2012.

The Sunshine Coast continues to have a significantly higher proportion of people above the age of 45 (56%) compared to BC (42%). In 2005, Sunshine Coast's median age was over 8 years older than the provincial median. In 2006, there were over 6 dependents for every ten people of working age, compared to the provincial ratio of 5.1. There will be major servicing implications as the median age and dependency ratio are projected to increase in future years.

Population by Age (2006)

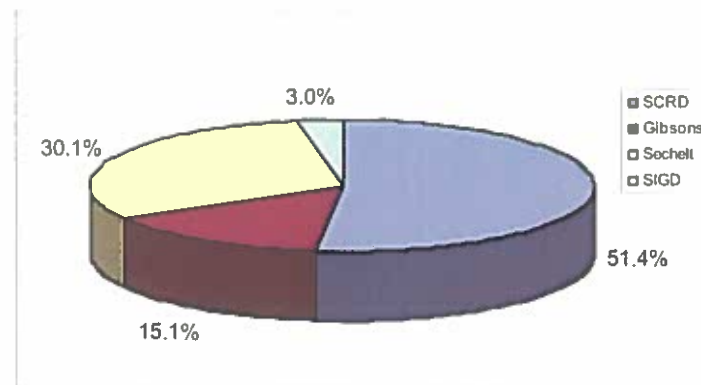


Source: Census Canada



Sunshine Coast Population Dispersal (2006)

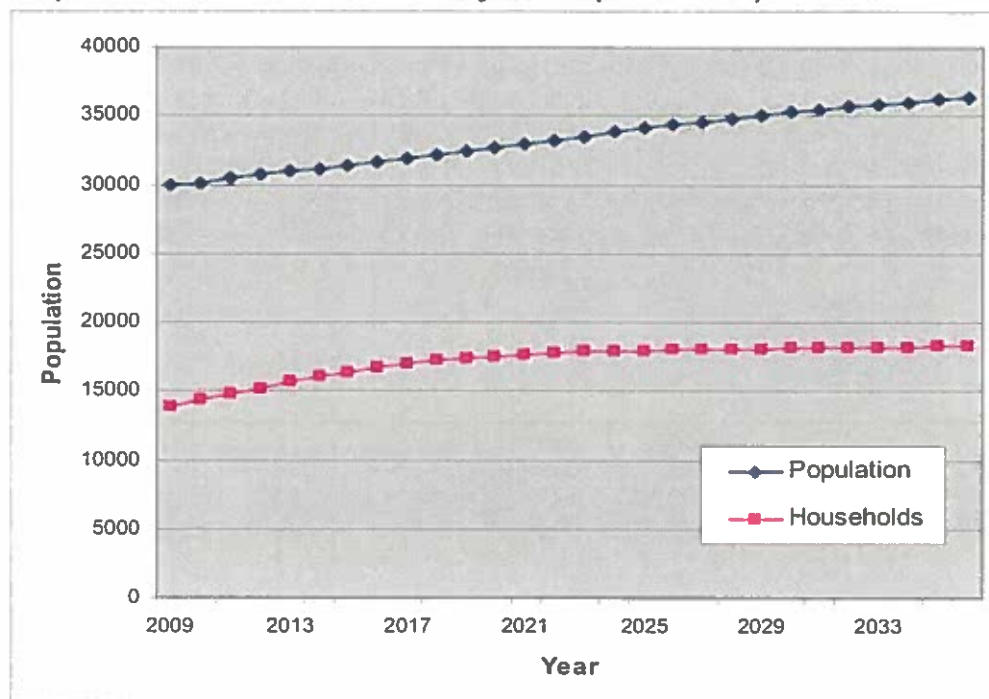
The Sunshine Coast holds a relatively decentralized population. The five SCRD electoral areas accommodate 51.4% of the population, Sechelt 30.1%, Gibsons 15.1%, and the Sechelt Indian Government District 3.0%.



Source: Census Canada

2. Future Projections

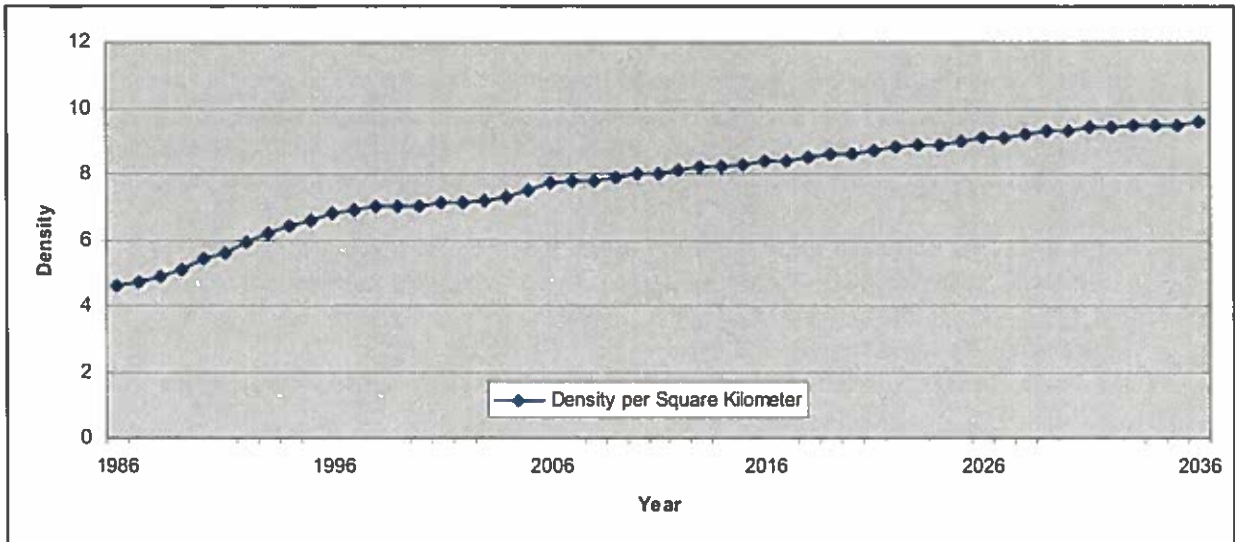
Population and Household Projection (2009-2036)



Density will increase with population growth in the next 28 years. By 2036, the density on the Sunshine Coast per kilometre squared is projected to be 9.6, more than double the density in the mid 1980's.



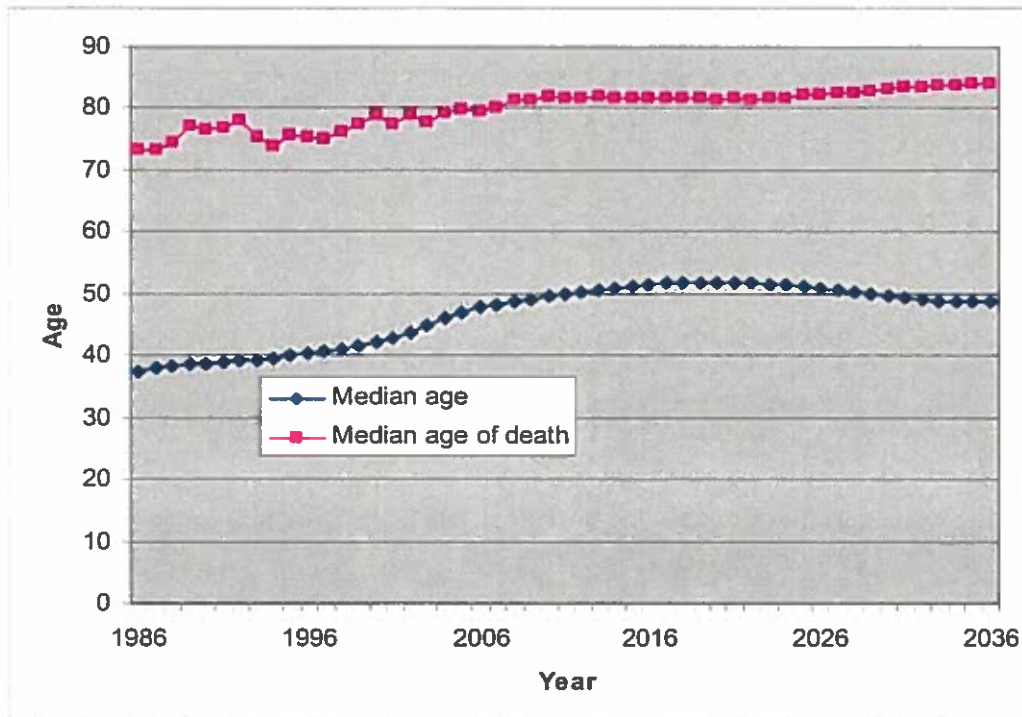
Sunshine Coast Density Projections



Demographic Projections

The projected increase in the median age and elderly dependency rate on the Sunshine Coast is based on the future retirement of the baby boom generation. Median average death will continue to increase, and by 2036 the living age on the Sunshine Coast is projected to be over ten years longer than in 1986. By 2019, the median average age is projected to decrease due to the echo baby boom generation.

Median Age and Death Projections





Source: BC Stats

3. SCRD Build-out

Residential build-out studies provide estimates of the maximum development possible under communities' Official Community Plans (OCP) and zoning bylaws. Maximum build-out figures are expressed by residential units, or dwellings. Reviews and future changes to any OCP's in the SCRD could change the build-out population

An analysis of land use designations indicates that 71,154 people could be accommodated under current zoning and OCP policies across the Sunshine Coast.

Population Capacity with Existing OCP Policies

SUNSHINE COAST ELECTORAL AREAS AND MUNICIPALITIES	2006 POPULATION	POTENTIAL ADDITIONAL GROWTH UNDER OCP'S	TOTAL POPULATION AT COMMUNITY BUILD OUT
DISTRICT OF SECHelt	8,454	20,195	28,649
TOWN OF GIBSONS	4,182	5,453	9,635
SIGD	844	156	Assume 1,000
ELECTORAL AREA A	2,624	9,041	11,665
ELECTORAL AREA B	2,558	3,905	6,463
ELECTORAL AREA D	3,307	2,115	5,422
ELECTORAL AREA E	3,552	1,566	5,118
ELECTORAL AREA F	2,235	968	3,203
TOTAL	27,756	43,339	71,155

Source: Town of Gibsons: 2007 Development Cost Charge Review, 2007.
District of Sechelt Planning Department
SCRD Planning Department

4. Settlement Patterns and Housing

Housing: Affordability of Housing

Fostering a diverse and affordable housing stock will be an important element of any future SCRD Regional Growth Strategy.

Forty-five percent of the Sunshine Coast's 12,185 dwellings were constructed after 1986. In the SCRD, 83.8% of the occupied private dwellings are detached homes - well above the BC average of 52.3%. In contrast, only 11.5% of the occupied private dwellings in the SCRD are in multi-unit buildings compared to 44.9% for B.C. as a whole.



The significant differences between the SCRD and BC averages are due to the rural setting of the Sunshine Coast; the vast majority of B.C. residents live in urban areas.

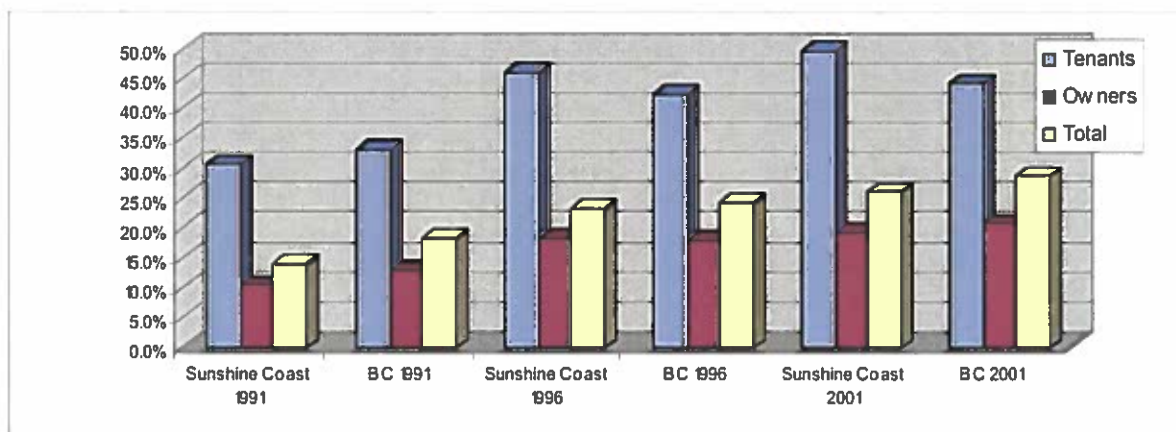
The Sunshine Coast's destination as a retirement community has brought a steady flow of in-migration (385 people in 2006). According to realtors, large proportions of migrating people are from the Lower Mainland, particularly the North Shore. This in-migration accounts for a significant portion of the SCRD's population growth which drives the housing market.

Housing cost alone is not a good indicator of affordability. The standard way of determining affordability is to look at what proportion of income is spent on housing. Spending more than 30% of income on housing is considered less affordable. BC Stats only has data available from 2001, however since that time housing prices have seen significant increases. In 2001, 49% of tenant households in the SCRD spent more than 30% of income on housing. This was above the BC average of 44%. For owner households, 19% spend more than 30% of household income on housing compared to 21% provincially.

In 2006, the *Sunshine Coast Affordable Housing Study* was completed. The study focused on options to address housing needs for low-income renters those with incomes under \$20,000 annually—individuals special needs, young families, and seniors with support needs.

To give an example of housing cost increases in the last 7 years in Gibsons, median single-family home prices have risen in price by 86% since 2001. A 26% increase occurred in 2005 alone. Waterfront properties on the Sunshine Coast are an average of 61% higher in cost than non-waterfront.

Households Paying 30% or More on Housing Costs (2001)



Source: BC Stats



5. Local Infrastructure

Community Water

The SCRD water system is comprised of nine sources: Chapman Creek, Gray Creek, Langdale well, Chaster well, Soames well, Ruby Lake, Hotel Lake, Garden Bay Lake and McNeil Lake/Haslam Creek. In addition, there are other water systems such as the Town of Gibsons.

There has been a 3.8% annual increase in population that is serviced by SCRD water supplies from 2001 to 2005. The SCRD's Infrastructure Services Department is in the process of completing a *Drinking Water Source Development Study*. The goal of this study is to address increasing pressure on community water supplies associated with population growth, and to identify when additional source development (e.g. storage) and treatment capacity (i.e. expansion of the Water Treatment Plant) will be required given population growth and demand management scenarios. The study will also seek to identify the preferred option for providing additional capacity. Results of the Drinking Water Source Development Study will be incorporated into the next update of the 10 Year Waterworks Plan, currently scheduled for 2009.

In 2007 residential water users on SCRD systems consume on average 620 litres of water each day per person (all uses). The Greater Vancouver Regional District average is 580 litres (2007). The BC average is 440 litres per day (2003); the Canadian average is 350 litres per day (2003). Toilets use the greatest amount of water (27%); lawn watering accounts for 43% of the SCRD's daily summer use. From 2001 to 2005, the demand for water in the SCRD increased by 9%.

Calculation of Per Capita Water Demand

Year	2001	2002	2003	2004	2005
Total SCRD Water Supply (m3/y)	4,656,604	5,045,069	5,193,209	5,279,251	5,132,050
Town of Gibsons annual water demand (m3/y)	247,427	254,083	260,919	269,779	275,160
SCRD annual water demand excluding Gibsons (m3/y)	4,409,177	4,790,986	4,932,290	5,009,472	4,856,890
Total SCRD Water connections	8,074	9,162	9,559	9,770	9,936
Total SCRD water supply population estimate	18,570	21,073	21,986	22,471	22,853
Demand (L/c/d)	651	623	615	611	582

Source: Dayton and Knight Consulting Engineers

Even if the average daily consumption remained the same, total water consumption would increase as the population increases.



6. Sustainability

The SCRD has a sustainability policy, the Town of Gibsons' OCP is built on a Smart Plan, which is based on sustainability principles, and the District of Sechelt outlines its sustainability goals in the objectives of their 2007 Vision Plan.

SCRD: Policy

"Recognizing that responsible local government is key to building sustainable communities, delivery of SCRD services shall improve quality of life while protecting the environment. While a sustainable community has economic, social as well as environmental attributes, for the purpose of this policy Sustainable Community shall mean "an organization that provides various services which diligently pursues to protect the environment by:

- minimizing the release of pollutants to the environment
- encouraging recycling and using recycled material
- minimizing the emission of greenhouse gas in its operations
- encouraging minimization of ecological footprint in land use planning and
- conserving natural resources
- promoting awareness in the community of the state of the environment."

Town of Gibsons: Smart Plan

This theme focuses on the principles of community sustainability and its three cornerstones: the natural environment, the economy, and the social wellbeing of the community.

District of Sechelt: Vision Plan

Sechelt is a leader in addressing climate change; in promoting sustainable lifestyles; in protecting environmentally sensitive areas; and in ensuring that its protected lands are managed in an environmentally sensitive and sustainable manner.

SCRD Action on Sustainability

- Sechelt Landfill - Gas Conversion to Energy Innovation Project
- Sechelt Landfill Infrastructure Project
- Landfill Monitoring
- Waste Water Monitoring
- Bathroom Fixture Replacement Program /Toilet Rebate Program
- Sprinkling Regulations
- Water Conservation Program
- Climate Change



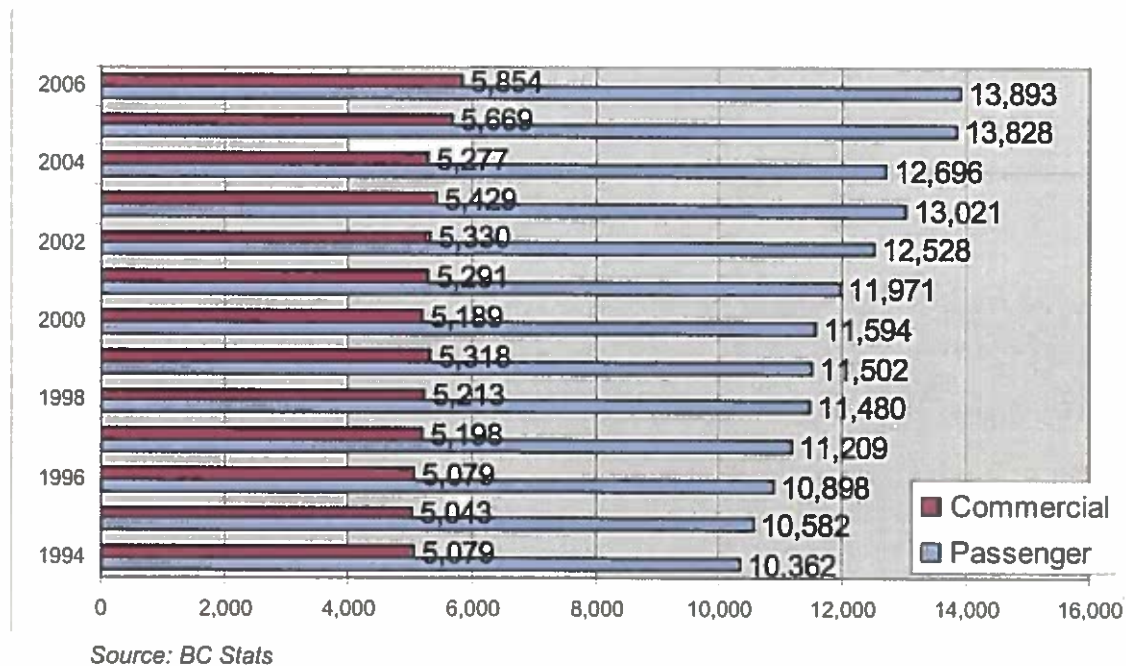
7. Transportation

Transportation Issues

The Sunshine Coast is highly dependent on automobiles. Private vehicles account for 75.7% of transportation to work, with 8.9% travelling as vehicle passengers; according to the 2006 census, 89% of people drive or are passengers when travelling to work.

A 2006 survey by the Lighthouse Learning Network found that 88% of households own at least one vehicle. The numbers of licensed vehicles on the Sunshine Coast has steadily increased between 1994 and 2006 due to both population growth and the increase in vehicles per capita from 2001 (0.46) to 2006 (0.50).

Licensed Vehicles

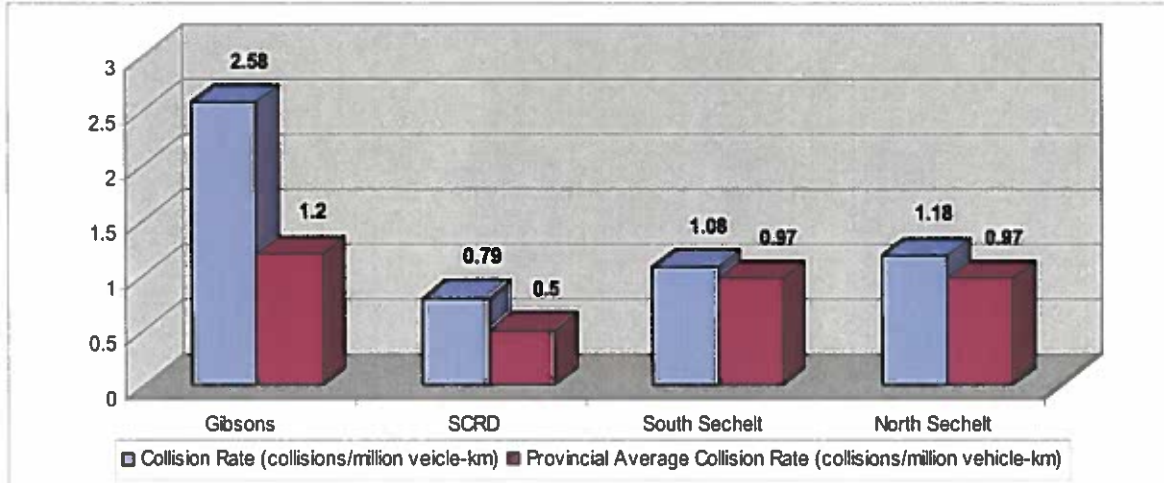


Highway 101

Highway 101 is the main artery of transportation on the Sunshine Coast and serves both local and regional needs. The increasing population and development on the Sunshine Coast has increased traffic volume. In recent years, residents have experienced frustration in accessing the highway during peak flows, such as ferry sailings. Moreover, collision rates in all sections of Highway 101 are above provincial averages.



Collision Rates for Highway 101 Segments (1996 – 2006)



The Gibsons segment of the highway has the most significant collision rate, at over twice the provincial average. In 2007, the Ministry of Transportation made a commitment to invest \$1.5 million over the next three years to improve safety features, particularly signage and pavement markings, on Highway 101.

Transit

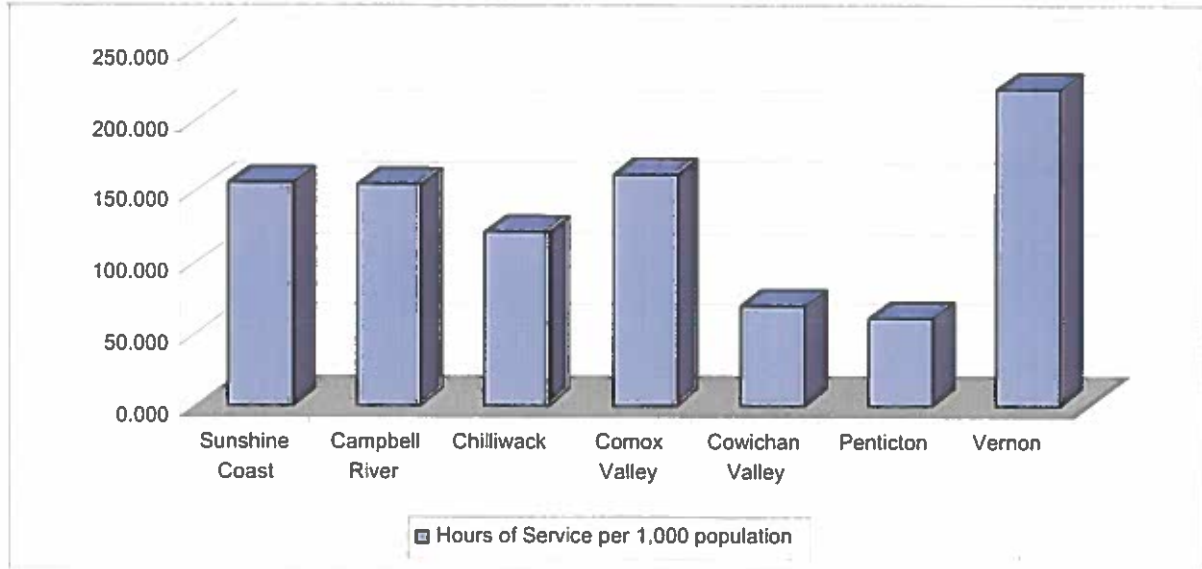
There is a direct relationship between land use planning and transit services. Rural areas that the SCR D governs have dispersed lower densities, but road layouts and pedestrian paths in specified areas will make it easier for residents to access transit. Higher density developments improve access to transportation and encourage pedestrian-friendly town centres. High ridership is an aid to reducing green house gas emissions.

In 2006, the *Sunshine Coast Transit Business Plan* was released to guide future transit service in an effective and affordable manner. The report identifies implementation options over the next five years that will increase the frequency of service and expand the service area.

The public has also identified extending service hours as a priority in a recent Transit survey. Comparisons of transit in seven BC communities found that only the Comox Valley and Vernon had higher hours of service relative to population.



Comparison of Transit Service (2004-2005)

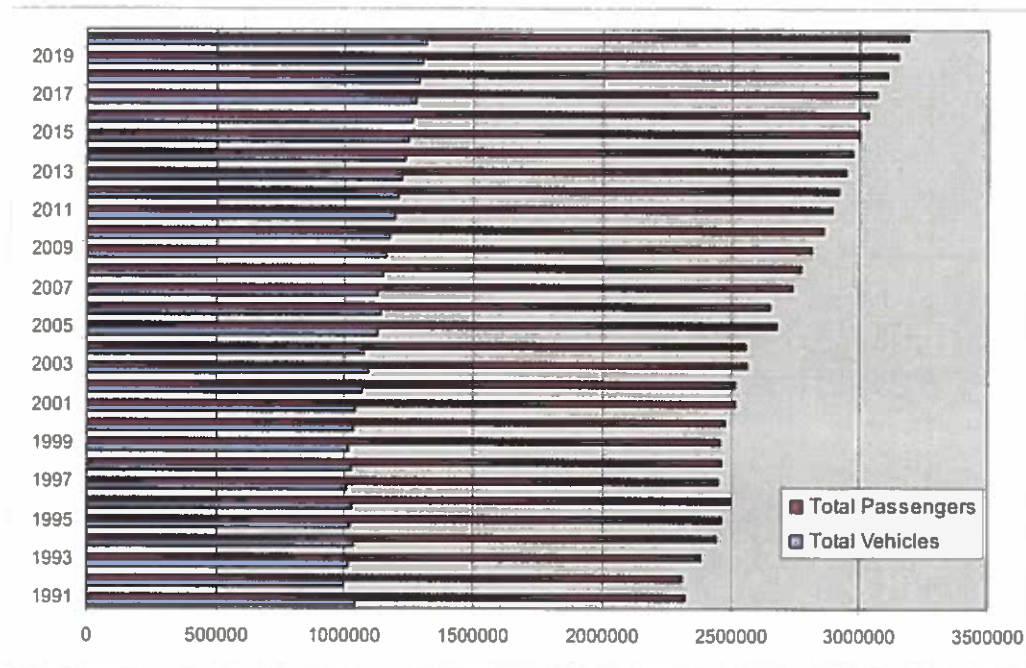


Source: Sunshine Coast Transit Business Plan

BC Ferries

With no alternative land routes, BC Ferries is the dominant form of transportation to and from the Sunshine Coast. There are 8 ferry departures from Langdale to Horseshoe Bay and from Earl's Cove to Saltery Bay per day; with extra sailings during busy summer months. Langdale/Horseshoe Bay Terminals served 1,133,698 vehicles in 2006 compared to a much smaller 185,175 vehicles at Earls Cove/Saltery Bay.

BC Ferries Horseshoe Bay / Langdale Terminal Projections





Source: BC Ferries

8. Health

Health Servicing Issues

Health care issues centre on the need for more health care facilities and trained professionals. St. Mary's Hospital is currently short five emergency room physicians and there is a shortage of trained nurses and administrative staff. There is also a shortage of family doctors.

Aging Population

The Sunshine Coast has a higher percentage (18.6%) of seniors 65 years and older than the provincial average (14.0%). In the next ten years, the elderly population distribution on the Sunshine Coast is projected to increase by approximately 3%, which would bring the total percent of people over 65 to 21.7%.

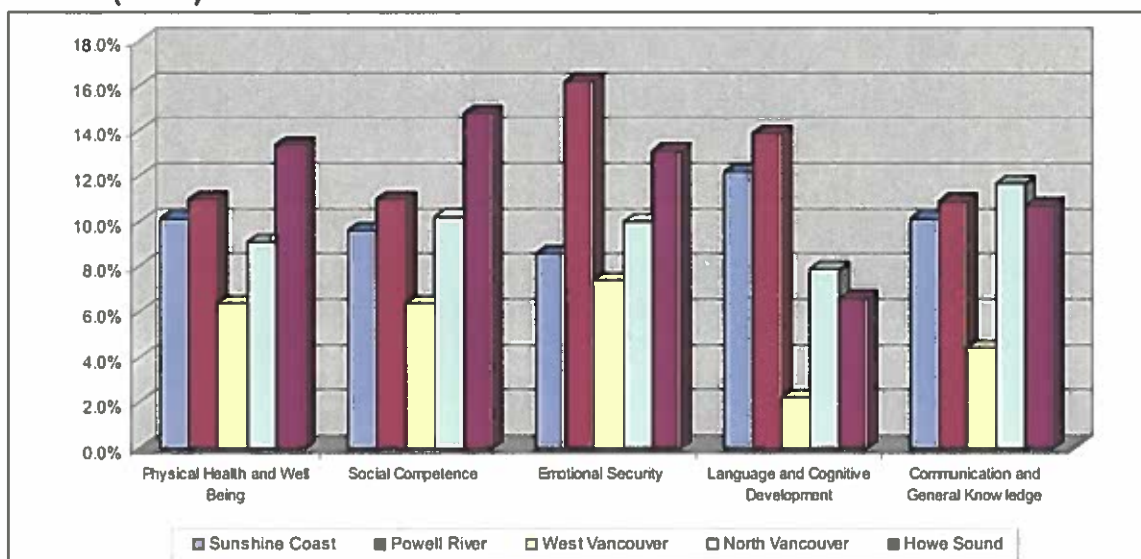
Long term care facilities on the Sunshine Coast include Shorncliffe, Totem Lodge and the newly developed Christenson Village. Christenson Village was completed in 2005 and includes 60 independent living units and 80 complex care beds, 30 of which will be designated for dementia care clients. All facilities combine to make up 166 beds. Waitlists are regularly above 100 people for one of the three homes. It is very unlikely, however, that waitlisted seniors wait longer than a year for a bed.

Child Care

The Early Development Instrument developed by Vancouver Coastal Health (VCH), measures five indicators of childhood development: physical health and well-being, social competence, emotional maturity, language and cognitive development and communication skills and general knowledge.

Children on the Sunshine Coast showed high development vulnerability in all areas except emotional security.

Early Development Instrument (EDI) Data for Vancouver Coastal Health (2008)



Source: VCH Population Health Report, 2008.



Crime

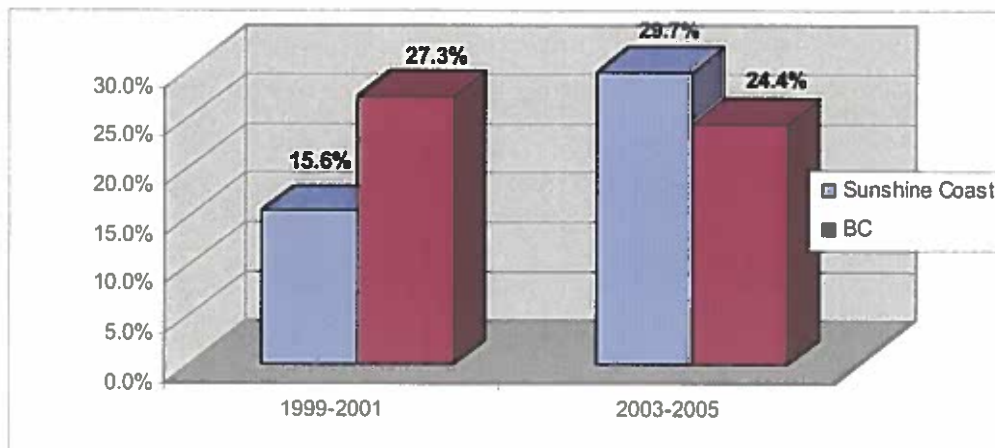
All crime rate averages for recorded types of crimes in the SCR D are below the BC average except for spousal assault. Spousal assault equalled the provincial average at 2.3 offences per 1,000 persons. The Sunshine Coast has had a significant decrease in total serious crime rates in 2003-2005 compared to 2000-2002. Serious crimes are either violent or property related. B.C. crime rates have decreased by 0.9% in this time period compared to 20.2% on the Sunshine Coast.

Education

Only 10% of residents older than 25 have not obtained a high school degree, a percent that may could rise in future years based on the current drop-out rate (assuming these youth continue to reside on the Sunshine Coast). In recent years, the lack of completion of secondary school education among 18 year olds is becoming an increasing concern for the Sunshine Coast. Powell River and the Sunshine Coast are the only areas in the VCH region that have seen high school completion rates drop since the 2001/2002 school year.

Thirty percent of 18 year olds did not receive a high school diploma from 2003-2005. The grade ten provincial exam non-completion rate is at 25%, which is 5% higher than the provincial average.

Percentage of 18 Year Olds without a High School Diploma (2003-2005)

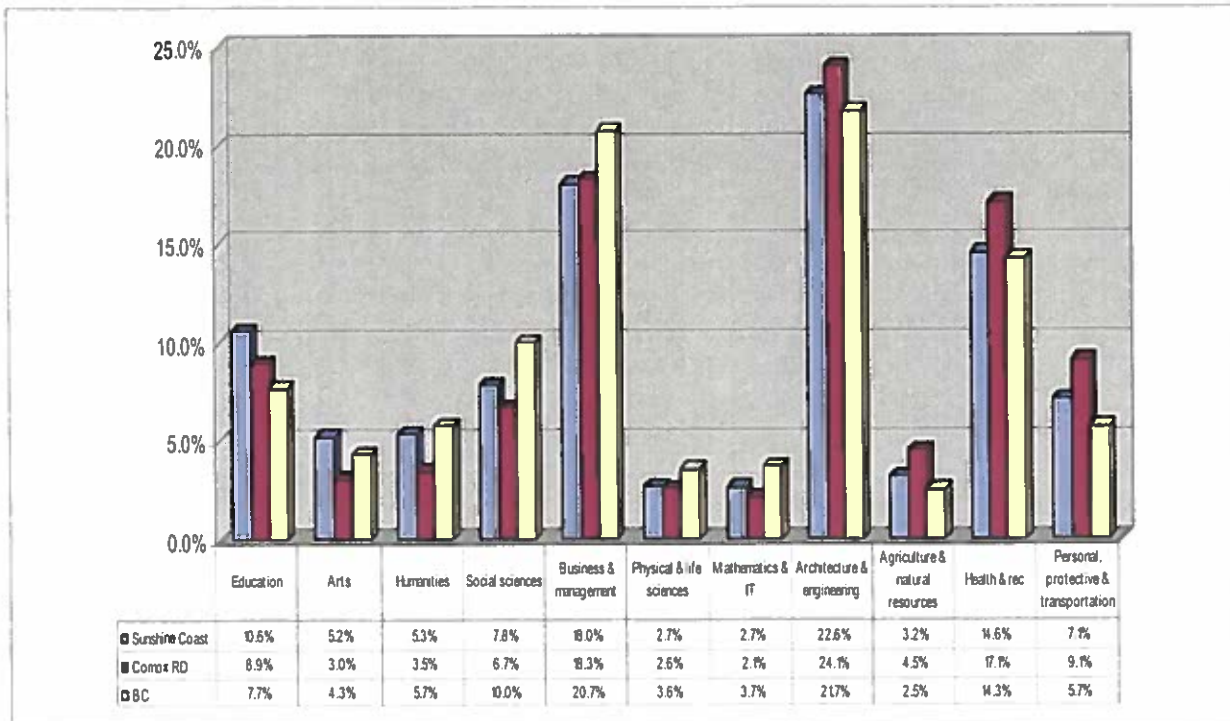


Source: BC Stats

For the 24.6% of all SCR D residents, who have attended post secondary school, the most common fields of study are architecture and engineering, business and management, and health and recreation.



Post-Secondary Major Field of Study



Source: Census Canada

9. Environment and Recreation

Parks

In the 2004 *SCRD Strategic Parks Master Plan*, park and open space area thresholds in proportion to population were reviewed as a starting point to analyze whether the existing park inventory is meeting basic community needs. The Sunshine Coast currently offers 25.8 acres per 1,000 persons. Area A had the most park acreage per 1,000 people at 125.6 with Area F close behind at 121 and Area B, Area D and Area E at 40, 48 and 24 respectively.

The Dakota Ridge Winter Recreation area is located on a high altitude plateau (3350 to 3900 feet above sea level) with ideal snow conditions from mid November to May. Amenities include 17 km. of groomed cross country skiing and snow shoeing trails, a terrain park, warming shelters, washrooms, an equipment building and parking lots; a toboggan area is under development. Plans for the 2009 winter include further development of the access road to the base of the facility, as opposed to the 3 km hike currently required.



Biodiversity, Habitat Protection and Resource Extraction

A total of 13,250 hectares of local government and provincial parkland has been set aside in the Regional District (including municipalities), which is 3.51% of the land base. This is well below the protected areas goal of 12% set for the province as a whole. When looking specifically at Sunshine Coast Forest District (SCFD), less than 3% is protected as park, which is considered inadequate by provincial standards.

Sensitive habitats include riparian areas, wetlands, marine habitat and environments that support rare, endangered and unique species. To facilitate both sensitive habitat and development, the SCRD adopted Development Permit Areas along all riparian corridors in 2003. The SCRD also completed the *Sunshine Coast Habitat Atlas (SCHA)* to provide improved information for defining setbacks and best management practices as specified in the *Land Development and Stream Stewardship Guidelines*.

10. Economic Development

Economic Diversity

Based on the 2001 census, 79% of the basic after-tax income for the Sunshine Coast comes from four basic economic sectors:

- Forestry – includes logging, pulp and paper mills, sawmills and other forestry related jobs
- Public sector – includes education, health services, social services, justice and local government
- Construction
- Transfer payments – from government to individuals including employment insurance, income assistance, old age security and Canada Pension Plan
- Other non-employment income – primarily investment income and corporate pension plans

Public administration accounted for 21% of the Sunshine Coast's total employment. The Sunshine Coast has a high proportion of occupations in health, but has a relatively lower percent of local government workers.

