



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, June 14, 2018
SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

PETITIONS AND DELEGATIONS

2. David Hendry, Director, Strategic Planning and Community Engagement, BC Ferries and Carrie McIntosh, Senior Consultant, Context Research
Regarding BC Ferries Horseshoe Bay Terminal Redevelopment Plan Engagement (**INVITED**) Annex A
pp 1 - 3

REPORTS

3. Senior Planner – Provincial Referral CRN00054 for BC Ferry Services Inc. Langdale Ferry Terminal Pedestrian Walkway – Electoral Area F
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) Annex B
pp 4 - 15
4. Senior Planner – Development Variance Permit Application DVP00022 (Pownall) – Electoral Area A
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) Annex C
pp 16 - 27
5. Senior Planner – Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of Second Reading
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) Annex D
pp 28 - 36
6. Senior Planner – Revised OCP Amendments – Densification Strategies to Support Affordable Housing – Considerations for Second Reading
Electoral Areas A, B, D, E, F (Rural Planning) (Voting – A, B, D, E, F) Annex E
pp 37 - 64
7. Senior Planner – Provincial Referral 102649829-002 – Sunshine Coast Mountain Adventures
(Rural Planning) (Voting – A, B, D, E, F) Annex F
pp 65 - 134
8. Senior Planner – District of Sechelt Referral – OCP and Zoning Amendment Application 3360-20 2018-04 (Greencourt)
(Rural Planning) (Voting – A, B, D, E, F) Annex G
pp 135 - 163
9. Planner – Advisory Committees' Comments on BCTS 2018-2022 Operation Plans
(Regional Planning) (Voting – All) Annex H
pp 164 - 174
10. Planner – Provincial Referral 102115507-001 for a Private Moorage (Stoddard) – Electoral Area A
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) Annex I
pp 175 - 201

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| 11. Planner – Provincial Referral 102850995–002 for a Private Moorage Baker Bay (Johnston) – Electoral Area A
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) | Annex J
pp 202 - 232 |
| 12. Planning Technician – Development Variance Permit Application DVP00032 (Pender Harbour Resort and Marina) - Electoral Area A
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) | Annex K
pp 233 - 239 |
| 13. Agricultural Advisory Committee Minutes of April 24, 2018
(Regional Planning) (Voting – All) | Annex L
pp 240 - 241 |
| 14. Agricultural Advisory Committee Minutes of May 22, 2018
(Regional Planning) (Voting – All) | Annex M
pp 242 - 243 |
| 15. Natural Resource Advisory Committee Minutes of May 16, 2018
(Regional Planning) (Voting – All) | Annex N
pp 244 - 246 |
| 16. Electoral Area A (Egmont/Pender Harbour) APC Minutes of May 30, 2018
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) | Annex O
pp 247 - 248 |
| 17. Electoral Area B (Halfmoon Bay) APC Minutes of May 22, 2018
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F) | Annex P
pp 249 - 252 |
| 18. Electoral Area D (Roberts Creek) APC Minutes of May 14, 2018
Electoral Area D (Rural Planning) (Voting – A, B, D, E, F) | Annex Q
pp 253 - 256 |
| 19. Electoral Area E (Elphinstone) APC Minutes of May 30, 2018
Electoral Area E (Rural Planning) (Voting – A, B, D, E, F) | Annex R
pp 257 - 261 |
| 20. Electoral Area F (West Howe Sound) APC Minutes of May 22, 2018
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) | Annex S
pp 262 - 264 |

COMMUNICATIONS

- | | |
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| 21. <u>Hon. Catherine McKenna, M.P., Minister of Environment and Climate Change, dated May 16, 2018</u>
Regarding BURNCO Aggregate Mine Project. | Annex T
pp 265 - 278 |
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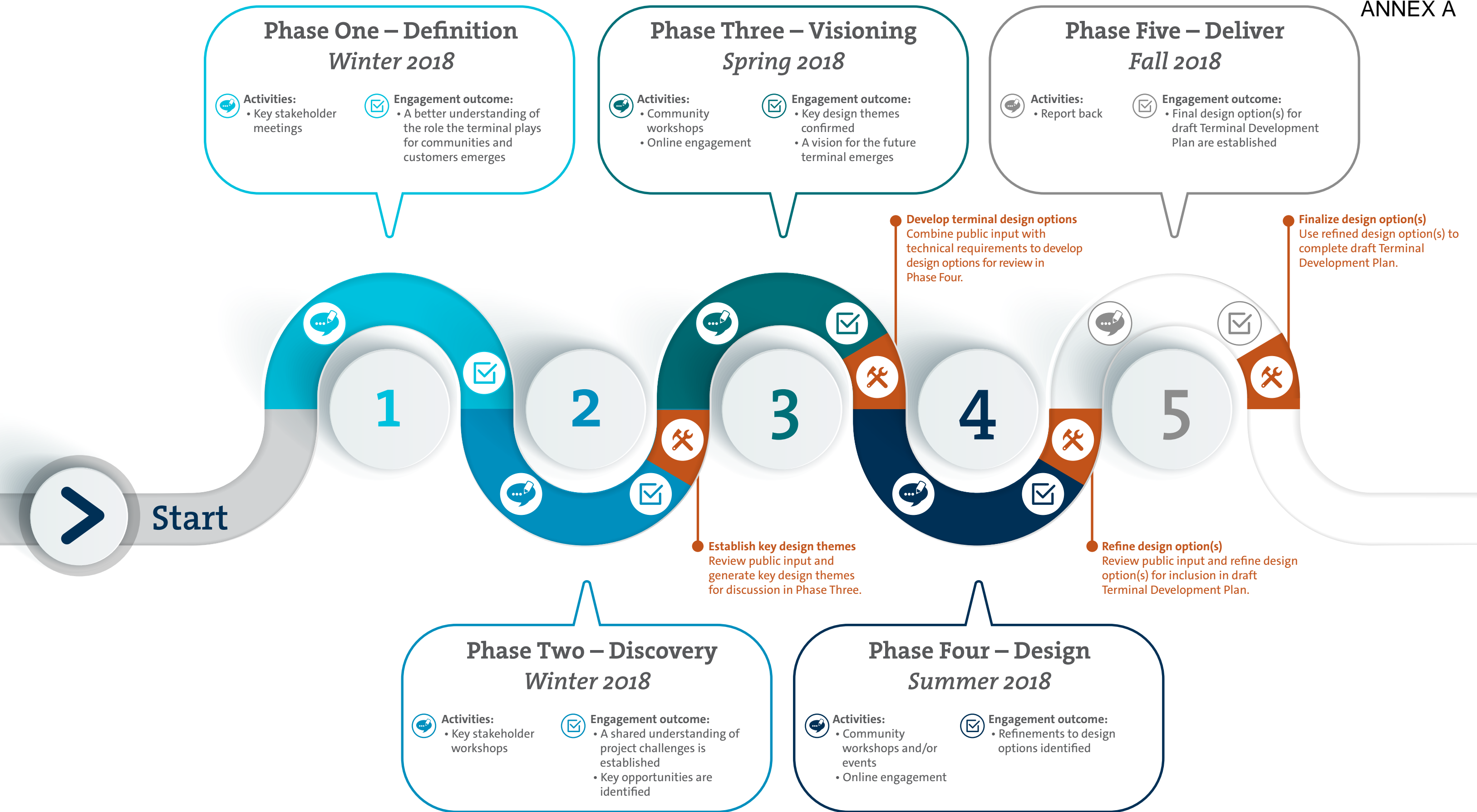
IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (e), (i) and (k) of the Community Charter – “the acquisition, disposition or expropriation of land or improvements...”, “the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;” and “negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages...”

ADJOURNMENT

Horseshoe Bay Terminal Visioning Engagement Process

ANNEX A



Horseshoe Bay Terminal Development

Creating a Vision for the Future

Why are we redeveloping the Horseshoe Bay terminal?



The terminal is at **capacity**

Terminal infrastructure is **aging**



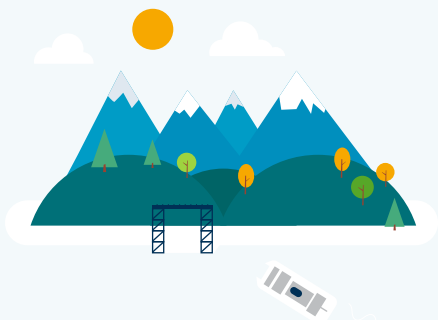
Technology & travel patterns are **changing**

What factors will be considered when making decisions?

There are several considerations that will play a significant role in our decision-making about the terminal.

The physical environment:

Making efficient use of the space the terminal occupies today



Our neighbours:

Operating in a way that respects our Horseshoe Bay Village neighbours



Safety and security:

Safety and security for our customers



Flexibility for the future:

Capacity to accommodate changes in transportation technology, digital communications etc.



Shifting travel preferences:

Supporting long-term shifts in travel preferences including increased car sharing, walking, cycling, and more transit ridership



Customer experience:

Delivering a seamless and enjoyable customer experience



Sustainability:

Respecting and preserving the natural the environment



Financial feasibility:

Affordability and cost-effectiveness



We want to hear from you.

Public input will be used to help create a draft Terminal Development Plan (TDP), the document that will guide future development at the Horseshoe Bay Terminal.

Horseshoe Bay Terminal Redevelopment

We recently wrapped up Phase 2 of our Visioning Engagement for the Horseshoe Bay Terminal Redevelopment project. Phase 2 was our Discovery phase and saw us conduct five workshops in West Vancouver, the Sunshine Coast, Bowen Island and Nanaimo. Each workshop involved 5-10 key community stakeholders who have a vested interest in the future of Horseshoe Bay terminal as well as one employee workshop with terminal and vessel staff. These meetings outlined challenges and constraints, as well as ideas and opportunities related to travel trends and desires, and asked participants what their ideal vision for the future of Horseshoe Bay terminal looks like. We heard six major themes and several key considerations from workshop participants including:

THEME	KEY CONSIDERATIONS
 Terminal access	<ul style="list-style-type: none"> • Provide safe and easy access for all modes of transportation (e.g. private vehicle, public transit, bicycles, walking) • Ensure easy access to other regional connections (transit, ferry routes, rail) • Create easy, stress-free movement during arrival and throughout the time spent at the terminal • Ensure easy access for all ages and abilities • Provide clear, visible signage & wayfinding • Create easy and freer access between the terminal and the village
 Terminal amenities	<ul style="list-style-type: none"> • Provide fast, reliable Wi-Fi • Create separate 'zones' – for example, work stations, kids play areas, family space • Develop common community spaces that can be enjoyed by the village and customers • Include retail space (this included ensuring retail opportunities bring benefit to the Horseshoe Bay community and businesses) • Provide shelter for shade and rain cover • Create large and comfortable waiting areas
 Gateway aesthetics and experience	<ul style="list-style-type: none"> • Create a sense of arrival with aesthetics and architecture that the community can be proud of (e.g. along the lines of YVR) • Install local and First Nations art • Create a warm and welcoming feel • Consider changing name from "terminal" to "hub" or "gateway" • Pay attention to comfort and ambience
 Integration with surrounding environment and history	<ul style="list-style-type: none"> • Create amenities that benefit the surrounding neighbourhoods and businesses • Provide green space • Ensure territorial acknowledgement and integration/collaboration with First Nations • Work with the natural beauty of the space • Provide access to surrounding parks and trails • Ensure minimal noise, light pollution disruption to residents • Establish ongoing and open dialogue with surrounding residents and businesses
 Technology and information	<ul style="list-style-type: none"> • Provide paperless ticketing • Install a countdown clock for departure/arrival • Provide clear, timely information on sailings/delays available on site, through apps, etc. • Make upgrades to technology for ticketing, reservations, scheduling • Consider going to 100% reservations
 Future flexibility	<ul style="list-style-type: none"> • Ensure terminal can accommodate passenger ferries • Leave room to integrate future technology and travel patterns

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018

AUTHOR: David Rafael, Senior Planner

SUBJECT: **PROVINCIAL REFERRAL CRN00054 FOR BC FERRY SERVICES INC.
LANGDALE FERRY TERMINAL PEDESTRIAN WALKWAY- ELECTORAL AREA F**

RECOMMENDATIONS

THAT the report titled Provincial Referral CRN00054 for BC Ferry Services Inc. Langdale Ferry Terminal Pedestrian Walkway- Electoral Area F be received;

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

- 1. Subject to the following conditions, SCR D has no objections to the Province issuing a licence of occupation to BC Ferry Services Inc.:**
 - a) The environmental assessment report should be amended to:**
 - i. consider potential impacts to spawning fish in the foreshore;**
 - ii. consider potential impacts to migrating shore birds;**
 - iii. provide a broader description of the best management practices to be used during construction with respect to sediment;**
 - b) A public notification system be developed and implemented for informing users of the float serving Keats and Gambier Islands of work schedule;**
 - 2. BC Ferries submits the project to the Department of Fisheries and Oceans for their review and authorization under the *Fisheries Act, 2012*; and**
 - 3. Building Permit application is made for the walkway.**
-

BACKGROUND

The SCR D received a referral from BC Ferries for a licence of occupation at the Langdale ferry terminal to allow the construction of an elevated pedestrian walkway. The walkway will be accessed from the ferry terminal on land and from the vessel on water. This walkway will permit foot passengers to come on and off the ferry during construction of the new terminal buildings. The project is contributing to the proposed redevelopment of the Langdale terminal.

The walkway will be accessed on land by a temporary ramp located about 55 metres north of the existing bus stop (Attachment A). Staff understand from BC Ferries that, as part of the

terminal redevelopment, the walkway will be connected to and accessed through a new building near the bus stop and pick up/drop off area.

The existing causeway will be widened on the north side (where the current pedestrian access is located) to accommodate installation of a dedicated bike lane, and a dedicated bagger ‘tugger’ lane to improve safety and efficiency.

Owner / Applicant:	BC Ferry Services Inc.		
Civic Address:	1376 Marine Drive	Legal Description:	N/A
Electoral Area:	West Howe Sound – Electoral Area A		
Parcel Area:	2.06 Hectares		
OCP Land Use:	Marine Transportation		
Land Use Zone:	W1 (Water One)		
Application Intent:	Licence of Occupation for a period of 10 to 30 years to allow the construction of a walkway to permit the foot passengers to come on and off the ferry in a safe manner during construction of the new terminal buildings		

Table 1 - Application Summary



Figure 1 – Terminal and Application Area (2014 Air Photo)

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

DISCUSSION

Analysis

Environmental Assessment

BC Ferries provided an environmental assessment report prepared by Aquaparian Environmental Consulting Ltd. in support of the referral and the following sections focus on those aspects. .

Walkway Design and Piles

The report notes that:

“The east end of the pedestrian loading ramp will be supported by the recently installed Berth 1 floating pontoon which is held in position by three 2m diameter piles and has a series of steel panels on the east side of the pontoon. The construction of the pontoon included the replacement of the previously existing pair of sheet piled cell dolphins.

The new overhead walkway will be supported by three concrete pier structures supported by steel pipe piles placed within the intertidal zone. Pier 1 will have 2 piles; Pier 2 will have 4 piles and pier 3 will have 7 piles. Pile size may change during detailed design but are currently anticipated to be comprised of a 1067 mm diameter outer steel pipe pile with a 914 mm inner steel pipe pile. A grouted annulus will be between the inner and outer piles and the inner pile will be filled with sand to the sea bed.

...

The north side of the existing causeway is 140 m in length and is to be widened to create additional surface area (top of revetment bank) of approximately 810 m².”

Figures showing the walkway’s proposed location and design are included in Attachment A.

The report notes that installation of the 13 steel piles can be undertaken to avoid impacts to fish and marine mammals. Installation will be by vibro-hammer and impact hammer. There is potential to impact water quality and cause underwater acoustic impacts to marine mammals. Mitigation measures are proposed, such as an environmental monitor to be onsite during construction.

No residual impacts are anticipated if mitigation measures are taken. Attachment B includes summaries of proposed mitigation and monitoring measures.

Other Works in the Area

The causeway that is currently used as the pedestrian access from the parking/bus stop/drop-off area to the ferry is proposed to be widened. This will remove about 1150 square metres of intertidal area (Attachment A).

The report states that no sensitive species or significant habitat values were found in the area. The existing larger rip-rap which is covered by acorn barnacles and blue mussels will be removed and replaced following placement of fill.

Mitigation measures are proposed to reduce silt contamination and protect water quality and fish. Any turbidity caused during construction would be localized and dissipate within a few hours. There is a low potential of hazardous material from spills entering the marine environment.

Marine Environment

The environmental assessment included a site visit on June 8, 2017 along with desk-top study to gather information. The report provided an analysis of marine flora and fauna along the shoreline, the intertidal and subtidal areas. No marine mammals were observed during the assessment, however they following are expected to use the area close to the terminal: river otter, harbour seal, seasonal Steller sea-lion and California sea-lion. The intertidal area proposed for infilling is dominated by cobble and gravel with little intertidal life present.

A variety of bird species use the marine environment and shoreline. No heron or raptor nests were observed in trees close to the terminal. The only species observed during the site visit were crows and gulls.

There may be other species using the area, especially during migration of shorebirds. While the report considered herring spawning (and did not find any spawning sites in the application area), there was no reference to other forage fish spawning opportunities near the shore.

Socio-Cultural Environment

The report notes that two archaeological impact assessments have been completed at the Langdale Terminal; in 1992 in support of a parking lot expansion and in 2006 which consisted of a site inventory. Stantec recently provided a review of the studies and guidance to BC Ferries. The Province will be referring this application to the Skwxwú7mesh Nation.

Regarding public health and safety, the report states that the public will be isolated from the construction area. In addition construction will be scheduled to limit any disruption to daily ferry use by the public. Transport Canada will also require signage and navigational markers and set marine traffic rules.

The adjacent dock serving Gambier and Keats Islands is used as a drop-off/pick-up for private marine craft and a portion is leased to the SCRD through Langdale Port Function 346. Signage should be posted well ahead of any scheduled construction to inform regular users of any service impacts and providing contact information to assist with questions.

Permit and Approval Requirements

In addition to the need for a licence of occupation other authorizations may be required.

The report states that no significant habitat (such as eelgrass or clam beds) was identified in the proposed fill area. However, as a precaution, there is a recommendation to submit a request for a project review by the Department of Fisheries and Ocean (DFO) to determine if the project will cause serious harm and federal authorization is required under the *Fisheries Act, 2012*.

No species at risk were observed, however there is potential for Northern Abalone to be in the area. The report states that the proposed causeway expansion is “not anticipated to impact subtidal rocky substrate that might support this species”. Thus federal approval under the *Species at Risk Act* is not triggered.

The report states that there are potential effects associated with the project related to navigable waters such as interaction of project works/operations. Thus it is expected that the project needs a “Notice of Works” review and approval under the Transport Canada Navigation Protection Program.

Mitigation

The report contains a range of mitigation measures:

Causeway Expansion Intertidal Fill - relocate motile marine invertebrates, floating silt containment curtain, and monitor turbidity outside containment area to confirm guidelines are met;

Pile and Concrete Cap Installation – use of DFO best management practices, monitor presence of marine mammals and fish near pile, emergency spill management equipment on-site, if possible pile driving during low tide to reduce underwater acoustics.

Report Conclusion

The report’s conclusion states:

“All relevant environmental factors were considered in the preparation of this report including impacts to fish, wildlife and human health and as well as direct residual effects and cumulative effects. Based on the assessment, it is Aquaparian’s professional judgement that no adverse impacts to fish or fish habitat are likely to occur if the owner and contractor follow mitigation protection measures identified within Section 5 of this report and that environmental monitoring by a third party with professional experience with marine construction projects is retained.”

West Howe Sound Official Community Plan

The entire application area is designated Marine Transportation. The Transportation section includes an objective to recognize the appropriate locations for commercial and recreational marine transportation opportunities within the OCP area. There is policy support for Langdale Ferry Terminal to continue to be the primary location for ferry service.

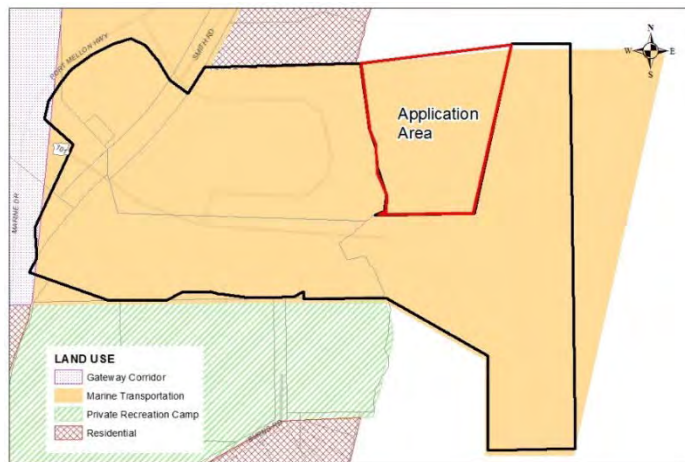


Figure 2 –OCP Land Use Designations

The application area is also with Development Permit Areas #1A (Coastal Flooding) and #6 (Shoreline Protection and Management). Staff analysis is that a development permit is not required for development of the elevated walkway as the structure is designed to consider ocean level rise and does not directly impact the shoreline.

A development permit will be required for the expansion of the causeway as this requires alteration of the shoreline. The information provided in the environmental assessment report plus any feedback from DFO will inform the permit process.

Zoning Bylaw No. 310

The application area is zoned W1 (Water One), which permits small scale moorage facilities.

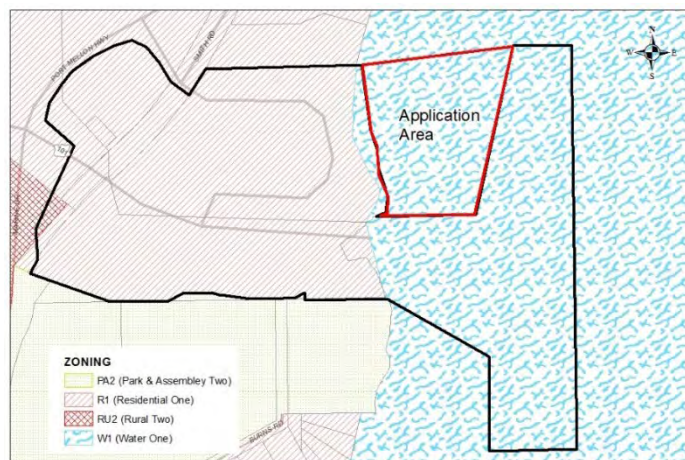


Figure 3 –Zoning

The ferry terminal site predates adoption of the current zoning bylaw (Bylaw No. 310 adopted in 1989) which includes the Water One (W1) zone. Earlier zoning bylaws (Bylaw No. 96 adopted in 1976 and Bylaw No. 35, adopted in 1970) did not include zoning for the water area.