The data would appear to indicate that the Sunshine Coast is still largely dependent on a few basic employment sectors. Nineteen percent of the Sunshine Coast population is dependent on forestry.

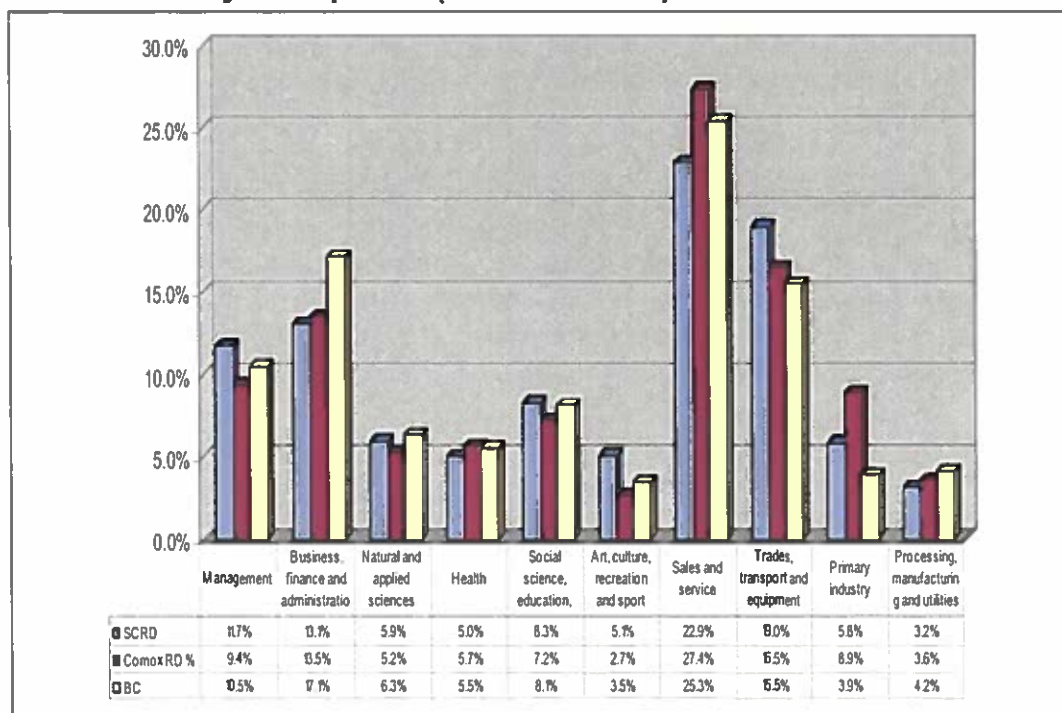
Industry and Occupation Distribution

Occupations that have seen notable growth (per percent distribution of the labour force) since 2001 are business and finance positions (1%), arts and culture (0.9%) and trades, transport and equipment operators (2.2%). Occupations in the processing, manufacturing and utilities areas have seen the most significant decrease, dropping from 5.4% of the labour force in 2001 to 3.2% in 2006. Primary industry also decreased significantly, from 7.3% of the job market in 2001 to 5.8% in 2006.

The Sunshine Coast has a 4.45 direct tourism ratio, which is slightly above the B.C. average.



2006 Labour Force by Occupation (% Distribution)



Source: Census Canada

Differences between the occupation distribution on the Sunshine Coast and in British Columbia, in 2006, are as follows:

- Management occupations on the Sunshine Coast are 2.3% higher by market distribution than the Comox –Strathcona Regional District and 1.2% higher than B.C.
- The Sunshine Coast has a high distribution of arts and culture occupations.
- The Sunshine Coast sales and service occupations by distribution are 4.5% lower than the Comox-Strathcona Regional District and 2.4 % lower than B.C.'s.
- The Sunshine Coast has a high distribution of trade workers and transport and equipment operators (3.5% above B.C.).
- Social science and education are higher than Comox-Strathcona and provincial averages.

Industries that have seen notable growth since 2001 are manufacturing and construction (2.6%), finance and real estate (0.8%), and health and education (1.0%). The agriculture and resource based industry has dropped by 1.6% per distribution since 2001, and the industry named "other services" by Census Canada has dropped by 2.7%.

Differences between the industry structures on the Sunshine Coast, compared to British Columbia as a whole, in 2006, are as follows:

- Agriculture is slightly higher than the provincial distribution, but is 4.7% lower than the Comox-Strathcona Regional District
- The Sunshine Coast's construction sector is 5.4% higher in distribution than BC's.
- The Sunshine Coast has a small wholesale industry, which requires the majority of goods to be imported from other mainland locations.
- Sunshine Coast's business services are 4.4% higher than the Comox-Strathcona Regional District, only 1.3% behind the provincial distribution.

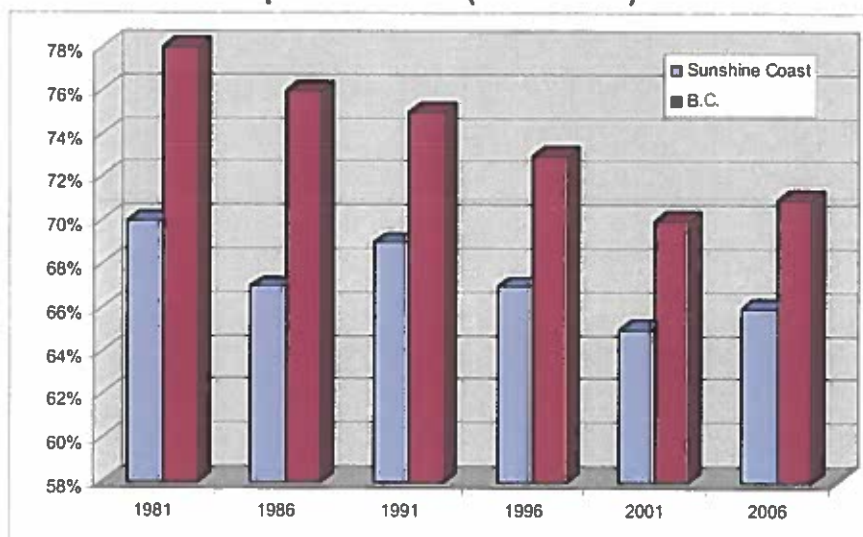


The Sunshine Coast has historically depended on forestry and aggregate extraction; in the last five years there has been a decrease in the proportion of primary industry occupations. The construction industry continues to grow due to the housing boom of the last five years.

Labour force participation rates

Gender labour force participation rates¹ indicate that the male labour force (1981-2006) has been consistently less than the BC average, and has declined since 1981. Female participation rates increased over this period but remain lower than provincial rates. The trend reflects the high proportion of elderly people in the SCRD and the disparity between male and female participation rates compared to provincial averages.

Male Labour Force Participation Rates (1981-2006)

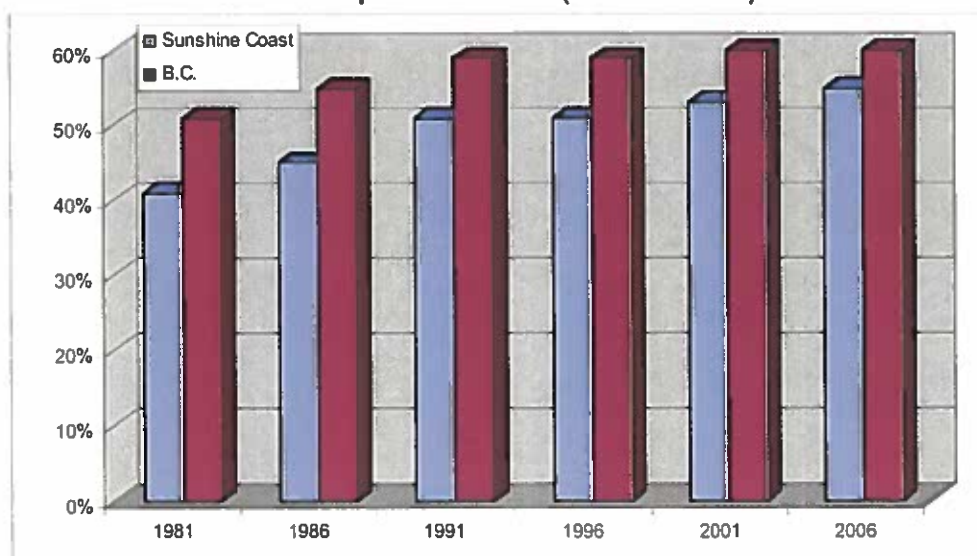


Source: BC Stats

¹ Participation rate refers to the labour force in the week (Sunday to Saturday) prior to Census Day (May 16, 2006), expressed as a percentage of the population 15 years and over excluding institutional residents.



Female Labour Force Participation Rates (1981 – 2006)



Source: BC Stats

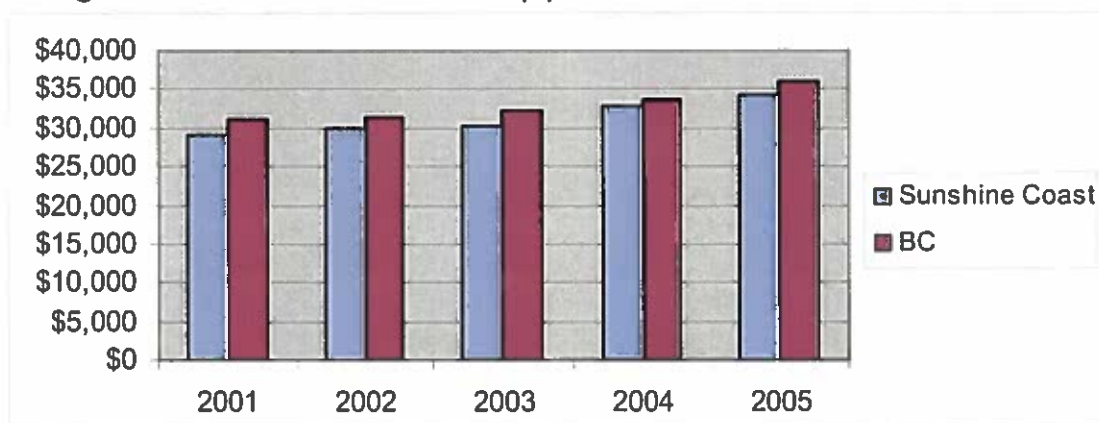
Unemployment Rates

Unemployment rates as a whole on the Sunshine Coast are lower than the Vancouver Coastal Health region and provincial average; and they declined the most from 2001 to 2006 (2.8%). Provincially, unemployment rates have decreased over the last 17 years.

Income

From 2001 to 2005, average incomes on the Sunshine Coast increased by \$5,443. The most significant increase in income on the Sunshine Coast was 8.5% in 2004. Since 2004, the Sunshine Coast average per capita income has moved closer to the provincial average, being 4.1% lower in 2005 compared to 6.6% in 2001.

Average Annual Individual Income (\$)



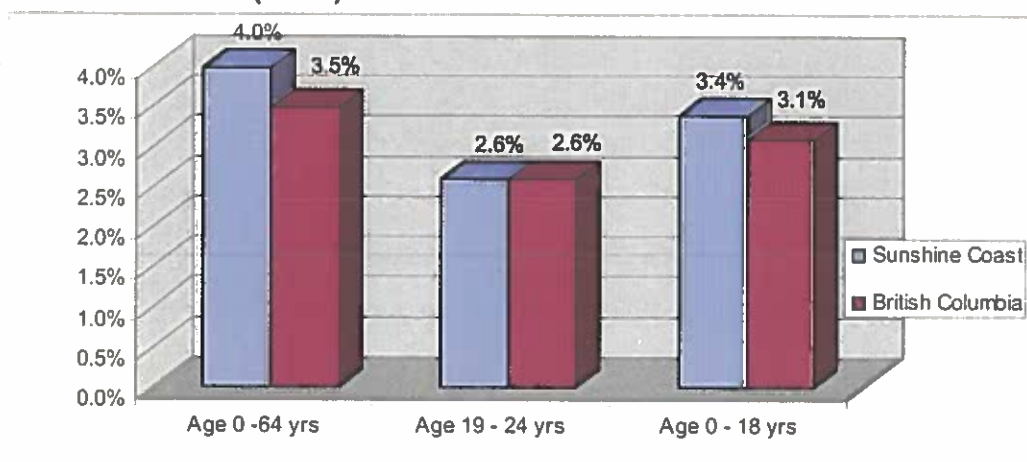
Source: BC Stats



Based on the 2006 census data, before-tax income of households on the Sunshine Coast is below those of Squamish and provincial rates but are on par with Comox-Strathcona and North Okanagan Regional Districts. The relatively low income in Gibsons and Sechelt, where almost half of the SCRD population resides, is significant in understanding the SCRD's median income as a whole. Area D had the highest annual median household income at \$55,486 while Area A had the lowest at \$41,493. These figures may reflect the number of retirees who are on less income.

The Sunshine Coast is above the provincial averages for basic income assistance in the age range of 0-64 and 0-18 years old.

Income Assistance (2006)



Extensive details and analyses of all ten sections of this summary report are provided in the full report *Data and Trends Related to Growth Issues* report that will be provided to all elected officials, and others on request.

District of Sechelt OCP Extracts Regarding Growth

Bylaw No. 492, 2010

<http://www.sechelt.ca/LinkClick.aspx?fileticket=4AOkotDfnbE%3d&portalid=0>

Why Update the Official Community Plan?

Over the past five years, Sechelt has been experiencing high rates of growth, with many new residential developments completed or underway. For a small community of less than 10,000 residents, the pace, extent and appearance of new developments have created many concerns about the overall direction of the community. In the 2010 OCP, new policies regarding growth management and sustainable development practices have been added in response to those concerns.

Part Two - Community Vision

Sechelt's Vision for the Future

The following guiding principles provide a statement of Sechelt's priorities and broad vision for its future.² They provide an overall framework to guide future decisions on land use and development and other aspects of community life within the District of Sechelt.

Managed Growth - Sechelt ensures that growth and development, including redevelopment and renewal, are planned, managed and sustainable.

Part Three - Community Background

A Growing Community

The District of Sechelt has experienced rapid development over the past several years, with visible changes occurring in many areas of the community. The quality of life on the Sunshine Coast, and relative affordability compared to more urban areas of the Lower Mainland, make Sechelt attractive to many retirees seeking a high quality of life in a smaller community. For these reasons, the rate of growth in Sechelt has exceeded the provincial average in all census periods shown. The 1986-1991 census period had the most rapid period of growth (over 30%). The population has effectively doubled since 1986, with some 4500 new residents during the twenty-year period. Population growth since 2001 has been at a somewhat slower pace, although the 2006-2008 period also had a substantial rate of increase. Sechelt now has a population of some **9200 residents**. Sechelt is the largest municipality on the Sunshine Coast, representing 31% of the total 29,951 population.

Population Projections

A range of population growth rates are used in the following graph, reflecting historic growth rates and projected demands for the Sunshine Coast overall (based on BC Stats projections). An annual growth rate of 1-2% is projected as the most realistic for the long term in Sechelt. This is similar to the long-term average growth rate from 1986-2006. A 2% annual increase results in a total of some 11,000-14,000 residents by 2031. This is a modest long-term increase above the estimated 9,200 current residents.

Residential Build Out Capacity

As shown in Fig.11, some 2,175 to 5,145 additional housing units may be required by 2031, depending on the actual rate of growth. These numbers represent an average of some 110 to 245 units per year, based on 1% or 2% annual growth rates respectively. This compares to an average of 86 units per year for the past 12 years. The number of housing units will increase at a higher rate than the population growth rate due to the expected changes toward smaller household sizes, projected to decline from an average of 2.1 (current) to 1.6 persons per household over the time period shown.

Sechelt has far more residential land available than is needed to meet future demands. Currently zoned residential lands could accommodate more than 10,000 housing units (primarily in single-family zoning). With additional density and multifamily housing forms, this capacity could easily increase to some 12,000 - 14,000 housing units, far more than is needed. Given this large residential land base, managing growth is a major challenge for Sechelt.

1. Growth Management

Sechelt has developed as a community built primarily along the lengthy ocean waterfront, extending into the upland slopes and benchlands that offer views of Georgia Strait and Sechelt Inlet.

Due to this geographic setting Sechelt has evolved with a very spread-out settlement pattern that is not easily changed to a more compact form. When the rural areas and neighbourhoods were incorporated into the municipality in 1986, they retained their original suburban and rural zoning, effectively “pre-zoning” much of the land base for residential development. In addition, it is recognized that the more spacious properties and neighbourhoods have been attractive to many residents, and represent a lifestyle choice that is characteristic of the Sunshine Coast.

However, the environmental and infrastructure costs of continuing to build low-density versus more compact neighbourhoods are increasing concerns. Developing a more focused approach to overall growth and more emphasis on improving the form and quality of new development are fundamental issues for Sechelt residents, and among the key objectives expressed in the Vision Plan. Residents are seeking a greater level of certainty about the location of new development and are seeking better outcomes regarding the pace, quality and visual appearance of new developments.

Residents are also seeking improved community amenities and links between neighbourhoods that often require higher density if they are to be achieved. Financial implications to the District are also a fundamental growth management issue. The costs of servicing low-density development are much higher than more dense development. It is in the community's interest to manage this growth more carefully, recognizing that costs include not only the direct capital costs to developers/future owners, but also the long-term maintenance costs for the municipality associated with roads.

Growth Management Challenges

- Much more land is available than is needed to satisfy projected growth rates.
- Loss of natural areas and changes to neighbourhood character

- Dispersed development is inefficient and infrastructure costs are higher.

But

- Existing land use pattern is well established, with zoning in place for dispersed development.

The growth management strategy outlined in the following policies is intended to focus new growth within or adjacent to existing developed areas. A key part of this strategy is defining an “Urban Containment Boundary (UCB)”, which is intended to define the limits of urbanization and the areas where full municipal services will be extended over time. Not all land within the UCB is intended for urban development. Protection of environmentally sensitive areas and provision of parks, open space and trails is essential within the developed parts of the community. To address concerns with the quality and appearance of development, Development Permit Area guidelines (see Part Eight) provide direction to ensure a high quality of urban design.

Growth Strategy Principles

- 1. Build an Attractive Community** – manage urban design, landscaping and other aspects of new development to create an attractive and pleasing community.
- 2. Strong Urban Containment** - Limit sprawl and focus compact development within well defined urban containment boundaries (UCB). This maximizes use of existing infrastructure and provides residential opportunities within existing neighbourhoods.
- 3. Protect the Natural Assets of the Community** – Meet community needs for housing, commercial, industrial and public uses while protecting natural habitats, ecosystems or environments.
- 4. Downtown First** - Support and revitalize the Downtown as a vibrant mix of commercial, residential, civic and cultural uses.
- 5. Nodal structure** – Recognize and protect neighbourhood character and identity; develop neighbourhood centres that provide a focal point and local services to create complete communities; use Development Permits to carefully evaluate the design of new development.
- 6. Economic Development Lands** - Provide a long-term supply of commercial and industrial lands; preserve agricultural and resource lands from urban development.
- 7. Transportation Alternatives** - Develop trails, parks and pedestrian greenways that link neighbourhoods and provide alternatives to vehicle use.
- 8. Access to waterfront and recreation opportunities**– Enhance and acquire parks and waterfront access throughout all areas as new development occurs.
- 9. Smart Infrastructure** - Focus municipal services and infrastructure spending within the Urban Containment Boundary; support alternative approaches to infrastructure, particularly stormwater and road standards.
- 10. Engage the community** in decision-making and ensure the community is consulted in land use planning decisions.

Urban Growth Areas

1.1 New residential and commercial development will be focused within the Urban Containment Boundary shown on Schedules B and C. These areas provide more than 20 years supply of residential land to accommodate a mix of housing types in various neighbourhood settings, and to allow the District to concentrate infrastructure spending and community amenities within or near the Downtown.

Downtown First

1.3 The majority of new growth, particularly higher density residential uses, shall be located in close proximity to the Downtown as shown on Schedules B and C. This approach will reinforce the role of the Downtown as the primary business, cultural and service centre for Sechelt.

Phasing of Growth

1.6 The general sequence of residential development within the Urban Containment Boundary will be as follows, and as illustrated generally on Schedule B:

(a) Priority Growth Areas – lands in the Downtown/ Village, West Sechelt and West Porpoise Bay will accommodate the majority of new development in the next 5-10 years. These areas are within the municipal sewer service area and are the priority for new and infill development at urban densities.

(b) Secondary Growth Areas – Lands in East Porpoise Bay and Selma Park/Davis Bay/Wilson Creek are attractive for infill development due to the waterfront setting and proximity to services.

Most growth will consist of infill development at current lower densities. These neighbourhoods may accommodate higher densities or mixed uses within the Neighbourhood Centres if sanitary sewer service becomes available (generally because of developer constructed sewer extension). Lands in Sandy Hook/Tuwanek have some opportunity for lower density residential infill as well as tourist/recreation development in accordance with OCP policies.

2. Sustainable Land Use

Sustainability also embodies a viewpoint where the three “pillars” of sustainability environmental, economic and social considerations - are applied in all decision-making. In Sechelt, OCP sustainability policies are focused on the following areas where the municipality has direct influence, specifically:

- Growth management policies and incentives to create more **compact development** and **complete communities**.

3. Natural Environment

Objectives

- Direct future growth to lands outside environmentally sensitive or potential hazard areas.

5. Residential and Special Infill Areas

As indicated in the Growth Management policies, the majority of new residential development is intended to occur within the Urban Containment Boundary (UCB), consisting of smaller infill developments as well as comprehensively planned major developments on larger sites. Lands outside the UCB provide opportunities for rural lifestyles.

Special Infill Area #1 (Clayton/Sangara lands) – This area consists of several large parcels on a sloped south facing hillside. It will be a major growth area for Sechelt in the next decade, potentially accommodating up to 2300 new housing units, depending on the extent of community amenities provided. This new neighborhood shall provide a focal point for all of West Sechelt, and integrate with the surrounding neighbourhoods. A mix of single family, intensive residential and multiple family housing types is supported, with at least 30- 40% multiple family units. The design should be focused on a new neighbourhood centre with local commercial and community amenity /educational uses. Requirements for this area include a major community park of at least 3-4 ha (8-10 acres); protection of natural areas and pedestrian trails that link to the Downtown and adjacent areas. For this site of approximately 107 ha, a base residential density of 10 units/ha (4 units/acre) is supported, up to a maximum overall density of 25 units/ha (10 units/acre), with provision of amenities, open space dedications and affordable housing. A comprehensive design providing land uses and densities for all parcels is required before rezoning individual lots.

7. Business and Industry; Economic Development

Land Base

Providing for growth in the commercial and industrial sectors is a key issue in Sechelt, given the limited land base currently available for these purposes. Additional industrial lands will be needed within the timeframe of the OCP, and lands north of the airport are important to the long-term supply for future industrial use. A proposed \$7-9 million expansion of the runway is also a long-term initiative aimed at increasing the transportation choices for residents and business.

Adjacent to the Downtown, the Sechelt Indian Government District (SIGD) has developed a major new Tsain-Ko shopping centre and has a number of existing highway commercial uses. There is potential for additional commercial growth on the Sechelt Nation lands, particularly between the Tsain-Ko Shopping Centre and lands north toward East Porpoise Bay (previous gravel mining area). The waterfront SIGD lands near Selma Park are also suitable for tourist commercial use, with potential for marina, hotel and convention centre uses.

Economic Development Strategy

7.4 Economic growth and diversification will be supported by implementing the strategies outlined in the *Sechelt Investment Attraction Strategy*.

8. Agricultural and Resource Land

Agricultural and resource lands are intended to remain as “working lands” under OCP growth management policies, and not to be utilized for urban purposes. Sufficient land exists outside the Resource and Agricultural designations to satisfy the projected demands for residential, commercial and industrial uses.

Supporting Agriculture and Food Security

8.4 Growth, diversification and development of the local agricultural economy is supported, including farming and associated activities such as farm-gate marketing, farmer's markets, value-added agricultural processing, and agritourism opportunities that are ancillary to farming and support the viability of the farm use.

Forest Lands

8.13 The District of Sechelt does not support removal of land that is assessed as Managed Forest under the *Private Managed Forest Land Act*. Lands removed from forestry tenure will not necessarily be considered for urban purposes except where such uses are consistent with the Growth Management objectives and policies of this plan.

9. Parks, Trails and Open Space

Discussions with area residents, parks staff, community and ratepayers associations, and OCP Committee members indicate some of the key issues related to park requirements are:

- Need for a comprehensive system of trails and greenways to facilitate a wide range of uses – pedestrian, bicycle, scooters etc.
- A major community park is needed to serve the fast developing West Sechelt area.
- Increased effort needs to be made so that park upgrades and DCC expenditures are distributed throughout Sechelt neighbourhoods, with emphasis on areas experiencing the most growth.

Community Services and Facilities

10.1 Community facilities that provide recreational, cultural, educational, social, and civic activities will be provided in response to population growth and diversity, in accordance with the financial abilities of the municipality and other responsible agencies.

12. Transportation and Mobility

- The ability of existing Highway 101 to accommodate future growth. It is expected that the existing highway will reach capacity within the Davis Bay/Selma Park area some time in the next 5 to 10 years, and planning for alternatives needs to start immediately.

12.2 The future major road network for the District of Sechelt is shown on Schedule I; this plan addresses existing transportation issues and accommodates anticipated growth.

13. Infrastructure and Utilities

Sanitary Sewer (Wastewater)

The availability of sanitary sewer is a key element of growth management. Ideally, urban growth will be directed to the areas that can be readily served by the municipal sanitary sewer collection and treatment systems. The main issues for sanitary sewer in Sechelt are the limited capacity of the current treatment system, and providing extension of sewer to the various neighbourhoods expecting to receive future sewer service (West Sechelt, West Porpoise Bay, Selma Park/Davis Bay/Wilson Creek, and East Porpoise Bay).

Long Term Planning

The Stage 2 Liquid Waste Management Plan (LWMP)³⁶ guides long term planning for sewage collection and treatment. The Sewer Functional Plan³⁷ identifies priorities for system expansion in the West Sechelt and West Porpoise Bay areas. OCP policies reflect the general phasing of sewer services as outlined in the LWMP, but also recommend that the LWMP be updated to reflect the growth management strategy, and to clarify the role and future ownership/operation of package plants in the District.

Package Treatment Plants

Larger wastewater systems with flows over 22,700 litres/day are regulated by the Ministry of Environment under the Municipal Sewage Regulation under the *Environmental Management Act*.

“Package treatment plants” under this authority may permit areas unserved by municipal sewer to develop at more urban densities. A number of issues arise related to these plants:

- From a municipal perspective, allowing package plants can mean that development “leap frogs” outside planned service areas and defeats “smart growth” objectives. This form of development may bring benefit to the developer, but leaves the municipality to deal with the other on-going costs associated with development in dispersed areas.

The role of package sewer treatment plants is an essential issue for managing growth in Sechelt. OCP policies (below) recommend that package plants only be considered in specific circumstances, where the system fits with overall land use and growth management objectives and infrastructure planning.

Solid Waste

Sechelt participates in the SCRD Solid Waste Management plan, which is currently undergoing a public review. One of the overall goals of the plan is to become a zero-waste community.

Within Sechelt, regular curbside pickup of household solid waste and recyclables (blue box) is available throughout most of the community. The SCRD landfill is also a major industrial land use located at the top of Dusty Road, but outside the municipal boundary.

- Provide infrastructure services in accordance with the Growth Management policies of this plan.

Growth Management; Phasing of Infrastructure

13.1 Municipal infrastructure will be extended to the **Priority Growth Areas** within the Urban Containment Boundary (UCB) as shown on Schedule B. These areas are the priority areas for development of new or updated infrastructure, including roads, sidewalks/walkways, streetlights, regional water supply and municipal sewer (see sewer details below).

13.2 Areas shown as **Secondary Growth Areas** on Schedule B will remain in lower density use until sanitary sewer and other services are feasible. These areas include lands where owners/developers may construct and extend municipal services.

Development Cost Charges

13.5 The District will restructure the DCC bylaws and rates to apply higher rates outside the Urban Containment Boundary, in order to implement the District growth management policies and objectives.

Sanitary Sewer

13.13 The LWMP should be updated in the near future to reflect the 2010 OCP growth management strategy, potential expansion of the municipal system to serve East Porpoise Bay (Silverback), and to provide guidance on the use and ownership of package treatment plants within the District.

Town of Gibsons OCP Smart Plan Extracts Regarding Growth

Bylaw No. 985, 2005

<http://gibsons.ca/wp-content/uploads/2018/01/2015-03-23-Part-ABC-Smart-Plan-Final.pdf>

2.2 Growth Projections and Trends

Since 1996, growth has slowed down to approximately 1.2% per year on average. According to the latest census-count in 2011, the population of the Town of Gibsons was 4,450, up from 4,182 in 2006 and from 3,906 in 2001.

Data Source: *Statistics Canada (1996 to 2011) Projections (2016 to 2026): BC Stats and Rob Barrs & Associates*

Figure 2-1 displays the observed population of the Town between 1981 and 2011, and indicates a projected population growth of 1.2% based on the historical trend since 1996 (1.4%) and regional growth projections by BC Stats to 2025 (1.1%). Actual growth is difficult to predict and will fluctuate largely in response to macro-economic conditions.

2.5 The Regional Setting

The growth rates and future development in the adjacent electoral areas of the Sunshine Coast Regional District have a significant impact on the demand for housing, commercial lands, and for community uses such as schools, libraries, recreation and other services

3 SMART PLAN GOALS & PHILOSOPHY

The Gibsons community recognizes there are natural limits to growth such as a land base and water supply that may require limitations on growth at some time in the future. In short, growth for growth's sake is not part of the Gibsons way. Rather, Gibsons will support and encourage forms of growth that demonstrates an overall benefit to the community at large, ultimately making Gibsons and the Sunshine Coast a better place.

3.1 What is Smart Growth?

Smart Growth can be defined as "...land use and development practices that enhance the quality of life in communities, preserve the natural environment, and save money over time" (SmartGrowth BC). It employs strategies that reduce the impact of urban growth on the natural environment, the comprehensive use of alternative development standards and the integration of infrastructure that is compatible with ecological and natural drainage systems. The overall goal is to create more livable communities that increase the quality of life for everyone. Smart Growth incorporates and integrates the three pillars of sustainability:

- *Environmental Sustainability: natural capital assets and environmental protection*

- *Social Sustainability: social justice and equity*
- *Economic Sustainability: economic stability and efficiency*

The Smart Growth movement is a way of defining sustainability at the local level. Smart Growth aims to promote the linkages between the three pillars of sustainability and attempts to find a balance. There are a number of common principles to Smart Growth that are local in nature, which can be applied to Gibsons, including:

- *creating a range of housing opportunities and choices*
- *creating walkable neighbourhoods*
- *encouraging community and stakeholder collaboration*
- *fostering distinctive, attractive places with a strong sense of place*
- *making development decisions predictable, fair and cost effective mixing land uses*
- *preserving open space, farmland, and critical environmental areas*
- *providing a variety of transportation choices*
- *strengthening and directing development towards existing communities*
- *taking advantage of compact building design*

Using these Smart Growth principles and the overall philosophy of sustainable development, the policies of the Plan will ensure that:

- *the long-term integrity of the local ecosystem is protected through practices that minimize damage to the natural environment*
- *the community of Gibsons is a safe, healthy and viable setting for human interaction, education, recreation, and cultural development*
- *the production and distribution of wealth is done in a manner that provides access to the goods and services necessary for a good quality of life for both present and future generations*

3.2 Goals of the Smart Plan for Gibsons

Social Sustainability

- *Preserve Gibsons' small town character and livability while allowing for moderate growth and change.*

Economic Sustainability

- *Support a diverse, flexible and vibrant economy that supports entrepreneurship and the growth of local jobs.*

4 GROWTH MANAGEMENT

Objectives

- *Manage growth patterns to achieve a balance of environmental, social and economic goals as outlined in this Plan.*
- *Maintain Gibsons as a compact, complete community.*
- *Manage growth so as to use land and infrastructure efficiently.*

- *Work with others to manage growth effectively within the Sunshine Coast region.*

4.1 Growth and Sustainability

Managing growth (i.e. the location and patterns of new land use, development and infrastructure) is fundamental to the Smart Growth philosophy and the vision and goals of this Plan. The location of density of new development impacts livability, walkability, transit viability and frequency, the environment, views, and the capital and operating costs of infrastructure.

Like many communities across Canada, Gibsons is struggling to balance the community's desire for investments and improvements in infrastructure and amenities with the desire to keep taxes reasonable. This demands careful attention to asset management and managing municipal finances in a sustainable manner. The OCP can play an important role, not only in shaping land use and development patterns that dictate future infrastructure costs, but also by raising these issues in the public discourse.

At the moment, similar to most Canadian municipalities, investments in infrastructure are not keeping up with replacement, maintenance and renewal of these infrastructure assets, generating what is termed the "infrastructure gap" (a gap between the spending needed to maintain the assets and the spending we can afford). Each year that we do not invest adequately in maintenance, renewal and replacement, the gap widens further. This raises the question of how future development can avoid increasing this gap or help decrease it.

As outlined in Section 2, the population of Gibsons has grown at a rate of just over 1% per annum in recent years. Population growth will have a direct impact on the number of housing units required. As of 2011, there were approximately 2,015 dwelling units within the Town, with an average of 2.1 people per household.

Between 2006 and 2012, building permit information indicated there was an average of 20 new homes constructed per year. At an average annual growth rate of 1.2%, the population is expected to grow to 5,300 by 2025, an additional 850 people, requiring approximately 400 additional dwelling units.

Neighbourhood plans for two new neighbourhoods (Upper Gibsons and Gospel Rock) have been completed in recent years as well as a plan for the Harbour Area. Recent analysis of capacity in these neighbourhoods indicates more than enough capacity to accommodate expected growth over the next ten years (see Table 4-1).

In addition, there is capacity available in other areas of the Town in the form of infill housing.

Policies

4.1.1 Gibsons will remain a compact, complete community by focusing growth within its existing municipal boundaries.

4.3 Managing Growth in a Regional Context

Smart Growth (the central philosophy of this Plan as described in section 3) means managing growth effectively within Town boundaries but also working with adjacent local governments to manage patterns of growth within the whole region (i.e. the Sunshine Coast).

Policies

4.3.1 Work with the Sunshine Coast Regional District, for example on the basis of a fringe area agreement, to ensure that growth adjacent to the municipal boundaries is managed in a consistent manner. Such agreement could address issues such as protection of the Gibsons Aquifer, Pratt Road changes, access routes to and from Gospel Rock and integration of pathway connections between the Town and SCRD areas.

4.3.2 Encourage the Sunshine Coast Regional District to forward development applications for comment for properties within a reasonable distance from the municipal boundaries. The Town may forward development applications to the SCRD for properties close to or adjacent to its boundaries in order to promote complimentary growth while ensuring preservation of farmland along the boundary.

4.3.3 When considering the provision of infrastructure services to lands in adjacent communities, consider the desirability of such development from a growth management and sustainability perspective.

11.2 Economic Initiatives

During the planning process, the community was quite clear that the need for economic growth and development must be balanced with other goals of preserving the natural environment and the character and livability of the Town.

11.2.7 Promote the Town's ecological assets to stimulate the growth of related educational, cultural, ecotourism and professional services.

13.1 Growth Management and the Provision of Services

Most of the Town's developed areas are serviced by a municipal water and sewer system. Rural, unserviced areas are strongly encouraged to connect to a municipal water and sewer system if land owners wish to develop. Over the past several years, the Town of Gibsons has completed a number of sewer, water, and drainage studies providing detailed recommendations for upgrading and new works.

There is a desire from the community to consider alternative development standards rather than conventional methods. Alternative development standards (ADS) can save money for both

private and public interests, create less waste, enhance sensitive ecological systems, and improve neighbourhoods. ADS also refers to encouraging alternative modes of transportation, protecting the natural environment, different park standards, and different housing standards. These all relate to Smart Growth and have been considered in other policy chapters. This chapter focuses in on engineering standards and infrastructure servicing.

13.2.3 Monitor the quality and quantity of potable water including a quantification of long term water supply for future growth of the Town as outlined in the Gibsons Aquifer Mapping Study.

13.3 Sanitary Sewer

The Town owns and operates a wastewater treatment plant on Stewart Road, adjacent to Charman Creek, which discharges treated effluent to Shoal Channel near Gospel Rock. A new plant was constructed in 2005 and has an interim design capacity of 4,200 residents with potential to upgrade to 10,000 residents. This meets growth projected within the timeframe of this Official Community Plan.

Principles for Cooperation

Atl'Kitsem /Howe Sound Community Forum

To provide an overview of the need, purpose and structure for cooperative efforts by interested local governments and First Nations operating on the unceded territory of the Coast Salish People, Atl'Kitsem/ Howe Sound region .

1. Statement of Purpose

To provide a forum for local governments, Regional Districts and First Nations discussion to maintain and enhance the economic, environmental, cultural and social well being of the Atl'Kitsem/Howe Sound (the Region) for the benefit of present and future generations.

2. Rationale (The Need)

The Atl'Kitsem/Howe Sound Community Forum (the Forum) will enhance collective action among local governments, regional districts and First Nations by:

- Providing a common forum for dialogue
- Sharing knowledge and information to avoid duplication of effort and to enhance any single organization's capacity for action
- Promoting the use of transparent processes that encourage awareness and involvement.
- Provide a forum for gaining a better understanding of First Nations in the Region.

3. Scope

The Atl'Kitsem/Howe Sound region includes the marine waters and all the lands that drain into these waters, the surrounding airshed on the east side of the Strait of Georgia between Point Atkinson and Gower Point, and interested adjacent communities.

4. Common Vision

The Forum envisions that communities within the Region can be healthy, productive and sustainable by:

- understanding the use and occupancy of the region by the Coast Salish people who have used and managed the resources of Atl'Kitsem for many thousands of years;
- building appreciation for the spiritual and cultural values of the region;
- understanding, promoting and implementing best practices including traditional practices;
- promoting compact and complete communities;
- encouraging safe and livable communities;
- encouraging an integrated transportation system;
- preserving a healthy and natural environment;
- nurturing cultural heritage
- supporting sustainable use of resources;
- fostering a vibrant and dynamic economy;
- raising awareness about land use; and

Principles for Cooperation

Atl'Kitsem /Howe Sound Community Forum

- ensuring the public is informed and encouraged to be active.

5. Shared Values

The Forum will involve the collective efforts of First Nations and a wide variety of governments, non-government organizations, the private sector, educational institutions and individuals to pursue the following values and objectives. The Forum shares the following values and objectives.

Value...Recognition of Aboriginal Rights and Titles

Objective – Respect and support of Aboriginal Rights and Title, traditional knowledge and sacred places....