Access to/from the ferry is considered to be ancillary to and a vital component of the ferry terminal. Interpretation of the *Coastal Ferry Act* indicates that facilities directly relating to loading/unloading of the ferry are exempt from zoning requirements. Thus the walkway does not trigger a requirement to rezone this portion of the foreshore.

Consultation

The application was referred to the West Howe Sound Advisory Planning Commission (APC) and the Natural Resources Advisory Committee (NRAC).

At the NRAC meeting on May 16, 2018 the following recommendation was adopted:

Recommendation No. 3 Provincial Referral CRN00054 for BC Ferry Services Inc.
Regarding Langdale Ferry Terminal Pedestrian Walkway –
Electoral Area F.

The Natural Resources Advisory Committee recommended that the BC Ferry Services Inc. assessment report provide a broader description of best management practices be used during construction with respect to sediment.

At the APC meeting on May 22, 2018 the following recommendation was adopted:

Recommendation No. 1 *Provincial Referral CRN00054 for BC Ferry Services Inc.
Regarding Langdale Ferry Terminal Pedestrian Walkway - Electoral Area F*

The APC recommended that Provincial Referral CRN00054 for BC Ferry Services Inc. regarding Langdale Ferry Terminal Pedestrian Walkway – Electoral Area F be supported, with the following concerns:

- access to and from the ferry for Stormaway riders, handicapped people, dog walkers, and bicycles;
- size of the application area;
- output of marine environmental assessment regarding birds; and
- suggest referral of the application to all SCRD APCs and Islands Trust.

Recommendation No. 2 *Provincial Referral CRN00054 for BC Ferry Services Inc.
Regarding Langdale Ferry Terminal Pedestrian Walkway - Electoral Area F*

The APC recommended support for the “recommendation to submit a request for project review by the Department of Fisheries and Oceans to determine if the project will cause serious harm and federal authorization is required under the *Fisheries Act, 2012*.”

Options

The walkway will separate pedestrians from vehicles and should improve safety and efficiency for loading/unloading. The widened causeway will provide separate lanes for bikes and the baggage tugger to improve safety and efficiency.

The environmental assessment report sets out several actions that should mitigate negative impacts and staff consider that the province make these conditions of the licence of occupation. Staff recommend that the environmental assessment report should:

- provide a broader description of best management practices be used during construction with respect to sediment; and
- consider potential impacts to fish that may use the foreshore for spawning; and migrating shore birds.

The environmental report recommends that BC Ferries submits a request for a project review by the Department of Fisheries and Ocean (DFO). Staff recommend that this review should take place.

The requirement for a building permit should also be noted.

Organization and Intergovernmental Implications

The proposed license of occupation does not have a direct impact on transit service at the terminal. The redevelopment of the terminal will have implications for SCRD Transit with respect to location of the bus stop, and Sunshine Coast Transit and BC Transit were jointly consulted and given the opportunity to provide preliminary input on bus passenger amenities. This will be reviewed further as the detailed terminal development plan becomes available.

A building permit is required for the elevated walkway. Future development needs to be reviewed to determine if additional building permits are required.

Staff recommend that the licence of occupation can be supported as it will facilitate a key component of the Langdale Ferry Terminal redevelopment.

STRATEGIC PLAN AND RELATED POLICIES

Consideration and referral of this application supports the SCRD Values of Collaboration and Transparency.

CONCLUSION

The SCRD received a referral from the Province with respect to an application from BC Ferry Services Inc. for a license of occupation for an area of water between the ferry dock and the upland terminal. The area is proposed to be the location of an elevated walkway from the terminal to the ferry for pedestrian access. The causeway is also proposed to be widened by adding fill within the application area.

The application is supported by an environmental assessment report which concluded that there will be no negative impacts if recommended mitigation measures are taken. The proposed development is considered to support ferry service by providing a revised access arrangement for pedestrians and cyclists.

Staff recommend that subject to the following conditions, the SCRD has no objections to the Province issuing a licence of occupation to BC Ferry Services Inc.:

- a) The environmental assessment report should be amended to consider potential impacts to:
 - i. consider potential impacts to forage fish that may use the foreshore for spawning;
 - ii. consider potential impacts to migrating shore birds;
 - iii. provide a broader description of best management practices be used during construction with respect to sediment;
- b) BC Ferries submits a request for project review by the Department of Fisheries and Oceans to determine if the project will cause serious harm and federal authorization is required under the *Fisheries Act, 2012*; and
- c) A public notification system be developed and implemented for informing users of the float serving Keats and Gambier Islands of work schedule.

In addition, a Building Permit will be required for the elevated walkway.

Attachments

Attachment A – Site Plan and Design

Attachment B – Extracts from Environmental Assessment Report regarding Implimentation and Monitoring Commitments

Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
CAO	X- J. Loveys	Mgr Transit and Fleet	X – G. Dykstra

ATTACHMENT A



Figure 4 – Proposed Walkway Location

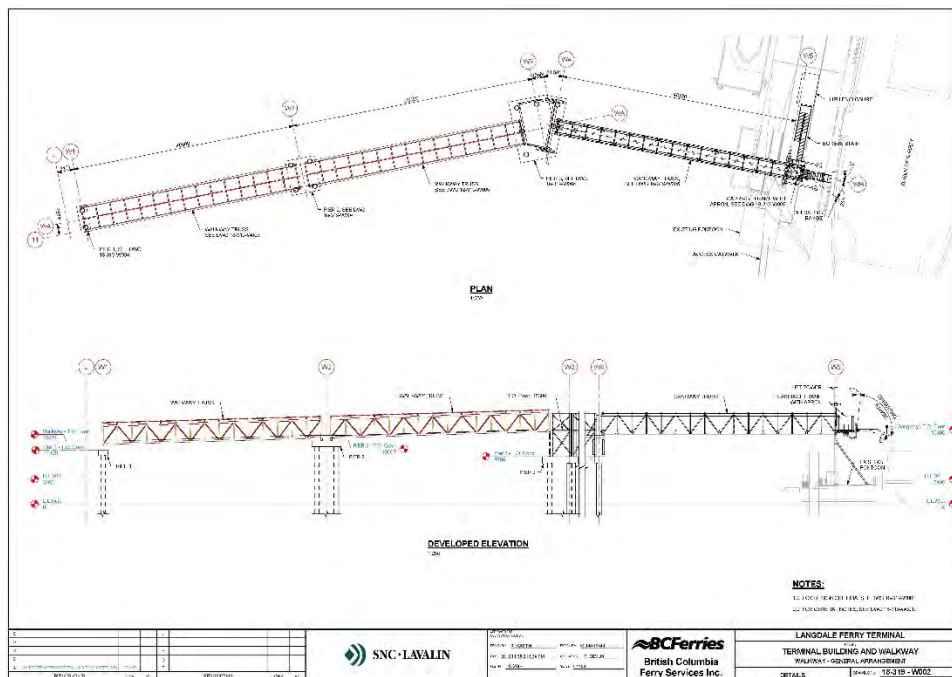


Figure 5 –Walkway Plan and Elevation



Figure 6 –Walkway access from land



Photo 1: A narrow strip of upland vegetation, primarily introduced species, will be removed for the causeway expansion (Source: Marine Foreshore and Langdale Creek Assessment Report)

ATTACHMENT B

Extacts from Marine Foreshore and Langdale Creek Assessment Report –
Aquaparian Environmental Consulting Ltd, February 2018

8.0 IMPLEMENTATION COMMITMENTS

8.1 LISTING OF ENVIRONMENTAL MITIGATION & MANAGEMENT COMMITMENTS

The following table summarizes the environmental management and mitigation measures required to be applied to manage any cumulative effects.

TABLE 6. SUMMARY OF ENVIRONMENTAL MITIGATION & MANAGEMENT COMMITMENTS

	Mitigation Measures	Basis (why)	Context (when)
A	Preconstruction <ul style="list-style-type: none"> Invertebrate relocation Nesting bird survey (if necessary) 	<ul style="list-style-type: none"> Prevent loss of marine invertebrates Prevent impact to migratory birds 	<ul style="list-style-type: none"> Prior to removal of rip rap armoring Within a week of clearing if in nesting season
B	Demolition and Construction <ul style="list-style-type: none"> Spill Prevention and Management Erosion and sediment Control Acoustic mitigation 	<ul style="list-style-type: none"> Prevent contamination of marine and stream environment Avoid impacts to fish and marine mammals 	<ul style="list-style-type: none"> During construction
C	Operation and Maintenance <ul style="list-style-type: none"> Spill Prevention and Management 	<ul style="list-style-type: none"> Prevent contamination of marine environment Avoid impacts to fish and marine mammals 	<ul style="list-style-type: none"> Life of project operation
D	Post Construction <ul style="list-style-type: none"> Riparian habitat compensation 	<ul style="list-style-type: none"> Offset loss of 100m² of riparian vegetation 	<ul style="list-style-type: none"> In the fall following demolition of east end commercial building

8.2 SUMMARY OF PRESCRIBED MONITORING

Summary of monitoring requirements during terminal modification works area as follows:

TABLE 7. SUMMARY OF MONITORING REQUIREMENTS

Project Monitoring		
Item	Basis (why)	Context (when)
A. Infrastructure Removal and Construction <ul style="list-style-type: none"> Installation of intertidal fill placement Pile installation Nesting bird survey (if required) 	<ul style="list-style-type: none"> To monitor water quality Removal of sessile marine organisms Monitor potential impacts to fish, marine mammals and water quality. Prevent impacts to migratory birds. 	<ul style="list-style-type: none"> Part-time monitoring during construction activities listed until mitigation measures are shown to be effective or if required by unexpected events (spills etc).
B. During Project Operations and Maintenance: <ul style="list-style-type: none"> Fuelling and general maintenance Monitor riparian planting for two year maintenance period 	<ul style="list-style-type: none"> To prevent uncontrolled spills To ensure plant survival, replant as necessary. 	<ul style="list-style-type: none"> BC Ferries health and safety requirements for operation staff. Each fall inspect the planting area.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee– June 14, 2018

AUTHOR: David Rafael, Senior Planner

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION DVP00022 (POWNALL) -
ELECTORAL AREA A

RECOMMENDATIONS

1. **THAT the report titled Development Variance Permit Application DVP00022 (Pownall) - Electoral Area A be received;**
 2. **AND FURTHER THAT Development Variance Permit Application DVP00022 to vary:**
 - a) **the setback to Hotel Lake, as required in Section 516 (1) (b) of Zoning Bylaw 337,1990, from 30 metres to 15 metres; and**
 - b) **the setback to the natural boundary of an unnamed watercourse, as required in Section 516 (1) (f) of Zoning Bylaw 337,1990, from 15 metres to 10 metres; and**

be issued subject to:

 - c) **covenant registered on title that confirms the addition is one time only and that any further extensions within the 30 metre setback to Hotel Lake will only be permitted if the entire dwelling meets the lake setback; and**
 - d) **completion of a Preliminary Field Reconnaissance.**
-

BACKGROUND

SCRD received a Development Variance Permit application for a property located at 13490 Acadian Road, Garden Bay, on the north side of Hotel Lake, as shown on Figure 1. The variance request is to relax the setback to Hotel Lake (from 30 metres to 15 metres) and the setback to a stream (from 15 metres to 10.45 metres) to enable a 28 square metre addition to an existing lawful non-conforming dwelling.