Value...Spirit of Sharing

Objective - The many interests and organizations in the Region can strengthen the effectiveness of programs by openly sharing information and knowledge.

Value... Action Orientation

Objective - The Forum will encourage groups to take actions that produce positive observable results and public benefit to communities.

Value...Efforts towards Sustainability

Objective – The Forum members recognize the need to effectively manage and maintain a balanced relationship between community development and the protection of unique biophysical, First Nations sacred places and cultural qualities of the Region.

Value.. The need for Cooperation and observing protocol

Objective -Governments, First Nations and organizations will be encouraged to work together.

Value...Stewardship

Objective - Voluntary action of individuals and organizations as a powerful and effective tool for achieving positive results is an objective of the Forum.

Value... Transcending Jurisdictions

Objective - The Forum will encourage communities to work together for the greater good because territorial lines on a map mean nothing in terms of sustainability.

Value...Focus and Transparency

Objective - Forum member programs will encourage clear objectives and use accountable processes that are available to Forum members and the public.

Value... Respect for Diversity

Objective - It is recognized that while every member of the Forum may have a different focus or interest, they are encouraged to acknowledge a shared interest in the sustainability of the Region .

6. Structure (The Members)

Principles for Cooperation

Atl'Kitsem /Howe Sound Community Forum

A hosting community from the membership will act as the focal point and be responsible to coordinate meetings and agenda material.

The hosting community will rotate among the Forum members and meetings will be held bi-annually, or more frequently, as requested by any member or as predicated by local issues.

Task forces or sub forums may be established to focus on specific projects.

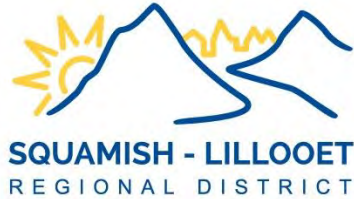
Charter members of the Atl'Kitsem/Howe Sound Community Forum include elected representatives of:

Bowen Island Municipality	Squamish Nation/Skwxwú7mesh Úxwumixw
Gambier Island Local Trust Committee	Sunshine Coast Regional District
Town of Gibsons	Tsleil-Waututh Nation/ mi ce:p kʷətxʷiləm
Village of Lions Bay	Village of Pemberton
Metro Vancouver Regional District	District of West Vancouver
District of Squamish	Resort Municipality of Whistler
Squamish-Lillooet Regional District	

7. Activities (Action and Results)

The Forum members are not expected to make decisions as a body and will achieve its objectives through activities that build on the talents, knowledge and actions of its individual members by:

- Facilitating information exchange about local or regional projects.
- Supporting members by sharing information, research and best practices.
- Apprise the public of topical and important matters that affect us all.
- Identifying areas of public policy that require attention and projects that deserve the support of the Forum members.
- Assessing progress through benchmark, monitoring, and program assessments; and
- Promoting transparency and accessibility by the Forum members.



REQUEST FOR DECISION

SLRD Regional Growth Strategy Review Consultation Plan & Notifications

Meeting date: April 27, 2016

To: SLRD Board

RECOMMENDATION:

THAT the Board adopt the SLRD RGS *Review* Consultation Plan, pursuant to s. 434 of the *Local Government Act*;

THAT the Board consider the holding of a public hearing, pursuant to s. 434 of the *LGA*, and that as per the Consultation Plan, not include the holding of a public hearing as part of this Consultation Plan;

THAT the Board approve the SLRD RGS *Review* Terms of Reference;

THAT pursuant to s. 433(3) of the *Local Government Act*, the RGS *Review* may consider the following regional matters:

- Food & Agriculture
- Climate Change
- Minor Amendment Criteria
- Monitoring Indicators
- Implementation

THAT the Board direct staff to provide Notification of Initiation to affected local governments and to the minister, as required by s. 433(4) of the *Local Government Act*, and to First Nations, as a courtesy;

THAT the Board Chair send a letter to the minister regarding the establishment of an Intergovernmental Advisory Committee, as per s. 450 (3) of the *Local Government Act*; and

THAT the Board direct the CAO to refer this report and recommendations/resolutions to the CAOs of the District of Squamish, Resort Municipality of Whistler, Village of Pemberton, and District of Lillooet.

KEY ISSUES/CONCEPTS:

Section 452(2) of the *Local Government Act (LGA)* sets requirements for regional districts with adopted regional growth strategies. Specifically, at least once every 5 years, a regional district that has adopted a regional growth strategy must **consider** whether the regional growth strategy must be reviewed for possible amendment. On February 18, 2016 the Board resolved to initiate a review of the RGS. Specifically, the following resolutions were passed:

THAT the Board accept the Regional Growth Strategy Steering Committee recommendation to initiate a review of the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, and to initiate the review as a Major Amendment, to address issues identified through the 2015 RGS Review Scoping Period.

THAT the Board direct staff to prepare a Consultation Plan regarding the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 Review as per Sections 434(2) and (3) of the Local Government Act.

SLRD staff have prepared a Consultation Plan and Terms of Reference to guide the Regional Growth Strategy (RGS) Review process. This report highlights the key aspects of these documents; required and recommended next steps are also outlined. Please note that the RGS Steering Committee has reviewed and provided input on both the Consultation Plan and Terms of Reference and has endorsed them.

RELEVANT POLICIES:

Regional Growth Strategy Bylaw No. 1062, 2008

BACKGROUND:

Scoping Period

The RGS Steering Committee met regularly throughout 2015 to conduct the preliminary review/scoping period, with 8 scoping period sessions held in total. The *Key Findings and Recommendations* of this scoping period, which were presented at the February Board for input, have directed the development of and are included in the content of the Consultation Plan and Terms of Reference.

Initiation Requirements

The preparation of a regional growth strategy (including a review) must be initiated by resolution of the Board. This first aspect was resolved at the February 18, 2016 Board. Additionally, if at the time of initiation, the Board proposes to deal with an additional regional matter(s) under section 429 (3) of the *LGA*, these matters must be identified by resolution. Finally, the proposing Board must give written notice of an initiation to all affected local governments and to the minister. Now that the RGS Review Consultation Plan and Terms of

Reference have been prepared, these final two initiation requirements can be addressed and are thus included in this report as recommendations to be resolved by the Board.

Other Regional Matters: Section 429 (3) of the *LGA* states that in addition to the requirements of subsection (2), a regional growth strategy may deal with any other regional matter. Based on the scoping period, it is recommended that the RGS Review consider addressing the following additional regional matters; food and agriculture; climate change; minor amendment criteria; monitoring indicators; and implementation.

Notification of Initiation: following Board resolution, notice will be given to affected local governments* and the minister, as required. This Board report, including the appended Consultation Plan and Terms of Reference, will be included in the notification of initiation package, for information.

** Affected local governments, in relation to a regional growth strategy, means a local government whose acceptance of the regional growth strategy is required under s. 436 of the Local Government Act, and includes the council of each municipality all or part of which is covered by the regional growth strategy, the board of each regional district that is adjoining an area to which the regional growth strategy is to apply, and the facilitator or minister.*

Consultation Plan

The Consultation Plan, included in Appendix A, outlines the consultation opportunities that will guide the RGS Review. As required by s. 452(3) and 434(2) of the *LGA*, the SLRD will provide opportunities for early and ongoing consultation, with, at a minimum: its citizens; affected local governments; first nations; boards of education, greater boards and improvement district boards; the Provincial and federal governments and their agencies. The Consultation Plan sets out the *who*, *when* and *how* of this consultation.

Note that consultation during the RGS Review will not be as extensive as was undertaken during the initial development of the SLRD RGS, as the scope of the review is much narrower, with the **main intention to improve process and content rather than make significant changes**. The bulk of the consultation will follow the requirements set out in the *LGA*.

The RGS Review will take a phased approach, and consultation will occur in all phases – from initiation to adoption. Consultation approaches will include advisory, referral, and public engagement processes. A consultation schedule, attached to and forming part of this Consultation Plan, outlines the consultation process associated with the RGS Review - including stakeholders, target timelines and types of consultation activities that are planned to occur. Within this schedule, legislative requirements are indicated with a red asterisk. **Please note that the timelines indicated are approximate and may be subject to change, as necessary.**

Terms of Reference

The Terms of Reference, included in Appendix B, details the proposed content, approach and budget of the RGS Review. The intent of the document is to provide a succinct picture/description of the RGS Review, for use (reference/resource) by all those involved in the

RGS *Review*, including SLRD staff, SLRD Board, an Intergovernmental Advisory Committee*, RGS Steering Committee, affected local governments, First Nations, affected agencies and organizations, and the public.

*Intergovernmental Advisory Committee: as required by s. 450 of the Local Government Act, includes the planning director of the SLRD; the planning director, or another official appointed by the applicable council, of each member municipality; senior representatives of the Provincial government and Provincial government agencies and corporations, determined by the minister after consultation with the Board; and representatives of other authorities and organizations if invited to participate by the Board.

RGS Review Goal

The RGS *Review* is intended to be an update not an overhaul of the current RGS. Some content revisions and additions are proposed (i.e. the development of a Food & Agriculture Goal), but the focus is really toward implementation of the RGS and developing criteria, guidelines, and processes to support collective agreement and responsibility. A key goal of the RGS *Review*, as identified by the RGS Steering Committee, is to develop Implementation Guidelines – a set of norms that guide collective implementation of the RGS. The RGS represents consensus among the SLRD and affected local governments to work collaboratively to achieve the vision and goals set out within the RGS. Yet any plan or strategy is only good if implemented. A collective strategy requires resources to support collective implementation. The development of Implementation Guidelines is considered a best practice approach to support implementation; such Implementation Guidelines would be provided as resources, to live outside the RGS Bylaw in a separate document.

The RGS Steering Committee endorsed the RGS Review Consultation Plan and Terms of Reference, as well as this overall RGS Review Goal, at their meeting on April 7, 2016.

ANALYSIS:

Framework

The RGS *Review* will continue in the collaborative spirit of the SLRD RGS by drawing on the local and specialized knowledge of various stakeholders, governments, authorities and organizations within the regional district. This collaborative approach provides the framework for the review.

- a. **SLRD Staff** – as an SLRD initiated project and bylaw, SLRD staff will be facilitating the RGS *Review* process and will be responsible for the development of proposed amendments (content) and the Amendment Bylaw (product).
- b. **SLRD Board** – general oversight and direction will be provided by the SLRD Board, from initiation through to adoption.
- c. **RGS Steering Committee** – the RGS Steering Committee will continue in its advisory role and will meet on its own and in conjunction with the Intergovernmental Advisory Committee.

- d. **Intergovernmental Advisory Committee (IAC)** – the IAC will advise the applicable local governments on the development and implementation of the regional growth strategy, and will facilitate coordination of Provincial and local government actions, policies and programs as they relate to the development and implementation of the regional growth strategy.
- e. **Chief Administrative Officers (CAOs)** – as part of the IAC, CAOs will provide advice and input on the review and implementation of the RGS, via the RGS Steering Committee, IAC and Elected Officials’ Forum.
- f. **First Nations** – engagement with First Nations will be pursued in the spirit of enhancing neighbour-to-neighbour relationships and exploring opportunities for cooperation and collaboration. All First Nations in which the SLRD is within their traditional territories will be invited to participate in the RGS *Review*, as required by the *Local Government Act*, either through notifications, referrals or direct outreach.
- g. **Elected Officials** – the SLRD Electoral Area Directors and member municipality Councils will provide input to the RGS *Review* via the Elected Officials’ Forum.
- h. **Affected Local Governments** – consultation with affected local governments will occur as per the *LGA*, through notification, referrals and acceptance of the RGS Amendment Bylaw.
- i. **Affected Agencies and Organizations** – consultation with affected agencies and organizations will occur as necessary through referrals and comments.
- j. **Public** – engagement with the public will be sought through local media and online channels, with input provided through comments.

Process Recommendations – SLRD Staff and the RGS Steering Committee

The RGS Steering Committee and SLRD staff offer the following process recommendations and consequent explanations.

Public Engagement

As per s. 434 of the *LGA*, in adopting a Consultation Plan, the board must consider whether the plan should include the holding of a public hearing. SLRD staff is recommending that a regional public hearing not be held, as past experience has indicated that this is not an effective engagement approach at the regional level. Instead, it is recommended that the public be engaged (and input received) throughout the RGS *Review*; it is recommended that this be through local media and online channels (website, social media, ads, advertorials, etc).

First Nations:

Engagement with First Nations will be pursued in the spirit of enhancing neighbour-to-neighbour relationships and exploring opportunities for cooperation and collaboration. All First Nations in which the SLRD is within their traditional territories will be invited to participate in the RGS *Review*. It is recommended that *Notification of Initiation* be provided to First Nations and that First Nations be engaged throughout the RGS *Review*.

Note: Local government engagement with First Nations and the Province’s constitutional duty to consult are different. Local governments do have a statutory obligation to include consultation with First Nations as part of developing, amending and reviewing a regional

growth strategy (s. 434, *Local Government Act*). Engagement between local governments and First Nations on activities that could impact *Aboriginal Interests* provides a valuable forum for exploring opportunities for cooperation and collaboration, helping identify issues and minimizing future disagreements. The dialogue between local governments and First Nations is better described as engagement, which is part of a neighbour-to-neighbour relationship. (Section adapted from the Ministry of Community Sport and Cultural Development Guide to First Nations Engagement on Local Government Statutory Approvals, December 2014.)

Elected Officials:

As mentioned above, the main channel for Elected Officials (SLRD Electoral Area Directors and member municipality Councils) to provide input to the RGS *Review* will be through the RGS Steering Committee, as well as the required legislative review processes (referrals, etc.). It is also recommended that the SLRD host an Elected Officials Forum. Such a forum, held as a sort of “kick-off” event, will provide the opportunity for the key findings/recommendations of the scoping period to be shared and input received, which could ultimately shape the RGS *Review*. It is an opportunity for all Elected Officials, CAOs, and the RGS Steering Committee to share and discuss in advance of formal decision-making processes. The RGS Steering Committee is recommending that the key focus of these discussions be on implementation of the RGS and proposed Implementation Guidelines. Further, the RGS Steering Committee is recommending that a facilitator be hired to facilitate the forum, enabling all parties to fully and neutrally participate. Should this approach be supported by the Board, SLRD staff would look to schedule this forum for some time in early June 2016.

Intergovernmental Advisory Committee & Chief Administrative Officers

The RGS Steering Committee has recommended that member municipality CAOs be directly involved in the RGS *Review*, and that this involvement be predominately through participation on the IAC. The RGS Steering Committee felt that CAO involvement in the RGS *Review* is critical to ensure collaborative planning throughout the region.

Affordable Housing Forum

The issue of Affordable Housing was a recurring theme/discussion point at the RGS Steering Committee scoping period meetings. It was suggested that the RGS *Review* process include the hosting of an Affordable Housing Forum. It is recommended that the SLRD host an Affordable Housing Forum (this meeting should be able to be accommodated within the current RGS budget) to bring local governments together to discuss issues and shared best practices in an effort to identify/develop approaches to collectively address the pressing issue of Affordable Housing throughout the region. Should a forum be held, it is recommended that Elected Officials, CAOs, the RGS Steering Committee/IAC, and affected agencies and organizations be invited.

Such a forum is provided for in the RGS, under *Goal 3: Support a Range of Quality Affordable Housing*, which states, *the Regional Growth Strategy: i) Supports a regional forum for affordable housing that will serve to strengthen communication and coordination of local efforts by*

municipalities, housing authorities and community organizations. Further, the RGS suggests that, expanding housing choice and affordability will be achieved by:

- *Building cooperation among stakeholders and pursuing collaborative regional affordable housing solutions....*
- *Promoting consistent affordable housing policies across the region, drawing upon lessons learned to date.*

Implementation Guidelines

The preparation of Implementation Guidelines may be provided for under Part 4 of the RGS to assist in implementing the RGS. *Implementation Guidelines are provided as resources, living outside the RGS, to support collective agreement and responsibility. They provide a set of norms/guidelines that all parties of the RGS agree to and are to be read in conjunction with the SLRD RGS Bylaw No. 1062, 2008 as amended from time to time.* SLRD staff and the RGS Steering Committee are recommending that Implementation Guidelines be developed during the RGS Review to assist in the implementation of the RGS, including but not limited to, guidelines for the preparation of and amendments to Regional Context Statements, for amendment of the Regional Growth Strategy, and, for establishing referral protocols. This is a best practice used by other regional districts to support collective implementation.

The RGS represents consensus among the SLRD and affected local governments to work collaboratively to achieve the vision and goals set out within the RGS. Resources are needed to assist in implementing the RGS. Implementation Guidelines provide guidance to member municipalities and the SLRD and are considered a best practice to support collective agreement on how to implement the RGS (collectively uphold, amend, settle, etc.).

Next Steps (Initiation Phase)

- a) SLRD Board resolution to adopt Consultation Plan, as per s. 434 of the *LGA*, and approve the Terms of Reference. (Required)
- b) Notify affected local governments and the minister of the RGS Review initiation, as per s. 433(4) of the *LGA*. (Required)
- c) Notify First Nations of the RGS Review initiation, as a courtesy. (Recommended)
- d) SLRD Board Chair letter to Minister regarding the Intergovernmental Advisory Committee (IAC) membership, as required by s. 450 of the *LGA*. Form an IAC based on the Minister's recommendations for membership. (Required)
- e) Inform Councils and CAOs of the SLRD member municipalities of the RGS Review and receive any input on process and content. (Recommended)
- f) Host an Elected Officials Forum to "kick-off" the RGS Review. The key findings and recommendations from the scoping period will be presented, and input will be sought on implementation of the RGS, including the need to develop Implementation Guidelines. (Recommended)

REGIONAL IMPACT ANALYSIS:

The SLRD Regional Growth Strategy is an initiative of the SLRD, in partnership with the District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler, and the District of Squamish. The RGS Bylaw is intended to provide a broad policy framework describing the common direction that the SLRD and member municipalities will follow in promoting development and services which are sustainable, recognizing a long term responsibility for the quality of life for future generations. As the RGS Bylaw applies to the four member municipalities and three electoral areas (Electoral Areas B, C, and D; the RGS does not apply to Area A) and spans a 20 year horizon, the goals, strategic directions and resulting implementation process have regional impacts – present and future.

OPTIONS:

Option 1 (PREFERRED OPTION)

Adopt the SLRD RGS *Review Consultation Plan*, pursuant to s. 434 of the *Local Government Act*, and approve the SLRD RGS *Review Terms of Reference*;

Accept the recommendations to: pursuant to s. 433(3), consider the following regional matters – Food & Agriculture, Climate Change, Minor Amendment Criteria, Monitoring Indicators, and Implementation; provide Notification of Initiation to affected local governments and to the minister, as required, and to First Nations, as a courtesy; send a letter to the minister regarding the establishment of an Intergovernmental Advisory Committee; and direct the SLRD CAO to refer this report to the CAOs of the District of Squamish, Resort Municipality of Whistler, Village of Pemberton, and District of Lillooet.

Option 2

Refer back to SLRD staff for more information, or revision.

Option 3

Do not adopt or accept.

Option 4

Other, as per Board recommendation.

ATTACHMENTS:

Appendix A: RGS Review Consultation Plan

Appendix B: RGS Review Terms of Reference

Submitted by: C. Daniels, Planner

Endorsed by: K. Needham, Director of Planning and Development

Reviewed by: L. Flynn, Chief Administrative Officer

Consultation Plan

Squamish-Lillooet Regional District Regional Growth Strategy *REVIEW 2016*



Prepared by the Squamish-Lillooet
Regional District Planning Department
April 2016

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Introduction

PURPOSE AND GOALS

The purpose of this Consultation Plan is to outline the consultation opportunities that will guide the Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy (RGS) *Review*. As required by s. 452(3) and 434(2) of the *Local Government Act (LGA)*, the SLRD will provide opportunities for early and ongoing consultation throughout the RGS *Review*; this plan sets out the *who, when* and *how* of this consultation.

A goal of the RGS *Review* in general and Consultation Plan in particular, is to ***continue collaboration*** within the SLRD. The RGS *Review* will continue the collaborative efforts as noted in the RGS by continuing to assist all parties with an interest in the region to:

1. Work together to address matters of common regional concern;
2. Demonstrate respect for each other's jurisdictions and processes;
3. Maintain good communications and coordination with respect to land use and other decisions of a regional and sub-regional nature;
4. Create a long term vision informed by the key principles of sustainability and embark on a path to our future in a manner that finds a responsible balance between the environmental, economic, and social needs of our communities.

A consultation schedule, attached to and forming part of this Consultation Plan, outlines the consultation process associated with the RGS *Review* - including stakeholders, target timelines and types of consultation activities that are planned to occur.

BACKGROUND AND RATIONALE

The purpose of a regional growth strategy under Part 13, s. 428 of the *LGA* is to “promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.”.

Covering a period of at least 20 years, the RGS is intended to provide a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting development and services which are sustainable, recognizing a long term responsibility for the quality of life for future generations.

The *LGA* requires regular review of regional growth strategies, with a review to be considered at least once every five years. It has been seven years since the RGS was completed (the RGS Bylaw was completed and received first/second reading in 2008, though not adopted until 2010) and this will be the first review since adoption.

SCOPE

Consultation during the RGS *Review* will not be as extensive as was undertaken during the initial development of the SLRD RGS, as the scope of the review is much narrower, with the **main intention to improve process and content rather than make significant changes**. The bulk of the consultation will follow the requirements set out in the *LGA*.

Approach

OVERALL APPROACH

The RGS *Review* will take a phased approach, and consultation will occur in all phases – from initiation to adoption. Consultation approaches will include advisory, referral, and public engagement processes. The following table provides a summary of phases and consultation approaches.

Phase	Consultation Approach
Initiation	Advisory
Review & Revise	Advisory and Public Engagement
Share	Advisory, Public Engagement and Referrals
Adopt	Public Engagement and Referrals

CONSULTATION PRINCIPLES

The RGS *Review* consultation will uphold the following principles from the original RGS consultation plan:

1. **Inclusiveness** through offering multiple methods of participation (e.g., people who do not want to, or cannot, attend public meetings can provide comment through online options);
2. **Innovation**, using new technology and creative consultation, analysis and communication methods;
3. **Clarity** of the consultation process, with clearly expressed goals and objectives;
4. **Flexibility** in the design of the process, to incorporate ongoing feedback on preferred or alternative methods of consultation;
5. **Honesty** about the constraints that the process has to operate within;
6. **Respect** for all participants;
7. **Integrity**, with commitment to take input and feedback into consideration; and,
8. **Timeliness**, with substantial early involvement and rapid analysis of results at each stage.

Plan

The *Local Government Act* requires that a consultation plan provide opportunities for early and ongoing consultation with, at a minimum: its citizens; affected local governments; first nations; boards of education, greater boards and improvement district boards; the Provincial and federal governments and their agencies.

STAKEHOLDERS - WHO

(Advisors)

RGS Steering Committee: includes the planning director, or another official appointed by the applicable Board/Council, of the Squamish-Lillooet Regional District (SLRD), District of Lillooet (DoL), Village of Pemberton (VoP), Resort Municipality of Whistler (RMOW), and District of Squamish (DoS), as well as the Regional Growth Strategies Manager for the area, representing the Ministry of Community, Sport and Cultural Development (MCSCD). Specifically, at this time, this includes:

- Kim Needham, Director of Planning and Development Services, SLRD
- Michael Roy, Chief Administrative Officer, DoL
- Lisa Pedrini, Planner, VoP
- Mike Kirkegaard, Director of Planning, RMOW
- Jonas Velaniskis, Director of Development Services/Matt Gunn, Planner, DoS
- Brent Mueller, Regional Growth Strategies Manager, MCSCD

Intergovernmental Advisory Committee (IAC): as required by s. 450 of the *LGA*, includes:

- the planning director of the SLRD;
- the planning director, or another official appointed by the applicable council, of each member municipality;
- senior representatives of the Provincial government and Provincial government agencies and corporations, determined by the minister after consultation with the Board;

IAC = Intergovernmental Advisory Committee	RGS Steering Committee & CAOs + Provincial government agencies/corporations + Other authorities/orgs
--	--

- representatives of other authorities and organizations if invited to participate by the Board.

And as recommended by the SLRD Board RGS Steering Committee, the IAC shall also include:

- the Chief Administrative Officer (CAO) of each member municipality.

First Nations: all First Nations in which the SLRD is within their traditional territories. Specifically this includes:

- Esk'etemc (subgroup of the Secwepemc Nation)
- Stswecem'c Xgat'tem (subgroup of the Northern Secwepemc te Qelmucw, subgroup of the Secwepemc Nation)
- In-SHUCK-ch Nation
 - Samahquam (part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
 - Skatin (part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
- St'at'imc Nation
 - T'it'q'et/ P'egp'íg7lha
 - Xwisten
 - Sekw'el'was
 - Xa'xtsa (part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
 - Xaxlip
 - Ts'kw'aylaxw
 - Tsalalh
- Lil'wat Nation (part of the St'at'imc Language Group, and part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
- N'Quatqua (part of the St'at'imc Language Group, and part of the Lower Stl'atl'imx, subgroup of the St'at'imc Nation)
- Nlaka'Pamux Nation
- Squamish Nation
- Stó:lō Nation
- Tsleil-Waututh Nation
- Tsilhqot'in

Engagement with First Nations will be pursued in the spirit of enhancing neighbour-to-neighbour relationships and exploring opportunities for cooperation and collaboration.

Elected Officials: includes the council and mayor of each member municipality and the SLRD Electoral Area Directors.

(Referrals)

Affected Local Governments: includes the council of each municipality all or part of which is covered by the regional growth strategy, the board of each regional district that is adjoining an

area to which the regional growth strategy is to apply, and the facilitator or minister. Specifically this includes:

- the District of Squamish;
- the Resort Municipality of Whistler;
- the Village of Pemberton;
- the District of Lillooet;
- Thompson-Nicola Regional District;
- Metro Vancouver Regional District;
- Sunshine Coast Regional District;
- Fraser Valley Regional District;
- Powell River Regional District;
- Strathcona Regional District;
- Cariboo Regional District; and
- Ministry of Community Sport and Cultural Development.

Affected Agencies and Organizations:

School Districts - School District 48, School District 74

Health Authorities - Vancouver Coastal Health Authority, Interior Health Authority

Dyking District and/or Water Districts – Pemberton Valley Dyking District

Other Provincial Government Agencies – Ministry of Environment (MOE), Ministry of Agriculture, Agricultural Land Commission, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands and Natural Resource Operations.

Others

(Public Engagement)

Public

Includes all those who reside or have property within the member municipalities or SLRD Electoral Areas.

CONSULTATION SCHEDULE – WHO, WHEN & HOW

A consultation schedule, attached to and forming part of this Consultation Plan, outlines the consultation process associated with the RGS Review - including stakeholders, target timelines and types of consultation activities that are planned to occur. Within this schedule, legislative requirements are indicated with a red asterisk. Please note that the timelines indicated are approximate and may be subject to change, as necessary.

CONSULTATION SCHEDULE -- RGS REVIEW

(Checklist)

	WHO	WHEN		HOW
	STAKEHOLDERS	ITEM	TIMELINE	CONSULTATION ACTIVITIES
	INITIATION			
✓	RGS Steering Committee	Scoping Period	April 2015 - December 2015	The RGS Steering Committee met regularly throughout 2015 to conduct the preliminary review/scoping period, with 8 scoping period sessions held in total.
✓	Affected Local Governments	Scoping Period	April 2015	Provide an opportunity for input on the need for review of the RGS, as per s. 452(3) of the LGA. (SLRD Board Report and Resolution were forwarded to affected local govts/agencies)
✓	SLRD Staff	Scoping Period	February 2016	Report back to the Board on the need for review and provide recommendations regarding the RGS <i>Review</i> process and content, as identified by the RGS Steering Committee during the <i>Scoping Period</i> .
✓	SLRD Board*	SLRD Board Resolution to Initiate RGS Review	February 2016	As per s.433 of the LGA, preparation of a regional growth strategy [including a review] must be initiated by resolution of the Board.
✓	SLRD Staff	Prepare Consultation Plan and Terms of Reference	March 2016	SLRD Staff to prepare Consultation Plan and Terms of Reference.
✓	RGS Steering Committee	Advisory Meeting	April 2016	RGS Steering Committee to review and provide input on the RGS <i>Review</i> Consultation Plan and Terms of Reference.
	SLRD Board*	SLRD Board Resolution to adopt Consultation Plan and approve Terms of Reference	April 2016	As per s. 434 of the LGA, the Board must adopt a consultation plan, as soon as practicable after the initiation of the RGS review. At this time, the board must consider whether the consultation plan should include the holding of a public hearing. Terms of Reference to include proposed budget and project timeline.
	SLRD Board, Affected Local Governments, Minister*	Notification of Initiation	April 2016	As per s. 433(4) of the LGA, the proposing Board must give written notice of an initiation under this section to affected local governments and to the minister.
	SLRD Board, First Nations	Notification of Initiation	April 2016	As a courtesy, provide notice of initiation to First Nations, including information regarding the RGS <i>Review</i> process and engagement opportunities.
	SLRD Board Chair*	Letter to minister (MCSCD) re IAC membership	April 2016	As required by s. 450 of the LGA, form an Intergovernmental Advisory Committee based on Minister recommendations for membership.
	RGS Steering Committee	Council Reports	May 2016	RGS Steering Committee to bring Information Report to respective Councils to inform of the RGS Review and receive any input on process and content of the review, as well as potential Intergovernmental Advisory Committee (IAC) membership (CAOs) and upcoming Elected Officials Forum.
	RGS Steering Committee & IAC (including CAOs)	Advisory & Planning Meeting	May 2016	Discuss Input received from CAOs/Councils on RGS <i>Review</i> ; develop agenda and content for Elected Officials Forum.
	Elected Officials, CAOs, IAC, RGS Steering Committee	Elected Officials' Forum	June 2016	RGS Review Kick-Off event; present key findings and recommendations from scoping period; discuss implementation of RGS and the need to develop Implementation Guidelines (to live outside RGS Bylaw)
	REVIEW & REVISE			
	First Nations	Engagement	June - September 2016	Meet with First Nations, as requested.
	Public	Engagement	June - September 2016	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).

	RGS Steering Community, IAC, Affected Agencies/Organizations	Advisory Meeting	July/Aug 2016	Meet as necessary to "workshop" areas requiring additional discussions.
	Elected Officials, RGS Steering Committee, IAC, Affected Agencies/Orgs	Affordable Housing Forum	September 2016	Share issues and best practices; identify/develop approaches to collectively address the issue of Affordable Housing throughout the region.
	RGS Steering Committee & IAC	Advisory Meeting	September 2016	Review new/revised content; finalize revisions and address any outstanding or new issues identified through Elected Officials Forum, Affordable Housing Forum, First Nations meetings, or public engagement.
	SLRD Staff	Draft RGS Amendment Bylaw	September - October 2016	SLRD Staff to prepare draft RGS Amendment Bylaw, considering input received to date, for referrals.
	SHARE			
	RGS Steering Committee & IAC	Advisory Meeting	October 2016	Review draft RGS Amendment Bylaw and provide final comments.
	RGS Steering Committee	Council Reports	October 2016	Review draft RGS Amendment Bylaw and provide final comments.
	Affected Agencies & Organizations	Referrals	November 2016	Refer to Affected Agencies and Organizations for comment.
	First Nations	Referrals	November 2016	Refer to First Nations for comment.
	Public	Engagement	November 2016	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).
	ADOPT			
	SLRD Board*	First and Second Reading of the RGS Amendment Bylaw	December 2016	As per the LGA, recommend that the Board give first and second reading to the RGS Amendment Bylaw.
	Public	Engagement	January 2017	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).
	Affected Local Governments*	Referrals and acceptance of RGS Amendment Bylaw	January/February 2017	As per s. 436, before it is adopted, a regional growth strategy must be accepted by the affected local governments; 60 days are required for this referral period. Revisions to be made, if necessary, based on referral comments and recommendations.
	SLRD Board*	Third Reading and Adoption of RGS Amendment Bylaw	March 2017	As per the LGA, recommend that the Board give third reading and final adoption to the RGS Amendment Bylaw.
	IAC, Affected Local Governments, Affected Agencies & Organizations, First Nations, MCSCD*	Distribution of Adopted Bylaw	March 2017	As per s. 443, as soon as practicable after adopting a regional growth strategy, the Board must send a copy of the regional growth strategy to: the affected local governments; any greater boards and improvement districts within the regional district; and the minister.

* Required by Local Government Act

Terms of Reference

Squamish-Lillooet Regional District Regional Growth Strategy *REVIEW 2016*



Prepared by the Squamish-Lillooet
Regional District Planning Department
April 2016

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Terms

Affected Local Governments: in relation to a regional growth strategy, means a local government whose acceptance of the regional growth strategy is required under s. 436 of the *Local Government Act*, and includes the council of each municipality all or part of which is covered by the regional growth strategy, the board of each regional district that is adjoining an area to which the regional growth strategy is to apply, and the facilitator or minister.

Affected Agencies and Organizations: includes boards of education, greater boards and improvement district boards, health authorities, dyking and/or water districts, Provincial government agencies, and other organizations, as determined.

Consultation Plan: a plan adopted by the SLRD Board that outlines consultation opportunities during the development or review of a regional growth strategy. The *Local Government Act* requires that a consultation plan provide opportunities for early and ongoing consultation with, at a minimum: its citizens; affected local governments; first nations; boards of education, greater boards and improvement district boards; the Provincial and federal governments and their agencies.

First Nations (Indigenous) Engagement – all First Nations in which the Squamish-Lillooet Regional District is within their *traditional territories* will be invited to participate in the RGS Review..

Local government engagement with First Nations and the Province's constitutional duty to consult are different. Local governments do have a statutory obligation to include consultation with First Nations as part of developing, amending and reviewing a regional growth strategy (s. 434, *Local Government Act*). Engagement between local governments and First Nations on activities that could impact *Aboriginal Interests* provides a valuable forum for exploring opportunities for cooperation and collaboration, helping identify issues and minimizing future disagreements. **The dialogue between local governments and First Nations is better described as engagement, which is part of a neighbour-to-neighbour relationship.**

Aboriginal Interests: a term used to refer to asserted or determined aboriginal rights (including title) and treaty rights.

Traditional territory: area over which a First Nation asserts rights including title under s. 35, *Constitutional Act, 1982*; sometimes referred to as claimed territory

Intergovernmental Advisory Committee: as required by s. 450 of the *Local Government Act*, includes the planning director of the SLRD; the planning director, or another official appointed by the applicable council, of each member municipality; senior representatives of the Provincial government and Provincial government agencies and corporations, determined by the minister after consultation with the Board; and representatives of other authorities and organizations if invited to participate by the Board. As recommended by the SLRD Board and RGS Steering

Committee, the IAC shall also include the Chief Administrative Officer (CAO) of each member municipality.

Implementation Guidelines: the preparation of Implementation Guidelines is provided for under Part 4 of the RGS to assist in implementing the RGS. Implementation Guidelines are provided as resources, living outside the RGS, to support collective agreement and responsibility. They provide a set of norms that all parties of the RGS agree to and are to be read in conjunction with the SLRD RGS Bylaw No. 1062, 2008 as amended from time to time – they do not replace or supersede the content of, or requirements in, the RGS.

Public: includes all those who reside or have property within the member municipalities or SLRD Electoral Areas.

Regional Context Statements: s. 446 of the *Local Government Act* establishes the requirement for local governments to prepare regional context statements. Regional context statements form a portion of a municipality's official community plan (OCP) and must identify the relationship between the official community plan and the goals and strategic directions identified in the regional growth strategy. Regional Context Statements are prepared by the municipality and referred to the regional district for acceptance.

Regional Growth Strategy: is a vision that commits affected municipalities and regional districts to a course of action to meet common social, economic and environmental objectives. It is initiated and adopted by a regional district and referred to all affected local governments for acceptance. Regional growth strategies must cover a period of at least 20 years and must include specific content, as per s. 429(2) of the LGA. The regional growth strategy for the SLRD is an initiative of the SLRD (Electoral Areas B, C and D) the District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton and the District of Lillooet.

Regional Growth Strategy (RGS) Steering Committee: includes the planning director, or another official appointed by the applicable Board/Council, of the Squamish-Lillooet Regional District (SLRD), District of Lillooet (DoL), Village of Pemberton (VoP), Resort Municipality of Whistler (RMOW), and District of Squamish (DoS), as well as the Regional Growth Strategies Manager at the Ministry of Community, Sport and Cultural Development (MCSCD).

Background

CONTEXT

Local Government Act

The purpose of a regional growth strategy under Part 13, s. 428 of the *Local Government Act (LGA)* is to *promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.*

Covering a period of at least 20 years, the Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy (RGS) is intended to provide a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting development and services which are sustainable, recognizing a long term responsibility for the quality of life for future generations.

Most of BC's high growth regions – with 83 percent of the population – are using regional growth strategies to manage population change. Regional districts with adopted regional growth strategy bylaws include: Metro Vancouver; Capital; Fraser Valley; Central Okanagan; Nanaimo; Thompson-Nicola; Okanagan-Similkameen; North Okanagan; Comox Valley; and Squamish-Lillooet. These regional districts include over 70 member municipalities and one Treaty First Nation. With approximately 94% of BC's population increase between 2012 and 2032 projected to occur in these high growth regions, regional growth strategies provide an important framework to guide decision-making and collaboration.

The *LGA* also sets requirements for regional districts with adopted regional growth strategies. Specifically, at least once every 5 years, a regional district that has adopted a regional growth strategy must **consider** whether the regional growth strategy must be reviewed for possible amendment.

RGS Review

As it has been seven years since the RGS was completed (the RGS Bylaw was completed and received first/second reading in 2008, though not adopted until 2010), the SLRD needs to consider whether a review of the RGS is required. At the recommendation of the RGS Steering Committee, the SLRD began by entering into a preliminary review scoping period to identify the need for a review. Based on the key findings and recommendations of the scoping period, the SLRD Board resolved to initiate a review of the SLRD RGS Bylaw as a *major amendment*.

Regular review of the RGS helps ensure consistency and relevance in planning documents and approaches across the region. It also continues to foster a collective commitment to the RGS vision and supports collaborative governance.

Other RGS Amendments

In 2014, SLRD staff completed a housekeeping amendment of the SLRD RGS undertaken to provide for the acceptance of member municipality Official Community Plan Regional Context

Statements, and also made some minor housekeeping changes to the RGS. The housekeeping amendment did not involve a comprehensive review of the RGS.

PURPOSE OF THE RGS *REVIEW*

Meet LGA Requirements: the *LGA* requires a regular review of regional growth strategies, with a review to be considered at least once every five years.

Improve Implementation: through implementation of the RGS Bylaw, SLRD staff and the RGS Steering Committee have identified some issues, including the *Minor Amendment Criteria* and *Process* that require addressing to improve/support implementation.

Evolve Policy and Processes: the SLRD has experienced considerable change since the RGS was initiated in 2003. There have also been changes at the provincial and federal level that have impacted regional district planning. Finally, member municipalities, through the RGS Steering Committee, have identified a number of issues to be considered/areas to be addressed. Conducting a review of the RGS will provide the opportunity to evolve policy and processes to reflect the current and future context.