The addition is proposed to be located on an area that was previously cleared. Attachment A includes the applicant's reasons for the addition and Attachment B includes the concept plans, survey plan and site photos.

The extension is within Development Permit Area 1 (Riparian Assessment Areas) thus a development permit is required. The application included a riparian assessment report. The development permit cannot be issued unless the development variance permit is issued.

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

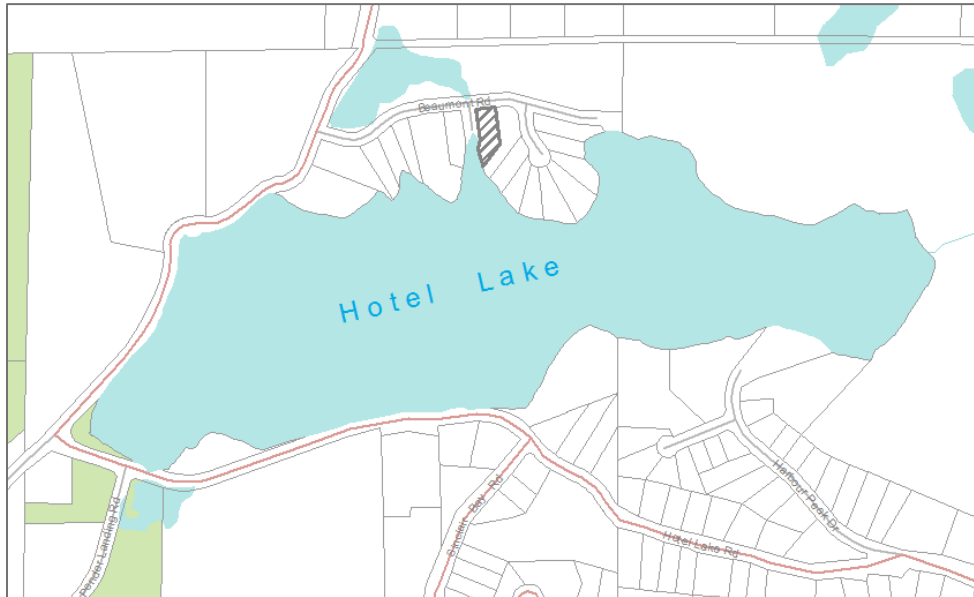


Figure 1 – Location Map with subject parcel shown in hatched area

Below is a summary of the application.

Owner / Applicant:	Kelly & Anthony Pownall / Scott Davis
Civic Address:	13490 Acadian Road, Garden Bay
Legal Description:	Lot 8. Block 4, District Lot 2951, Plan 12304
Electoral Area:	A (Egmont/Pender Harbour)
Parcel Area:	1821 m ² (0.45 acre)
OCP Land Use:	Lake Watershed Protection B
Land Use Zone:	RU5 (Rural Watershed Protection)
Application Intent:	Addition to single family dwelling requiring variance to lake setback (from 30 m to 15 m) and to the creek (from 15 m to 10.45 m) and an extension within the setback of 28 sq. m

Table 1 - Application Summary

DISCUSSION

Egmont/Pender Harbour Official Community Plan

Policy 4.17 of the current OCP states that the SCRCD may give consideration to development variance permits for additions to existing lakefront dwellings within the setback to a lake provided that:

- maximum 28 square metres including deck space;
- does not encroach any closer to the lake;
- septic disposal system for sewage and grey water disposal system meet current standards;
- Riparian Areas Regulation (RAR) assessment report is provided; and
- Covenant registered that confirms the addition is one time only and will be removed or relocated to meet setbacks before a building permit for a second dwelling is issued.

The same policy is included in the draft OCP which received First Reading on April 13, 2017.

The proposed addition within the lakefront setback does not exceed the 28 square metre requirement and does not encroach any closer to Hotel Lake.

The subject property is located within Development Permit Area (DPA) 1: Riparian Assessment Areas. Development within DPA 1 requires a report completed by a qualified environmental professional as the DPA is intended to protect fish and fish habitat. The owners submitted a report completed by FSCI Biological Consultants which notes the following:

- The lake Streamside Protection and Enhancement Area (SPEA) is 10 metres and the proposed addition is outside of the SPEA for the stream and a small portion of the extension is within the SPEA for Hotel Lake.
- There is no anticipated new clearing of the property.
- The building footprint appears to be located on a significant amount of bedrock.
- The location of the addition is the only appropriate site for the addition.

The qualified environmental professional provided the opinion that if the development is implemented as proposed, there will be no harmful alteration, disruption or destruction (HADD) of natural features, functions and conditions that support fish life processes in the riparian assessment area.

Zoning Bylaw No. 337, 1990

The property is zoned RU5 (Rural Watershed Protection) which allows one single family dwelling with a 35% parcel coverage.

For the purpose of flood protection:

- Section 516(1)(b) requires a 30 metre building setback from the natural boundary of Hotel Lake; and

- Section 516(1) (f) requires a 15 metre building setback from the natural boundary of all other watercourses (in this case the stream).

The addition also needs to meet Section 516 (3) (a) to ensure that the underside of the floor is at least 1.5 metres above the natural boundary of the lake. The elevation data shown in the SCRD property mapping system indicates that the construction location is about 5 metres above the lake level.

The proposed setbacks are shown on a survey included in Attachment B.

Analysis

The applicant provided a survey dated October 16, 2017 that shows the present natural boundary to the lake is further away from the existing dwelling and proposed extension than the natural boundary that forms the parcel boundary. The parcel boundary was established by Subdivision Plan 12304 in 1966. Land has accreted or been extended but has not been formally added to the parcel.

The proposed 9.26 metre lake setback shown in the 2017 plan is measured to the plan natural boundary. The actual distance to the Hotel Lake's present natural boundary is 15 metres and the survey plan was updated (Attachment A) to show the actual setback to the present natural boundary of Hotel Lake.

The environmental assessment report identifies that the SPEA is 15 metre from the natural boundary of Hotel Lake and 10 metres from the natural boundary of the stream. Thus the proposed extension is outside of the SPEA. The report also notes that the proposed location is the only appropriate site for the addition and there will be no HADD.

Staff consider that as the watercourse SPEA is 10 metres, the setback can be reduced to 10 metres rather than 10.45 metres as proposed to allow for some flexibility during construction.

The parcel does not qualify for a second dwelling or an auxiliary dwelling within its zoning, however an application for another extension could be submitted. Thus it is recommended to require a covenant as set out in the OCP policy that the addition is one time only and that any additional extensions within the 30 metre setback to Hotel Lake will only be permitted if the entire dwelling meets the lake setback.

The applicant confirmed that the septic disposal system for sewage and grey water disposal system meet current standards by providing a copy of the record of sewage system submitted in December 2016 to Vancouver Coastal Health for a three bedroom dwelling with a maximum floor area of 175 square metres. The system was installed in late 2017. The dwelling after extension will provide three bedrooms and will be 123 square metres.

The *shíshálh* Nation requires that a Preliminary Field Reconnaissance (PFR) for archaeological and heritage reasons be conducted and the applicant has spoken with the Nation regarding this. Completion of a PFR should be a condition to be met before the DVP is issued.

If issued, the permit would include the following general conditions:

1. substantial compliance to the survey plan prepared by Straight Land Surveys, BCLS, dated May 14, 2018; and
2. substantial compliance to the design specified in the drawings prepared by Scott Davis, Design dated April 10, 2018.

Consultation

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

Referral	Comments
SCRD Building Department	The Building Department has no objections. Variance must be issued prior to approval of building permits.
<i>shíshálh</i> Nation	Applicants will need to complete a Riparian Area Assessment (RAA) with a Registered Professional Biologist (R.P. Bio) and observe at a minimum a 15 m setback from the lake's highest high water mark. <i>shíshálh</i> Nation requires a Preliminary Field Reconnaissance prior to ground disturbance.
Egmont/Pender Harbour Advisory Planning Commission	At the May 30, 2018 meeting the APC adopted the following recommendation: The APC recommends approval of Development Variance Permit Application DVP00022 with the following comments: <ul style="list-style-type: none"> • SCRD conditions are met. • No strenuous objections are received from neighbours once they have been notified. • The APC would like information regarding any covenants on title for all referrals in the future.
Neighbouring Property Owners/Occupiers	On May 23, 2018 notifications were mailed and on May 24 hand delivered to owners and occupiers of properties within a 100-metre radius of the subject property.

Table 2: Referral Comments

Neighbours were notified as per the *Planning and Development Fees and Procedures Bylaw No. 522, 2003* and Section 499 of the *Local Government Act*. One letter of consent to the extension was received from the owners of 13483 Lakeview Road.

STRATEGIC PLAN AND RELATED POLICIES

Consideration of this application supports the Values of Collaboration and Transparency.

CONCLUSION

The SCRD has received a development variance permit application requesting to relax a 30-metre setback to Hotel Lake to 15 metres and a 15-metre setback to a stream to 10 metres. The proposed development is a 28 square metre addition behind an existing dwelling located within the lakefront setback.

The proposal is consistent with the requirements in the OCP. A qualified environmental professional provided a report that notes the proposed location is the only appropriate site for the addition and there is no HADD. The septic system meets current standards and is designed to accommodate the proposed dwelling with extension.

Staff recommend support issuance of DVP00022 to vary:

- a) the setback to Hotel Lake, as required in Section 516 (1) (b) of Zoning Bylaw 337,1990, from 30 metres to 15 metres; and
- b) the setback to the natural boundary of an unnamed watercourse, as required in Section 516 (1) (f) of Zoning Bylaw 337,1990, from 15 metres to 10 metres.

Issuance is recommended to be subject to.

- a) covenant registered on title that confirms the addition is one time only and that any additional extensions within the 30 metre setback to Hotel Lake will only be permitted if the entire dwelling meets the lake setback; and
- b) completion of a Preliminary Field Reconnaissance.

The DVP will include general conditions regarding adhering to the survey plan and general design.

Attachments

Attachment A – Variance Criteria

Attachment B – Concept Plans and Site Photos

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

ATTACHMENT A

September 15, 2017

Development Permit Variance application page 5 of 5
13490 Acadian Road. Garden Bay, BC V0N 1S1
PID: 008-919-852

- 1) The existing house started as a seasonal cabin. Over time the community has evolved to year round residences. The cabin is an inadequate size and the split level layout creates obstacles for the owner's health conditions. The cabin is three levels up a hillside with bedrooms on top level, small bath and mini kitchen / laundry are on middle level and living area on lower level. The tiny kitchen combined with laundry creates potential health concerns from inadequate separation during food preparation. The current stairs are steep and narrow creating a higher risk for accidents. The proposed middle level addition is modest in scale, while solving these problems. It creates a main floor bedroom, bath, laundry and improved kitchen layout.
- 2) The proposed addition is away and not visible from neighboring properties, the lake or any road. There will be no negative impact.
- 3) The existing 3 level cabin is located on a hillside. The middle level is adjacent to a large level area which has a large granite rock outcropping. Any design solutions that attempt to build over the rock resulted in a split on the middle level. The proposed addition respects the owner's health concerns, the granite outcropping as a natural obstacle while expanding the daily use of the middle level.
- 4) The placement of the proposed addition is the only viable location that works with the house plan and within natural restrictions and setbacks.
- 5) The proposed addition occurs in a previously cleared area that has been used many years as an outdoor gathering area. It is private, secluded and not visible by any roads or neighbors. The location will not have a negative impact on natural land, bodies of water or watercourses.