Continue Collaboration: an RGS *Review* will continue the collaborative efforts of the RGS by continuing to assist all parties with an interest in the region to:

1. Work together to address matters of common regional concern;
2. Demonstrate respect for each other's jurisdictions and processes;
3. Maintain good communications and coordination with respect to land use and other decisions of a regional and sub-regional nature;
4. Create a long term vision informed by the key principles of sustainability and embark on a path to our future in a manner that finds a responsible balance between the environmental, economic, and social needs of our communities.

Content

AREAS TO ADDRESS

Scoping Period – Key Findings and Recommendations

The RGS Steering Committee met regularly throughout 2015 to conduct the preliminary review/scoping period, with 8 scoping period sessions held in total. The key areas identified as warranting review include:

- Minor Amendment Criteria and Process
- Implementation – Part 4 Implementation and Implementation Guidelines
- Growth Management – Goal 1
- Waste Management
- Transportation
- Food & Agriculture
- Climate Change
- First Nations Relations

These *areas to address* will form the basis of the RGS *Review*; specific content details are outlined in Appendix A, Table 1.

Housekeeping Updates

The RGS *Review* provides an opportunity to address various RGS Bylaw housekeeping issues, reflecting the “living nature” of these long-term plans. A list of potential housekeeping amendments has been developed (See Appendix A, Table 2); key examples include logo updates, LGA citation updates, updates to Glossary of Terms and Roles and Responsibilities sections, and general formatting/layout improvements.

Approach

FRAMEWORK

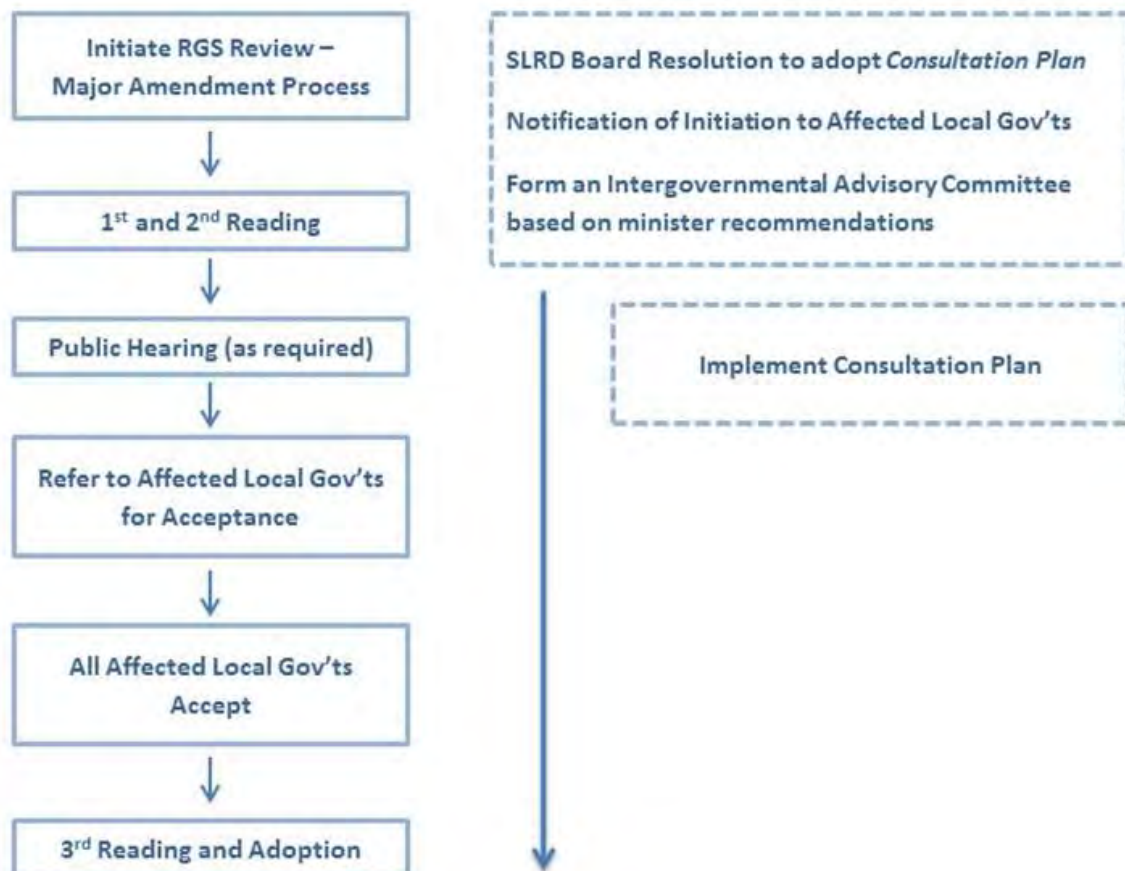
The RGS *Review* will continue in the collaborative spirit of the SLRD RGS by drawing on the local and specialized knowledge of various stakeholders, governments, authorities and organizations within the regional district. This collaborative approach provides the framework for the review.

- a. **SLRD Staff** – as an SLRD initiated project and bylaw, SLRD staff will be facilitating the RGS *Review* process and will be responsible for the development of proposed amendments (content) and the Amendment Bylaw (product).
- b. **SLRD Board** – general oversight and direction will be provided by the SLRD Board, from initiation through to adoption.
- c. **RGS Steering Committee** – the RGS Steering Committee will continue in its advisory role and will meet on its own and in conjunction with the Intergovernmental Advisory Committee.
- d. **Intergovernmental Advisory Committee (IAC)** – the IAC will advise the applicable local governments on the development and implementation of the regional growth strategy, and will facilitate coordination of Provincial and local government actions, policies and programs as they relate to the development and implementation of the regional growth strategy.
- e. **Chief Administrative Officers (CAOs)** – as part of the IAC, CAOs will provide advice and input on the review and implementation of the RGS, via the RGS Steering Committee, IAC and Elected Officials’ Forum.
- f. **First Nations** – engagement with First Nations will be pursued in the spirit of enhancing neighbour-to-neighbour relationships and exploring opportunities for cooperation and collaboration. All First Nations in which the SLRD is within their traditional territories will be invited to participate in the RGS *Review*, as required by the Local Government Act, either through notifications, referrals or direct outreach.

- g. **Elected Officials** – the SLRD Electoral Area Directors and member municipality Councils will provide input to the RGS *Review* via the Elected Officials’ Forum.
- h. **Affected Local Governments** – consultation with affected local governments will occur as per the *LGA*, through notification, referrals and acceptance of the RGS Amendment Bylaw.
- i. **Affected Agencies and Organizations** – consultation with affected agencies and organizations will occur as necessary through referrals and comments.
- j. **Public** – engagement with the public will be sought through local media and online channels, with input provided through comments.

MAJOR AMENDMENT PROCESS

The RGS *Review* will follow the major amendment process, as per s. 437 of the *LGA*.



In addition to these legislated requirements, the RGS *Review* will incorporate additional consultation approaches throughout the four phases of the review.

RGS *REVIEW* PHASES

1. Initiation

The **Initiation Phase** will focus on process development and will be directed by the SLRD Board, with input from the RGS Steering Committee, SLRD Staff and the Minister. The main activities in initiating the review include:

- a) SLRD Board resolution to initiate the RGS *Review*.
- b) Prepare Consultation Plan and Terms of Reference.
- c) Receive input from the RGS Steering Committee on the process (the draft Consultation Plan and Terms of Reference).
- d) SLRD Board resolution to adopt Consultation Plan, as per s. 434 of the *LGA*, and approve the Terms of Reference.
- e) Notify affected local governments and the minister of the RGS *Review* initiation, as per s. 433(4) of the *LGA*.
- f) Notify First Nations of the RGS *Review* initiation, as a courtesy.
- g) SLRD Board Chair letter to Minister regarding Intergovernmental Advisory Committee (IAC) membership, as required by s. 450 of the *LGA*. Form an IAC based on the Minister's recommendations for membership.
- h) Inform Councils and CAOs of the RGS *Review* and receive any input on process and content.
- i) Host an Elected Officials Forum to "kick-off" the RGS *Review*. The key findings and recommendations from the scoping period will be presented, and input will be sought on implementation of the RGS, including the need to develop Implementation Guidelines.

2. Review & Revise

The **Review & Revise Phase** will focus on content development – specifically around the identified *areas to address*. The RGS Steering Committee/IAC, Elected Officials, First Nations, affected agencies and organizations, and the Public will have the opportunity to review and provide input. SLRD staff will make revisions, considering input received. The main activities in reviewing the RGS *Review* include:

- a) Meet with First Nations, as requested;
- b) Engage and receive input from the Public through local media and online channels.
- c) Meet with the RGS Steering Committee and IAC, as necessary, to workshop areas requiring additional discussions;
- d) Host an Affordable Housing Forum for Elected Officials, RGS Steering Committee, IAC, and affected agencies and organizations - to share issues and best practices and identify/develop approaches to collectively address the issue of Affordable Housing throughout the region;

- e) Meet with the RGS Steering Committee/IAC to review new/revised content, finalize revisions and address any outstanding or new issues identified through the Elected Officials Forum, Affordable Housing Forum, First Nations meetings, or public engagement; and
- f) Prepare draft RGS Amendment Bylaw, considering input received to date, for referrals.

3. Share

The **Share Phase** will focus on information sharing in advance of any formal referrals. The RGS Steering Committee, IAC, member municipality Councils, Affected Agencies and Organizations, First Nations, and the Public will have the opportunity to receive the draft RGS Amendment Bylaw and provide any final comments. The main activities in sharing the RGS *Review* include:

- a) Refer the draft RGS Amendment Bylaw to the RGS Steering Committee and IAC for final comments;
- b) Refer the draft RGS Amendment Bylaw to member municipality Councils for comment;
- c) Refer the draft RGS Amendment Bylaw to Affected Agencies and Organizations for comment;
- d) Refer the draft RGS Amendment Bylaw to First Nations for comment.
- e) Engage and receive input from the Public through local media and online channels.

4. Adopt

The **Adopt Phase** will focus on meeting the legislated referral and adoption requirements, as set out in the *LGA*. The requirements for adoption of a regional growth strategy include:

- a) SLRD Board to give first and second reading of the RGS Amendment Bylaw;
- b) Refer RGS Amendment Bylaw to Affected Local Governments for acceptance, as required by s. 436 of the *LGA* - a regional growth strategy must be accepted by the *affected local governments* and 60 days are required for this referral period.
- c) SLRD Board to give third reading and adopt the RGS Amendment Bylaw;
- d) Distribute adopted RGS Amendment Bylaw. As per s. 443 of the *LGA*, as soon as practicable after adopting a regional growth strategy, the Board must send a copy of the regional growth strategy to: the affected local governments; any greater boards and improvement districts within the regional district; and the minister.

Further details and specific timelines for consultation are found in the RGS *Review* Consultation Plan. See Appendix B: Consultation Schedule for a summary of *who*, *when* and *how* consultation will occur. **Within this schedule, legislative requirements are indicated with a red asterisk. Please note that the timelines indicated are approximate and may be subject to change, as necessary.**

Note: Consultation during the RGS *Review* will not be as extensive as was undertaken during the initial development of the SLRD RGS, as the scope of the review is much narrower, with the **main intention to improve process and content rather than make significant changes**. The bulk of the consultation will follow the requirements set out in the *LGA* and will involve Affected Local Governments and the RGS Steering Committee/Intergovernmental Advisory Committee (IAC).

Budget

The total cost of the RGS *Review* is estimated to be approximately \$32,000 (including in kind and costs accounted for in the 2016/2017 budget; \$5,000 in 2017) as outlined in the following table:

		ESTIMATED COST
		Total
Staff Time (250 hours @\$60)	(in Kind)	\$ 15,000
Legal		\$5,000
Consultation Expenses - Meetings		\$10,000
<ul style="list-style-type: none"> - RGS SC/IAC advisory meetings (4-6; venue and F&B) - Elected Officials' Forum - Affordable Housing Forum - First Nations Engagement (TBD) - Public Engagement (advertising, web info, etc.) - Equipment/supplies 		
GIS/mapping – might need some revisions	(in Kind)	\$1,000
Contingency		\$1,000
TOTAL		\$32,000

Appendix A: Content - Detailed

KEY FINDINGS AND RECOMMENDATIONS

The following outlines the Key Findings and Recommendations of the RGS *Review* scoping period.

Table 1: Scoping Period - RGS Steering Committee Key Findings and Recommendations

TOPIC	KEY FINDINGS/ RECOMMENDATIONS
Minor Amendment Criteria and Process	<p>Update/Revise <i>RGS Amendment Criteria and Process</i> to increase clarity and tools available to support decision-making and reflect current best practices used by other regional districts (RDs).</p> <p>Specific issues that were identified include:</p> <ul style="list-style-type: none"> • Ambiguity around what is regionally significant; • Emphasis placed on Goal 1, rather than all RGS Goals; • Confusion with language, process, order of section content, and requirements of the LGA. <p>Note that proposed changes are to increase clarity and ease of implementation, as per best practices; they are not substantive in terms of content.</p> <p>RATIONALE</p> <p>The RGS Steering Committee focused much of the scoping period discussions on the RGS <i>Minor Amendment Criteria and Process</i>, with efforts made to: increase clarity around implementation of the RGS Bylaw and Amendment Process; support growth management priorities; and reflect current best practices – while maintaining flexibility for the SLRD Board and member municipalities in their decision-making.</p> <p><i>Minor Amendment Criteria:</i> the RGS Steering Committee felt that including a list (not exhaustive) of amendments considered to be regionally significant would provide clarity to the public and Board regarding what amendments would trigger a major amendment process. This approach is in keeping with best practices found in most other RD RGS Bylaws. No public hearing is required for minor amendments to the RGS – this is clarified in the outlined process.</p>
TOPIC	KEY FINDINGS/RECOMMENDATIONS
Implementation (Part 4 Implementation and Implementation Guidelines)	<p>Update layout and content of <i>Part 4 Implementation and Monitoring</i> chapter to: increase clarity; highlight the variety of implementation tools, approaches, and processes; and reflect current best practices used by other RDs.</p> <p>Specific issues that were identified include:</p> <ul style="list-style-type: none"> • No content on Regional Context Statements, which are the main implementation tool of the RGS; • Outdated <i>Implementation Agreements</i> section; • No content related to coordination with other governments/agencies or First Nations; • No content related to RGS Review requirements. <p>Specific Recommendations:</p> <ul style="list-style-type: none"> • Develop a set of Implementation Guidelines, provided as resources to support collective implementation of the RGS (to live outside the RGS)

	<p>RATIONALE</p> <p><i>Part 4 Implementation</i></p> <p><i>Regional Context Statements (RCS):</i> providing content regarding the purpose and requirements of RCSs is a best practice found in most RGS Bylaws.</p> <p><i>Implementation Agreements and Guidelines:</i> remove specific Implementation Agreements listed, as none have been implemented to date, and instead leave the general description, enabling Implementation Agreements to be developed on an as needed basis. Provide content to enable the development of Implementation Guidelines, as an additional (and sometimes preferred) option to Implementation Agreements.</p> <p><i>Coordination with other Government Agencies and First Nations:</i> include language that highlights the importance of collaboration with other government agencies and First Nations, as related to implementation of the RGS Bylaw.</p> <p><i>Legislative Requirements:</i> include language that highlights the legislative requirements, set out in the LGA, for regular reports and review of regional growth strategies.</p> <p><i>Implementation Guidelines:</i> Resources are needed to assist in implementing the RGS. Implementation Guidelines provide guidance to member municipalities and the SLRD and are considered a best practice to support collective agreement on how to implement the RGS (collectively uphold, amend, settle, etc.).</p>
TOPIC	KEY FINDINGS/RECOMMENDATIONS
Growth Management – Goal 1	<p>Update sections under <i>Goal 1 Focus Development into Compact, Complete, Sustainable Communities</i> to increase clarity, consistency and flow of chapter and RGS Bylaw in general.</p> <p>Specific issues that were identified include:</p> <ul style="list-style-type: none"> • Confusing section titles and layout of the Land Use Designations section. • Inconsistencies with and irrelevance of some land use designations. • Inconsistencies with member municipality Settlement Planning Maps. <p>Specific Recommendations:</p> <ul style="list-style-type: none"> • Update Land Use Designations section layout and section titles. • Address inconsistencies with and irrelevance of some land use designations (Special Planning Areas, Future Growth Nodes, Destination Resorts) • Review and revise/update where necessary, the <i>Table 1: Description of Settlement Planning Map</i> to ensure consistency, relevance, and applicability within and across jurisdictions.
	<p>RATIONALE</p> <p><i>Special Planning Areas:</i> The current description and mapping identify two specific areas only – the Callaghan and the Lillooet Area; a study has been completed for Lillooet and the Board opted not to proceed with a special study for the Callaghan. Designation is no longer relevant and creates confusion, as there are no ‘special planning areas’ currently.</p> <p><i>Future Growth Nodes:</i> The term Future Growth Node has created confusion, as it is only used in the Village of Pemberton Map, has no description in Table 1 Description of Settlement Planning Map, nor is it included in the land use designations descriptions. Land</p>

	<p>mapped as Future Growth Node should really just fall under the Urban Areas land use designation, as the intent of this designation is to direct growth here.</p> <p><i>Destination Resorts:</i> Destination Resorts are not included in any of the Settlement Planning mapping or descriptions, and thus a different location in the document may be more appropriate to reduce confusion in bulleting, etc. Destination Resorts is not a land use designation.</p> <p><i>Table 1 Description of Settlement Planning Map:</i> A review will ensure that SLRD mapping is aligned with member municipality mapping.</p>
TOPIC	KEY FINDINGS/RECOMMENDATIONS
Waste Management	<p>There is a need to ensure alignment with the SLRD Solid Waste and Resource Management Plan (SWRMP) and to update the RGS Bylaw accordingly. Most revisions will likely be housekeeping in nature.</p> <p>Specific issues that were identified include:</p> <ul style="list-style-type: none"> • Outdated targets and plan references/language in Goal 5 Protect Natural Eco-system Functioning. • Potential for stronger language around support for the SWRMP and communications and outreach/educations around zero waste would be beneficial. <p>Specific Recommendations:</p> <ul style="list-style-type: none"> • Update/Revise <i>Goal 5 Protect Natural Eco-system Functioning</i> to align with the SWRMP (targets and language). • Add “diverted” to (i) on page 41 of the RGS Bylaw, to read: <i>Supports minimizing adverse impacts by carefully managing where and how development occurs, how wastes are reduced and diverted, and how resources are managed.</i> • Explore the idea of developing stronger language in the RGS Bylaw around ensuring collaboration and support for the SWRMP, including land use planning and communication/outreach/education around zero waste.
	<p>RATIONALE</p> <p>The SWRMP is a regional plan, developed by the SLRD, as mandated by the Provincial Environmental Management Act that provides a long-term vision for solid waste management, including waste diversion and disposal activities. As part of updating this plan, new targets have been established for the SLRD, which should be reflected in the RGS Bylaw. Further, priorities for the SWRMP include <i>Moving from awareness to action (behaviour change)</i> and <i>Educating and improving awareness</i> – the RGS Bylaw could add language to reflect these priorities. The SWRMP also highlights the importance of land use planning and suggests, <i>to ensure that there is a suitable land base available to support the solid waste related goals and initiatives laid out in this plan, as well as in other SLRD and municipal planning documents, it is proposed that municipal and SLRD solid waste staff collaborate...</i></p>

TOPIC	KEY FINDINGS/RECOMMENDATIONS
Transportation	<p>There is a need to ensure content under <i>Goal 2 Improve Transportation Linkages and Options</i> is accurate and current. Most revisions will likely be housekeeping in nature.</p> <p>Specific Recommendations:</p> <ul style="list-style-type: none"> Review/update <i>Goal 2 Improve Transportation Linkages and Options</i> to ensure that regional initiatives and goals are adequately reflected/addressed. Look at the District of Squamish Multimodal Study, RMOW Transportation Study, and other member municipality plans, and update RGS Bylaw as necessary. Include Ministry of Transportation and Infrastructure (MOTI) in the review of the <i>Goal 2 Improve Transportation Linkages and Options</i> to see if there are updates warranted from the ministry side. Revise/update <i>Table 2: Regional Road Network Improvement Priorities</i> to reflect completed projects and new priorities. Develop a <i>Preferred Modes of Transportation Priorities</i> table, corresponding to the <i>Table 2: Regional Road Network Improvement Priorities</i>.
	<p>RATIONALE</p> <p><i>Review and Collaboration:</i> New transportation plans, initiatives and priorities (local and provincial) may not be adequately captured in the RGS Bylaw, warranting the review and possible update of Goal 2. Collaborating with member municipalities and MOTI on the review will ensure alignment and linkages with other governments and agencies. Transportation presents a significant challenge/opportunity throughout the region.</p> <p><i>Priorities Tables:</i> Many priorities identified in Table 2 are now out of date, with some priorities addressed and some now redundant. New regional transportation priorities and initiatives may be missing from the table. Developing a corresponding table for Preferred Modes of Transportation Priorities will help to balance regional transportation priorities so that focus is not just on road networks (i.e. the Sea-to-Sky Trail may be a priority here).</p>
TOPIC	KEY FINDINGS/RECOMMENDATIONS
Food & Agriculture	<p>The RGS Bylaw does not have a Food/Agriculture Goal or any such Strategic Directions or policies (any content). This is identified as a major gap that should be addressed through the RGS Review - of the 10 RDs in BC with adopted RGSs, 6 have a specific Food/Agriculture goal and 8 have policies or related strategic directions (the SLRD is one of two RDs that do not include Food or Agriculture in their RGS).</p> <p>It was determined that developing a separate Food/Agriculture goal is the best approach, including strategic directions. It was further suggested that the goal needs to be broad to include agriculture and food systems.</p> <p>Specific Recommendations:</p> <ul style="list-style-type: none"> Develop a new goal in the RGS to address food and agriculture systems.
	<p>RATIONALE</p> <p>Food Systems, including food security, is an important emerging issue for local/regional governments that is not covered in the current RGS Bylaw, and may be seen as particularly relevant to long-term planning efforts. Agriculture is an important land use and economic activity in the region. Given best practices and the needs of the region, developing a new food and agriculture systems goal is warranted.</p>

	Further, as a basic human need, building/supporting healthy and resilient food and agriculture systems is particularly important for present and future generations.
TOPIC	KEY FINDINGS/RECOMMENDATIONS
Climate Change	<p>There is very little content or focus on Climate Change/Energy Emissions in the RGS, compared with other RDs. Most RD's have opted to have a specific Climate Change/Energy Emissions Goal (8 of 10 RDs).</p> <p>Note that the Province will be releasing its Climate Leadership Plan in the Spring of 2016 – RGS content and targets may require updating to reflect this new plan. The importance of addressing both adaptation and mitigation was discussed at length.</p> <p>Regional transit was also identified as an important focus.</p> <p>Specific Recommendations:</p> <ul style="list-style-type: none"> • Develop a new goal or additional content in the RGS to address Climate Change (i.e. expand <i>Goal 5: Protect Natural Ecosystem Functioning</i> to something like <i>Protect Natural Eco-system Functioning and Respond to Climate Change Impacts</i> or could develop new goal.) • Look to other, newer RGS's to see what other RD's are doing in terms of approaches. • Explore the possibility of using the RGS to generate and collect information to support regional decision making (regional pooling of resources to get consultant studies, etc.). • Continue GHG Emission monitoring (current indicator) and work to distribute/share this information better.
	<p>RATIONALE</p> <p>Climate change is a big issue affecting us all; as such, regional policy/strategies would be beneficial. The pooling of resources and information will support decision-making. Given best practices and the needs of the region, and the new Provincial Climate Leadership Plan, developing a new goal or additional content around Climate Change/Energy Emissions is warranted.</p>
TOPIC	KEY FINDINGS/RECOMMENDATIONS
First Nations Relations	<p>The RGS content in <i>Goal 8 Enhance Relations with Aboriginal Communities</i> is strong, compared with other RDs.</p> <p>There is a need to ensure RGS content related to First Nations is accurate/current/realistic, and some sections require updating. Most revisions will likely be housekeeping in nature, including revising language throughout the RGS Bylaw to reflect the Federal Government language transition to Indigenous, rather than First Nations or Aboriginal.</p> <p>The Monitoring Indicator associated with this goal requires updating, as no data has been available for the current indicator.</p> <p>Recognizing that each First Nation and local government relations are unique, it was suggested that referral protocols are best developed at individual government-to-government levels, rather than through a regional policy.</p> <p>Most RDs include content in their RGS Implementation sections regarding "Coordination with First Nations".</p> <ul style="list-style-type: none"> • Review and update <i>Goal 8 Enhance Relations with Aboriginal Communities</i> as

	<p>necessary.</p> <ul style="list-style-type: none"> • Update language throughout RGS to reflect the Federal Government language transition to Indigenous. • Update the Goal 8 Monitoring Indicator, as no data has been available on the current indicator. • Look to develop language in the RGS to encourage member municipalities and the SLRD to develop referral protocols with relevant First Nations. • Look to include a section in the <i>Part 4 Implementation</i> that speaks to Recognition of Aboriginal Title and rights.
	<p>RATIONALE</p> <p><i>Review/Update:</i> Although the mandated duty to <i>Consult</i> is with the Province, consultation is required under the Local Government Act and improved engagement and collaborative planning approaches is desired. Reviewing and updating, where necessary, will facilitate improvements and maintain best practices. Also, one of the SLRD's 2015-2018 Strategic Directions and Goals is to enhance relationships with aboriginal communities and First Nations with the goal of collaborative, respectful relationships with aboriginal communities and First Nations.</p> <p><i>Update Indicator:</i> Indicators are only useful if there is data available to monitor.</p> <p><i>Implementation and Collaboration with First Nations:</i> Including a section in the Implementation chapter around Coordination with First Nations emphasizes that relationship building is continuous and collaboration is required at all stages.</p>

HOUSEKEEPING UPDATES - RECOMMENDATIONS

Table 2: Housekeeping Items

HOUSEKEEPING ITEMS	LOCATION	ITEM	DETAILS & RATIONALE
	Cover Pages		<i>Action/Rationale:</i> Remove/replace <i>Update 2014</i> and use the new SLRD logo. Revise the blurb under <i>Our Mission</i> to be more general or reflect 2015 Review.
	ALL	Update Logo	<i>Action:</i> Insert new logo throughout RGS Bylaw
	ALL	Update First Nations Language and Mapping	<i>Action:</i> Update First Nations language throughout RGS Bylaw to reflect Federal Government transition to and best practice of using the term Indigenous. Update Figure 2 Aboriginal Communities map to include all First Nations in which the SLRD is within their traditional territories.
	ALL	Update LGA citations	<i>Action:</i> Update <i>Local Government Act (LGA)</i> citations throughout RGS Bylaw to reflect the new LGA.
	Part 2	Population & Employment Projections	<i>Action:</i> Improve the formatting and overall layout of this section. May be potential to include updated population projections. <i>Rationale:</i> Formatting around figures/tables, overall layout of page/information, and language used could be more effective.
	Part 4	Performance Monitoring	<i>Action:</i> Combine Table 3 and 4 and include in this section. Also include a description of what has been done to date and the commitment to annual monitoring and reporting, as per the LGA. <i>Rationale:</i> As Table 4 includes indicators used for performance monitoring, it would be more useful to have this content readily available in this section rather than the appendix. Also, Table 3 and 4 could be combined as the content is very similar. The SLRD is committed to annual monitoring and reporting; this should be mentioned here.
	Glossary of Terms	Definitions	<i>Action/Rationale:</i> Review and revise/update where necessary, the <i>Glossary of Terms</i> to ensure consistency, relevance, and applicability within and across jurisdictions.
	Roles & Responsibilities	Roles and Responsibilities	<i>Action:</i> Review and update where necessary. <i>Rationale:</i> Certain bullets are no longer accurate or are now redundant; there may also be new roles identified through the review that should be listed here.
	Mapping	Map 1c (Part 2)	<i>Action:</i> Expand Map 1c out to include WedgeWoods, thereby eliminating need for Map 1c (part2). <i>Rationale:</i> Map 1c (Part 2) was added during the housekeeping amendments to show the WedgeWoods area, but expanding Map 1c out to include this area would enhance ease of use and understanding of context.
	Mapping	Map 1d	<i>Action:</i> Update Lillooet Settlement Planning Map to reflect the Lillooet OCP land use designations. <i>Rationale:</i> District of Lillooet has updated their OCP; these land use designations should be included in the RGS mapping.
	Appendix	Appendix A and B	<i>Action:</i> Remove as Appendix A and B are now redundant/unnecessary. <i>Rationale:</i> Appendix A - Ongoing collaboration and legislative requirements now outlined in Implementation section. Appendix B – covered by Table 3/4 Monitoring Indicators

Appendix B: Consultation Schedule

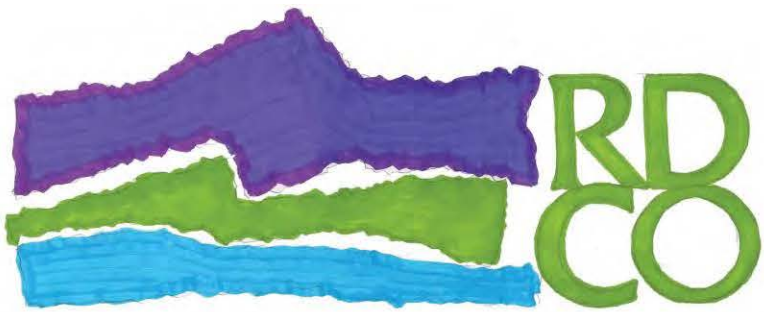
CONSULTATION SCHEDULE -- RGS REVIEW

(Checklist)

	WHO	WHEN		HOW
	STAKEHOLDERS	ITEM	TIMELINE	CONSULTATION ACTIVITIES
	INITIATION			
✓	RGS Steering Committee	Scoping Period	April 2015 - December 2015	The RGS Steering Committee met regularly throughout 2015 to conduct the preliminary review/scoping period, with 8 scoping period sessions held in total.
✓	Affected Local Governments	Scoping Period	April 2015	Provide an opportunity for input on the need for review of the RGS, as per s. 452(3) of the LGA. (SLRD Board Report and Resolution were forwarded to affected local govts/agencies)
✓	SLRD Staff	Scoping Period	February 2016	Report back to the Board on the need for review and provide recommendations regarding the RGS <i>Review</i> process and content, as identified by the RGS Steering Committee during the <i>Scoping Period</i> .
✓	SLRD Board*	SLRD Board Resolution to Initiate RGS Review	February 2016	As per s.433 of the LGA, preparation of a regional growth strategy [including a review] must be initiated by resolution of the Board.
✓	SLRD Staff	Prepare Consultation Plan and Terms of Reference	March 2016	SLRD Staff to prepare Consultation Plan and Terms of Reference.
✓	RGS Steering Committee	Advisory Meeting	April 2016	RGS Steering Committee to review and provide input on the RGS <i>Review</i> Consultation Plan and Terms of Reference.
	SLRD Board*	SLRD Board Resolution to adopt Consultation Plan and approve Terms of Reference	April 2016	As per s. 434 of the LGA, the Board must adopt a consultation plan, as soon as practicable after the initiation of the RGS review. At this time, the board must consider whether the consultation plan should include the holding of a public hearing. Terms of Reference to include proposed budget and project timeline.
	SLRD Board, Affected Local Governments, Minister*	Notification of Initiation	April 2016	As per s. 433(4) of the LGA, the proposing Board must give written notice of an initiation under this section to affected local governments and to the minister.
	SLRD Board, First Nations	Notification of Initiation	April 2016	As a courtesy, provide notice of initiation to First Nations, including information regarding the RGS <i>Review</i> process and engagement opportunities.
	SLRD Board Chair*	Letter to minister (MCSCD) re IAC membership	April 2016	As required by s. 450 of the LGA, form an Intergovernmental Advisory Committee based on Minister recommendations for membership.
	RGS Steering Committee	Council Reports	May 2016	RGS Steering Committee to bring Information Report to respective Councils to inform of the RGS Review and receive any input on process and content of the review, as well as potential Intergovernmental Advisory Committee (IAC) membership (CAOs) and upcoming Elected Officials Forum.
	RGS Steering Committee & IAC (including CAOs)	Advisory & Planning Meeting	May 2016	Discuss Input received from CAOs/Councils on RGS <i>Review</i> ; develop agenda and content for Elected Officials Forum.
	Elected Officials, CAOs, IAC, RGS Steering Committee	Elected Officials' Forum	June 2016	RGS Review Kick-Off event; present key findings and recommendations from scoping period; discuss implementation of RGS and the need to develop Implementation Guidelines (to live outside RGS Bylaw)
	REVIEW & REVISE			
	First Nations	Engagement	June - September 2016	Meet with First Nations, as requested.
	Public	Engagement	June - September 2016	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).

	RGS Steering Community, IAC, Affected Agencies/Organizations	Advisory Meeting	July/Aug 2016	Meet as necessary to "workshop" areas requiring additional discussions.
	Elected Officials, RGS Steering Committee, IAC, Affected Agencies/Orgs	Affordable Housing Forum	September 2016	Share issues and best practices; identify/develop approaches to collectively address the issue of Affordable Housing throughout the region.
	RGS Steering Committee & IAC	Advisory Meeting	September 2016	Review new/revised content; finalize revisions and address any outstanding or new issues identified through Elected Officials Forum, Affordable Housing Forum, First Nations meetings, or public engagement.
	SLRD Staff	Draft RGS Amendment Bylaw	September - October 2016	SLRD Staff to prepare draft RGS Amendment Bylaw, considering input received to date, for referrals.
	SHARE			
	RGS Steering Committee & IAC	Advisory Meeting	October 2016	Review draft RGS Amendment Bylaw and provide final comments.
	RGS Steering Committee	Council Reports	October 2016	Review draft RGS Amendment Bylaw and provide final comments.
	Affected Agencies & Organizations	Referrals	November 2016	Refer to Affected Agencies and Organizations for comment.
	First Nations	Referrals	November 2016	Refer to First Nations for comment.
	Public	Engagement	November 2016	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).
	ADOPT			
	SLRD Board*	First and Second Reading of the RGS Amendment Bylaw	December 2016	As per the LGA, recommend that the Board give first and second reading to the RGS Amendment Bylaw.
	Public	Engagement	January 2017	Engage and request input through local media (advertorials, ads) and online channels (SLRD website, social media).
	Affected Local Governments*	Referrals and acceptance of RGS Amendment Bylaw	January/February 2017	As per s. 436, before it is adopted, a regional growth strategy must be accepted by the affected local governments; 60 days are required for this referral period. Revisions to be made, if necessary, based on referral comments and recommendations.
	SLRD Board*	Third Reading and Adoption of RGS Amendment Bylaw	March 2017	As per the LGA, recommend that the Board give third reading and final adoption to the RGS Amendment Bylaw.
	IAC, Affected Local Governments, Affected Agencies & Organizations, First Nations, MCSCD*	Distribution of Adopted Bylaw	March 2017	As per s. 443, as soon as practicable after adopting a regional growth strategy, the Board must send a copy of the regional growth strategy to: the affected local governments; any greater boards and improvement districts within the regional district; and the minister.

* Required by Local Government Act



REGIONAL DISTRICT
of CENTRAL OKANAGAN

REGIONAL GROWTH STRATEGY



Our Home
Our Future

GRAPHIC: STINA & BROWN



Regional District of Central Okanagan Regional Growth Strategy

“Our Home, Our Future”

Bylaw No. 1336, 2013
Adopted June 23, 2014

The Regional Growth Strategy (RGS) is a long-range planning tool to help regional districts and local governments plan a coordinated future for their communities while dealing with regional issues and decisions that cross local political boundaries.

Our Regional Vision

In order to protect quality of life, the Region is committed to working together. The RGS Vision Statement describes the ideal outcome for the Region, and sets out direction for the management of future growth with subsequent policies and actions for implementation.

*"The Central Okanagan is a region of urban and rural communities that are interconnected, distinct, healthy, vibrant and welcoming. The citizens, businesses, First Nations Councils and local governments understand and accept that they are individually and jointly responsible to effectively and efficiently manage the Region's future growth that ensures the health and well-being of its residents. Together and from this time forward, the citizens and governments of the Central Okanagan will work in partnership to promote a complete healthy region with a sustainable and diversified economy that provides a range of economic opportunities while protecting the natural environment and water resources for today's and **tomorrow's** residents."*

Research Papers

A number of reports and studies were completed for the RGS Review and Update, which are available for review on the Regional District's website (www.regionaldistrict.com) as well as at the Regional District office.

What's Next?

With the regional partners working cooperatively, the RGS outlines the following set of tasks on the implementation of the RGS:

1. Update OCP Regional Context Statements
2. Develop a five year action plan
3. Explore Implementation Agreements
4. Prepare a Monitoring and Evaluation Program
5. Plan for Five-Year Reviews

To view the RGS and/or for more information, please contact the Regional District of Central Okanagan's Community Services Department – Planning Section.

Mail or In Person:

1450 KLO Road
Kelowna, BC
V1W 3Z4



Phone:

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Regional Growth Strategy

Overview

The logo for the Capital Regional District (CRD) is displayed in white text on a teal background. The letters 'CRD' are stylized, with the 'C' and 'R' connected and the 'D' having a unique shape.

RGS at-a-glance

The Regional Growth Strategy is a vision for the future of the Capital region. The document guides decisions on regional issues, focusing on matters that have impacts beyond municipal borders.

Seven Theme Areas:

1. Growth Management
2. Environment and Infrastructure
3. Housing and Community
4. Transportation
5. Economic Development
6. Food Systems
7. Climate Action

Authority: Provincial legislation authorizes RGS preparation and implementation.

Collaboration: The CRD, the Juan de Fuca Electoral Area (JdF EA) and the 13 local municipalities collaboratively developed the RGS. The RGS does not apply to Salt Spring Island and the Southern Gulf Islands as they fall under the planning authority of the Islands Trust.

Adoption & Implementation: The CRD adopted the RGS as bylaw in March 2018, following unanimous municipal approval and JdF EA endorsement at the Board. The CRD, the JdF EA and the municipalities implement the RGS through service delivery, infrastructure investment and policy.

Monitoring & Reporting: The CRD is responsible for monitoring and yearly reporting on progress toward achieving RGS objectives.