ATTACHMENT B

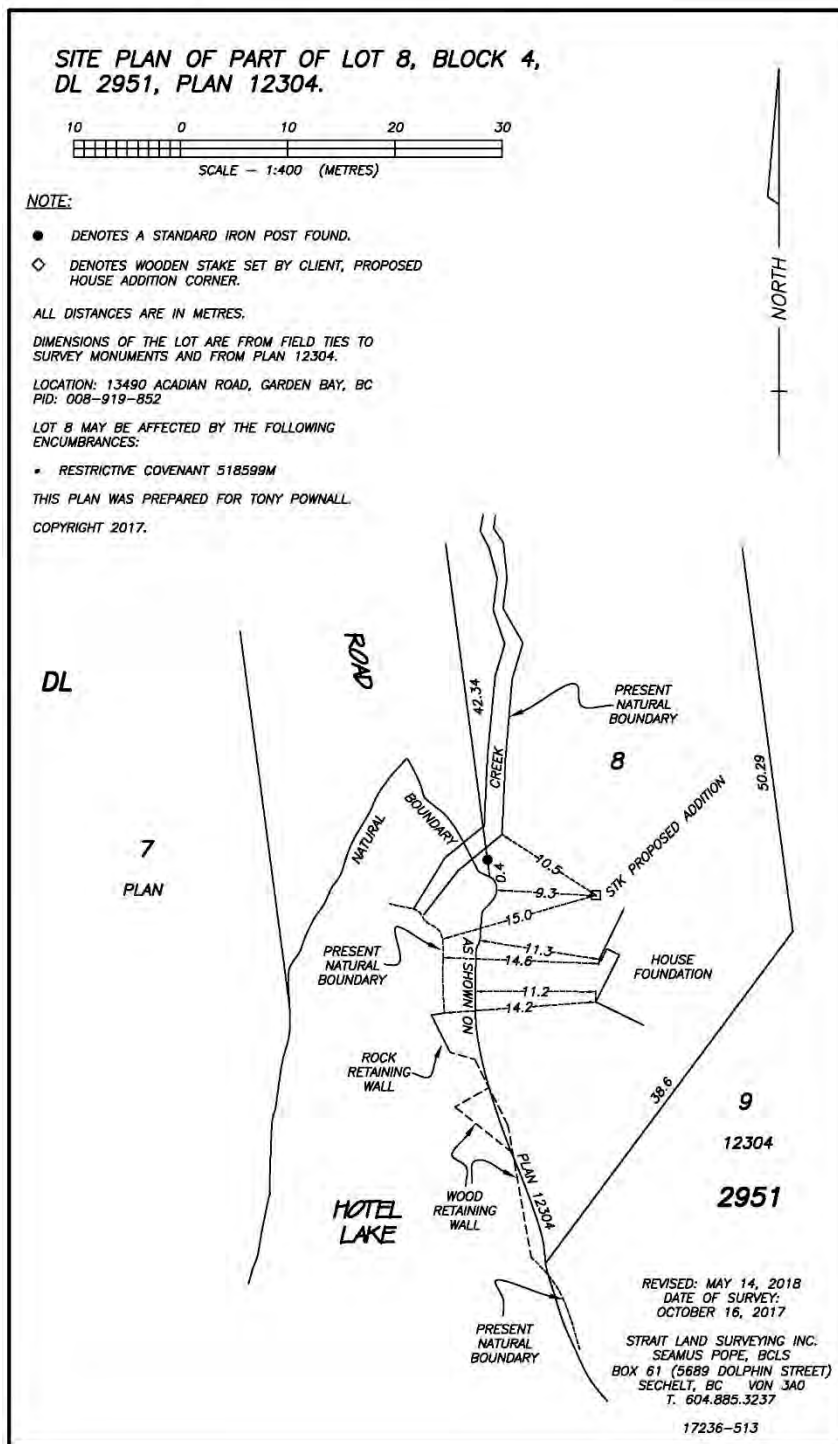
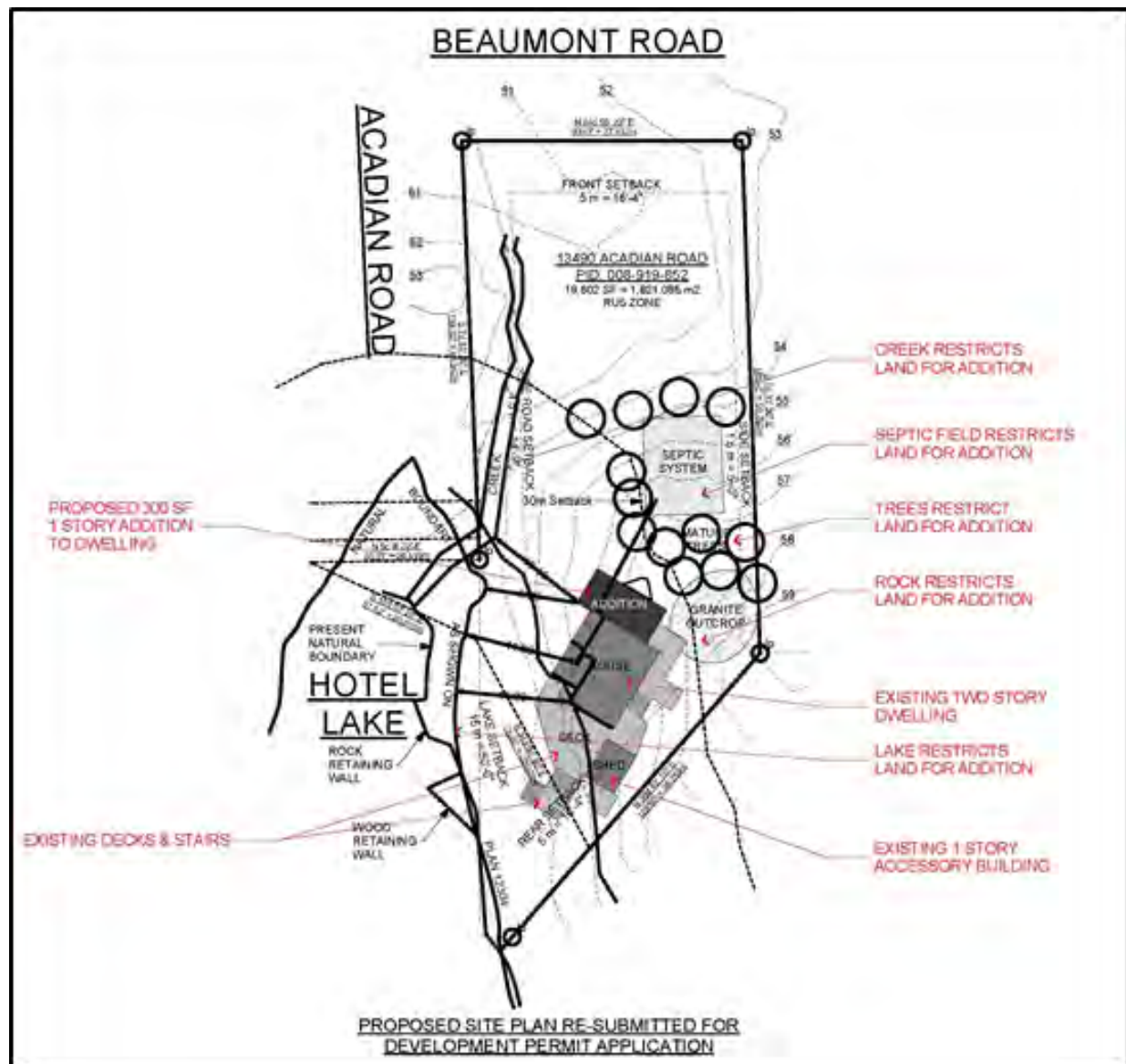


Figure 2: Survey -the measurement to the closest point of the extension is labelled "STK Proposed Addition"



Figure 3: 2014 Air Photo

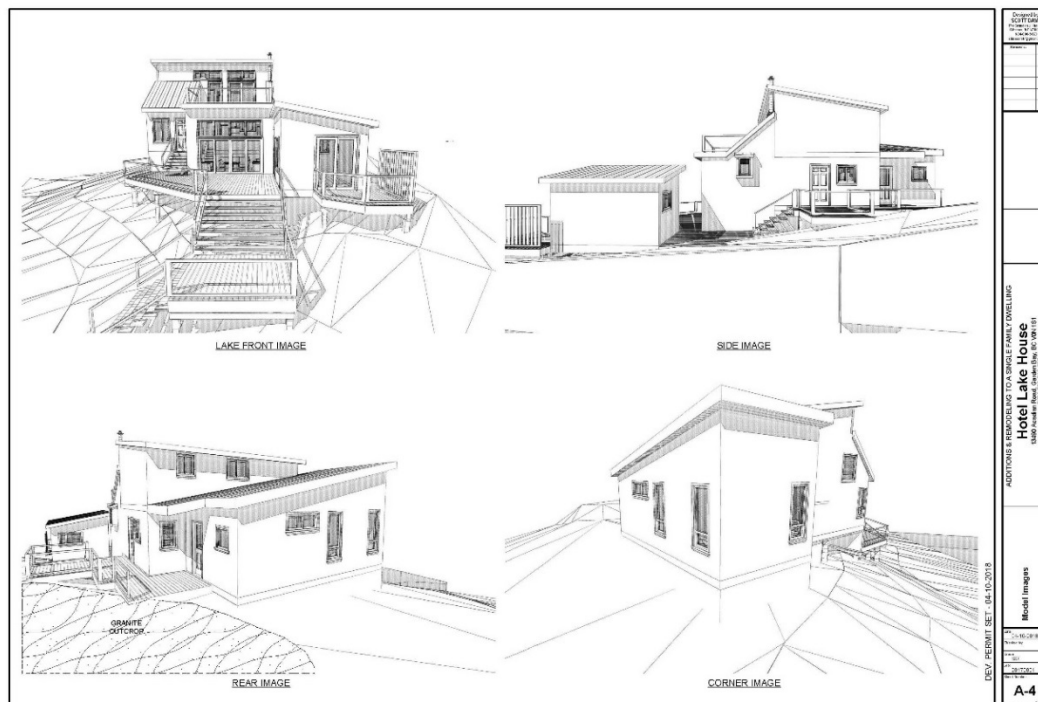


Proposed Changes
REV1

Hotel Lake House
13490 Acadian Road, Garden Bay, BC V0N 1S1
Dev. Permit - 02-07-18

Scott Davis Design
174 Grandview Heights Rd.
Gibsons, BC V0N1V3
604.585.8890 Cell / 604.220.9482
sdavisarch@gmail.com

Figure 4: Annotated Site Plan



2018-Jun-14 PCDC Report DVP00022 (Pownall) Area A



Figure 6: Site Photos (Looking towards Hotel Lake from “STK”, noted on survey plan, and Proposed Construction Site)

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of Second Reading**

RECOMMENDATIONS

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of Second Reading be received;

AND THAT Zoning Amendment Bylaw No. 310.178, 2018 be forwarded to the Board for Second Reading;

AND THAT a public hearing to consider Bylaw 310.178 be scheduled for 7:00 pm, July 17, 2018, at Eric Cardinal Hall, located at 930 Chamberlin Road, West Howe Sound;

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

BACKGROUND

On February 22, 2018, the SCRD Board adopted the following resolution:

075/18 **Recommendation No. 12** *SCRD Zoning Amendment Bylaw No. 310.178, 2018*

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018 for Plowden Eco Lodge – Consideration of First Reading be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018* be forwarded to the Board for First Reading;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018* be referred to the following agencies for comment:

- i. West Howe Sound Advisory Planning Commission;
- ii. Skwxwú7mesh Nation;
- iii. Ministry of Forests, Lands, Natural Resource Operations & Rural Development;
- iv. Managed Forest Council;
- v. Ministry of Transportation and Infrastructure;
- vi. Vancouver Coastal Health Authority.