Inside the updated RGS

The 2018 RGS replaces the region's first growth strategy, adopted in 2003. The RGS update provides new population, dwelling unit and employment projections to 2038. The update found that the original vision for the future of the region is sound and affirmed the following strategic directions:

- Maintain a policy of urban containment that focuses growth within a clearly defined boundary
- Direct growth to centres where employment, housing and recreational services are close to one another, thereby reducing transportation costs and time as well as supporting more efficient transit
- Provide for growth in the West Shore communities
- Expand the accessibility and range of active transportation options (walking and biking) in the region
- Protect, enhance and expand natural areas to maintain high water quality, preserve ecosystem health and provide recreation areas
- Sustain farming and forestry
- Support and increase current employment activities (airport, harbours, post-secondary institutions, tourism Department of National Defense, government services, etc.)
- Support the growth of 'new economy' businesses
- Expand the range of available affordable housing

The update also provides new direction on the following:

- Mitigate and adapt to climate change
- Strengthen food and agriculture systems for food security
- Locate new growth centres in growing communities to respond to employment, housing and recreational needs.
- Evaluate requests for water service extensions according to RGS criteria, allowing designated communities in the Juan de Fuca Electoral Area to apply for water service extensions
- Integrate content and direction from approved CRD planning documents, including the Regional Transportation Plan

SUNSHINE COAST REGIONAL DISTRICT- STAFF REPORT

TO: Planning and Community Development Committee - December 13, 2018

AUTHOR: Remko Rosenboom – General Manager, Infrastructure Services

SUBJECT: 2018 WATER DEMAND ANALYSIS

RECOMMENDATION(S)

THAT the report titled 2018 Water Demand Analysis be received for information.

BACKGROUND

The Comprehensive Regional Water Plan (CRWP) (2013) provides the Sunshine Coast Regional District (SCRD) with overall direction on how to meet regional water sustainability goals.

The document also provides guidance for water conservation and recommendations for system expansion/improvement measures to accommodate growth as projected to the year 2036.

With respect to water supply capacity, the CRWP includes the following policy objectives:

The SCRD policy on source water supply (for surface water sources) is to maintain sufficient storage to meet water demands under a 1:25 year drought return period scenario.

SCRD policy on water conservation is to reduce water demand by 33% from 2010 levels by 2020.

The CRWP lists the following Intensive Demand Management (IDM) initiatives as the conservation measures to be implemented for the Chapman Water System:

- Implementation of Universal Water Metering;
- Mandatory Stage 2 and/or Stage 3 sprinkling restrictions from May 1 to September 30 (as per the Water Rates and Regulations Bylaw, Bylaw No. 422);
- Update water rates structure when universal metering is in place;
- Leak detection and repair in areas of high water consumption;
- New incentive programs such as irrigation controls and rainwater harvesting; and
- More education and public outreach programs as each of the above strategies are implemented.

These initiatives were anticipated to result in a 20% reduction in per capita consumption in 2036 while the CRWP's policy objective is a 33% per capita reduction.

To date no further additional conservation initiatives have been planned.

The CRWP concluded that with the full implementation of these initiatives by 2016, the water supply deficit would be approximately 0.43 Mm³.

As a result, three water supply projects were identified to address this deficit:

- Increased supply from Chapman Lake
- Additional groundwater supply
- Development of Raw Water Reservoir

In May 2018 the Board approved the Water Sourcing Policy – Framework (Attachment A) and updated the policy objective for the water supply of the Chapman Creek System:

The SCRD intends to supply sufficient water at Stage 2 levels throughout the year to communities dependent on water from the Chapman Creek System.

Emergency circumstances could result in increased Stage levels.

If, due to emergency circumstances, the water supply for Chapman Creek is completely unavailable, the SCRD strives to have adequate alternative water supply sources available to address all essential community water demands for at least one week.

Increased frequency and intensity of droughts on the Sunshine Coast since the adoption of the CRWP, an improved insight on the impacts of Climate Change and upcoming decisions on development of additional supply sources require an updated Water Demand Analysis (WDA).

Staff have prepared a 2018 WDA (Attachment B), which is presented in this report for information and Committee discussion.

DISCUSSION

The 2018 WDA provides a realistic outlook on the potential water supply deficit for the Chapman Creek System in the short (2025), medium (2035) and long-term (2050). This outlook can assist the Board with decision making on the development of additional water supply sources (Q1 2019) and the Water Sourcing Policy (Q2 2019).

The methodology used is based on up-to-date data and the current regulatory/policy framework.

Intensive Demand Management Initiatives

The CRWP indicates that the implementation of IDM initiatives is intended to reduce average daily per capita water consumption in 2036 by 20% compared to 2010 levels.

Table 1 provides an overview of progress on IDM initiatives as listed in the CRWP.

Table 1. Progress on Intensive Demand Management Initiatives

Initiative	Progress to date
Implementation of Universal Water Metering	Meters installed in Electoral Areas. Budget proposal for installation in District of Sechelt and shíshálh Nation is forthcoming.
Mandatory Stage 2 and/or Stage 3 sprinkling restrictions from May 1 to September 30 (as per 2012 Drought Management Plan)	Drought Management Plan has been updated several times since 2012 to increase watering restrictions.
Revise conservation-based meter rates when universal metering in place	Future decision following a fully implemented metering program and data collection.
Leak detection and repair in areas of high water consumption	Fully implemented in all Electoral Areas. Pending meter installations in District of Sechelt and SIGD.
New incentive programs such as irrigation controls and rainwater harvesting	Rainwater harvesting program launched in Fall 2018.
More education and public outreach programs as each of the above strategies are implemented	Ongoing.

The 2018 WDA includes three scenarios for the effectiveness of these water conservation initiatives: 10%, 20% and 33% per capita reduction compared to the 2010 average water consumption per capita.

A water conservation objective should be confirmed in the final Water Sourcing Policy as the effectiveness of these water conservation initiatives will have an impact on the volume of the water supply deficit.

Growth Rate

The average annual population growth rate within the area serviced by the Chapman Creek System has been 1.38% since 2011. The 2018 WDA and the CRWP are both based on an average annual growth rate of 1, 2 and 3%.

Climate Change Impacts

The WDA included in the 2013 CRWP did not account for the impacts of climate change on the Sunshine Coast water supply. The WDA in the 2013 CRWP is based on a statistical analysis of historical meteorological, watershed and water consumption data.

The 2018 WDA now includes impacts of climate change by accounting for reduced snowpack at high elevations and a less-than-historical amount of rain during late spring, summer and early fall. Given the significant changes in weather patterns due to climate change, the reliance on historical data to make predictions looking forward is not the current best practice.

In the 2018 WDA, a realistic significant drought scenario for the period between now and 2050 has been created based on a combination of actual meteorological, watershed, and water consumption data from 2015 to 2018. This is currently the best possible approach; staff will continue to monitor climate prediction models and data in this evolving area.

Environmental Flow Needs – Chapman Creek

Prior to 2016, the target environmental flow of water to be maintained in the Chapman Creek was approximately 120 litres per second.

In 2016, under the *Water Sustainability Act*, the Province implemented an Environmental Flow Needs (EFN) requirement of 200 litres per second to meet the needs of fish in the creek.

The introduction of the EFN increased the water demand by 80 litres per second, which represents a reduction of approximately three weeks of community drinking water supply (equivalent volume).

Community Water Consumption

Using results of the metering program to date, the 2018 WDA is based on reliable information about actual water consumption by residents, commercial and institutional users.

This includes data on consumption when Stage 2 water restrictions are in place.

Water Sourcing Policy Objectives

Bylaw 422 outlines the watering restrictions in place at each of the four drought management stages. The 2013 CRWP water supply policy objective allowed for all these drought management stages to be called during a drought period.

The Water Sourcing Policy - Framework policy objective restricts the calling of stages to only Stage 2 (moderate water supply condition). The water supply deficit (expressed as volume) is

directly influenced by the policy objective to reduce the impact to the community during a drought situation.

Water Supply Deficit

Table 2 presents the water supply deficit as determined in the 2018 WDA for 2025, 2035 and 2050.

The deficit is presented for three levels of effectiveness of water conservation initiatives and a 2% average annual population growth within the area supplied by the Chapman Creek System.

Table 2 Water Supply Deficit Outlook (in m³ per year)

Effectiveness of water conservation initiatives (per capita, compared to 2010)	2025	2035	2050
Service Area Population	26,000	32,000	43,000
10% reduction	2,010,000	2,830,000	4,350,000
20% reduction	1,650,000	2,390,000	3,760,000
33% reduction	1,220,000	1,820,000	2,980,000

The 2013 CRWP water supply deficit for 2036 with a 2% average annual population growth rate was estimated to be 430,000 m³.

By comparison, the 2018 WDA water supply deficit for 2035 with the same population growth rate is estimated to be 2,390,000 m³.

Due to the differences in methodology, data used, policy and regulatory context between the 2018 WDA and the CRWP, the calculated water supply deficits in both studies are not easy to compare.

However, the 2018 WDA is the new baseline for the volume of water required and the most appropriate source for future consideration in the context of water supply sources in early 2019.

Next Steps

In early 2019 several reports will be produced and Board decisions will be sought on future water supply projects:

- Results of Phase 2 of the Groundwater Investigation Project (January 2019)
- The feasibility study of the Raw Water Reservoir (February 2019)
- Completion of the Universal Metering Program (February 2019)

For each project, reports will include a description of the potential contributions to reducing the identified water supply deficit, capital/operational costs and potential environmental impacts.

Updates on the Provincial permitting process and the grant application for infrastructure improvements on the Chapman Lake outlet will also be brought forward.

STRATEGIC PLAN AND RELATED POLICIES

The 2018 WDA increases the ability of the SCRD to make well-informed decisions on reducing impacts of droughts and increasing the redundancy in water supply sources within the Chapman Creek water system.

CONCLUSION

Staff have prepared a 2018 WDA in response to increased frequency and intensity of droughts on the Sunshine Coast since the adoption of the CRWP and to support the Board with upcoming decisions on development of additional supply sources.

The 2018 WDA provides a realistic outlook on potential water supply deficit for the Chapman Creek System in the short (2025), medium (2035) and long-term (2050).

The 2018 WDA water supply deficit for 2035 is estimated to be 2,390,000 m³, based on achievement of a 20% per capita conservation objective.

The purpose of the report is to provide information for future policy and financial decisions in 2019.

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

Attachments:

Attachment A: Water Sourcing Policy – Framework

Attachment B: 2018 Water Demand Analysis

Sunshine Coast Regional District

FRAMEWORK FOR THE DEVELOPMENT OF A WATER SOURCING POLICY

A. POLICY CONSIDERATIONS

The Comprehensive Regional Water Plan (CRWP) as approved in June 2013 includes the policy objective that:

The SCRD policy on source water supply (for surface water sources) is to maintain sufficient storage to meet water demands under a 1:25 year drought return period scenario.

Combined with an increased understanding of the risks to the SCRD water supply infrastructure, staff recommend the policy objective be updated to:

The SCRD intends to supply sufficient water at Stage 2 levels throughout the year to communities dependent on water from the Chapman System.

Emergency circumstances could result in increased Stage levels.

If due to emergency circumstances the water supply for Chapman Creek is completely unavailable, the SCRD strives to have adequate alternative water supply sources available to address all essential community water demands for at least one week.

Examples of emergency circumstance are an extremely large fire (including wildfires), an earthquake or significant failure of essential infrastructure.

B. SCOPE

There are two driving factors for the determining the extent to which the SCRD is able to meet the above presented policy: a) water demands and b) the available supply sources. The following two sections will outline both factors.

a. Supply Demand

The water supply demands for the Chapman System can be differentiated into several categories:

Average Daily Demand (ADD):	the average daily water demand of the entire system (Average 2015-2017 is 13.4 million litres per day)
Maximum Daily Demand (MDD):	the highest daily demand of the entire system within a year (Average 2015-2017 is 22.7 million litres per day)
Fire/Emergency Demand:	unpredicted high supply demands for suppression of large fires or a different type of emergency requiring a large amount of water

Chapman Creek Source Failure Supply: available water supply required to meet minimum water demand in case Chapman Creek cannot be used as main water supply source due to infrastructure failure

Environmental Flow Needs: the legally required minimum flow to be maintained in Chapman Creek at all time (currently 200 litres per second)

Each of these factors require a different strategy for water supply to be met. Where the ADD and MDD are directly linked to the daily water supply capacity, the Fire/Emergency Demand requires a very large volume of water to be available at all times for a longer period of time. The ADD and in particular the MDD would be significantly higher if the Drought Management Plan would not be fully implemented.

b. Water Supply Sources

Each of the existing and additional water supply sources currently under consideration for development differ in their ability to meet the above listed supply demands as well as in their operational characteristics.

Chapman Lake: Large watershed resulting in large inflow after rain events, increasing the lake's ability to refill during summer. Typically fully replenished after five days of heavy rain in the fall. Remotely regulated outflow infrastructure.

Edwards Lake: Small watershed resulting in limited inflow after rain event and almost no refill during summer. Remotely regulated outflow infrastructure.

Chaster Well: Daily capacity of 1 million litres could sustainably be maintained throughout the summer. Significant power costs for pumping and semi-weekly visits by operator required.

Gray Creek: As per the direction of Vancouver Coastal Health, water from this source can under normal circumstances only be provided to the Sandy Hook and Tuwanek neighborhoods resulting in a maximum daily capacity of 2 million litres. Requires daily attendance by operator.

Treated water reservoirs: The total storage capacity in all current treated water reservoirs combined is 28.8 million litres.

Raw Water Reservoir: The location of the reservoir will determine if inflow and outflow of the lake can be gravity fed or if pumping is required, which could significantly influence the operational costs. There will most likely be no refill potential after late spring. A reservoir has the potential for increased water quality issues over the course of a warm summer. Could require daily attendance by operator.

New wells: Capacity of the four wells under consideration is to be determined. Significant power costs for pumping and frequent attendance by operator required. Could require frequent attendance by operator.

C. REASON FOR POLICY

The CRWP lists four projects to increase the water supply for the Chapman System to meet the current and future community demand. These projects are:

1. Universal Metering Project
2. Chapman Lake Expansion Project
3. Expansion of Groundwater Extraction
4. Raw Water Reservoir

As of April 2018 all four projects listed in the CRWP are in some stage of development. While the Universal Metering Project is intended to reduce the water demand, the other three water initiatives are intended to increase the supply, especially during the summer period.

In April 2018, Board direction was received to develop a Water Sourcing Policy for the Chapman System. Such Water Sourcing Policy (WSP) would outline how the current and future water demand of the Chapman System would be met using the available sources. The long-term water demand will be linked to the regional growth projections.

This policy framework outlines the objectives and principles to be applied during the development and implementation of the actual Water Sourcing Policy.

The Water Sourcing Policy is targeted for early 2019 and will be done in cooperation with member municipalities and First Nations.

D. OUTLINE

a. Current Supply Strategy

Table 1 presents the current strategy to supply the different types of demands with the supply sources currently available.

The current strategy is based on the following operational principles:

- Divert water from Chapman Lake prior to doing so from Edwards Lake as Chapman Lake could refill after a summer rain event, while Edwards Lake does not.
- Activate Gray Creek and Chaster Well sources when Chapman lake levels drop such that the weir needs to be opened to maintain the required lake outflow. This currently aligns with the calling of Stage 2 watering restrictions.
- Cease diversion from Chaster Well and Gray Creek once Stage 2 restrictions are lifted.
- The siphon installed since 2017 will only be used once all outdoor water use is prohibited (Stage 4 Watering restrictions) and only when authorized under provincial permits.

Table 1 Chapman System – Current sourcing strategy

Sources Functions	Chapman Lake natural outflow	Chapman Lake -3m	Chapman Lake Siphon	Edwards Lake	Gray Creek	Chaster Well	Water Reservoirs
Average Day Demand / Maximum Day Demand	Stage 1	Stage 2-3	Stage 4	Stage 2-4	Stage 3-4	Stage 2-4	
Environmental Flow Needs	Stage 1	Stage 2-3	Stage 4	Stage 2-4			
Fire / Emergency							X
Redundancy for Chapman Creek Flows					X	X	X

Stages as per Drought Management Plan

b. Development of additional water supply sources

As previously discussed, the CRWP includes three projects to develop additional water supply sources:

1. Chapman Lake Expansion Project
2. Expansion of Groundwater Extraction
3. Raw Water Reservoir

The timelines for the development and commissioning of these sources varies between late 2019 at the earliest and 2027. When considering the actual development of additional sources the following factors could be considered to allow for a good alignment with the Water Sourcing Policy:

- Contribution to address the community water supply demand in terms of:
 - o Average Daily Demand;
 - o Maximum Daily Demand;
 - o Fire/Emergency Flows;
 - o Chapman Creek Source Failure Supply; and,
 - o Environmental Flow Needs.
- Construction costs and associated impacts to rates and fees
- Ongoing operational cost and associated impacts to rates and fees
- Sustainability of the additional supply source in terms of:
 - o Direct and indirect impacts to the environment resulting from the construction and operations of these additional sources
 - o Impacts to other physical interests from other parties
- Financial, legal and physical risk associated with construction and operation of these additional sources

c. Future sourcing strategy

Once additional water supply sources are developed and commissioned, the current sourcing strategy will need to be revisited and updated. The actual sourcing strategy will be dependent

on the type of source (groundwater or raw water reservoir) and its capacity. The following general principles could guide any future water sourcing strategy.

Any future water sourcing strategy should:

- align with the objectives of this policy
- align with the Strategic Plan of the SCRD and other SCRD policies
- be in compliance with the provincial and federal regulatory frameworks
- be sustainable in terms of its impacts to stakeholders, member municipalities and the environment (incl. indirect impacts)
- respect the interests of the *shíshálh* and Skwxwú7mesh Nations
- allow for effective and (cost) efficient operation of the water distribution system
- maximize the degree that all current and future community water supply demands are met. These demands are defined as:
 - o Average Daily Demand;
 - o Maximum Daily Demand;
 - o Fire/Emergency Flows;
 - o Chapman Creek Source Failure Supply; and,
 - o Environmental Flow Needs.

Appendix A presents a possible future water sourcing strategy if all additional water supply sources currently under consideration are developed. Such strategy will need to be updated once an additional water supply source is commissioned.

With the growing population on the Sunshine Coast, the changing demographic of that population and the changing climate, the water supply demands for the communities depending on the Sunshine Coast Regional District are constantly subject to change. As the changing climate will also impact the water supply sources itself, the supply and demand analysis for the Chapman system would have to be updated at least every five years. Based on this review, a decision would need to be made on whether to update the water sourcing strategy.

Appendix A Chapman System – Possible future approach – all potential source developed

Sources Functions	Chapman Lake natural outflow	Chapman Lake -3m	Chapman Lake -8m	Edwards Lake	Gray Creek	Chaster Well	Groundwater Wells - New	Raw Water Reservoir	Treated Water Reservoirs
Average Day Demand / Maximum Day Demand	Stage 1	Stage 2-3 (3)		Stage 3-4 (1)	Stage 3-4 (1)	Stage 2-4 (1)	Stage 2-4 (1)	Stage 2-3 (2)	
Environmental Flow Needs	Stage 1	Stage 2-3 (2)	Stage 4 (1)					Stage 2-3 (1)	
Fire / Emergency									X
Redundancy for Chapman Creek Flows					X	X	X	X	X

Stages as per Drought Management Plan

(1,2) Order in which supply sources to be operational

6 December 2018

VP18-SCR-01-00-LET-WW-WaterDemandAnalysis_Rev2

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

Dear Sir:

RE: Water Demand Analysis

1 INTRODUCTION

Integrated Sustainability has been retained by the Sunshine Coast Regional District (SCRD) to complete a feasibility study to support development of a raw water reservoir to supplement supply to the existing Chapman Water System (the Project). The Chapman Water System is located along a narrow, coastal portion of the Sunshine Coast region within southwestern British Columbia (BC).

The SCRD has identified a need for additional water supply within the Chapman Water System to meet the current and future potable water demands, as well as flow requirements in the lower reaches of Chapman Creek. To meet these needs, the SCRD has proposed that a raw water storage reservoir be developed to supplement the existing water supply. The SCRD has proposed to use the following approach:

- Diversion of water from Chapman Creek to a raw water reservoir (for storage) during periods of high precipitation and high creek flow
- Supply of water from the raw water reservoir to the Chapman Creek Water Treatment Plant (WTP) during periods of low precipitation to meet domestic potable water demands as well as to maintain minimum environmental downstream flow requirements in Chapman Creek

Integrated Sustainability's scope of work for the Project includes carrying out a community water demand analysis, technical review of potential reservoir locations based on a desktop analysis using available information, visual field assessments at the top ranked sites, consultation with the SCRD and local stakeholders, regulatory review, detailed multi-criteria evaluation of reservoir options, and conceptual design for a select number of reservoir locations.

This Water Demand Analysis is specifically focused on the data analysis and calculations conducted by Integrated Sustainability to review and analyze historic community water demands and water supply characteristics, project future water demands, consider potential changes in water supply due to climate change, and estimate the required storage volumes to meet current and future water demands.

2 BACKGROUND

The SCRD supplies water to residents and businesses along the sunshine coast within three water service areas, including: The Regional Water Service Area (RWSA), North Pender Harbour Water Service Area, and South Pender Harbour Water Service Area (Opus DaytonKnight, 2013). The Chapman Water System is the primary water system in the RWSA.

Chapman Creek conveys water from Chapman Lake and Edwards Lake, and is the primary water source for the Chapman Creek Water Treatment Plant (WTP) and water system. Additional water sources include Gray Creek and the Chaster Well, which are only used when required. The SCRD holds waterworks and water storage licenses on Chapman Creek, which allow for specified daily and annual withdrawal volumes (Opus DaytonKnight, 2013). Water is currently conveyed from Chapman Creek to the Chapman Creek WTP via an intake in Chapman Creek and a pipeline. In 2017, a specified minimum environmental streamflow was implemented for Chapman Creek, which stipulates that a minimum flow of 200 L/s (17,280 m³/day) must be maintained in the lower reaches of Chapman Creek (SCRD, 2018b). The point at which this flow is measured is located directly below the intake.

A Comprehensive Regional Water Plan (CRWP) was prepared in 2013 to provide direction for the SCRD to meet regional sustainability goals, guidance for water conservation, and recommendations for system expansion/improvement measures to accommodate growth projections identified to the year 2036 (Opus DaytonKnight, 2013). Demand calculations were based on the SCRD initiative to reduce water demand by 33% from 2010 levels by 2020. Water demand was calculated based on an existing demand management (EDM) scenario and an intensive demand management scenario (IDM). Included in the CRWP are recommendations for expansion of Chapman Lake, additional production wells, and a raw water reservoir to store water from Chapman Creek to supplement the potable water supply during periods with low precipitation. All water system infrastructure upgrade and expansion recommendations to meet year 2036 water demands were analyzed and costed under conditions of both EDM and IDM. The objectives for additional water storage were based on the SCRD policy on source water supply to maintain sufficient storage to meet water demands under a 1:25 year drought return period scenario. The storage volumes recommended in the CRWP report for a water storage reservoir to meet the 1:25 year drought condition for the projected year 2036 water demand under the IDM and EDM scenarios were 430,000 m³ and 760,000 m³, respectively. The recommendations were based on the existing water sources, current

and projected water demands, and downstream flow requirements for Chapman Creek. At the time the CRWP was prepared, the Department of Fisheries and Oceans Canada's (DFO's) requested that a minimum flow of 24.5 ML/d (24,500 m³/day) is maintained in lower Chapman Creek to provide adequate conditions for the fish hatchery operated by the Sunshine Coast Salmonid Enhancement Society, who also hold water licenses to withdraw water from Chapman Creek.

In July 2017, the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO, 2017), issued an Order pursuant to Section 93 of the Water Sustainability Act, requiring the SCRD to "release an adequate volume of water from Chapman Lake to ensure a minimum flow of 200 L/s (17,280 m³/d) in Chapman Creek, just downstream of SCRD's Water License intake structure".

In 2018, the SCRD developed a Framework for the Development of a Water Sourcing Policy (SCRD, 2018a), which outlines the policy considerations, water demands (based on the CRWP), existing and potential (additional) water sources, and an outline for the current supply strategy and strategy for development of additional supply sources. The proposed additional supply sources include three projects, one of which is this assessment of raw water reservoir options.

3 PURPOSE AND SCOPE

This report provides a summary of the water demand analysis conducted, based on historical raw water supply, potable water demand, and population census data to estimate future water demands, water storage characteristics, and the overall supply deficit for the Chapman Water System. The analysis was conducted for various population growth and water consumption scenarios as described in Section 4 - Methodology.

The water demand analysis scope of work included the following tasks:

- Review of available relevant documents and data, including the following:
 - CRWP Report (Opus DaytonKnight, 2013)
 - Framework for the Development of a Water Sourcing Policy (SCRD, 2018a)
 - Data provided by the SCRD pertaining to water license information, population statistics, water supply and consumption data, and residential and commercial water metering record summaries (SCRD, 2018b, 2018c, and 2018d)
- Meeting with the SCRD to review and confirm the basis to be used for the analysis
- Preparation of this report, which is comprised of the following:
 - Key water consumption characteristics based on an analysis of historical data
 - Key assumptions used as a basis for the water demand model scenarios
 - Water demand analysis results and discussion, including presentation of raw water storage requirements to meet projected deficits between existing water supply sources and water demand for years 2025, 2035, and 2050.

4 METHODOLOGY

The methodology used for the analysis was divided into the following models:

- 1) Analyze the past and present water demands, and determine future demands for a typical year, to produce the Typical Demand Model. This scenario has been modelled to check if the existing water licence and water treatment capacity are exceeded during typical summer conditions. The water demand results from this model have not been used for reservoir sizing but can be used in operational forecasting. Refer to Section 5.1.4 for information on the Typical Demand Model.
- 2) Analyze the water demands over the last seven years (2012 to 2018), four of which have included Stage 4 drought conditions, and determine the water demand model for a drought year, which is defined as the Drought Demand Model. The water demand results from this model have been used to determine the future water demand based on a set of assumptions defined by the SCRD. Refer to Section 5.1.5 for information on the Drought Demand Model.
- 3) Analyze the past and present water supply data, and determine the future supply scenarios, which is defined as the Drought Supply Model.
- 4) Determine the Supply Deficit, which is defined as the difference between demand and supply and is used to determine target volumes from the raw water reservoir or other secondary supply sources. For the purpose of reservoir sizing we have assumed there are no other supply sources, other than Chapman Lake, Edwards lake, and Chaster well.
- 5) The available water supply does not change with time; however, the water demand increases with population and decreases with demand management measures. The Drought Demand Model was applied to the serviced population in years 2025, 2035, and 2050, to calculate the Supply Deficit for those years.

Given the large number of variables considered at different stages of the analysis, there are many combinations of outcomes. To simplify the calculations, at each stage of model development where there are several scenarios considered (e.g. different population growth rates), a recommended value will be selected for use in the next stage of the model.

5 BASIS OF ANALYSIS

5.1 Water Demand Models

Development of the Water Demand Models was comprised of the following:

- 1) Review of historical census population statistics and development of the population growth model.
- 2) Review of historical water demands (winter, summer, peak month, peak day) to develop the demand model.

- 3) Combination of population and water demand to get the historical per capita demand model.
- 4) Review of demand management statistics and targets.
- 5) Production of a Typical Water Demand model for years 2025, 2035, and 2050.
- 6) Production of a Drought Demand Model specifically for the case of a dry year where Stage 2 water restrictions are imposed for all of the summer, from May through September.
- 7) Incorporation of the environmental flow requirements (SCRD, 2018) in the Drought Demand Model.

5.1.1 Population Model

Objective

To establish a representative population model to project future population growth for the Chapman Water System.

Issue

The existing population 2013 CRWP (Opus DaytonKnight, 2013) population model did not include consideration for the 2016 Census data and assumed all of electoral Area F was on the Chapman Water System, except for portions on other small systems (e.g. Soames, Granthams, Langdale, Eastbourne). Further, the 2013 calculation of occupants per dwelling was based on the entire Sunshine Coast, not just the areas within the Chapman Water System.

Resolution

A population model was developed using the Census data for the period of 2006 to 2016 for the major Chapman Water System areas, including the District of Sechelt (Sechelt), Sechelt Indian Government District (SIGD), and Areas B, D and E. Area F was excluded as the Chapman Water System only supplies water to a small number of properties in Area F. The few number of properties in Area F that are served by the Chapman Water System is offset by a similar number of properties within Areas B, D and E that rely on groundwater wells, and are not connected to the Chapman Water System.

Results

The Census population data for years 2001, 2006, 2011, and 2016 (BC Stats online database), shown in Table A, was used to estimate the 2017 and 2018 population.

While the population growth varied between census years, overall, there was an average 1.41 percent growth per year between 2001 and 2016. The estimated 2017 population of 22,486 was rounded up to 22,500 and used to estimate future populations based on

growth rates of 1%, 2%, and 3%, as summarized in Table B. The 2013 CRWP report used a projected growth rate of 2%, and in consultation with SCRD staff, we have adopted 2% as the base case for the water demand models in this study.

Table A. Census Population for Areas within Chapman Water System (Source: BC Stats)

Year	2001	2006	2011	2016	2017	2018
Sechelt	7,343	8,454	9,291	10,216	10,360	10,676
SIGD	764	847	797	671	680	690
Gibsons Zone 3	1,104	1,182	1,325	1,475	1,496	1,533
Halfmoon Bay	2,353	2,558	2,675	2,726	2,764	2,780
Roberts Creek	3,090	3,307	3,244	3,421	3,469	3,468
Elphinstone	3,311	3,552	3,482	3,664	3,716	3,689
Total	17,965	19,900	20,814	22,173	22,486	22,836
Annual Growth (%)	-	2.08	0.90	1.27	1.41*	1.41*
2013 CRWP	19,277	20,889	21,722	-		-

Notes:

1. The population growth between 2001 and 2016 was 1.41% per year.

Table B. Projected Populations for Areas within Chapman Water System

Year	Growth Rates		
	1%	2%	3%
2017	22,500	22,500	22,500
2020	23,250	23,700	24,190
2025	24,445	26,190	28,041
2035	27,000	31,930	37,685
2050	31,350	42,970	58,712

The Census data (BC Stats) shown in Table C illustrates the number of people per dwelling has consistently decreased between 2006-2011, and 2011-2016 census periods. Increased numbers of apartments and condominiums, seasonally occupied dwellings, and an aging population are factors contributing to the lower dwelling occupancy statistics.

Table C. Dwelling Occupancy for Areas within Chapman Water System

Year		Sechelt	SIGD	Gibsons	Halfmoon Bay	Roberts Creek	Elphinstone	Total
2006	Population	8,454	847	1,182	2,558	3,307	3,552	19,900
	Occupied Dwellings	3,853	350	532	1,118	1,356	1,412	8,621
	People/Dwelling	2.19	2.42	2.22	2.29	2.44	2.52	2.31
2011	Population	9,291	797	1,325	2,675	3,244	3,482	20,814
	Occupied Dwellings	4,296	355	602	1,167	1,366	1,433	9,219
	People/Dwelling	2.16	2.25	2.20	2.29	2.37	2.43	2.26
2016	Population	10,216	671	1,475	2,726	3,421	3,664	22,173
	Occupied Dwellings	4,855	292	713	1,247	1,508	1,549	10,164
	People/Dwelling	2.10	2.30	2.07	2.19	2.27	2.37	2.18
2018	Population	10,676	690	1,533	2,780	3,468	3,689	22,836
	Occupied Dwellings	5,085	292	756	1,275	1,516	1,578	10,502
	People/Dwelling	2.10	2.36	2.04	2.18	2.29	2.34	2.17

The SCRD water billing system indicates 10,384 dwellings were connected to the water distribution system. This is reasonably close to the estimated number of occupied dwellings within the Chapman Water System of 10,502 noted in Table C.

The critical time of year for the demand analysis is the summer, when there is an increased water demand due to a seasonal influx of residents and tourists, as well as irrigation. As there is no data available on the number of seasonal residents or tourists, the Census population and system water records have been used as the basis for estimating the per-capita demands.

Demand Projection Implications

For modelling purposes, the following has been taken into consideration regarding population growth:

- The study population projections are based on the historic Census data for Sechelt, SIGD, Areas B, D and E, and Gibsons Zone 3, excluding Area F.
- A population growth rate of 2% has been selected, resulting in an estimated population of roughly 26,000 for 2025, 32,000 for 2035, and 43,000 for 2050.
- The Town of Gibsons Zone 3 is estimated to be responsible for approximately 6% of the summertime water demand.
- Once Zone 3 is supplied with water from the Town of Gibsons, it may still need servicing for fire flows, which would have an impact on the maximum day demand but not the monthly or daily demand for the Chapman system.
- While the data suggests the number of occupants per dwelling has been declining over the past ten years, as a conservative measure, this observation was not taken into consideration in the population model developed for this study. The model is based only on Census populations, and not the number of dwellings or the number of SCRD residential customers.

5.1.2 Historical Water Use

Objective

To determine the historical patterns of water-use statistics (e.g. average and maximum daily demand).

Issue

The water supply data provided by the SCRD for 2003 through 2017 indicate the peak water demands appear to be decreasing. This reduction could be due to a number of factors including water conservation efforts and/or water restrictions that have been imposed since 2012. While most of the commercial customers are metered, only the electoral area residential customers are presently metered.

Resolution

The system water treatment data from October through April was used to calculate a "Winter Average Daily Demand" (WADD) statistics shown in Table D, representing indoor water uses exclusive of irrigation demands.

Table D.Demand Characteristics (2003-2018)

Year	AADD (m ³ /day)	WADD (m ³ /day)	SADD (m ³ /day)	MMDD (m ³ /day)	MDD (m ³ /day)	MWDD (m ³ /day)
2003	13,390	10,026	18,099	22,581	25,833	-
2004	13,728	10,819	17,801	23,833	26,519	-
2005	13,316	10,888	16,715	22,846	26,646	-
2006	14,156	10,970	18,618	22,684	26,616	-
2007	13,130	10,968	16,157	19,711	26,652	-
2008	13,986	11,170	17,929	23,142	27,108	-
2009	14,521	11,561	18,666	23,628	28,543	-
2010	13,817	11,151	17,550	23,883	28,188	-
2011	12,849	10,411	16,262	21,168	23,848	-
2012	12,823	9,883	16,938	22,919	25,780	-
2013	13,096	10,598	16,594	22,922	25,980	-
2014	13,848	11,074	17,731	21,513	25,056	23,606
2015	12,884	11,081	15,409	19,946	25,056	21,261
2016	14,086	12,008	16,996	18,959	22,550	21,113
2017	13,106	10,793	16,345	20,274	21,427	21,243
2018	-	-	15,958	19,266	22,800	21,498

Where: AADD = Average Annual Daily Demand

SADD = Summer Average Daily Demand (May – September)

WADD = Winter Average Daily Demand (October – April)

MMDD = Maximum Month Daily Demand

MDD = Maximum Day Demand

MWDD = Maximum Week Daily Demand

Total water consumption data for June through September was used to calculate the “Summer Average Daily Demand” (SADD). The difference between the SADD and WADD is due to a combination of the summer irrigation demand and the additional population demand associated with seasonal dwelling occupancy and tourists.

The lack of complete residential and commercial metering means that the WADD and SADD both include industrial, commercial and institutional water uses.

Results

The historical maximum and average demand characteristics for the Chapman Water System are illustrated in Figures A and B. Figure A illustrates the daily average and maximum demand characteristics, and Figure B illustrates the same demand statistic, but normalized on a per capita basis.

The following are some observations regarding the demand characteristics shown in the two figures and summarized in Table D:

- Although the population has increased by about 20% over the last 15 years, the AADD has remained unchanged over that period at about 13,500 m³/day and is substantially less than the SCRD's Chapman Creek water license average daily water withdrawal limit of 20,500 m³/day.
- The WADD, while remaining relatively constant, show some indication of being affected by the increase in population, with the average WADD for 2015-2017 of 11,300 m³/day being 7 percent greater than the average WADD for 2003-2005 of 10,600 m³/day.
- The SADD values, like the MMDD and MDD values, show evidence of being affected by summer water use restrictions. While the SADD is generally unchanged over the period of 2003-2014, the average SADD for 2015-2017 of 16,200 m³/day is 8 percent lower than the average SADD for 2003-2005 of 17,500 m³/day.
- The MMDD also shows little change between 2003 and 2015, but the average MMDD for 2015-2017 of 19,500 m³/day is 16 percent less than the average MMDD for 2003-2005 of 23,100 m³/day.
- The MDD is relatively constant from 2003 through 2015, with the highest MDD of 28,000 m³/day occurring in 2009 and has since been declining to 21,500 m³/day in 2017, which is substantially less than the SCRD's Chapman Creek water license maximum daily withdrawal limit of 33,300 m³/day. The average MDD for 2015-2017 of 22,300 m³/day is 15 percent less than the average MDD for 2003-2005 of 26,300 m³/day.
- The ratio between the MDD and MMDD between 2001 and 2017 ranged between 109 to 126 percent, averaging approximately 120 percent over that period.
- Although there is a modest amount of reduction indicated in the SADD, MMDD and MDD demand characteristics, with relatively recent indications of a decrease in those values, when normalized as a per capita demand characteristic, as illustrated in Figure B, it is clear there has been a significant, continuous and generally linear reduction in all of the per capita demand statistics over the past 15 years.