AND FURTHER THAT a Public Information Meeting be held with respect to *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018*.

Pursuant to the Board's resolution, the bylaw was referred to agencies for comments, and a public information meeting was held. This report summarizes comments received from the referrals and public information meeting, and recommends second reading of the bylaw and the holding of a public hearing.

The subject development site is located northeast of Port Mellon. The closest community hub - the Langdale Village core is approximately 11 km (direct distance) to the south.

DISCUSSION

Referral Comments

The first staff report for this application and the draft bylaw were referred to the above listed agencies. A summary of referral comments can be found in the following table.

Referred Agency	Comments
West Howe Sound Advisory Planning Commission	<p>The West Howe Sound APC recommended that SCRD Zoning Bylaw Amendment No. 310.178, 2018 – Plowden Eco Lodge be supported for the following reasons:</p> <ul style="list-style-type: none">• Support the direction towards ecotourism.• It should not be difficult to remove the land from Private Managed Forest Lands as the property has high visibility and likely would not be logged.• Support for the SCRD staff suggestion to narrow the scale and uses of the C3 zoning “by setting special provisions tailored to the proposed development for the site”, as described in the staff report.
Skwxwú7mesh Nation	No comments received.
Ministry of Forests, Lands, Natural Resource Operations & Rural Development	No comments received.
Ministry of Transportation and Infrastructure	<p>The proposed bylaw amendment affects a parcel that is greater than 800 metres from a Controlled Access Highway; therefore, the Ministry's interests are unaffected. However, the Ministry has the following comment to provide: The Ministry encourages the District to consider the volume of traffic that is expected from the Eco Lodge in order to ensure the access and forest service road are safe for the travelling public, and sufficient for the intended use.</p>
Vancouver Coastal Health Authority	No comments received.

Managed Forest Council	The Managed Forest Council has accepted the applicant's management commitment amendment dated March 13, 2018 to remove a portion of a parcel from MF 360. The amendment complies with the Private Managed Forest Land Act and regulations. The Council advises BC Assessment that the identified portion of the parcel is no longer subject to a management commitment. The Council advises the SCRD that the identified portion of the parcel is no longer subject to the Private Managed Forest Land Act and regulations.
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Public Information Meeting

A public information meeting was held on April 16, 2018. The applicant, SCRD staff, the Area Director, three area residents and three representatives of the Howe Sound Pulp and Paper Corporation attended the meeting. A number of topics were discussed regarding the background, purpose, design, layout and operation of the development. There was no objection to the application by any of the attendants. The meeting notes can be found in Attachment A.

Discussion of Key Topics

The following is a summary of key topics that are relevant to the proposed zoning amendment.

Structure for Tourist Accommodation

As discussed in the previous report introducing this application, the proposed tourist resort will use portable pre-fabricated tourist accommodation buildings that contain sleeping quarters, cooking and sanitary facilities. Such buildings were defined as "Sleeping Cabin" in the bylaw for first reading. The term "Sleeping Cabin" is not defined in the current zoning bylaws, but a similar term "Sleeping Unit" is. To prevent confusion in terminology and capture the unique nature of small and movable shelters, it is recommended that they be defined as "Portable Cabin" specifically for this zoning amendment. Detail of the definition is as follows.

"Portable Cabin" means a building with a maximum floor area of 60 m² that may contain one or more habitable rooms and one set of cooking and sanitary facilities, and may be moved to variable locations of a site.

To further define the temporary nature of tourist accommodation on this specific site and how the term "Portable Cabin" is interpreted in the context of the zoning bylaw, the following regulations are recommended to be incorporated into the revised bylaw (Attachment B) for second reading:

- No person shall occupy any portable cabins or camp sites for transient accommodation purposes for more than a total of 15 days in any calendar month.
- A portable cabin shall not be considered an auxiliary building or structure.

Managed Forest

The BC Managed Forest Council has accepted the applicant's request to remove the southern strip of the property from a managed forest (MF 360). The land may now be used for purposes other than forestry.

Potential Conflict with Other Users

Questions were raised regarding potential conflict on the water between recreational users and nearby forestry activities such as log float. A similar issue was discussed during the new Twin Creeks OCP review process, and the feedback was that all users appeared to get along well. There are other existing docks, beaches and parks along the Thornbrough Channel, and the waterway is a public space shared by many users including commercial and industrial users and recreational boaters and kayakers, etc. The channel has sufficient space to accommodate many users, and as long as caution is taken, potential conflict can be avoided.

Road Access

Road access to the subject site is via a forest service road traversing a number of the Howe Sound Pulp and Paper Corporation's properties to the west and south. The applicant has provided right-of-way documents defining the applicant's right to use the road for access. With both water and road access available to the site, this tourist development of a limited scope is not expected to generate a significant amount of road traffic or cause conflict with adjacent areas.

Auxiliary Facilities and Outdoor Recreation

As indicated by the applicant, the development will occur incrementally. The auxiliary facilities such as reception, service, office and retail will be developed gradually as the number of cabins and camp sites increase. Therefore instead of setting the total maximum gross floor area for those uses on the entire site, it is more appropriate to define the allowable gross floor area that relates to the number of existing cabins and camp sites. It is recommended that the maximum total gross floor area for restaurant, retail, service and office uses be set to 3 m² per campsite and 6 m² per portable cabin. When the site is built out, with a maximum of 66 campsites and 33 cabins, a total of 396 m² of those uses would be permitted.

Additionally, outdoor recreational activities proposed by the applicant should be clearly defined as permitted uses in the bylaw, such as zip lining and tree climbing.

Timeline for next steps

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

Communication Strategy

Information on this application will be posted on the SCRD website. The public hearing will be advertised in the local newspaper and notices will be sent to property owners within 100 metres of the site.

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.

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

- We envision a continued vitality in the urban-wild dynamic, unique to our region, through the conservation and enhancement of biodiversity, natural spaces, parks and recreation opportunities for all residents.

CONCLUSION

Following the first reading of Zoning Amendment Bylaw No. 310.178, the referral process and the public information meeting had gathered feedback from agencies, members of the public as well as the applicant. The proposed development is generally supported by the public and agencies.

A number of issues including definition of portable cabin, road access, conflict with other users, auxiliary facilities and outdoor recreation are addressed in this report.

Revisions to enhance the bylaw are recommended for consideration of second reading to be followed by a public hearing.

Attachments

Attachment A – Public Information Meeting Notes

Attachment B – Revised Zoning Amendment Bylaw for Second Reading

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

Attachment A

Public Information Meeting Notes

Overview

- Hugh O' Dwyer(Applicant) provided a macro overview of the intended use of the property
- Hugh explained the location on the property that is intended to be utilized
- Hugh explained the approach from a community based sustainability perspective and the types of synergies that the resort anticipated would be a big part of the future success (e.g. integrating other tourist business into the Plowden bay resort like whale watching, trail walking kayaking)
- A discussion was held in general terms with regard to solar and wind opportunities
- The range of construction options that could be used was discussed and the challenges / opportunities for them
- It was a given, that were possible local labor and vendors will be used for the construction activities. The challenges and opportunities for this was also discussed in general terms
- A very approximate cost analysis was discussed in regard to the lodge (the hoteling component), just so the group could understand how it integrated with the previous construction discussions
- Possible locations of septic fields and other septic options were discussed
- Access from the water and existing ROW was discussed
- Potable water options (drilling also discussed)

Actions:

- Applicant will provide the property neighboring representatives the parcel ID numbers or other documents that verifies the in situ ROW.
- Yuli Siao (SCRD Planner) will provide Applicant some clarification on permissible building locations within the intended zoning

Summary:

Once the project description was over, most of the evening was spent discussing things in general terms. One attendee was very knowledgeable of the land or region having explored the region for many years and provided some great historic insights to the area.

Attachment B **Revised Zoning Amendment Bylaw for Second Reading**

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.178

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

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.178, 2018*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - i. Renumber Sections 821.4, 821.5, 821.6 and 821.7 as Sections 821.5, 821.6 821.7 and 821.8 respectively.
 - ii. Insert the following Section immediately following Section 821.3:

821.4 Notwithstanding Section 821.1, the following provisions shall be applied to the south portion of District Lot 2657 Group 1 New Westminster District as depicted in Schedule A of Zoning Bylaw No. 310, 1987:

 - (1) Only the following uses are permitted:
 - (a) Campground with a maximum of 10 campsites per hectare
 - (b) A maximum of 5 portable cabins per hectare
 - (c) Restaurant, retail, service and office uses with a total gross floor area of 3 m² per campsite and 6 m² per portable cabin
 - (d) Home occupation
 - (e) Bed and breakfast
 - (f) Boat ramp
 - (g) Outdoor recreation
 - (2) “Portable Cabin” means a building with a maximum floor area of 60 m² that may contain one or more habitable rooms and one set of cooking and sanitary facilities, and may be moved to variable locations of a site.
 - (3) No person shall occupy any portable cabins or camp sites for transient accommodation purposes for more than a total of 15 days in any calendar month.
 - (4) A portable cabin shall not be considered an auxiliary building or structure.

(5) Notwithstanding Section 821.7, the parcel coverage of all buildings and structures shall not exceed 15%.

3. Schedule A of Zoning Bylaw No. 310, 1987 is hereby amended by rezoning the south portion of District Lot 2657 Group 1 New Westminster District from RU2 to C3, as depicted on Appendix A, attached to and forming part of this bylaw.