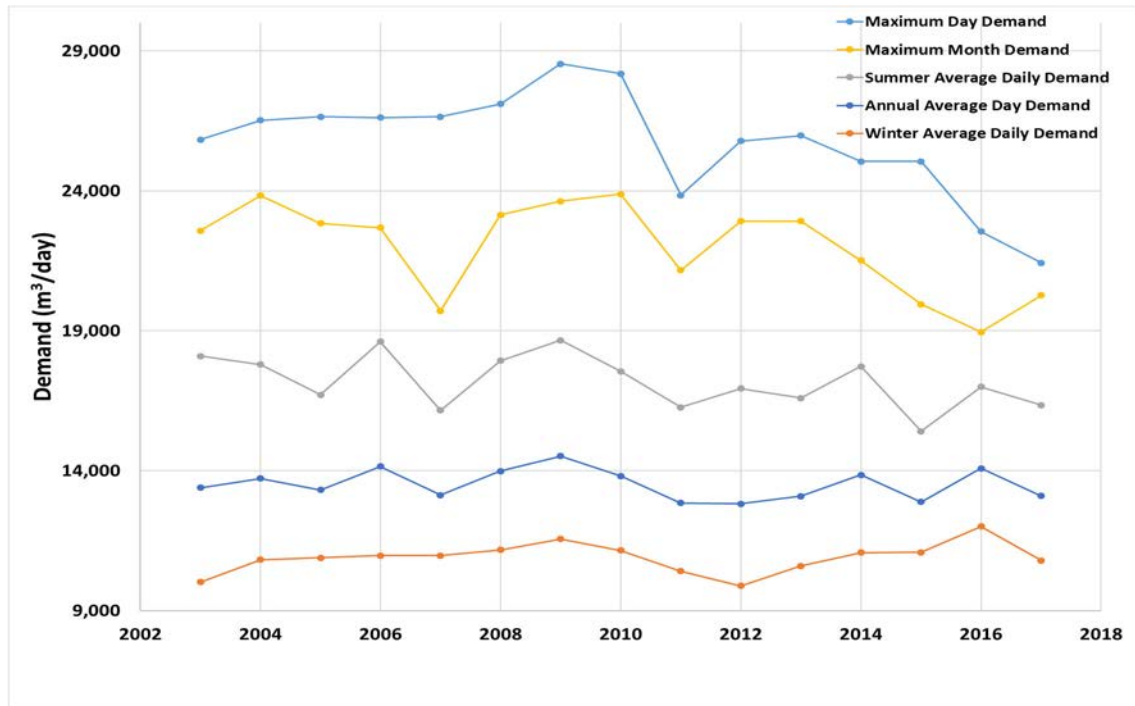


Figure A. Maximum and Average Daily Demand Characteristics (2003-2017)

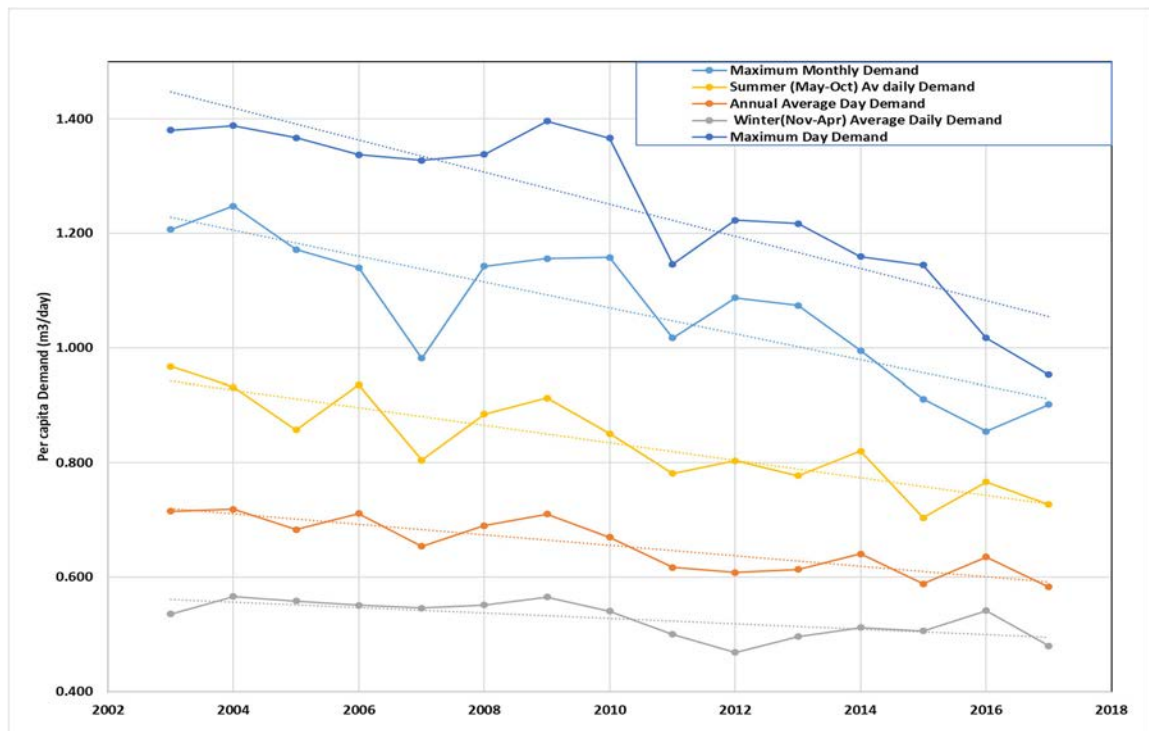


Figure B. Per Capita Maximum and Average Daily Demand Characteristics

5.1.3 Per Capita Water Use and Water Demand Management

Objective

Determine the per capita water demand management scenarios to evaluate the success and remaining potential for demand management, and use this for water demand forecasting to 2025, 2035, and 2050.

The SCRD's 2013 Comprehensive Regional Water Plan (Opus Dayton Knight, 2013) set a target to reduce the per capita AADD by 33% from 2010 levels, by 2020. A 33% target is also referenced in the Community's We Envision Plan (2010). These reductions are both in keeping with a 2008 Provincial goal that "By 2020, water use in B.C. will be 33 percent more efficient." (BC Government 2008).

Issue

In the absence of universal metering, only the overall total water can be measured, and per capita use can be calculated. There is no data available to be able to estimate the net residential per capita water use.

Resolution

The AADD, MMDD, and MDD capita water demand characteristics incorporates permanent and seasonal residential occupancy uses, commercial uses, and outdoor uses (mainly irrigation). These are assumed to change in proportion with the population.

Results

Table E presents the 2010 and 2017 per capita water demands for comparison. The data shows that there has been a steady decrease in all of the per capita demand characteristics, including a reduction in the AADD of 13% since 2010. The most significant reductions were in the SADD, MMDD and MDD values which decreased by 15, 22, and 27 percent, respectively. As previously noted, the summer and maximum month and day demands are significantly affected by water use restrictions that limit irrigation. The WADD represents winter demand patterns which are not impacted by irrigation or summer water use restrictions. The reduction in WADD is likely due to the adoption of water conservation practices, potentially including those adopted as a result of summer water use restrictions.

Table E. Change in Per Capita Water Demand Characteristics for the Chapman Water System (2010 – 2017)

	2010	2017	Change (%)
POP	20,628	22,486	9
AADD	0.67	0.58	-13

	2010	2017	Change (%)
WADD	0.54	0.50	-11
SADD	0.85	0.73	-15
MMDD	1.16	0.90	-22
MWDD	1.27	1.00	-22
MDD	1.37	1.00	-27

All values in the table, except Population and % Change, are per capita water demand (m³/day per capita)

Table F below provides a summary of the reductions achieved each year between 2010 and 2017, showing progress to reach the 2020 target of 33% reduction. It can be seen that 2017 has a large reduction in demand (13%) when compared to 2010, however the demand reduction in 2016 was small (4%).

To provide a range of future water demand, three demand management scenarios have been considered in the demand model, as shown in Table G below, which are: 10% (i.e. minimal reduction), 20% (moderate), and 33% (high).

Table F. Summary of Progress Towards CRWP Year 2020 Target

Year	Population Model	Annual Average Day Demand (AADD) (m ³ /capita/day)	Reduction From 2010 (%)	Maximum Month Daily Demand (MMDD) (m ³ /cap/day)	Reduction from 2010 (%)
2010	20,639	0.67	0	1.16	0
2011	20,814	0.62	7	1.02	12
2012	21,090	0.61	9	1.09	7
2013	21,357	0.61	9	1.07	8
2014	21,629	0.64	4	0.99	14
2015	21,903	0.59	12	0.91	22
2016	22,173	0.64	4	0.85	27
2017	22,500	0.58	13	0.90	21

Year	Population Model	Annual Average Day Demand (AADD) (m ³ /capita/day)	Reduction From 2010 (%)	Maximum Month Daily Demand (MMDD) (m ³ /cap/day)	Reduction from 2010 (%)
2020 (target year)	23,500	0.45	33	No specific target	

Table G. Summary of Demand Management Scenarios

Year	AADD (m ³ /c/d)	Reduction from 2010 (%)	MMDD (m ³ /c/d)	Reduction from 2010 (%)	MMDD/ AADD (%)
2010	0.67	0	1.16	0	173
2017	0.58	13	0.90	21	155
Minimal Demand Reduction (10%)	0.60	10	0.90	21	150
Moderate Demand Reduction (20%)	0.54	20	0.8	31	148
High Demand Reduction (33%)	0.45	33	0.68	41	151

Demand Projection Implications

- A ratio of MDD to MMDD of 120% will be used for demand modelling purposes,
- A ratio of maximum weekly demand (MWD) to MMDD of 110%, will be used for demand modelling purposes regardless of demand management scenarios. The MWD is used for determining treatment capacity requirements.
- The ratio of MMDD to AADD is expected to vary with demand management scenarios. Most demand management is achieved in the summer months, which lowers the MMDD, and the more demand management that is achieved, the lower the ratio of MMDD to AADD.
- For modelling purposes, it is assumed that all demand reductions in the respective scenarios are achieved by the year 2025, and that per capita water use remains unchanged from then on.

5.1.4 Typical Demand Model

Objective

Use all the parameters that have been developed to produce a quantified model for forecasting future demand in typical weather conditions. This model has been developed to check if the water licence or water treatment capacity will be exceeded in future years during typical conditions.

Issue

This model assumes the weather conditions over the last decade will continue, with a reasonable snow pack and occasional heavy summer rains that replenish water storage locations. It would typically represent an entire season at Stage 1 water restrictions, or potentially short periods at higher levels. It is not intended to represent worst case drought or climate change conditions, where supply and demand may be different.

Resolution

Assumptions for the Typical Demand Model:

- Annual population growth rate of 2%
- Gibsons Zone 3 is included, and represents 6% of the total water demand
- Chapman Creek water license limit is 20,500 m³/day
- Chapman Creek water license limit for daily withdrawal is 33,300 m³/day
- Chapman WTP capacity is 25,000 m³/day based on MWDD.
- The Chapman WTP expansion will increase capacity by 50% to 37,500 m³/day
- All water sourcing is via the Chapman WTP.
- Chaster Well is not included as the Typical Demand model assumes the summer is in Stage 1 water restrictions, in which case the Chaster Well is not used.
- Assumes that no alternative water sources are being developed, such as additional groundwater supply wells.
- All water demand reductions achieved via demand management are achieved by year 2025
- MDD is 120% of MMDD
- MWDD is 110% of MMDD

Results

The Typical Demand Model results summary is provided in Table H.

- For the 10% demand reduction scenario (essentially status-quo for 2017) the following water demand model observations are made :

- The Chapman Water license limit for maximum daily withdrawal of 33,300 m³/day will be exceeded by about 2030.
- The license limit for annual average daily withdrawal of 20,500 m³/d will be exceed sometime shortly after 2035.
- For the 20% demand reduction scenario, the following water demand model observations are made:
 - The Chapman Water license limit for maximum daily withdrawal of 33,300 m³/day will be exceeded by about 2030.
 - The license limit for annual average daily withdrawal of 20,500 m³/d will be exceeded around 2040.
- For the 33% demand reduction scenario, the following water demand model observations are made:
 - The Chapman Water license limit for maximum daily withdrawal of 33,300 m³/day will be exceeded by about 2040.
 - The license limit for annual average daily withdrawal of 20,500 m³/d will not be exceed before 2050.

The model illustrates the clear benefits of demand reductions by staying within water license limits.

Table H. Demand Model Results Summary (results in m³/day)

Water Demand Reduction from 2010	Year	2010	2017	2020	2025	2035	2050
	Pop.	20,640	22,500	23,700	26,160	31,900	42,930
10%	AADD	13,829	13,050	14,220	15,696	19,140	25,758
	WADD	11,166	11,250	11,613	12,818	15,631	21,036
	SADD	17,565	16,425	18,249	20,143	24,563	33,056
	MMDD	23,901	20,250	24,648	27,206	33,176	44,647
	MWDD	26,295	22,500	27,174	29,995	36,577	49,224
	MDD	28,194	22,500	29,151	32,177	39,237	52,804
20%	AADD	13,829	13,050	12,798	14,126	17,226	23,182
	WADD	11,166	11,250	10,191	11,249	13,717	18,460
	SADD	17,565	16,425	16,116	17,789	21,692	29,192
	MMDD	23,901	20,250	22,041	24,329	29,667	39,925

Water Demand Reduction from 2010	Year	2010	2017	2020	2025	2035	2050
	Pop.	20,640	22,500	23,700	26,160	31,900	42,930
33%	MWDD	26,295	22,500	24,155	26,662	32,512	43,754
	MDD	28,194	22,500	25,833	28,514	34,771	46,794
	AADD	13,829	13,050	10,665	11,772	14,355	19,319
	WADD	11,166	11,250	8,532	9,418	11,484	15,455
	SADD	17,565	16,425	13,509	14,911	18,183	24,470
	MMDD	23,901	20,250	18,486	20,405	24,882	33,485
	MWDD	26,295	22,500	20,230	22,330	27,229	36,644
	MDD	28,194	22,500	21,804	24,067	29,348	39,496

Notes: **BOLD BLACK** – value exceeds average daily limit of 20,500 m³/d

BOLD RED – value exceed maximum daily limit of 33,300 m³/d

5.2 Drought Demand Model

The purpose of a specific Drought Demand model (compared to the Typical Demand model of Section 5.1) is in response the fact that a “Drought” – a prolonged period of sunny, dry weather with minimal rain, creates a higher daily water demand, for a longer period, than a typical year.

To create a Drought Demand model requires establishing the conditions of a “model drought year”. We have considered the case of extended drought conditions, with low snowpack, early snowmelt, and no significant summer recharge of storage. The supply objective is to keep the community at no worse than Stage 2 restrictions all summer long. The Drought Demand Model can then be compared with a Drought Supply Model, which will show the resulting Supply Deficit, that needs to be met by the Raw Water Reservoir. For the purpose of this model, we have assumed there are no other water supply sources other than Chapman and Edwards Lakes and Chaster well.

There are several components of the Drought Demand Model that need special attention:

- The length of the drought, the period in which there is no substantial rainfall, and also the period where the stored water is needed to supply the combined needs of both the SCRD water system and environmental flows in lower Chapman Creek.

- The actual customer water demand while in Stage 2 restrictions. This demand will vary by month, as outdoor water use ramps up in May and June, levels out in July and August, and decreases in September and October.

5.2.1 The Drought Period

Objective

Determine the length of time for the modelled drought period

Issue

An unresolved issue is the length of the drought to be modelled – how long should it be, and how should it compare to historical droughts? There has been an early drought in 2015, and a late one 2017, in each case being about a 90 to 100 day period of Stage-2, Stage-3 and Stage-4 restrictions. But there has not yet been a drought lasting throughout summer, that starts early and finishes late.

Figure C presents the minimum, average and maximum monthly precipitation over a ten-year period (2009 – 2018), illustrating that while the months of July and August consistently have the lowest precipitation, that extended periods of dry weather can occur from the months of April through October, inclusive.

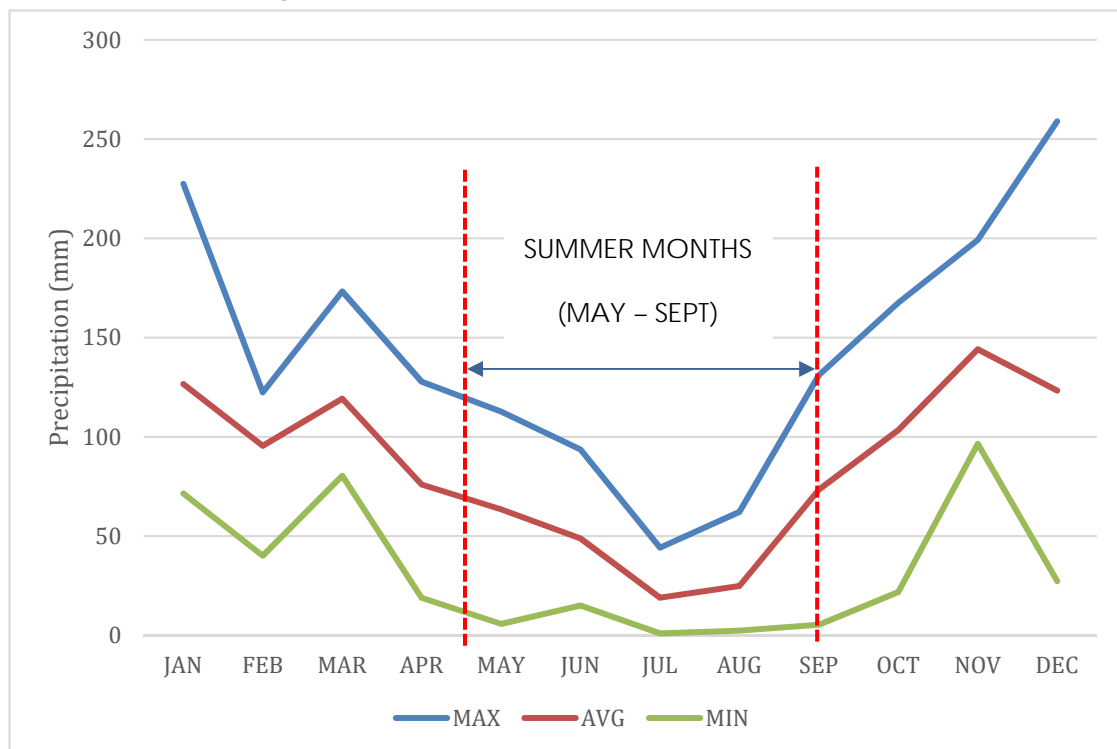


Figure C. Monthly Precipitation Min/Avg/Max for 2009-2018

Resolution

The selected methodology for the modelled drought period is to overlay the droughts of recent years, to create a blended drought, that would start early and finish late, at the earliest and latest observed dates. This is an alternative to the normal hydrology approach of using a 1:25 year drought. There have been two major droughts in the last four years (2015 and 2017), and the accuracy of return intervals has become questionable. This alternative approach allows good use of the data on hand, to see how a system can ride out the same droughts again, and the worst-case blended scenario. The Drought Period has two parts:

- The Dry Period, when there is ample sunshine and no rainfall events that cause significant recharge. This marks the beginning of the high-altitude snowmelt – the freshet. Chapman Creek stream flows are high during this period, and the sunny weather brings on outdoor water use for irrigation. The Dry Period ends when the fall rains arrive, and the storages are recharged. The earliest observed onset of the Dry period is mid-April, and the latest end is mid-October.
- The Stage 2 Restrictions Period, when customers are asked to reduce their outdoor water use. For the purposes of the Drought Demand Model, the Stage 2 period is deemed to begin when stored water from Chapman Lake is first accessed and ends when it first refills completely from rainfall.

Results

The historical dates for the begin and end of the storage periods are shown in Table I.

Note that these do not match exactly with the calling or relieving of Stage 2 restrictions, they are when Chapman lake stops overflowing, and when it first overflows again. It is obvious that droughts have spanned the entire summer period over the last six years. The SCRD has reported that in 2018 the Dry Period began in mid April, two weeks earlier than the previous early mark set at the beginning of May in 2015. But 2018 had a large snowpack, which delayed the onset of the storage period. Had there been a snowpack as small as in 2015, it is likely that storage would have been accessed up to two weeks earlier – in mid May.

At the request of the SCRD, the beginning of the Stage 2 period was set at May 1st.

Table I. Historical Dates for Storage Periods

Year	Begin Storage use (Stage 2)	Stage 3	Stage 4	End Storage use (Chapman Lake Full)	Length (days)
2012	13 Sep	18 Sep	5 Oct	15 Oct	32
2013	9 Aug	-	-	30 Sep	52

Year	Begin Storage use (Stage 2)	Stage 3	Stage 4	End Storage use (Ch Lake Full)	Length (days)
2014	7 Aug	-	-	15 Oct	70
2015	29 May	11 Jul	13 Aug	2 Sep	96
2016	27 Jul	26 Aug	-	7 Oct	73
2017	15 Jul	1 Sep	3 Oct	21 Oct	98
2018	18 Jul	13 Aug	31 Aug	16 Sep	60
Blended earliest and latest	29 May			21 Oct	145

Demand Projection Implications

For the purpose of the Drought Demand Model, the Stage 2 (storage) period is deemed to be from 1 May to 31 October, a period of 184 days.

5.2.2 Chapman System Drought Water Demand

Objective

Determine the consumption pattern, under Stage 2 restrictions, for the model drought period, from 1 May to 31 October

Issue

There has never been a period of water restrictions longer than 100 days, and the model premise is 184 days. Given that such a drought would, by definition, be a very sunny summer, there would be an increase in water demand irrigation and other outdoor uses (pools, water features, boat washing etc.). Although the historical data indicates water use restrictions and water conservation practices are gradually reducing the per capita demands, it is not known exactly how water users will react to such a long period of restrictions - whether they will respect or ignore them.

- The first two Stage 4 droughts in 2012 and 2015 saw a very good response from water users, with aggressive demand management happening to meet the Stage 2, and (especially) 3 and 4 targets; however, 2017 and 2018 did not see the same response during Stage 2, 3 or even 4 restrictions.

- The Drought Water Demand must be a realistic value – if the model value is larger than reality then the supply deficit will be artificially large. Too small, and the supply deficit will be underestimated.

Resolution

- For the purposes of the Drought Demand Model, the Stage 2 maximum month daily demand for the 2017 population is 20,000 (m³/day), which corresponds to data from July 2018. This basis was set by SCRD in Water Demand Basis meeting (October 3, 2018).
- Using the same approach as for the drought period, the Drought Demand will be based on blended scenario of the maximum months of water use that have been measured since 2012. Each of these maximum months represents a dry and sunny period, and the drought period defined is six consecutive months of dry and sunny weather. The maximums for each month give an indication of the relative demand for water in sunny and dry conditions. This relative demand will then be pro-rated to the 20,000 m³/day established as the Stage 2 demand for July.

Results

The MMDD for the years 2012-2018 are presented in Table J, as well as the model for the 2017 population of 22,500 people.

Table J. Summary of the Maximum Month Daily Demand for 2012 to 2018 and Monthly Demand Model for 2017

Year	May (m ³ /d)	June (m ³ /d)	July (m ³ /d)	Aug (m ³ /d)	Sept (m ³ /d)	Oct (m ³ /d)
2012	13,512	12,684	18,782	22,919	16,792	10,197
2013	13,517	15,145	22,922	18,275	13,109	10,988
2014	13,507	18,915	21,513	19,656	15,065	11,627
2015	16,561	19,946	16,149	12,668	11,722	11,664
2016	17,431	16,420	18,729	18,959	13,439	12,702
2017	12,798	15,932	20,274	19,097	13,624	10,620
2018	15,399	16,079	19,266	17,813	11,233	N/A
Maximum	17,431	19,946	22,922	22,919	16,792	12,702
% of July	76%	87%	100%	100%	73%	55%

Year	May (m ³ /d)	June (m ³ /d)	July (m ³ /d)	Aug (m ³ /d)	Sept (m ³ /d)	Oct (m ³ /d)
Adopted Model %	85%	90%	100%	100%	75%	60%
Adopted Model Stage 2 Monthly Daily Demand for 2017 population	17,000	18,000	20,000	20,000	15,000	12,000
Adopted Model Stage 2 Monthly per Capita Daily Demand for 2017 population	0.76	0.8	0.89	0.89	0.67	0.53

Demand Projection Implications

- The Stage 2 Drought Demand has been modelled based on a blended pattern of consumption in the Stage 2 period, and pro-rated to the Stage 2 maximum for July of 20,000 m³/day.
- The Chapman System Drought Demand Model is thus based on the following:
 - Reference Year 2017, population 22,500
 - Duration of from the months of May through October, inclusive (i.e. 184 days)
 - Maximum Month Daily Demand is 20,000 m³/day in July
 - Daily demand for the other Stage 2 months is pro-rated to July

5.2.3 Overall Water Demand Model

Objective

To compile the Chapman System Water Demand along with the environmental flow requirements to get an Overall Water Demand model for the demand on the watershed and storage during the drought period.

Issue

There is an environmental flow requirement for lower Chapman Creek of a minimum of 200L/s. This requirement must be satisfied at all times. During a drought period the watershed flow and the alpine storage lakes are the only sources that can presently supply the environmental flow needs.

Resolution

- To have a small margin for error in flow control, and remain above the 200L/s, the target has been set at 205 L/s, or 17,700 m³/day.
- This flow is then added to the Drought Demand model for the WTP to get the overall demand on the Chapman catchment.
- When increasing the Drought Demand for population growth, the environmental flow requirement does not change.

Results

The model values are summarized in Table K.

Table K. Overall Drought Water Demand Model Summary for 2017

Month	Restriction Level	Daily Demand (m ³ /day)	Per capita daily demand (2017 Pop. 22,500) (m ³ /day)	Creek Flow Requirement (m ³ /day)	Total Water Demand (m ³ /day)
Jan	None	11,000	0.49	17,700	28,700
Feb	None	11,000	0.49	17,700	28,700
Mar	None	11,000	0.49	17,700	28,700
Apr	None	11,000	0.49	17,700	28,700
May	Stage 2	17,000	0.76	17,700	34,700
Jun	Stage 2	18,000	0.80	17,700	35,700
Jul	Stage 2	20,000	0.89	17,700	37,700
Aug	Stage 2	20,000	0.89	17,700	37,700
Sep	Stage 2	15,000	0.67	17,700	32,700
Oct	Stage 2	12,000	0.53	17,700	29,700
Nov	None	11,000	0.49	17,700	28,700
Dec	None	11,000	0.49	17,700	28,700
AADD (m ³ /day)		14,000	0.62	17,700	31,700
Total Annual		5,120,000			11,580,000

Month	Restriction Level	Daily Demand (m ³ /day)	Per capita daily demand (2017 Pop. 22,500) (m ³ /day)	Creek Flow Requirement (m ³ /day)	Total Water Demand (m ³ /day)
Volume (m ³)					
Stage 2 ADD (m ³ /day) ¹		17,000	0.76	17,700	34,700
Stage 2 Total (m ³) ¹		3,129,000		3,257,000	6,386,000

¹ Data applies for the duration of the Stage 2 water restriction months (May to October)

Demand Projection Implications

Recognizing the need to supply both the WTP and the Creek during drought periods has implications for the sizing of storage reservoirs and other secondary sources. During Stage 2 restrictions, these two demands exceed the natural watershed streamflow, creating a supply deficit. This deficit must be supplied from storage, and the streamflow must be supplied for the duration of the drought period (ending 31 October).

5.2.4 Drought Demand Management Scenarios

Objective

To determine the Demand Management Scenarios for the Drought Demand Model

Issue

Water demand increases in a drought year, compared to a typical year, so we must determine if the demand management targets based on the Typical Demand Model are applicable to the Drought Demand Model.

In a drought year, there are two main drivers for increased water use.

1. The sunny summer leads to an increase in water use for various activities such as irrigation, dust control, temporary backyard pools. There is also an increase in demand due to tourism and recreational activity is higher in a sunny summer.
2. There is a much longer season of outdoor water use. Irrigation and recreational activities start earlier and end later than in a typical summer.

Stage 2 water restrictions address point 1. Their purpose is to prevent excessive water use in drought conditions, this has been achieved by the SCRD and is captured in the model. It shows up as reduced ratio of maximum month demand to average daily demand.

Point 2 is considered in the Drought Demand model where an increased water use is expected in the shoulder months (May, September, October) compared to typical years when these months are often wet, and there is less demand for outdoor water use.

Resolution

The Drought Demand model considers that there is a “dry period” with no significant rainfall from May 1st to October 31st. As noted in section 5.2.3, the MMDD for the month of July has been set to 20,000 m³/day and the other Stage 2 months of May, June, August, September and October have been prorated based on this demand as follows:

- May: 85% of July MMDD (17,000 m³/d)
- June: 90% of July MMDD (18,000 m³/d)
- August: 100% of July MMDD (20,000 m³/d)
- September: 75% of July MMDD (15,000 m³/d)
- October: 60% of July MMDD (12,000 m³/d)

Table L compares the Drought Demand model to the SCR D demand management objectives, which were presented in Table G in Section 5.1.4.

Table L. Drought Demand Model Compared to Demand Management Objectives

Year	AADD (m ³ /c/day)	Reduction %	MMDD (m ³ /c/day)	Reduction %	Ratio MMDD/ADD
Actual 2010	0.67	0	1.16	0	173
Actual 2017	0.58	13	0.9	21	155
Minimal demand reduction (10%)	0.60	10	0.9	21	150
Moderate demand reduction (20%)	0.54	20	0.8	31	148
High demand reduction (33%) (CRWP 2020 target)	0.45	33	0.68	41	151

Results

The degree of water conservation that is achieved makes a significant difference to the drought water demand, it is difficult to predict just how much conservation will occur, but it is easy to predict the difference made by a given amount of demand reduction.

Drought Demand Management Implications

For simplicity in the Drought Demand model, the same demand management scenarios will be considered as in the Typical Demand Model. 2017 will be considered the Reference Year, and it represents approximately a 10% reduction from the demand in 2010.

The proposed values for demand management targets for the Drought Demand model will consider four scenarios;

- 1) Zero reduction, at 0% below 2010
- 2) Minimal reduction, (2017- Reference Year) at 10% below 2010
- 3) Moderate reduction, 10% below Reference Year, 20% below 2010
- 4) High reduction (CRWP 2020 target), 23% below reference year, 33% below 2010

5.3 Drought Supply Model

The Drought Supply Model is the water supply that is available in a very dry year. It is constrained by weather factors, meaning less water is available in the form of natural streamflow, or watershed contribution than in a typical year, and the difference must be made by either bringing more supply online, or curtailing water use through demand management.

Development of the Drought Supply Model is comprised of the following:

- 1) Review of the SCRD's Framework for the Development of a Water Sourcing Policy (SCRD 2018c)
- 2) Confirmation of the available volumes of the existing water storage
- 3) Analysis of historical streamflow and storage use for the various drought years to determine the watershed contribution patterns
- 4) Production of a watershed flow for the modelled drought period

5.3.1 Water Sourcing Policy

Objective

The SCRD is developing a Water Sourcing Policy that sets out which supply sources are to be used at each Stage of water restrictions. The intention is to have a logical progression of supply in drought scenarios, with the most easily accessed and replenished sources used first, and the least desirable ones used last.

Issue

It is intended that the Raw Water Reservoir, in conjunction with other Stage 2 sources (storage and wells), is able to supply sufficient raw water to keep the community in Stage 2 water restrictions during the modelled drought. This means the required size of the

reservoir depends on what other sources are deployed during Stage 2. If the intention is that the community remain in Stage 2 in the model drought, then existing sources that are reserved for Stage 3 or 4 could be deployed at Stage 2, since the purpose is to avoid Stage 3 and 4 entirely.

Resolution

The existing water sourcing policy that is under development has been used in the model to define the volumes of water accessible during Stage 2 water restrictions only. Edwards Lake is currently a Stage 3 source, but, at the request of the SCRD, has been elevated to a Stage 2 source for this model, as it is expected to be used during Stage 2 water restrictions in the future. Gray Creek remains as a Stage 3 source.

Results

A summary of a proposed water sourcing policy for use during staged water use restrictions is provided in Table M, where:

0 = available, Y = in use, X = supply exhausted

Table M. Proposed Water Sourcing Policy During Staged Water Restrictions with the Inclusion of the Raw Water Reservoir

Source		Stage			
		1	2	3	4
Chapman Creek Freshet flow	>100,000 m ³ /day	Y	X	X	X
Chapman Creek baseflow	<100,000 m ³ /day	Y	Y	Y	Y
Chaster Well	1000 m ³ /day	0	Y	Y	Y
Chapman Lake	831,000 m ³	0	Y	X	X
Raw Water Reservoir	TBD	0	Y	X	X
Edwards Lake	810,000 m ³	0	Y	X	X
Gray Creek	1000 m ³ /day	0	0	Y	Y

Drought Supply Modelling Implications

Elevating Edwards Lake to a Stage 2 source adds significant storage volume to the Stage 2 Drought Supply Model and will decrease the Supply Deficit and Raw Water Reservoir by the same amount.

5.3.2 Watershed Contribution

Objective

To produce a model for watershed contribution in the model Drought Year that is based on what has been observed for existing shorter droughts, and reasonably predicts the watershed contribution during the model-184-day drought. This component must exclude any contribution from storage in Chapman and Edwards Lakes.

Issue(s)

There has not been a drought duration of 184 days since the Chapman water system has been in place, so there is not a definitive streamflow record for this condition – a model will need to be produced by extrapolation of existing records.

A second issue relates to the measurement of the watershed contribution itself. It is measured at the Chapman Creek Monitoring Station (CMS), located at the diversion weir for the WTP intake, and combined with the measurement of flow diverted to the WTP. This total gives a measurement of the streamflow arriving at the diversion weir. But when flow is being released from storage in Chapman and Edwards Lakes, the CMS measurement is the sum of the watershed contribution and storage release. To calculate the watershed contribution requires subtracting out the storage release, which itself requires some means of determining the storage release.

The level sensor at the WTP intake was recalibrated in 2016 and it was found to be over-estimating flows by about 60 L/s (5,184 m³/d). It is not known how long it has been out of calibration, and no correction to the historical data base has been attempted to account for the calibration error.

Flow is measured at the release valves of Chapman and Edwards Lakes, but it is not very accurate, and this measurement represents a combination of any watershed contribution into the lakes, and the change in storage. There is no means to specifically measure the inflow to the lakes, which happens on a continuous but declining basis over the summer

The storage volume in the lakes can be estimated by the use of a bathymetric volume survey, and the measured lake level at the outlet weir. The release volume each day could be estimated by calculating the storage volume each day, and the difference represents the change in storage, and – nominally – the volume released.

The volume differential also includes evaporation loss in mid-summer. The lakes lose water each day regardless of the release volume, so the change in storage is the sum of actual release and the evaporation loss. This needs to be considered when doing mass balance calculations.

Resolution

The watershed contribution response to the extended drought period modelled will be estimated by blending or overlaying the base flow curves observed during recent drought events. The years of 2015, with an early drought, and 2017, with a late drought, appear to be most applicable, but all four years of Stage 4 restrictions (2012, 2015, 2017, 2018) will be used.

Both Chapman and Edwards lakes have had bathymetric surveys done, to create a storage-depth relationship. Each lake has a level sensor at the weir that provides an accurate level measurement. Combined with the bathymetric tables, this provides an objective measurement system that is not subject to weather or operator or equipment error (in most cases). Thus, the bathymetric volume calculation will be used for estimating storage release on a weekly basis (expected duration to obtain a significant enough level change to estimate volume variations. It reasonably resolves the issue of determining inflow from watershed contributions. If there is a reduction level, it means water has been used from storage, and if it is increasing, then storage is increasing. These characteristics have been used to create a daily mass balance of the watershed, as follows:

$$Q = S + W$$

Q = total flow at diversion Weir (WTP intake + flow over weir)

S = storage change from Chapman and Edwards lakes, calculated from bathymetry.

W = watershed contribution, the catchment streamflow

And then;

$$W = Q - S$$

W is the “net” watershed contribution. It is what is seen at the diversion weir and represents the all the water other than that released from storage.

For this first-order model to evaluate the watershed contribution, the effects of evaporation have been ignored. But allowance for evaporation will be made in sizing the raw water reservoir, as, like the Edwards and Chapman lakes, it will lose water to evaporation whether it is being used or not.

Results

The watershed contribution has been calculated for each of the major (Stage 4) drought years – 2012, 2015, 2017 and 2018. This is the flow at the weir less the combined change in storage in the lakes when they are actively being released. The data are plotted in Figure C as a seven-day moving average to even out the day to day fluctuations. The data has been aligned to 2017

The watershed contribution curves for each of the years modelled in Figure D follow a similar pattern, including the following characteristics:

- A rapid decline at the start
- A levelling out at around 10,000 m³/day to 20,000 m³/day
- A gradual decline from there over several months
- A rapid increase when the fall rains arrive

Based on the above described characteristics, a “Flow model” curve has been manually created (not interpolated) to match the lower limit of the overlaid curves. It has been shifted two weeks earlier than the 2015 flow curve to represent the early dry period observed in spring 2018. The curve thus represents a blended worst-case combination of historical watershed flow patterns, including a dry summer that starts in April and continues to the end of October. The model curve on the watershed contribution has been represented as an average daily flow in each month to correspond with the Drought Demand model developed above.

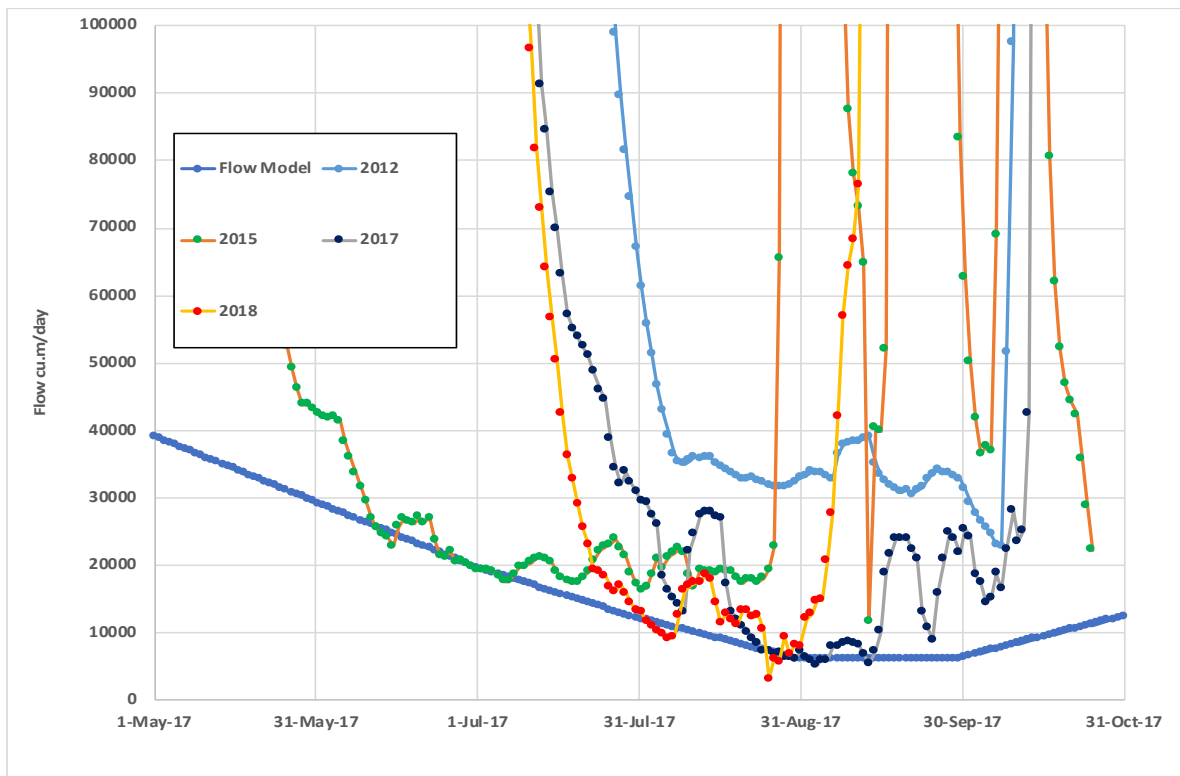


Figure D. Proposed Flow Model for Chapman Creek Watershed Contribution During the Drought Period (May – October)

The average watershed contributions over each segment of the flow curves for years 2012, 2015, 2017, and 2018, as well as for the model curve, are summarized in Table N.

Table N. Modelled Watershed Contributions over Stage 2 Drought Period

Month	Model Curve (m ³ /day)	2012 (m ³ /day)	2015 (m ³ /day)	2017 (m ³ /day)	2018 (m ³ /day)
May	34,280	912,900	47,800	1,145,600	704,200
June	24,520	895,400	28,600	712,100	407,700
July	15,882	355,500	19,700	109,600	76,500
August	8,986	36,100	84,100	167,00	12,000
September	6,180	34,400	281,900	13,900	280,500
October 1 to 10	7,280	25,300	39,400	18,000	N/A
October 11 to 31	10,380	510,700	133,900	349,900	N/A
Lowest monthly flow	6,180	34,400	19,700	13,900	12,000
May-Oct Average	16,550	380,019	93,655	298,682	N/A
May-Oct Total	3,045,000				

The model flow for August and September has been set below the 2017 average monthly flow for those two months. Reference to the actual flow curve in Figure D shows that there was significant period of watershed flow at 6,000 to 7,000 m³/day, but this happened from mid-August to mid-September, so the monthly averages do not reflect how low this flow was.

While the model predicts flows that are significantly lower than the lowest historical recorded flows, the model curve matches the 7-day average flow at several points, as shown in Figure D. The monthly flows show the influence of summer rain events that lead to a substantial but brief increase in watershed contribution, increasing the monthly average substantially, but returning to the same or lower baseflow.

It should be noted that at 16,550 m³/day, the average watershed flow for the Stage 2 drought period is less than the environmental flow requirement of 17,700 m³/day (SCRD 2018a).

Demand Projection Implications

A model has been produced for the watershed contribution for the Chapman Water System catchment area for a 184-day period of Stage 2 water restrictions. The model is based upon overlaying the watershed contributions from recent drought years, to create a model scenario for a summer drought. The characteristics of the watershed contribution are:

- Stage 2 drought period: May through October (184 Days)
- Stage 2 Total water volume supplied: 3,045,000 m³
- Stage 2 Average daily flow: 16,550 m³/day
- Minimum daily flow: 6,180 m³/day

Estimating the watershed contribution during the modelled drought period is critical – if over-estimated the Supply Deficit will be too low, and if underestimated then the Supply Deficit will be too high.

5.3.3 Overall Drought Supply Model

The watershed contribution can now be added to the storage volumes to create the overall Drought Supply Model. These values are summarized in Table O.

Table O. Overall Drought Supply Model Summary

Month	Period	Watershed supply (m ³ /day)	Chaster Well (m ³ /day)	Chapman Lake (831,000 m ³)	Edwards Lake (810,000 m ³)	Total Supply (m ³ /day)
May	Dry	34,280	1,000	Variable	Variable	> 35,280
Jun	Dry	24,520	1,000	Variable	Variable	>25,520
Jul	Dry	15,880	1,000	Variable	Variable	>16,880
Aug	Dry	8,990	1,000	Variable	Variable	>9,990
Sep	Dry	6,180	1,000	Variable	Variable	>7,180
Oct	Dry	9,380	1,000	Variable	Variable	>10,380
Stage 2 average		16,550	1,000	4,510	4,400	26,500
Stage 2 Total		3,045,000	184,000	831,000	810,000	4,870,000

Demand Projection Implications

A Drought Supply model has been created using the modelled Watershed Contribution and the known characteristics of the existing Stage 2 sources of Chapman Lake, Edwards and the Chaster Well. The overall parameters are:

- Start date 1 May, end date 31 October
- Total water volume 4,870,000 m³
- Stage 2 Average daily flow 26,500 m³/day
- Minimum daily flow 7,180 m³/day (incl 1000 m³/day from Chaster Well)

5.4 Supply Deficit and Raw Water Reservoir Sizing

The Supply Deficit is defined as the shortfall of Supply compared to Demand, for a given period. In this case, it is for the Drought period, or Stage 2 Water Restrictions period, from 1 May to 31 October.

The Supply Deficit is first calculated for the reference year, and then the demand and supply models are extrapolated based on population growth, to calculate demand and supply for future years, and various demand reduction scenarios.

5.4.1 Supply Deficit for the Reference Year

Objective

Combine the models for the Stage 2 Drought Demand and Drought Supply, to calculate the Stage 2 Supply Deficit. This is done for the Reference Year of 2017, and then the model is projected into the future for the various population growth and demand reduction scenarios.

Issue

Source water from Chaster well and water stored in Chapman and Edwards Lakes, and the future raw water reservoir, can all be released in a controlled manner to make up the supply deficit when the watershed contribution is insufficient. The order in which source water is accessed is a variable that has to be set in the model.

Results

The Drought Demand and Drought Supply models have been merged to calculate the Supply Deficit for the reference year of 2017, shown in Table P. The Supply Deficit results are also presented graphically in Figure E.

It is assumed that Chaster well is accessed first, then Chapman Lake and Edwards Lake, prior to accessing the raw water reservoir (which would make up the Supply Deficit).

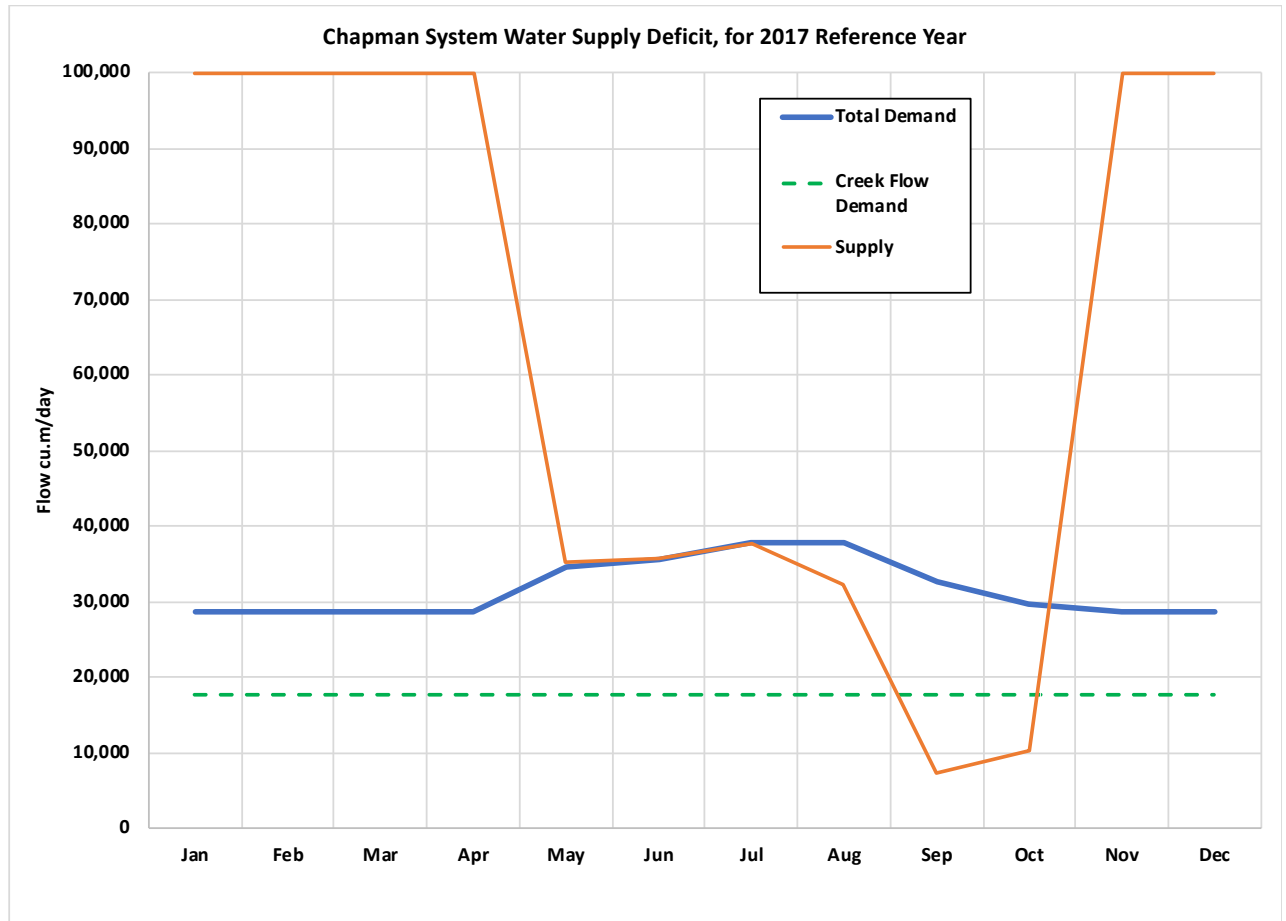


Figure E. Supply Deficit for Chapman Creek Water System in Reference Year of 2017

Table P. Supply and Demand Data and Resulting Supply Deficit for 2017 Reference Year

Month	Total Demand (m³/day)	Watershed Cont. (m³/day)	Chaster Well (m³/day)	Chapman Lake (m³/day)	Month	Total Demand (m³/day)	Watershed Cont. (m³/day)
Jan	28,700	>100,000	0	0	0	>100,000	0
Feb	28,700	>100,000	0	0	0	>100,000	0
Mar	28,700	>100,000	0	0	0	>100,000	0
Apr	28,700	>100,000	0	0	0	>100,000	0
May	34,700	34,280	420	0		34,700	0

Month	Total Demand (m ³ /day)	Watershed Cont. (m ³ /day)	Chaster Well (m ³ /day)	Chapman Lake (m ³ /day)	Month	Total Demand (m ³ /day)	Watershed Cont. (m ³ /day)
Jun	35,700	24,520	1,000	10,180		35,700	0
Jul	37,700	15,880	1,000	16,955	3,864	37,700	0
Aug	37,700	8,990	1,000	0	22,265	32,251	5,450
Sep	32,700	6,180	1,000	0	0	7,180	25,520
Oct	29,700	9,380	1,000	0	0	10,380	19,320
Nov	28,700	>100,000	0	0	0	>100,000	0
Dec	28,700	>100,000	0	0	0	>100,000	0
May-Oct Average Daily	31,700	16,550	902	4,516	4,402	26,370	8,330
May-Oct Total	6,385,000	3,045,000	184,000	831,000	810,000	4,852,000	1,533,000

The total available Stage 2 watershed contribution, at 3,045,000 m³ is close to the Stage 2 potable system demand of 3,129,000 m³, and the Stage 2 streamflow requirement of 3,257,000 m³, but it falls short of the combined total demand of 6,385,000 m³. This indicates that in the model drought year, the watershed can only supply one or other of the demands, but not both. But in the late summer, the watershed cannot even supply the streamflow needs, so a release from storage is required to maintain the stream-flows.

The calculated Stage 2 Supply Deficit for the 2017 Reference year is 1,515,000 m³. This is just smaller than the combined volume of Chapman and Edwards lakes, at 1,641,000 m³. This volume is substantially larger than the 2013 CRWP estimate, which was for a reservoir size in the order of 430,000 to 760,000 m³ by the late 2020's. There are five main reasons for this;

- 1) The CRWP included approximately 1,000,000 m³ of additional storage from the Chapman Lake Infrastructure Improvements Project. This has since been designated as a Stage 4 source. The Drought Model developed in this report is based on staying within Stage 2 and so the Chapman Lake Infrastructure Improvement Project storage would not be used, and thus does not influence the Supply Deficit calculations

- 2) The CRWP recommended and assumed Universal Water Metering to be fully implemented by 2016, which would have reduced the observed demand in 2017, and hence reduce the supply deficit.
- 3) The CRWP model accepted Stage 3 and 4 restrictions in a drought, but this goal has been changed to maintain Stage 2 restrictions. This is an increase in the “level of service” being provided by the SCRD
- 4) The Chapman Creek streamflow requirement of 200 L/s (17,280 m³/day) (FLNRO, 2017). This was not established at the time of the CRWP
- 5) The model drought year that has been established is likely much “drier” than the CRWP anticipated, reducing the watershed contribution significantly.

5.4.2 Future Supply Deficit Modelling

The supply deficits for future years are modelled by using the per capita demand from the 2017 reference year, using a 2% annual population growth, and extrapolating to the years 2025, 2035 and 2050 for demand reduction scenarios of 10%, 20% and 33%. These results are summarized in Table Q. The results for 1% and 3% population growth scenarios are provided as tables in Attachment 1.

Each demand-reduction scenario results in an improvement (i.e. a reduction) in the predicted supply-deficit;

- The Minimal Demand-Reduction scenario (i.e. 10% less than the per capita demands in 2010) achieves a 15 to 18 percent reduction in the Supply-Deficit
- The Moderate Demand-Reduction scenario (i.e. 20% less than the per capita demand characteristics in 2010) achieves a 26 to 33 percent reduction in the Supply-Deficit
- The High Demand-Reduction scenario (i.e. 33% less than the per capita demand characteristics in 2010) 41 to 49 percent reduction in the Supply-Deficit

Table Q. Modelled Supply Deficits at 2% Growth for the Years 2025, 2035, and 2050

Demand Reduction Factor from 2010	Supply Deficit (m ³)					
Demand Reduction	2025	Red.*	2035	Red.*	2050	Red.*
Population	26,000	-	32,000	-	43,000	-
0% (zero reduction)	2,454,000	-	3,392,000	-	5,114,000	-
10% (minimal reduction)	2,002,000	-18%	2,837,000	-16%	4,366,000	-15%
20% (moderate reduction)	1,640,000	-33%	2,391,000	-29%	3,770,000	-26%
33% (high reduction)	1,245,000	-49%	1,811,000	-47%	2,988,000	-41%

Red.* = reduction in predicted supply deficit versus a zero reduction scenario

6 CONCLUSIONS

The demand and supply of the SCRD Chapman Creek water supply system have been analysed in this study.

The major conclusions are;

- The serviced population for the reference year of 2017 is 22,500 people (including Town of Gibsons Zone 3)
- Population growth is modelled at 2% annually
- The 2017 water use was 13% below the 2010 baseline
- Three water conservation scenarios have been modelled for a typical water demand year, of 10%, 20% and 33% reduction from 2010 levels.
- A Typical Water Demand model has been produced, based on data from 2012 to 2018
- A Drought Demand model has been produced, for the specific case of a 184-day period of Stage 2 Water Restrictions. This model is based on observed demand in 2012 to 2018.
- The Drought Model for the Reference Year of 2017 shows an annual water use of 9% below the 2010 baseline. The modelled water conservation scenarios for the Drought Model are for a 0%, 10%, 20% and 33% reduction from the 2010 baseline.
- A Drought Supply model has been produced, based on observed drought years of 2012, 2015, 2017 and 2018, to determine the "watershed contribution" for Chapman Creek during the 184-day drought period. The modelled average daily flow is 16,550 m³/day, and the minimum day flow is 6,180 m³/day.
- The Supply Deficit has been calculated for the reference year of 2017, and for future years of 2025, 2035 and 2050, and for the four water conservation scenarios. The smallest deficit (highest demand reduction) for 2025 is 1,245,000 m³ and the largest deficit is 5,114,000 m³ for 2050 and zero demand reduction (for a 2% population growth). Supply Deficit projections for the 1% and 3% population growth scenarios are provided in Attachment 1.
- Regardless of the demand reduction scenarios that have been considered (i.e. 10%, 20% and 33%) based on the assumptions stated in this document, including a 2 percent population growth from 2018 onward, the system demands are expected to exceed the existing Chapman Creek water license limits well before 2050.

7 LIMITATIONS

Integrated Sustainability's services consist of professional opinions, conclusions, and recommendations that are made in accordance with generally accepted, local



engineering principles and practices at the time our services were performed. This warranty is in lieu of all other warranties, either express or implied.

The recommendations contained in this report are based on the data obtained and discussions between Integrated Sustainability and the Sunshine Coast Regional District for the analysis conducted.

This report has been prepared for the exclusive use of the Sunshine Coast Regional District and their consultants for specific application of the water demand analysis for the Chapman Water System, for the Raw Water Reservoir Feasibility Study project, as described herein. In the event that there are any changes in the ownership, nature, design, or location of the proposed project, or if any future additions are planned, the conclusions and recommendations contained in this report should not be considered valid unless (1) the project changes are reviewed by Integrated Sustainability, and (2) the conclusions and recommendations presented in this report are modified or verified in writing. Reliance on this report by others must be at their risk unless we are consulted on the use or limitations. We cannot be responsible for the impacts of any changes in standards, practices, or regulations subsequent to performance of services without our further consultation. We can neither vouch for the accuracy of information supplied by others, nor accept consequences for un-consulted use of segregated portions of this report.

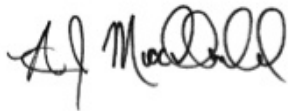
8 CLOSURE

Integrated Sustainability would like to thank the Sunshine Coast Regional District for the opportunity to support the Raw Water Reservoir Feasibility Study project. We trust that this Water Demand Analysis Report meets the needs and expectations of the Sunshine Coast Regional District. If you have any questions please contact the undersigned at any time.

Sincerely,
Integrated Sustainability



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Project Manager

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- Sunshine Coast Regional District (SCRD). 2018d. *e-mail from Raphael Shay, SCRD consumption data.2*. 10 October 2018

**Table 1. Modelled Supply Deficit for the Years 2025, 2035, and 2050
(with 1% Population Growth Factor)**

Demand Reduction Factor from 2010		2025 Population: 24,100	2035 Population: 26,600	2050 Population: 30,900
0% (minimal reduction)	Supply Deficit (m ³)	2,157,000	2,548,000	3,221,000
10% (minimal reduction)	Supply Deficit (m ³)	1,737,000	2,086,000	2,684,000
20% (moderate reduction)	Supply Deficit (m ³)	1,440,000	1,716,000	2,254,000
33% (high reduction)	Supply Deficit (m ³)	1,076,000	1,298,000	1,693,000

**Table 2. Modelled Supply Deficit for the Years 2025, 2035, and 2050
(with 3% Population Growth Factor)**

Demand Reduction Factor from 2010		2025 Population: 27,700	2035 Population: 37,200	2050 Population: 58,000
0% (minimal reduction)	Supply Deficit (m ³)	2,720,000	4,206,000	7,460,000
10% (minimal reduction)	Supply Deficit (m ³)	2,239,000	3,560,000	6,452,000
20% (moderate reduction)	Supply Deficit (m ³)	1,853,000	3,042,000	5,646,000
33% (high reduction)	Supply Deficit (m ³)	1,396,000	2,367,000	4,593,000

SUNSHINE COAST REGIONAL DISTRICT**AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION****November 28, 2018**

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

PRESENT:	Chair	Alan Skelley
	Vice Chair	Janet Dickin
	Members	Alex Thomson Gordon Littlejohn Dennis Burnham Gordon Politeski Yovhan Burega Peter Robson
ALSO PRESENT:	Electoral Area A Director	Leonard Lee
	GM, Planning & Development	Ian Hall
	Senior Planner	Yuli Siao
	Recording Secretary	Kelly Kammerle
	Public	13
REGRETS:		Catherine McEachern
		Tom Silvey
		Jane McOuat
		Sean McAllister

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

Welcome to Leonard Lee newly elected Electoral Area A Director

DELEGATIONS

Kim Carmichael and Ron Carmichael Development Variance Permit DVP00040 (Carmichael)

The project architects and the PODS Team - PODS Introductory Report

MINUTES

3.1 Area A Minutes

The Area A APC minutes of September 26, 2018 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of September 25, 2018
- Roberts Creek (Area D) APC Minutes of September 17, 2018 and October 15, 2018
- Elphinstone (Area E) APC Minutes of September 26, 2018
- West Howe Sound (Area F) APC Minutes of September 25, 2018
- Planning and Community Development Committee Minutes of September 6, 2018 and October 11, 2018

REPORTS

Recommendation No. 1 *PODS Introductory Report*

PODS Team presented an outline to the APC indicating where they are with the project, the timeline and vision for completion. They are applying for rezoning. The APC generally supports the development, but has concerns over financial viability.

Recommendation No. 2 *Zoning Amendments to Implement Short Term Rental Accommodation Regulations*

Senior Planner and GM, Planning & Development presented to the APC policy options addressing short term rental accommodations and the proposed zoning amendment bylaws. Comments and concerns are as follows:

- Enforcement
- Fine levels to be higher
- Operator to reside on the lower Sunshine Coast

Recommendation No. 3 *Development Variance Permit DVP00040 (Carmichael)*

APC recommends approval of Development Variance Permit DVP00040 (Carmichael) with the following comments:

- SCRD requirements are met
- The Applicant is to discuss measures possible to mitigate drainage issues on site with SCRD Planning and Development staff.

Recommendation No. 4 *Provincial Referral 104755529-001 for a Private Moorage (Pindar)*

APC recommends approval of Provincial Referral 104755529-001 for a Private Moorage (Pindar) with the following comments:

- SCRD requirements are met
- Subject to Crown's approval
- The APC would like to know if the Crown has approved the use of Crown land already being used, or if this is part of the approval process.

Recommendation No. 5 *Provincial Referral 104698310-001 for a Private Moorage Facility (Cordy-Simpson)*

APC recommends approval of Provincial Referral 104698310-001 for a Private Moorage Facility (Cordy-Simpson) with the following comments:

- SCRD requirements are met

NEW BUSINESS

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING January 30, 2019

ADJOURNMENT 9:25 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION

November 27, 2018

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:	Interim Chair	Elise Rudland
	Members	Guy Tremblay Bruce Thorpe Barbara Bolding
ALSO PRESENT:	GM, Planning & Community Development	Ian Hall
	Senior Planner	Yuli Siao
	Recording Secretary	Katrina Walters
	Public	1
REGRETS:		Lorn Campbell Marina Stjepovic Alda Grames Jim Noon Eleanor Lenz
	Area B Director Chair	Lori Pratt Frank Belfry

CALL TO ORDER 7:01 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS**MINUTES**Area B Minutes

The Area B APC minutes of June 26, 2018 and September 25, 2018 were adopted as presented.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes, September 26, 2018
- Roberts Creek (Area D) APC Minutes, September 17 and October 15, 2018
- Elphinstone (Area E) APC Minutes, September 26, and October 24, 2018 meeting cancelled
- West Howe Sound (Area F) APC Minutes, September 25, 2018 and October 23, 2018
- Planning and Community Development Committee Minutes, September 6, 2018 and October 11, 2018

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

APC member sent a letter to the committee expressing concern over blasting and riparian areas; questioning who monitors the process of site development. The member is concerned about a development permit being issued, but lack of follow-up and inability to monitor except by the complaint driven system. There seems to be a loophole in the system and an inability to protect riparian areas as covenants take effect after the property development is complete and subdivided lots have been established, not before. Believe that controls over blasting during the development process are necessary due to the abundance of rock in Halfmoon Bay and subsequent regularity of blasting.

REPORTS

Zoning Amendments to Implement Short Term Rental Accommodation Regulations

The APC discussed the staff report regarding the Zoning Amendments to Implement Short Term Rental Accommodation Regulations as presented by SCRD Senior Planner Yuli Siao.

The following concerns/points/issues were noted:

- Only concern is the stipulation that the operator reside within 50 km of the property. 50 km is too far away also, it should prescribe that the operator must reside on the lower Sunshine Coast.
- If there is a problem at night, that distance does not provide quick enough time to respond effectively to the problem.
- Would rather see a proprietor in Sechelt (22 km away); think 50 km is too far away to respond appropriately.
- Suggest 25 km or shorter.
- If there is a problem, how do the neighbours know how to contact the owners? Ask that the contact information be provided.
- Suggest that neighbours within 100 meters are notified by the SCRD when the short term rental accommodation permit is issued.
- Think that 26 days a month is too much.
- Think that is hard to regulate the number of days.
- Think it is less important to regulate how many days the short term rental occupied, and more important to regulate the noise level, regardless of number of day occupied. Would rather have 3 months solid occupancy with quiet tenants than noisy tenants for two or three weeks.
- Think there has been money laundering here; people who have no interest in living here are buying up multiple properties at once for rental, we should be encouraging a system

that promotes community and reduces off-coast ownership.

- Could create a good business opportunity, requiring an operator to be in the neighbourhood.
- Letter sent by an APC member supports the bylaw changes except not the removal of the breakfast.
- Feel strongly that the offsite operator be reduced from 50 km to 25 km and on the lower Sunshine Coast.
- The complaint system sets you up for conflict within the community; it is too conflictual, recommend a higher fine; starting at \$500.
- Maybe it's time that the SCRD establishes a business licence system.

Recommendation No. 1. *Zoning Amendments to Implement Short Term Rental Accommodation Regulations*

Regarding the Zoning Amendments to Implement Short Term Rental Accommodation Regulations, the APC offers the following suggestions:

- 1) Reduce the radius of the offsite operator from 50 km to 25 km.
- 2) Require the offsite operator to be on the lower Sunshine Coast.
- 3) Provide the offsite operator contact information to neighbours within 100 meters at the time the permit is issued.
- 4) Suggest that the SCRD explore the options for business licencing rather than a complaint driven control system.

Provincial Referral CRN00066 for Private Moorage (Bear Cabin)

The APC discussed the staff report regarding Provincial Referral CRN00066 for Private Moorage (Bear Cabin).

The following concerns/points/issues were noted:

- There is a public beach access point three parcels away; how would the community apply to MoTI to develop this and other such public access points? The SCRD Parks department could apply to MoTI, and work with designated community groups to maintain the access points.
- The application seems fine, but suggest a note to the ministry that they formalize the neighbouring docks adjacent to the property; remind the ministry that there are overdue tenure applications in the neighbourhood that they should look at.
- Length is out of context with the adjacent lots.
- Email from an APC member mentions that the Halfmoon Bay OCP supports community wharfs over individual wharfs.
- On the Lindsay subdivision, there was a comment that only one wharf be permitted; and think that we should be consistent.
- But the Lindsay subdivision was a strata and this is not a strata.
- Seems to be a very long dock, is it in keeping with the others?

Recommendation No. 2. *Provincial Referral CRN00066 for Private Moorage (Bear Cabin)*

Regarding Provincial Referral CRN00066 for Private Moorage (Bear Cabin), the APC recommends that the SCRD support Option 3 'No objection to approval of project subject to conditions' and offers the following suggestion:

- Recommend that the adjacent docks be required to have their tenures formalized.

Subdivision Application Referral SD000048 (Powell) 2018-05821

The APC discussed the staff report regarding Subdivision Application Referral SD000048 (Powell).

The following concerns/points/issues were noted:

- It is just an issue of waiving the requirement for 10% lot perimeter to front a public road, don't see a problem with this.

Recommendation No. 3. *Subdivision Application Referral SD000048 (Powell)*

Regarding Subdivision Application Referral SD000048 (Powell), the APC recommends that the application be supported for the following reason:

- Don't see any issues with the waiving of the 10% lot frontage.

NEW BUSINESS

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING January 22, 2018

ADJOURNMENT 8:30 p.m.

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

November 19, 2018

RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION MEETING HELD IN THE ROBERTS CREEK LIBRARY READING ROOM LOCATED AT 1044 ROBERTS CREEK ROAD, ROBERTS CREEK, B.C.

PRESENT:	Chair	Bill Page
	Members	Dana Gregory Mike Allegretti Marion Jolicoeur Nichola Kozakiewicz Danise Lofstrom
ALSO PRESENT:	Electoral Area D Director	Andreas Tize
	Recording Secretary	Vicki Dobbyn
	Manager, Planning and Development	Andrew Allen
	Senior Planner	Jonathan Jackson
	Applicant	Jim Green
	Public	12
REGRETS:	Members	Heather Conn
		Gerald Rainville

CALL TO ORDER 7:05 p.m.

AGENDA The agenda was adopted as presented.

MINUTESArea D Minutes

Roberts Creek (Area D) APC minutes of October 15, 2018 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes of October 31, 2018
- Halfmoon Bay (Area B) APC Minutes of October 23, 2018

- Elphinstone (Area E) APC Minutes of October 24, 2018
- West Howe Sound (Area F) APC Minutes of October 23, 2018
- Planning and Community Development Committee Minutes of October 11, 2018

REPORTS

Subdivision Application Referral SD000052 2018-05124 (Largo Road) was received.

DISCUSSION

Applicant Jim Green gave a summary of the subdivision application. The parcel is 18.5 acres and under existing zoning lots will average 1.25 acres and can be as small as one acre. There will be 12 or 13 Lots depending on park dedication, the primary item for discussion. Lots will have SCRD water, overhead power, and septic systems. A through road from the Highway 101 to the Lower Road has been dedicated historically and it is expected Ministry of Transportation (MoTI) will require this.

Manager, Planning and Development commented that the full information usually accompanying an application referred to the APC has not been gathered yet, but given the timing it was advisable to get some community feedback at this point, particularly respecting potential park dedication.

The Chair shared some of the written input submitted by an APC member which included not supporting a through road. Other input about the road included:

- It is a terrible intersection at Highway 101 and Largo Road considering the lack of visibility and the speed of cars and trucks coming downhill on either side of this intersection.
- The applicant commented this intersection meets the MoTI criteria for speed and sightline.
- A member of the public commented that the road dedication was made many years ago and traffic has greatly increased. It should require a left turning lane at a minimum.
- Mitigating features to discourage traffic and speed on a through road would include a chip seal surface rather than a paved surface, designing the road with curves, and leaving the existing part of Largo Road at Lower Road unwidened. MoTI is considering these different standards on their own accord which is not the usual practice.
- Examples were given of where different road completion standards have applied, including Lysander Road (maintaining a trail rather than creating a through road), and Edmonds Road (chip seal at one end and dirt at the other end, however, this has not discouraged speeding traffic).
- There is a question about proposed improvements to Largo Road from the north end of the subdivision to Highway 101 – would it remain as is or be paved or chip sealed?
- A member of the public suggested that instead of a through road, there be a cul-de-sac at the north end of the subdivision with all traffic for the subdivision coming to and from Lower Road. This would address the danger of the Largo Road and Highway 101 intersection, and the prospect of greatly increased traffic of vehicles taking a

short cut to and from Highway 101, and would prevent the late-night traffic from the Roberts Creek Legion using this route to the highway.

- APC member's written comments and comments from the public noted that many people (and wildlife) use road as trail, and the suggestion was made to create a walking trail alongside the road, perhaps like the easement on Beach Avenue which is still part of the road property, but not paved. This suggestion should be made to MoTI.
- Public can have input through the SCRCD's Transportation Advisory Committee. They can go to committee meetings as a delegation, and submit a petition and/or individual comments requesting that the SCRCD recommend to MoTI that a through road not be created.
- Public can also advocate directly with MoTI. It was suggested that individuals write or email MoTI with their concerns and cc SCRCD Planning Department and the Area D Director.

Public expressed concern about drainage and applicant made the following comments:

- The owner is undertaking a storm-water management study, part of the checklist with MoTI.
- The land is quite porous, even though water pours down the current trail (dirt Largo Road).
- Ditches will run along Largo Road and connect with the ditch on the Lower Road .
- There will be cross culverts for houses in the subdivision and on the existing lower part of Largo Road.
- Residents on the existing lower part of Largo Road, east side, should expect ditches to be cut there.

Public expressed concerns about logging. The applicant commented as follows:

- They have cleared a 20-meter corridor which they had to do for the proposed roads.
- They have chosen not to apply for rezoning to densify, so they don't anticipate a lot of logging.
- Logging is expected to be limited to oversized maples, panhandles, and maybe opening some building sites, but the applicant does not intend to clear-cut the site.
- The public asked if a buffer zone of trees could be left along the south shared property line. The applicant responded that logging ultimately would be left up to the new owners of each lot created in the subdivision.

Park dedication discussion included the following points:

- Members of the public expressed concern about Lots 11, 12 and 13 that cross Roberts Creek, and especially Lots 11 and 12 that straddle the Roberts Creek canyon and include land to the west of Roberts Creek where there is no access from Largo Road.
- Member of the public hoped there was no plan to build private bridges across the creek and that there would be no logging of the land on the west side of these properties.
- Logging or development of the west side of these properties would be visible from the existing Co-Housing park, and would degrade the natural beauty of the creek canyon.
- The areas of Lots 11 and 12 on the west side of Roberts Creek are the best areas for park dedication as it has no access for the new property owners, it would augment the

existing park, and the natural beauty of this section of Roberts Creek has been a historical community asset.

- The problem is that existing regulations call for a 5% park dedication (0.9 acre), and the property west of Roberts Creek is about 3.5 acres.
- There is concern that if money is given by developer in lieu of park dedication it goes into a general pot and will not necessarily benefit the community of Roberts Creek.
- Covenants should be placed on Lots 11, 12 and 13 to prevent bridge building and development in the riparian zone.
- Applicant has hired a biologist to assess the riparian zones and setbacks required along the creeks.
- Applicant has chosen not to follow OCP recommendations about increasing density in this area through a rezoning application that would provide more flexibility in lot size and would create a larger park dedication.
- There was a pledge from the developer that they are working with SCRD to come up with a solution that helps to meet community goals.

Recommendation No. 1 *Subdivision Application Referral SD000052 2018-05124(Largo Road)*

The APC recommends that the SCRD work with the developer with the aim of creating a park dedication or public amenity on the west side of Roberts Creek and the riparian zone on the east side of Roberts Creek. The APC was not in favour of cash in lieu of a park dedication.

Recommendation No. 2 *Subdivision Application Referral SD000052 2018-05124(Largo Road)*

The APC recommends, due to the probability of high traffic volume and the danger of the intersection at Largo Road and Highway 101, that the SCRD convey these concerns to the Ministry of Transportation and advocate that Largo Road in the subdivision should not be connected to the existing short part of Largo Road at Highway 101, but should terminate in a cul-de-sac.

Zoning Amendments to Implement Short Term Rental Accommodation Regulations was received.

DISCUSSION

Manager, Planning and Development gave a brief introduction to the report, commenting that short term rental review has been going on for many months on the Sunshine Coast, and has been a concern in many other areas of the Province. SCRD conducted a survey in early 2018 and received 600 responses. The majority of respondents agreed that short-term rentals should exist on the coast, but also agreed that regulation was required. A key finding was the recommendation for an onsite operator, such as owner or a principal resident. A second report was given to SCRD Board in October 2018. This report compared Short Term Rental Accommodation (STRA) in commercial zones and in residential zones. The report considered the use of temporary use permits (TUPs) which have more flexibility than zoning, as there is a permanence in zoning. SCRD doesn't issue business licences which is why they are looking at TUPs, as a site-specific way of regulating STRAs where the host is not present on site to

manage the rental. The current report tries to merge regulations for STRAs and Bed and Breakfast Accommodation (B&B), to make them more comparable.

Comments from APC members and the public included:

- The owner or operator (tenant/property manager) of STRAs should be on the property, this will mitigate almost all of the problems encountered on unsupervised STRAs as seen to date.
- The proposed 50 km range for the distance from the operator to the STRA is ridiculously large and will not be effective in dealing with concerns. Operators need to be on site or in the neighbourhood, a few properties away at most.
- Proposed fines are ridiculously low and will not act as a deterrent, especially when STRAs are charging \$350 to \$500 per night. Fines should escalate with repeating offences, up to losing the TUP before the 3-year term is up.
- Enforcement is all complaint driven and there aren't enough bylaw enforcement resources at the SCRD to deal with the number of STRAs on the Coast, or repeated offences at a few problem STRAs.
- Complaint driven bylaw enforcement isn't fair as it offloads responsibility to neighbours who must complain again and again. Contrary to what is written in the report, a two-day or three-day stay is more common than a one-week stay, and there are at least twice as many STRA renters per week, who may or may not cause problems for neighbours.
- There is a question as to whether neighbours will have input in the granting of a TUP, as for example, there is for a granting a variance.
- Public commented on long-standing issues with neighbouring STRAs where there have been repeated issues of noise levels, garbage, water usage, and fire danger. Attempts to talk to the owner and the manager with SCRD present have not been effective in resolving the issues. The police do not always come to enforce noise levels after 11:00 p.m. Attempts to talk to renters and provide them with written guidelines have not been successful.
- TUPs give the option of correcting infractions.
- There are other faces to STRAs, such as situations that allow younger families or seniors needing some revenue to be able to hold on to their property, and where there are no complaints from neighbours. There are examples of a neighbour looking after a STRA for an absentee host, without problems.
- In Tofino the requirement for the onsite operator has created new housing, through the building of suites or secondary dwellings on the property for an operator.
- When asked about criteria for the issuance of TUPs, Manager, Planning and Development commented that they will probably be presented to the SCRD Board for decisions. He reported that there will be public information meetings in the new year where we can drill down on more specifics about STRAs.

Recommendation No. 1 Zoning Amendments to Implement Short Term Rental Accommodation Regulations

The APC supports STRAs subject to the following conditions:

- There will be an onsite operator for almost all B&Bs and STRAs.
- If an on-site operator is not possible for a STRA, then the property manager must be in the neighbourhood (a few properties away at most) and a TUP must be obtained.

- There will be input from neighbours before issuing TUPs.
- There will be a minimum property size of one-half acre for all B&Bs and all STRAs.
- There will be effective, consistent and timely enforcement of bylaws
- There will be escalating penalties that are a deterrent and TUPs can be revoked after repeated infractions, within the 3-year period.

Bylaw 310 Update:

Manager, Planning and Development also informed the APC that there will be two public meetings on Zoning Bylaw No. 310 updated on December 5, 2018 at Seaside Centre in Sechelt, B.C. from 5:00 p.m. to 8:00 p.m., and December 6, 2018 at Gibsons and Area Community Centre from 5:00 p.m. to 8:00 p.m.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING December 17, 2018

ADJOURNMENT 9:15 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION

November 28, 2018

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

PRESENT:	Chair	Mary Degan
	Members	Dougald Macdonald Rod Moorcroft Nara Brenchley Rob Bone Lynda Chamberlin
ALSO PRESENT:	Electoral Area E Director Manager, Planning and Development Senior Planner Recording Secretary Public	Donna McMahon Andrew Allen Jonathan Jackson Diane Corbett 8
ABSENT:	Members	Patrick Fitzsimons Bob Morris Jenny Groves

CALL TO ORDER 7:04 p.m.

AGENDA The agenda was adopted as presented.

MINUTESArea E Minutes

The Area E APC minutes of September 26, 2018 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 26, 2018
- Halfmoon Bay (Area B) APC Minutes of September 25, 2018
- Roberts Creek (Area D) APC Minutes of September 17, 2018 & October 15, 2018
- West Howe Sound (Area F) APC Minutes of September 25, 2018
- Planning and Community Development Committee Minutes of September 6, 2018 & October 11, 2018

REPORTS

Zoning Amendments to Implement Short Term Rental Accommodation Regulations

The APC discussed the staff report regarding Zoning Amendments to Implement Short Term Rental Accommodation (STRA) Regulations.

Manager of Planning and Development, introduced new Senior Planner. The Manager outlined background in the development of the zoning bylaw amendments, commented on options presented for consideration, and responded to questions and comments from APC members.

The following points were noted:

- Enforcement issues:
 - SCRD consider employing a bylaw officer on weekends (currently only available daytime hours during the week) when short-term rentals and partying are more likely;
 - Limit the number of people permitted in a short-term rental;
 - Importance of enforceability if bringing people into our subdivisions;
 - \$150 fine for violations is low; something higher would be more appropriate; or utilize an incremental increase for repeated offenses;
- Discourage use of fire pits at STRAs due to possible ignoring of fire bans;
- 28 square metre average bedroom size seems large;
- Concern about permitted size of auxiliary buildings: doubling permitted size of auxiliary buildings might encourage owners to construct STRAs, dramatically impacting the character of existing neighbourhoods;
- Off-site operator of STRA:
 - Permitting the operator to reside up to 50 km from STRA, as proposed, seems far;
 - Operator should be on the coast, monitoring and troubleshooting;
 - Operator should have access to transportation to the STRA site 24/7.