PART C – ADOPTION

READ A FIRST TIME this 22TH DAY OF FEBRUARY, 2018

READ A SECOND TIME this DAY OF MONTH YEAR

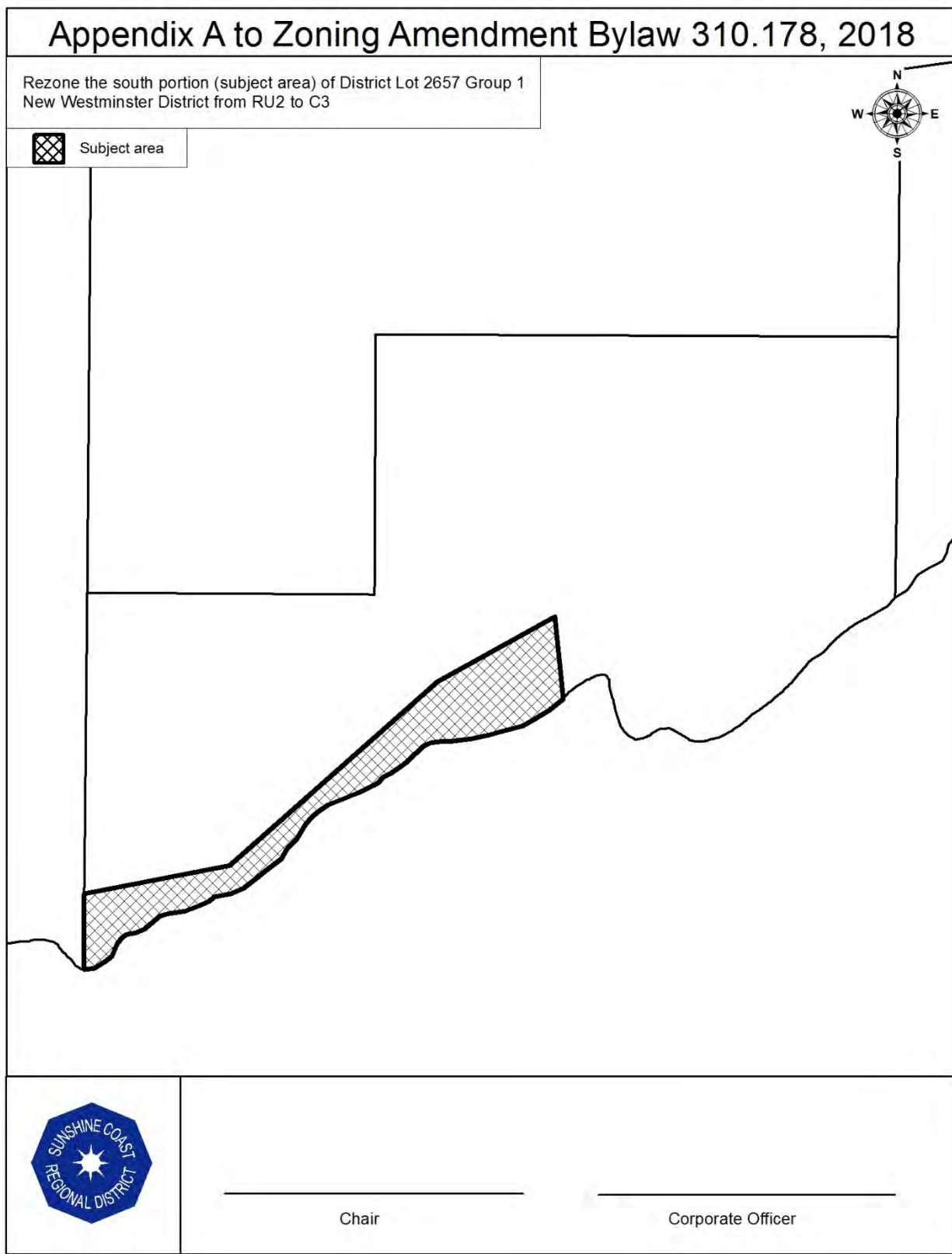
PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this DAY OF MONTH YEAR

Corporate Officer

Chair



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018
AUTHOR: Yuli Siao, Senior Planner
SUBJECT: Revised OCP Amendments – Density Strategies to Support Affordable Housing - Considerations for Second Reading

RECOMMENDATIONS

1. THAT the report titled Revised OCP Amendments - Density Strategies to Support Affordable Housing - Considerations for Second Reading be received;
 2. AND THAT *Halfmoon Bay Official Community Plan Amendment Bylaw 675.4, 2017, Roberts Creek Official Community Plan Amendment Bylaw 641.8, 2017, Elphinstone Official Community Plan Amendment Bylaw 600.8, 2017 and West Howe Sound Official Community Plan Amendment Bylaw 640.2, 2017* be forwarded to the Board for Second Reading;
 3. AND THAT the bylaws as of the date of this report are considered consistent with the SCRD's 2018-2022 Financial Plan and 2011 Solid Waste Management Plan;
 4. AND THAT staff monitor and report the implementation and density impacts of the bylaws with respect to the SCRD's 2018-2022 Financial Plan and 2011 Solid Waste Management Plan and the future versions of these Plans;
 5. AND THAT a Public Hearing to consider the bylaws be scheduled for July 23, 2018 at 7:00 p.m. in the SCRD Board Room, located at 1975 Field Road, Sechelt, BC;
 6. AND THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing;
 7. AND FURTHER THAT the revised Density Strategies to Support Affordable Housing, if adopted by the Board, be incorporated into the Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017 for consideration at Second Reading.
-

BACKGROUND

On March 8, 2018, the Planning and Community Development Committee adopted the following recommendations:

Recommendation No. 3 *OCP Amendments to Support Housing Density*

The Planning and Community Development Committee recommended that the report titled OCP Amendments to Support Housing Density - Analysis of Public Consultation Input and Considerations for Second Reading be received;

AND THAT reference to the term "low-rise apartment" be replaced by "multi-unit building" within Density Strategies to Support Affordable Housing Policy (b) of the proposed OCP Amendment bylaws;

AND FURTHER THAT consideration of the OCP Amendments to Support Housing Density be postponed and reconsidered at a future Standing Committee.

In response to these recommendations and input from the Committee, staff examined the current Official Community Plans in relation to the proposed policies and revised the proposed policies and OCP amendment bylaws to address the Committee's recommendations. Staff recommend Second Reading of the revised bylaws and scheduling of a public hearing.

DISCUSSION

For reference purposes the previously proposed policies – Densification Strategies to Support Affordable Housing considered by the Board on March 8, 2018 are provided in Attachment A.

Multi-unit Building

A “Low-rise apartment”, as referred to in the previously proposed Policy ‘b’ is commonly defined as a building that is not more than three storeys high and consists of multiple attached dwelling units. The intent of the policy was to include this built form as one of many other built forms of multi-unit cluster residential development. While a “multi-unit building” and a “low-rise apartment” can be essentially the same type of building, “multi-unit building” is a more general and inclusive term than “low-rise apartment” as it does not indicate building height. As building height is regulated by the zoning bylaw, it is unnecessary to describe a built form with a term that has height connotation such as ‘low-rise’. Staff have revised the policies accordingly.

Additionally, staff also recommend replacing “medium-density” in Objective ‘b’ with “multi-unit”, which is a more suitable term to describe this type of cluster development where density will depend on land use designation, zoning, specific conditions of the property and surrounding neighbourhood and the development proposal.

Integrating New Policies with Current OCPs

The Committee raised questions regarding possible conflicts between the proposed new policies and all current OCPs, particularly Section 17.9.i of the Roberts Creek OCP.

Staff re-examined all current OCPs proposed to be amended, and found that the only conflicting policy is the first paragraph of Section 17.9.i of the Roberts Creek OCP which states:

“Proposals to increase residential development density beyond that established in the OCP may be supported where the additional development capacity is to provide:

- a) Affordable housing; and/or
- b) Special needs housing

subject to consultation with local residents through an OCP and rezoning amendment application process with public information meeting(s). Specific design criteria may be established and if so the site should be included within a development permit area for Form and Character, such as DPA 6. Cluster housing will be encouraged to minimize land use.”

This portion of Section 17.9.i reflects the desire of the Roberts Creek community to have the opportunity to explore affordable and special needs housing development options beyond density limits established in the current OCP by using the planning approval and public consultation process and establishing design criteria to ensure good fit of the new development. This policy has a strong emphasis on the provision of affordable and special needs housing as a requirement in exchange for density increase. However, it lacks specific criteria for where such

density increase should be located and technical criteria that such development should meet, such as the provision of infrastructure, utility and amenity. Without these important criteria, the policy could result in developments in unsuitable or unsustainable areas even if the intent of the developments is to provide affordable or special needs housing.

This policy conflicts with the proposed policies because of its lack of locational and technical criteria, which are provided in the proposed policies. Nonetheless, the intent of this policy to support affordable housing through density bonus should be recognized and reflected in the new policies. To reconcile the conflict, it is recommended that this portion of Section 17.9.i be deleted, and its intent be conveyed in the new policies with defined criteria for how density increase should be evaluated in different locations and how affordable housing bonus should be applied. Revisions to the proposed new policies are discussed in the following section.

Revisions to Proposed Policies

As discussed in the March staff report, the intent of the proposed OCP amendments is not to alter existing OCPs, but to introduce policies to strengthen and complement existing policies.

Staff re-examined the previously proposed policies and recommend revisions to reconcile conflicts with existing policies and enhance the clarity, accuracy, coherence, adaptability to current OCPs and effectiveness of the new policies in addressing key issues of the public consultation and meeting the objective of supporting affordable housing through densification.

Policy ‘a’

Previously proposed:

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be focused on existing eligible parcels in accordance with zoning bylaw parcel size requirements. There is currently an ample supply of eligible parcels within the Plan boundaries where additional dwelling units can be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be maintained.*

Although recent study shows that there is an ample supply of eligible lots where additional dwelling units can be built, the supply of such lots is dynamic and can change over time. Such status informs the policy but need not be included in the policy. However, as sewage treatment technology improves over time, smaller lots may be able to accommodate additional dwelling units. Therefore this policy should not preclude zoning amendments to accommodate possible infill opportunities in the future on such lots where the density is consistent with OCP residential or rural residential designations. Policy ‘a’ should be revised as follows:

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.

Policy 'b'

Previously proposed:

- b. Village hubs or similar settlement cluster areas shall be prioritized for multi-family cluster residential development which may take the form of strata housing, multi-plex, townhouse, low-rise apartment, and so forth. Mixed-use development that combines residential use with commercial, retail, service and office uses is also appropriate in such areas. These types of development may be accommodated by density increase and/or creating specific Comprehensive Development zones through the rezoning process.*

Policy 'b' directs cluster and mixed use developments to village hubs. These areas are also the prime location for density increase and affordable housing. The types of development should also include small-lot subdivision, and the policy should ensure that adequate infrastructure and amenity can be provided to support the development. Additionally, the policy should also include an affordable housing contribution incentive where density exceeds established limits. While some of the current OCPs have policies on density bonus of various details and specifications, a general policy is needed to complement those OCPs where such a policy is absent or deficient. The policy is revised as follows:

- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in village hubs or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

Policies 'c' and 'd'

Previously proposed:

- c. Amendments to the land use designation within residential areas outside of village core or similar settlement cluster areas, affecting the subdivision district in the zoning bylaw, may be considered for residential subdivisions where the resulting subdivision creates three or fewer new parcels.*
- d. Larger scale subdivisions outside of village core or similar settlement cluster areas, creating more than three new parcels and exceeding density limits of the zoning bylaw, shall not be permitted.*

These two policies are related to each other. The intent of these policies is to prevent the proliferation of large-scale residential development in areas outside of established village hubs or comprehensive development areas. This policy has a strong emphasis on areas outside of village hubs and reflects the general desire of the rural communities across the Sunshine Coast to prevent unsustainable sprawl in rural areas. However, if properly managed, moderate growth can still be accommodated outside of village hubs but within areas designated as Residential in the Official Community Plans. This type of growth can range from small subdivisions of a few parcels to larger subdivisions over 10 parcels. While small subdivisions have no significant impact on the overall land use pattern and rural character, larger subdivisions or developments will need to meet a set of criteria to ensure that they are sustainable and compatible. The increase in density for larger developments should also be balanced by providing affordable housing contribution as a benefit to the community.