Recommendation No. 1 *Zoning Amendments to Implement Short Term Rental Accommodation Regulations*

The APC recommended that this be brought back to the APC after the SCRD has received the input from referrals.

Subdivision Application Referral SD000050 (Wakeford) 2018-03631

The APC discussed the staff report regarding Subdivision Application Referral SD000050 (Wakeford) 2018-03631 to subdivide two lots adjacent to Chaster Creek ravine into fifteen lots, accessible from King Road. The applicant was available to respond to questions.

The following concerns were noted:

- That a public trail corridor and connectivity is not impeded by the subdivision, and that the subdivision does not compromise opportunities to develop future trails.
- Potential impact of increased traffic at intersection of Highway 101 and Veterans Road, and near Carmen Road, regarded by APC members as a dangerous intersection. Suggested solutions included: installing a left turn signal or stop light; realigning Henry and King Road; possibility of making Carmen a one-way road.

Recommendation No. 2 *Subdivision Application Referral SD000050 (Wakeford)*
2018-03631

The APC recommended that the SCRD ask the Ministry of Transportation and Infrastructure to address access to and from the highway at the Carmen Road, Veterans Road and Highway 101 intersection.

Recommendation No. 3 *Subdivision Application Referral SD000050 (Wakeford)*
2018-03631

The APC recommended acceptance of the recommendations as proposed, as the application fits within the Official Community Plan and fits all the criteria for said subdivision.

The Chair welcomed Donna McMahon as new Director of Area E.

DIRECTOR'S REPORT

The Director's report was received. (Director's website: <https://everythingelphinstone.ca>)

NEXT MEETING January 23, 2019

ADJOURNMENT 8:35 p.m.



725 - 815 West Hastings St.
Vancouver, BC V6C 1B4
Canada
tel: 604.684.4291
fax: 604.684.7134

The Honourable Doug Donaldson, MLA
Minister of Forests, Lands, Natural Resource Operations and Rural Development
PO BOX 9049, STN PROV GOVT
Victoria, BC V8W9E2

Sent by email: FLNR.Minister@gov.bc.ca

April 27, 2018

Dear Minister Donaldson,

RE: Retention of the Mt. Elphinstone area as part of the Working Forest

On behalf of the TLA, I would like to submit for the benefit and awareness of Minister Donaldson, a collection of letters expressing support for the retention of Mt. Elphinstone area as part of the province's working forest.

The following letters were written to the prior government during a protest by "environmentalists" over the harvesting of a BCTS timber sale located in the Mt. Elphinstone area back in 2016. Both of the TLA Board's Forestry and Pricing & Marketing Committees agree that it is important to make sure the current Minister is fully apprised of the wide and positive support that exists for keeping the working forest intact in this area.

That support continues today. These letters come from local interests that employ an immense number of people and generate substantial economic activity for the Sunshine Coast and the province as a whole. With having my own residence on the slope of Mt. Elphinstone in Roberts Creek, I can personally attest that industrial forest management, ecosystem conservation and recreation does and can continue to co-exist in this forest.

If you have any questions about the enclosed letters, please don't hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to be "D. Elstone".

David Elstone, RPF
Executive Director
The Truck Loggers Association

Encl.
TLA Letters of Support for Harvesting on Mt. Elphinstone (Sent Fall 2016)



Letters of Support for Harvesting on Mt. Elphinstone

Sent Fall 2016



A thoughtful look at Mount Elphinstone

Letters

Coast Reporter

September 29, 2016 11:30 AM

Editor:

I've spoken to BC Timber Sales (BCTS) and confirmed the only trees being harvested in Block A87125 are mature second-growth less than 145 years old. There are some veteran trees in the stand – trees that survived the fire 400 years ago – and those trees are being preserved for biodiversity.

I absolutely agree that we need to protect B.C.'s forests and that is being done here. In the Mount Elphinstone area alone, there are more than 2,900 hectares of old growth management areas, with some established along Mount Elphinstone Park boundaries. Over and above B.C.'s strict forestry regulations, BCTS has also planned to leave a buffer of trees along a popular mountain biking trail and has extended the tree buffer along streams within Block A87125. This is a great example of small patch, innovative and sustainable harvesting.

The harvesting planning process takes several years and involves many legal requirements and technical assessments, so BCTS wants to understand community concerns in advance of doing that work. To that end, BC Timber Sales signed an MOU with the Sunshine Coast Trails Society (SCTS) in 2015 which formally recognizes the society's role maintaining trails on the lower Coast and provided funding from BC Timber Sales for trail maintenance. Much of the trail access on the Sunshine Coast – for mountain bikers, hikers and horseback riders – is dependent on logging roads, both active and historical.

Over and above the local jobs created by the logging contractors, log sorts and small mills on the Sunshine Coast, BCTS generated \$20 million in gross revenue from the Sunshine Coast in 2015-16. That \$20 million helps fund important things like the \$41 million budget for School District 46 and the \$44 million expansion of the Sechelt Hospital. Timber harvesting on the Sunshine Coast supports the local economy and creates jobs so people can work where they live.

More information about Block A87125 can be found here: <https://news.gov.bc.ca/factsheets/bc-timber-sales-and-timber-sale-licence-a87125-on-mount-elphinstone> (<https://news.gov.bc.ca/factsheets/bc-timber-sales-and-timber-sale-licence-a87125-on-mount-elphinstone>)

David Elstone, RPF, Roberts Creek resident and TLA executive director

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Sunshine Coast Trails Society
9167 Ionian Road
Halfmoon Bay, BC
V0N 1Y2

Christy Clark, MLA
Premier of British Columbia
Office of the Premier
Box 9041
Station PROV GOVT
Victoria, BC V8W 9E1
Sent by email: premier@gov.bc.ca

October 7, 2016

Dear Premier Clark,

RE: Support for the Sunshine Coast working forest and its multiuse trail network

We want to make sure you hear from different parts of the Sunshine Coast community regarding the harvesting currently taking place on Mt. Elphinstone. Some voices can be louder than others in these situations.

The Sunshine Coast Trails Society vision supports the planning, developing and managing of a sustainable trail network which embraces the diversity of trail users and nurtures social, cultural, health, economic and environmental benefits for the lower Sunshine Coast. Our members are clubs or organizations with a strong focus on outdoor recreation that also support our vision.

The Sunshine Coast Trails Society supports the logging currently taking place on Mount Elphinstone. Today and historically, we work successfully with the forest industry to manage trails on Crown land within the working forest. At their most accommodating, forestry planners have done walkabouts with us two to three years before harvesting to get our input and have consulted us while developing their five-year plans. But even on shorter timelines, they listen to our ideas and act on what we say when they can. One great example of this is the Mach Chicken trail located in the area currently being logged on Mount Elphinstone. The trail will be left intact and will have a tree buffer as it is the most popular downhill mountain bike trail on the Sunshine Coast. We also use logging roads to access many of our trail heads. The B&K logging road is currently maintained by forestry activity in the area. However, if there were no harvesting taking place in the area, the road would likely no longer be maintained.

In 2014, the Sunshine Coast Trails Society developed a Trail Strategy and through that work put more effort into working with government and building partnerships. We're pleased to report we signed an MOU this year with BC Timber Sales which formally recognizes the society's role in maintaining trails on the Lower Coast working in partnership with Recreation Sites and Trails BC. This is the first project of this type on the Sunshine Coast. The one-year agreement formalizes the relationship between the three parties and provides \$1,500 in funding from BC Timber Sales for trail maintenance.

Also through the Trail Strategy development work, we decided to improve key trail heads and signage. We worked with a variety of community stakeholders to fund, design and place the signs so trail users

can find the trail heads more easily and are more certain of where they are within the trail network. Unfortunately, some of the Elphinstone protesters recently defaced one of these signs (see images below). This is really hurtful to our volunteers who have put their time and energy into building those signs. It's also not community-minded. To say nothing of the poor impression it will make on tourists.

We're pleased to say the trails on the Sunshine Coast are attracting more and more tourism and we want that to continue. These trails are built and maintained by volunteers. We have an excellent working relationship with Alistair McCrone, a recreation officer with MFLNRO, who has helped us legitimize a number of trails on the Sunshine Coast. With Alistair's help, we have achieved Section 56 and 57 statuses on many trails—permission from the Crown to build and maintain trails on Crown land—and have a 10 year partnership agreement for their maintenance.

The Sunshine Coast Trails Society does not support the creation of a park where our trails are located. Provincial parks on the Sunshine Coast almost exclusively have single-use trails for hikers. Having our trails within the working forest allows for much more flexible multi-use trails. They are used by mountain bikers, horseback riders, ATV users and dirt bikers. If this land were to become a park, trail use could be restricted and volunteers would not have the same ability to carry out regular trail maintenance. These high quality trails would fall into disrepair, wasting the extensive efforts of volunteers and lessening the tourism value of such a high quality mountain biking area. These trails are on par with those in Squamish and the North Shore and we have joint marketing campaigns in place to promote them.

We can't keep every trail from being affected by forestry and we understand that. The forest industry has been good about working with us in trail planning to ensure our trails will be less affected by harvesting and about putting the trail back (ensuring it's marked) after harvesting is complete. On the coast, many of the people working in the forest industry are the people using the trails in the evenings and weekends—they have a vested interest. We agree a fresh harvest can look ugly; however, it also creates incredible views rarely seen otherwise and in five to ten years, the trees planted post-harvest will be taller than us. Also, if you build a trail in a newly harvested area, you know they won't be logging there again in your lifetime.

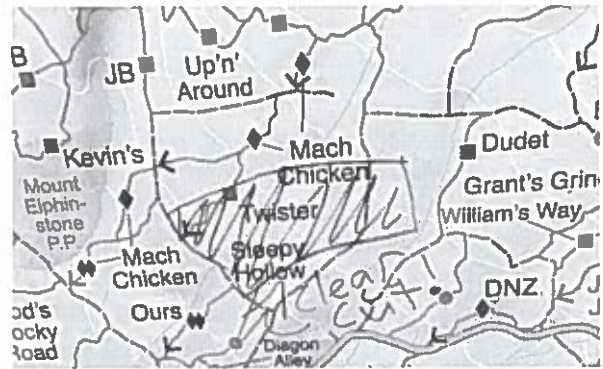
Finally, we have seen this current situation described as a 'war' or a 'battle' in the media. It's not either of those things. It's just a community conversation about how we want to share our resources and it's important that multiple viewpoints in the community are heard.

Best regards,

Elise Rudland
Chair, Sunshine Coast Trails Society

Celia Robben
Secretary, Sunshine Coast Trails Society







COASTLAND WOOD INDUSTRIES LTD.

September 15, 2016

Christy Clark, MLA
Premier of British Columbia
Office of the Premier
Box 9041, Station PROV GOVT
Victoria, B.C V8W 9E1
Via email- premier@gov.bc.ca

Supporting Sustainable Forestry on the Sunshine Coast

Honorable Christy Clark:

I am writing this letter on behalf of Coastland Wood industries Ltd. and the 300 employees supported by our business. Coastland Wood Industries has operations in Port Mellon, Nanaimo, Campbell River, Union Bay and Annacis Island. We are the largest individual manufacturer of veneer and round wood products in North America and we rely on timber sourced from the Sunshine Coast working forest and surrounding areas.

We are an independent family owned non tenured BC company that purchases all of our timber on the open market through direct log purchases, First Nations projects, and BCTS Timber sales. Our dryland log sort on the Sunshine Coast alone employs 35 people 12 months per year with high paying jobs. With a payroll in Port Mellon of over \$1.1 million and payments to contract labour and services in excess of \$3 million annually, our forestry jobs add substantial weight to the local Sunshine Coast and Provincial economy. We are local and buy local. Local companies that we support regularly are as follows but not limited to:

- Active Marine
- Coastal Tire
- Color Me Randy
- Coast Line Power Sports
- Crosby Marine
- Dolphin Marine
- Duke Services
- Gibsons Building Supplies
- Gibsons Fasteners
- G Harris Diesel
- Hamilton Machine Shop
- HL Enterprises
- Home Hardware
- Kal Tire
- K&E Trucking
- Kenmac Parts
- Kraus Contracting
- Krest Log Ltd.
- Noahs Water
- Norris Oil
- One Two Express
- Park Road Automotive
- Pete Kerbis Glass
- Quarry Marine
- Seabird Rentals
- Sechelt Truck & Equipment
- Ship Shape Propellers
- SunCoast Water Works
- Sunset Specialty Coating
- Sunshine Coast Air
- Swanson Ready Mix
- Two Way Supply
- Fiedler Bros
- Raincoast Veneer
- Star-Tek Industrial Services
- Tietze Custom Design
- Stitch Designs



COASTLAND WOOD INDUSTRIES LTD.

The families and communities we support through our businesses count on continued access to the forests that have supported our Provincial schools, hospitals and public services we have enjoyed for decades.

Sustainable forestry practices can be conducted in harmony with all interests including, spiritual, ceremonial, recreational, industrial and educational. The Mt. Elphinstone working forest represents the perfect opportunity to conduct all of these activities in a tightly interwoven high use area. If the Province capitulates to individual interests, these combined opportunities would be lost forever for all parties. We encourage BCTS and your government to continue to find creative solutions to allow the Mt. Elphinstone area to remain a highly productive part of the Provincial working forest.

Our quality of life in BC depends on your government making difficult decisions for the betterment and well-being of all Provincial citizens. We urge you and your government to continue to keep our industry, and all the jobs and lives it supports, vibrant for many generations to come. Please keep Mt Elphinstone and surrounding areas open to forestry activities.

If you or your members would like to discuss this any further, feel free to contact me at anytime.

Clint Parcher
Vice President, Fibre Supply
Coastland Wood Industries Ltd.
cparcher@coastlandwood.com
www.coastlandwood.com

Copy sent to:

Steven Thomson, MLA
Minister of Forests Lands and
Natural Resource Operations
Constituency Office
102-2121 Ethel St.
Kelowna, BC V1Y 2Z6
steve.thomson.mla@leg.bc.ca

Mary Polak, MLA
Minister of Environment
Constituency Office
102-20611 Fraser Hwy.
Langley, BC V3A 4G4
mary.polak.mla@leg.bc.ca

Nicholas Simons, MLA
Powell River- Sunshine Coast
Constituency Office
5-4720 Sunshine Coast Hwy
Sechelt, BC V0N 3A2
Nicholas.simons.mla@leg.bc.ca

Garry Nohr, Board Chair
Sunshine Coast Regional District
1975 Field Road
Sechelt, BC V0N3A1
garry.nohr@scrd.ca

Mike Falkiner, Executive Director,
British Columbia Timber Sales
PO Box 9525 Stn PROV GOV
Victoria, BC, V8W 9C2
Mike.Falkiner@gov.bc.ca

9/14/2016

Ian Ross
6076 Gale Avenue South
Sechelt, British Columbia V0N 3A5

Christy Clark, MLA
Premier of British Columbia
Office of the Premier
Box 9041, Station PROV GOVT
Victoria, BC V8W 9E1
Via email: premier@gov.bc.ca

Steve Thomson, MLA
Minister of Forests, Lands and
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Nicholas Simons
Powell River-Sunshine Coast
Constituency Office
5 - 4720 Sunshine Coast Hwy
Sechelt, BC V0N 3A2
via email: nicholas.simons.mla@leg.bc.ca

Dear Premier, Mrs. Polak, and Mr.'s Thomson and Simons,

I am a constituent living on the Sunshine Coast of British Columbia. I have spent 26 years working in the coastal forest industry. People in this industry are often hesitant to voice our opinions. We work in concert with the rhythms of the natural world around us and within a business environment based on trust and honest efforts. As a result, many of us avoid the drama of activism. I certainly struggle with putting this correspondence together. I am a practical thinker and have a deep respect for the parliamentary democratic process. I am proud of the many values we successfully (and quietly) manage to in the sustainable management of our natural resources.

I respectfully offer this correspondence to make it known that I work for a company that processes logs harvested on the Sunshine Coast, including the Mt. Elphinstone area (as well as many other areas up and down the British Columbia coast). The sustainable flow of timber from our working forest is critical to my standard of living.

I support sustainable forestry. Humankind has flourished and prospered in concert with the ability to manage forest resources in a sustainable manner for thousands of years.

Ian Ross

• • •

The log sorting business I manage directly creates over 75 local, stable, well-paid jobs on the Sunshine Coast. These jobs allow people to work where they live and be a part of the local community. Over \$6 million in wages and benefits are paid annually to the individuals that are directly employed at the operation. In addition, our hard work supports many other businesses operating on the Sunshine Coast.

While I respect Roberts Creek's official community plan, the forests of Mt. Elphinstone are part of the provincial forest resource and owned by all British Columbians. As Sunshine Coast residents, we are fortunate to be able to share this working forest for many uses, including but not limited to, parks and timber harvesting.

While I respect activist groups' right to openly express their values, to assemble, to protest, and to petition; I am dismayed that inaccurate and/or false statements regarding ecology, hydrology, forest cover, economic benefit, and non-timber resource management efforts are being disseminated in regards to the forests of Mt. Elphinstone.

I thank you for your efforts to maintain and support the BC Timber Sales program on Mt. Elphinstone, as well as for the hard work and efforts of our government employees to compile the Fact Sheet on Timber Sale License A87125 on Mt. Elphinstone.

Best Regards,

Ian Ross

Ryan Stanyer
606 Stevens Place
Ladysmith, BC V9G 2C6

October 3, 2016

Christy Clark, MLA
Premier of British Columbia
Office of the Premier
Box 9041, Station PROV GOVT
Victoria, BC V8W 9E1
Via email: premier@gov.bc.ca

Mary Polak, MLA
Minister of Environment
Constituency Office
102-20611 Fraser Hwy
Langley BC V3A 4G4
Via email: mary.polak.mla@leg.bc.ca

Garry Nohr, Board Chair
Sunshine Coast Regional District
1975 Field Road
Sechelt, BC V0N 3A1
Via email: garry.nohr@scrd.ca

Steve Thomson, MLA
Minister of Forest, Lands and Natural Resource Operations
Constituency Office
102-2121 Ethel St.
Kelowna, BC V1Y 2Z6
Via email: steve.thomson.mla@leg.bc.ca

Nicholas Simons, MLA
Powell River-Sunshine Coast
Constituency Office
5-4720 Sunshine Coast Hwy
Sechelt, BC V0N 3A2
Via email: Nicholas.simons.mla@leg.bc.ca

Dear Premier, Mrs. Polak, and Mr.'s Thompson, Simons and Nohr,

I am writing to you in support of sustainable forestry on the Sunshine Coast. As we are all aware a sustainable working forest will generate long-term economic prosperity for the people of British Columbia. I wish to see British Columbia Timber Sales continue to issue timber sales in the Mount Elphinstone area and the entire Sunshine Coast.

I work for a sawmill that considers the Sunshine Coast an important fibre supply area. We also depend on dry land sorts on the Sunshine Coast to sort our logs. Between 2015 and today we have spent \$800,000 sorting logs in the region and that has helped provide local employment to the residents. Without forestry operations at Mount Elphinstone, and whole Sunshine Coast TSA, families and businesses on the Sunshine Coast will suffer.

While I respect Roberts Creek's official community plan, Mount Elphinstone's forests are part of the provincial forest resource and owned by all British Columbians. Sustainable forestry in the area will continue to provide economic benefit to local families and businesses through harvesting and silviculture activities for generations to come.

I urge you to maintain Mount Elphinstone as sustainably managed timber resource area that will continue to provide forestry related jobs today and well into the future.

Sincerely,



Ryan Stanyer



P.O. Box 27,
Madeira Park, B.C. V0N 2H0
Telephone: (604) 883-2435
Fax: (604) 883-2426
Shop Telephone: (604) 883-1166



September 11, 2016

Christy Clark MLA, Premier of British Columbia

Office of the Premier

Box 9401

Station PROV GOVT

Victoria, B.C. V8W 9E1

Dear Ms. Clark,

Sladey Timber Ltd. would like to thank the Provincial Government for continuing to issue timber sales in the working forest on Mount Elphinstone. We rely on these timber sales to supplement our existence in the Sunshine coast area. Our 100 percent local payroll of approximately \$ 2,600,000 is spent entirely at Sunshine Coast based businesses. Fuel and supplies bought locally by our company also generate a further \$1,800,000 of revenue for local businesses. Approximately 90% of our logs are hauled to the dryland sorts in Howe Sound, where they are processed by more residents of the Sunshine Coast.

Mt. Elphinstone is enjoyed by myself and my crew for various recreational activities such as ATVing, mountain biking, hunting, fishing and hiking. And although we respect others opinions, this resourceful area should be managed for all the public to use as a sustainable working forest and jointly as a recreational area.

Sladey Timber has been harvesting for 45 years in these local areas with a crew of approximately 30 families whose livelihoods crucially depend on the Mt. Elphinstone timber supply area.

Respectfully,

Doug Sladey

Sladey Timber Ltd.

Southview Forest Services Ltd.

#203 - 7385 Duncan Street

Powell River, B.C. V8A 1W6

Phone (604) 485-2078 Fax (604) 485-2078



September 16, 2016

Christy Clark MLA, premier of BC
Office of Premier,
Box 9401,
Stn PROV GOVT
Victoria, B.C. V8W9E1

Dear Premier Clark,

I am writing in regards to the controversy surrounding the Mt Elphinstone Timber Sale. Our Group relies on Timber Sales such as the Elphinstone Sale to supplement work opportunities for our road construction and timber harvesting activities and to provide a timber supply for our saw mill, shake and shingle mill and reman operations. Our operations are based out of Powell River on the Sunshine Coast. Our mills, road construction, and harvesting operations provide in excess of ninety direct full time and well paid jobs. We buy equipment and supplies both locally and throughout the province.

My family has been part of the Forest Industry in BC for nearly one hundred years. Our family and friends have enjoyed the forest for our recreation activities. We have always been able to do this in concert with the Forest Industry.

The Mt. Elphinstone area has always been a part of the working forest. It dismays me greatly when Groups come along and demand it their way or nothing. I truly believe that these same people live in houses built from wood, they drive up logging roads to get to their favorite lake or hiking trail and they enjoy the great benefits provided by the taxes from the many employees and businesses.

We support the Elphinstone Timber Sale and urge the government to stand tall in ensuring this timber sale can be harvested. This and future Timber Sales are vital to our Groups survival.

Best regards,

Howie McKamey

Cc; Mary Polak, MLA Minister of Environment
Steve Thomson, MLA Minister of Forests, Lands and Natural Resources
Nicholas Simons, MLA
Garry Nohr, Board Chair



September 20, 2016

The Honourable Christy Clark, Premier of British Columbia
Office of the Premier
PO Box 9041
Stn Prov Govt
Victoria, BC
V8W 9E1

RE: Sustainable Forestry Practices on the Sunshine Coast

Dear Premier Clark:

We are writing this letter to express our support for a balanced approach to sustainable forestry on the Sunshine Coast. Sustainable forestry practices means portions of the forest are responsibly harvested and replanted, supporting the cycle of growth of another healthy forest to be shared and harvested again.

Our company employs 25 people who depend on the harvesting of the fibre supply available from Mt. Elphinstone's working forest. As a group, we make a significant contribution to the local economy, both in terms of providing well-paying jobs that make it possible for families to live and work on the Sunshine Coast and supporting other businesses who chose to operate on the Coast. Together we all depend on continued access to the fibre supply from this working forest.

Additionally, we have concerns about the dangerous activities of protesters occurring on Mt. Elphinstone. These are not only putting the safety of the forestry workers at risk, but some of these activities, such as campfires at the protest sites, are putting the forest at risk of wildfire. We appreciate that the province is monitoring this situation closely – we cannot afford to lose this fibre supply and we certainly would not want to experience a repeat of the urban interface fire of last year that took the life of our close friend and sub-contractor.

We ask that our government underline its commitment to sustainable forestry practices by ensuring Mt. Elphinstone remains designated as a working forest, capable of supporting the local businesses and families that have come to depend on this valuable renewable resource.

Yours truly,



Andy Koberwitz
President

cc. Mary Polak, MLA, Steve Thomson, MLA, Nicholas Simons, MLA, Garry Nohr, SCRD Board Chair

West Coast Log Homes Ltd.
PO Box 877, 2230 Twin Creeks Road, Gibsons, BC V0N 1V0 Tel: 604 886 4279 Fax: 604 886 0409

Why I want the Working Forest to Work

The Working Forest on Mount Elphinstone is a key part of the sustainable forestry plan for the Sunshine Coast, which in turn is an important part of the diversity of the local economy. Our company, Sechelt Creek Contracting Ltd., has been in business since the early 1980's. We currently employ 40 workers (hourly and contract). Our payroll is about \$2,500,000 annually. Our business expenditures in the adjacent communities on the Sunshine Coast is a further \$2,500,000 (appendix A). We support many community events including fine arts, sports, charities and other acts of social leadership frequently, and anonymously. We believe this is standard practice amongst other local forest industry companies. We are currently not represented by any association. While our primary business is log sorting, we also manage our woodlots and private managed forest lands.

We are avid mountain bikers, hikers, back country skiers, hunters, fishers and trail builders in the forests of the Coast. We were involved in the construction of the Tetrahedron Cabins and supplied much of their fire wood needs this year.

As a community member who was born on the Coast and uses Mt Elphinstone on a regular basis for mountain biking, I am not a supporter of the current park proposal. The slopes of Elphinstone are accessed by well maintained FSR's and many of the trails are built on old "jeep" roads from previous industrial activity. The trails have been maintained and enhanced by local volunteers who are predominately mountain bikers. The area attracts mountain bikers from all over the world who come to ride these renowned trails made famous by local professional mtn bikers. As it stands right now, Elphi is open to all - hikers, dogs, mountain bike riders, trial builders, dirt bikers, quad riders, horse back riders, hunters, mushroom pickers, brush pickers, firewood cutters... in short, anyone. Parks by their very nature are more restrictive. The uniform slopes of the mountain with the well maintained FSR's have created a popular experience for bikers called "shuttling". This blend of industrial roads and recreational downhill mountain bike riding has attracted riders from all over the lower mainland and beyond. The upper half of the most popular of these trails "Mach Chicken" passes through a previous cut block. It's a really sweet spot with amazing views, which wouldn't be there if it was never logged. It has been extensively used in bike films because of its natural beauty.

I think for the timber harvesting to work on Elphinstone planners have to realize the communities interface values while focusing on profitability. Good examples would be the logging done by M&B (MacMillan Bloedel) on their Roberts Creek private lands in the 1990's and the BC Timber Sale awarded to West Coast Log Homes around the same time. The public should be made aware that private timberland owners on Elphinstone are not obligated to follow the same guidelines as BCTS.

Thanks for taking the time to read our letter,

Kris and Anna Sneddon
Sechelt Creek Contracting Ltd.

Why I want the Working Forest to Work

Appendix A:

Local Sunshine Coast companies we do business with on a regular basis:

Norris Oil, City Transfer, Gibson's Fasteners, Kenmac Parts, Coastline Power Sports, Gibson's Sheet Metal, BC Ferries, Airspan Helicopters, Harbour Air Seaplanes, BC Hydro, Telus, Chartwell Consultants, Petrocan, Shell, G Harris Diesel, Pete's Glass, Sechelt Tree Service, Gibsons Tree Service, Mason Bluff Farm, The Bitter End, Horseman Trucking, Western Rainforest Consulting, Fiedler Brothers Contracting, Wes's Diesel Repair, CIBC, Home Hardware, Gibsons Building Supplies, Hayden Bay Contracting, Triple Tree Contracting, Starbucks, Bliss, Strait Coffee, The Bakery, The Source for Sports, Westland Insurance, London Drugs, Rexall Drugs.



Reference: 225225

Via email: eliserudland@gmail.com

Elise Rudland, Chair, and
Celia Robben, Secretary
Sunshine Coast Trails Society
9167 Ionian Road
Halfmoon Bay, British Columbia
V0N 1Y2

Dear Elise Rudland and Celia Robben:

Thank you for your letters of October 21, 2016, to Honourable Mary Polak, Minister of Environment and Honourable Steve Thomson, Minister of Forests, Lands and Natural Resource Operations, supporting the Sunshine Coast working forest and its multi-use trail network. As this falls under the purview of the Ministry of Forests, Lands and Natural Resource Operations, I have been asked to respond.

This ministry appreciates the work the Sunshine Coast Trails Society does planning, developing and managing the sustainable trail network. I understand the value of multi-use trails and groups such as yours who work hard to support the trail networks. Also, I am glad to hear that you have a strong working relationship with Recreation Officer Alistair McCrone and other ministry staff.

It is important that the government and public hear from all sides, understand the facts, and make informed decisions with regard to land use and resource extraction in British Columbia. I appreciate the time you have taken to make your views known, in particular your knowledge of the collaboration between BC Timber Sales, forest industry, and recreation groups on Mt. Elphinstone. This is a testament to the multi-use philosophy that forestry and recreation can co-exist.

It is my expectation that the working forest of Mt. Elphinstone will remain as working forest and the Ministry of Forests, Lands and Natural Resource Operations and BC Timber Sales will continue to engage with the community, special interest groups, industry, and First Nations to manage these areas for all interests where practicable.

Page 1 of 2

Ministry of Forests, Lands and
Natural Resource Operations

Timber Operations, Pricing and
First Nations Division

Mailing Address:
PO BOX 9352 Stn Prov Govt
Victoria, BC V8W 9M1

Telephone: 250 387-3162
Fax: 250 387-3291
Website: www.gov.bc.ca/for

Thank you again for taking the time to write and express your views.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Stagg', with a long horizontal stroke extending from the end.

Chris Stagg
Assistant Deputy Minister

pc: Honourable Mary Polak, Minister of Environment
Honourable Steve Thomson, Minister of Forests, Lands and Natural
Resource Operations
Alistair McCrone, Recreation Officer, Recreation Sites and Trails Branch



Forest values balanced on Mount Elphinstone

Letters

Coast Reporter

October 6, 2016 12:29 PM

Editor:

There has been discussion about Mount Elphinstone lately, including the spread of misinformation that requires clarification and correction.

First, I wish to reassure your readers that this government is committed to sustainable forest management. Under the Forest and Range Practices Act and regulations, we manage our Crown forests for different resource values that include recreation, soils, sustainable timber supply, wildlife, water, fish, biodiversity, visual landscapes and cultural resources. In addition, BC Timber Sales (BCTS) has achieved independent, sustainable forest management certification on its Sunshine Coast operating areas, including for Mount Elphinstone.

To imply that there has been a lack of community consultation is disingenuous. When it comes to community consultation, BCTS shares its five-year harvest plans annually and meets regularly with First Nations, local governments and community groups. BCTS has consistently worked with local stakeholders to meet community concerns, including buffering trails of importance to the local community, removing four cutblocks from its plans, incorporating specific measures to protect riparian and aquatic areas, only harvesting at half the rate that the area can support, and the addition of new old-growth management areas.

Additionally, the three-unit, 141-hectare Mount Elphinstone Provincial Park was established in 2000 as part of the Lower Mainland Protected Areas Strategy – the same process that established the 6,000-hectare Tetrahedron Provincial Park nearby that protects the headwaters of Chapman Creek – which involved extensive community consultation, including with local governments and stakeholder groups. Overall, parks and recreation areas in the Sunshine Coast Regional District total 15,400 hectares and more than 2,900 hectares of old-growth management areas.

There are no plans to expand the existing park since the current land use designations balance environmental, social and economic forest values for the area.

The current timber sale licence area is second-growth forest, and specific measures incorporated into the design of the cutblocks include retaining veteran Douglas fir trees that survived historical fire and logging, buffering a popular mountain bike trail from harvest and placing additional setbacks on streams. Changes were made to address concerns raised through consultation with local government and other interested parties.

By law, all areas harvested on public land in B.C. must be reforested. Reforestation ensures the opportunity to sustainably manage B.C.'s forests for generations to come and the newly planted trees help our fight against climate change by fixing carbon as they grow. In fact, the carbon stored in wood products made from B.C. forests can remain sequestered for 100 years and beyond.

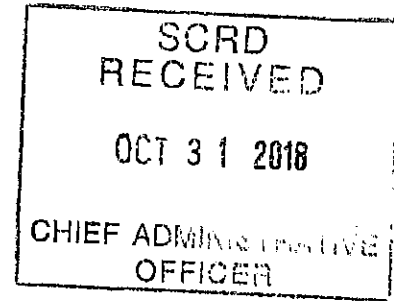
As part of a BCTS auction, the licensee won the right to log the cutblocks according to legal terms within their licence. However, they have been confronted with physical blockades, damage to equipment and encampments. While all Canadians

have the right to protest, they should do so safely and responsibly. Some protesters are endangering themselves and others by not taking the necessary safety precautions in a working forest.

Continued discussion in the right forums and understanding of each other's points of view are the best ways to work together.

Steve Thomson, Minister of Forests, Lands and Natural Resource Operations

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

October 29, 2018

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

transmitted electronically: mail@scrd.bc.ca

Re: BC Timber Sales Operational Plan 2018-2022

Dear Janette Loveys:

Thank you for the review and comments related to BC Timber Sales' (BCTS) information sharing process for 2018.

The commitment to share BCTS operating areas through productive dialog and information sessions with the Board is part of our efforts to maintain a balanced approach to forest management. I am happy that the three sessions completed by Adam Hockin were well received and I hope that continued education via these types of information sessions continues in the future. I would like to remind the Board of BCTS' goals to help set the context for this response.

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; and
- 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

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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

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, it is important that non-statutory considerations be brought forward 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. The 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 provides 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.”*

Our operational plans are shared with the SCRD and other stakeholders annually and are primarily intended to solicit information and feedback related to the development of the specific cutblocks within BCTS operating areas. As such, many of the comments submitted by the SCRD in its recommendations of June 12, 2018 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 the *Forest and Range Practices Act* Section 149(1) (Objectives Set By Government) and other legislative requirements.

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BCTS first proposed this timber sale in 2013. Subsequently, BCTS 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 further discussions with the SCRD, BCTS deferred the sale for an additional year to allow the SCRD to look into other options for the area. Unfortunately, these options did not work out for the SCRD and based on additional information sharing with the SCRD BCTS delayed the block again until January 2019.

BCTS has committed to meeting with the Electoral E (Elphinstone) Advisory Planning Commissions (APC) post local elections, and we would like to thank the SCRD committing to have the meeting professionally facilitated. At our last in-camera meeting with the SCRD, BCTS agreed to review the timber sale with respect to the concerns brought forward by the local land owners which include: hydrology, fire awareness and preparedness in an interface area, visual and

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recreational. We hope that the APC meeting will provide the appropriate venue for BCTS and residents can come to an agreement on how to move forward on this block.

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 the following cut blocks; G041C4F6 (West Sechelt) currently sold, G043C3ZJ (Mt Elphinstone) roads under construction, G042C4F8 (Mt Elphinstone) engineered, TSL A93884 (Mt Elphinstone) as previously referred, and G043C3ZH and G043C3ZP proposed.

Please note, as a standard practice BCTS licensees must place signage warning recreational users of active operations and we also ask our licensees to contact the SCTS of trail closures prior to operations to minimise impacts to recreators.

Monitoring and Protection of Marine Life

BCTS is committed to reviewing areas of impact to marine habitat through our assessments for log dumping and handling applications. When we apply for a Foreshore permit we are required to complete a biological review of the area to be impacted through underwater survey and follow up as required. We do monitor our sites as required based on the recommendations from the survey's as well as meeting Fisheries mandates. In regard to commissioning eelgrass mapping in coastal and tributary areas is outside of our mandate to complete.

First Nation Consultation

BCTS is committed to consulting with all First Nations who may be impacted by our proposed forest development. BCTS also ensures that our proposed forest development complies with the *Constitution Act* and the *Heritage Conservation Act*.

Community Watersheds and Hydrological Impacts From Logging

BCTS agrees that the protection of drinking water is a priority. In the review and comment phase of the Forest Stewardship Plan 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 to limit 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 SCRd in relation to drinking water. We would appreciate it if your staff could forward any known or anticipated issues related to drinking water in the community watersheds in which the SCRd holds a consumptive use licence such that they can be addressed in our professional assessments.

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Coastal Douglas Fir Ecosystems

Provincial efforts to update inventory and conserve rare Coastal Douglas Fir (CDF) ecosystems at the landscape level are ongoing. We continue to collaborate with our colleagues across our Ministry to ensure conservation priorities are in place for these rare ecosystems. BCTS has also deferred any harvesting in CDF ecosystem for the foreseeable future. BCTS recognizes the conservation values present in the CDF, 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 apportionment. As such, we cannot assign a perpetual moratorium on logging in the CDF, but we continue to defer all operations while inventory and conservation efforts are in progress.

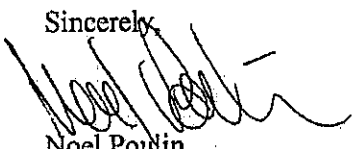
A copy of your June 12, 2018 response letter has also been sent to the District Manager of the Sunshine Coast District to convey your concerns as per your request.

Once again, thank you for participating in our information sharing process.

Also, as a friendly reminder, please continue to use BCTS.Powell.River@gov.bc.ca for all communications.

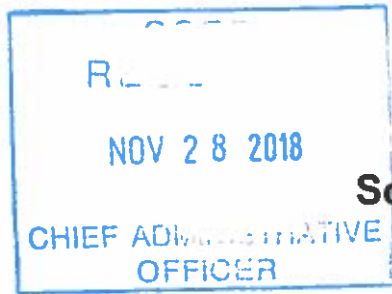
We look forward to working with you in the future.

Sincerely,



Noel Poulin
Woodland Supervisor

cc: derek.lefler@gov.bc.ca , cyclingscc@gmail.com, ian.hall@scrd, lesleyann.staats@scrd.ca



ANNEX O

School District No. 46
(Sunshine Coast)
EXCELLENCE IN ALL WE DO



BOARD OF EDUCATION

Delivered via email: lori.pratt@scrd.ca

November 29, 2018

Lori Pratt, Chair
Sunshine Coast Regional District
1975 Field Road
Sechelt, B.C. V0N 3A1

Dear Chair Pratt,

RE: Zoning Amendment to prohibit Cannabis Stores and Consumption Lounges

The Board of Education of School District No. 46 passed the following motion at our meeting taking place on November 14, 2018:

“THAT the Board send a letter to all local governments requesting a buffer zone of 300 metres be maintained between school sites and cannabis stores or consumption lounges.”

The requested distance falls in line with minimum distances established by the City of Vancouver and those established between restricted entities in the state of Washington. The Board feels strongly that similar distances should be maintained on the Sunshine Coast.

We appreciate your consideration in this matter.

Sincerely,

Pammila Ruth
Board Chair

cc: Janette Loveys, Chief Administrative Officer, SCRD
Board of Education of School District No. 46 (Sunshine Coast)
Patrick Bocking, Superintendent of Schools