These two policies can be revised as follows to confine density increase of varying scale outside of village hubs and settlement clusters to areas designated Residential and define specific criteria for such development.

- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
- d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
 - 1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 - 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

Policy 'e'

Previously proposed:

- e. *Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, building design, landscaping and view of neighbouring properties and the surrounding natural environment.*

Policy 'e' lacks a specific implementation mechanism for integrating affordable and higher-density housing with the rural neighbourhoods. It can be strengthened by applying specific design criteria for form and character through the development permit process. The recommended revision is:

- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.

Policy ' f '

Previously proposed:

- f. *Housing agreements pursuant to the Local Government Act shall be used to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.*

Housing agreement is an important tool provided by the *Local Government Act* to secure density benefits for affordable housing. A housing agreement may specify the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units, and the rent, lease, sale or price that may be charged for the housing units. A housing agreement is registered on title against the land affected. The terms and conditions of a housing agreement may vary from development to development to suit diverse situations and needs, and will be negotiated through the development approval process between the local government and the developer or property owner. Affordable housing can be provided in the form of housing unit, land, monetary or other contributions.

Housing agreements should be used for not only density bonus applications, but also other developments where appropriate. To strengthen and clarify Policy ' f ' it is recommended that it be revised as follows:

- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

Revised Policies

Summarizing the above discussions, the recommended revised policies are as follows:

Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing

affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to village hubs and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in village hubs or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
 2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.

- d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
 1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

Organization and Intergovernmental Implications

Pursuant to Section 477 (3) (a) (i, ii) of the *Local Government Act* an amendment to the Official Community Plan requires a review of the bylaw in conjunction with the local government's financial and waste management plans. Staff have discussed the proposal with relevant departments and determined that the amendments to the Official Community Plans have no immediate negative impact on either plan at the time of this report. Any impacts will need to be monitored and reported accordingly when densification resulted from the amendments occurs. It is therefore recommended that OCP Amendment Bylaws be considered consistent with the 2018-2022 Financial Plan and 2011 Solid Waste Management Plan of the Sunshine Coast Regional District.

Financial Implications

There are no financial implications with the OCP policies. Potential impacts will occur when implementation and densification occur. Staff will monitor the state of densification and the effect of the new policies, and report back to the Board with regard to any significant changes that may occur.

Timeline for next steps

Upon Second Reading of the proposed bylaws a public hearing will be held. Comments received from the public hearing along with recommended conditions will be presented to the SCRD Board for consideration of Third Reading of the bylaws. Upon fulfillment of conditions (if any) approved by the Board the bylaws will be adopted.

In a separate process for updating Zoning Bylaw No. 310, staff will review feedback received from the public consultation process and recommend appropriate zoning provisions to support affordable housing design and infill developments.

Communications Strategy

Information on this application will be posted on the SCRD website. Notice of a public hearing will be advertised in the local newspaper and sent to the Sunshine Coast Housing Committee.

STRATEGIC PLAN AND RELATED POLICIES

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

- Incorporate land use planning and policies to support local economic development.
- Collaborate with community groups and organizations to support their objectives and capacity.
- Land use policies and regulations are supporting affordable housing.

The subject of this report is aligned with the sustainable land use principles that were developed in 2016.

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

We envision complete, compact, low environmental-impact communities based on energy-efficient transportation and settlement patterns.

CONCLUSION

Following the Board's direction, staff re-examined all current OCP policies and revised the proposed new policies for densification to support affordable housing to reconcile any conflicts and further enhance their clarity, accuracy and suitability to integrate with the current OCPs.

These policies strive to strike a balance among a multitude of competing interests and provide a practical strategy to support affordable housing development while maintaining a sustainable environment and the character of the rural areas.

Staff recommend that the revised bylaws be presented to the Board for Second Reading and a Public Hearing be held.

Attachments

Attachment A – Previously Proposed Policies (March 8, 2018)

Attachment B – Revised Halfmoon Bay Official Community Plan Amendment Bylaw 675.4 for Second Reading

Attachment C – Revised Roberts Creek Official Community Plan Amendment Bylaw 641.8 for Second Reading

Attachment D – Revised Elphinstone Official Community Plan Amendment Bylaw 600.7 for Second Reading

Attachment E – Revised West Howe Sound Official Community Plan Amendment Bylaw 640.2 for Second Reading

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

Attachment A Previously Proposed Policies (March 8, 2018)

Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill and cluster and mixed-use developments in appropriate areas.

Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, medium-density and mixed-use development to village hubs or similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use housing agreements to secure affordable housing.

Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be focused on existing eligible parcels in accordance with zoning bylaw parcel size requirements. There is currently an ample supply of eligible parcels within the Plan boundaries where additional dwelling units can be built. To fully utilize the infill potential of these parcels and prevent unnecessary sprawl of residential development to other rural areas, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be maintained.
- b. Village hubs or similar settlement cluster areas shall be prioritized for multi-family cluster residential development which may take the form of strata housing, multi-plex, townhouse, low-rise apartment, and so forth. Mixed-use development that combines residential use with commercial, retail, service and office uses is also appropriate in such areas. These types of development may be accommodated by density increase and/or creating specific Comprehensive Development zones through the rezoning process.
- c. Amendments to the land use designation within residential areas outside of village core or similar settlement cluster areas, affecting the subdivision district in the zoning bylaw, may be considered for residential subdivisions where the resulting subdivision creates three or fewer new parcels.
- d. Larger scale subdivisions outside of village core or similar settlement cluster areas, creating more than three new parcels and exceeding density limits of the zoning bylaw, shall not be permitted.
- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, building design, landscaping and view of neighbouring properties and the surrounding natural environment.

- f. Housing agreements pursuant to the *Local Government Act* shall be used to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

**Attachment B Revised Halfmoon Bay Official Community Plan Amendment Bylaw
675.4 for Second Reading**

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 675.4

A bylaw to amend the *Halfmoon Bay Official Community Plan Bylaw No. 675, 2013*

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 *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.4, 2017*.

PART B – AMENDMENT

2. *Halfmoon Bay Official Community Plan Bylaw No. 675, 2013* is hereby amended as follows:
 - i. Insert the following section immediately following Section 10:

11. Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

11.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Community Hubs and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

11.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Community Hubs or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
 2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
 - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
 1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

PART C – ADOPTION

READ A FIRST TIME this 12th DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this DAY OF MONTH YEAR

READ A SECOND TIME this DAY OF MONTH YEAR

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

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

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this

DAY OF

MONTH

YEAR

Corporate Officer

Chair

**Attachment C Revised Roberts Creek Official Community Plan Amendment Bylaw
641.8 for Second Reading**

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 641.8

A bylaw to amend the *Roberts Creek Official Community Plan Bylaw No. 641, 2011*

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 *Roberts Creek Official Community Plan Amendment Bylaw No. 641.8, 2017*.

PART B – AMENDMENT

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2011* is hereby amended as follows:

- i. Delete the following portion of Section 17.9.i:

“ Proposals to increase residential development density beyond that established in the OCP may be supported where the additional development capacity is to provide:

- a) Affordable housing; and/or
- b) Special needs housing

subject to consultation with local residents through an OCP and rezoning amendment application process with public information meeting(s). Specific design criteria may be established and if so the site should be included within a development permit area for Form and Character, such as DPA 6. Cluster housing will be encouraged to minimize land use. ”

- ii. Insert the following section immediately following Section 17:

18. Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

18.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Village Amenity / Density Bonus Area and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

18.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Village Amenity / Density Bonus Area or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

- 1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
 - 2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
 - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas

designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

PART C – ADOPTION

READ A FIRST TIME this

12th DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL
GOVERNMENT ACT* CONSULTATION
REQUIREMENTS CONSIDERED this

DAY OF MONTH YEAR

READ A SECOND TIME this

DAY OF MONTH YEAR

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

DAY OF MONTH YEAR

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

DAY OF MONTH YEAR

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

Chair

**Attachment D Revised Elphinstone Official Community Plan Amendment Bylaw 600.7
for Second Reading**

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 600.8

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

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

PART A – CITATION

1. This bylaw may be cited as *Elphinstone Official Community Plan Amendment Bylaw No. 600.8, 2017*.

PART B – AMENDMENT

2. *Elphinstone Official Community Plan Bylaw No. 600, 2007* is hereby amended as follows:

Insert the following section immediately following Section B-9:

B-10 Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

B-10.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
- b. Direct cluster housing, multi-unit and mixed-use development to the Comprehensive Development Cluster Housing Areas and similar settlement cluster areas.
- c. Integrate housing development with the rural context.
- d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- e. Use housing agreements to secure affordable housing.

B-10.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Comprehensive Development Cluster Housing Areas or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
 2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
 - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
 1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

PART C – ADOPTION

READ A FIRST TIME this 12th DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this DAY OF MONTH YEAR

READ A SECOND TIME this DAY OF MONTH YEAR

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

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

ADOPTED this _____ DAY OF _____ MONTH _____ YEAR

Chair

**Attachment E Revised West Howe Sound Official Community Plan Amendment Bylaw
640.2 for Second Reading**

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 640.2

A bylaw to amend the *West Howe Sound Official Community Plan Bylaw No. 640, 2011*

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 *West Howe Sound Official Community Plan Amendment Bylaw No. 640.2, 2017*.

PART B – AMENDMENT

2. *West Howe Sound Official Community Plan Bylaw No. 640, 2011* is hereby amended as follows:

- i. Insert the following section immediately following Section 6:

7. Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

7.1 Objectives

- a. Increase the supply of housing units through infill development on existing eligible parcels.
 - b. Direct cluster housing, multi-unit and mixed-use development to the Langdale Neighbourhood Village Centre and similar settlement cluster areas.
 - c. Integrate housing development with the rural context.
 - d. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
 - e. Use housing agreements to secure affordable housing.

7.2 Policies

- a. Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- b. Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Langdale Neighbourhood Village Centre or similar settlement cluster areas.

Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

1. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
 2. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- c. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
 - d. Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
 1. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 2. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- e. Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- f. Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

- ii Renumber all subsequent sections and subsections accordingly.

PART C – ADOPTION

READ A FIRST TIME this 12th DAY OF OCTOBER 2017

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this DAY OF MONTH YEAR

READ A SECOND TIME this DAY OF MONTH YEAR

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

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

READ A THIRD TIME this DAY OF MONTH YEAR

ADOPTED this

DAY OF

MONTH

YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018
AUTHOR: Yuli Siao, Senior Planner
SUBJECT: Provincial Referral 102649829-002 – Sunshine Coast Mountain Adventures

RECOMMENDATIONS

THAT the report titled Provincial Referral 102649829-002 – Sunshine Coast Mountain Adventures be received;

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

Subject to the following conditions, the Sunshine Coast Regional District has no objection to Provincial Referral 102649829-002:

- a) The applicant conduct a community information meeting and respond to any development and operation concerns and questions which may be raised by the community.
- b) Comments received from the shíshálh and Sk̓wx̓wú7mesh Nations be addressed.
- c) The applicant is to provide an emergency management plan to the SCRD for comments.
- d) Fire protection plan and measures are in place should fire rings be used at trail construction campsites
- e) Comments of the SCRD Natural Resource Advisory Committee and Advisory Planning Commissions be provided to the Ministry.

AND FURTHER THAT once all comments have been reviewed and addressed the proposed operations be carried out in accordance with the amended project management plan, amended environmental management plan and amended emergency management plan as approved by the Province.

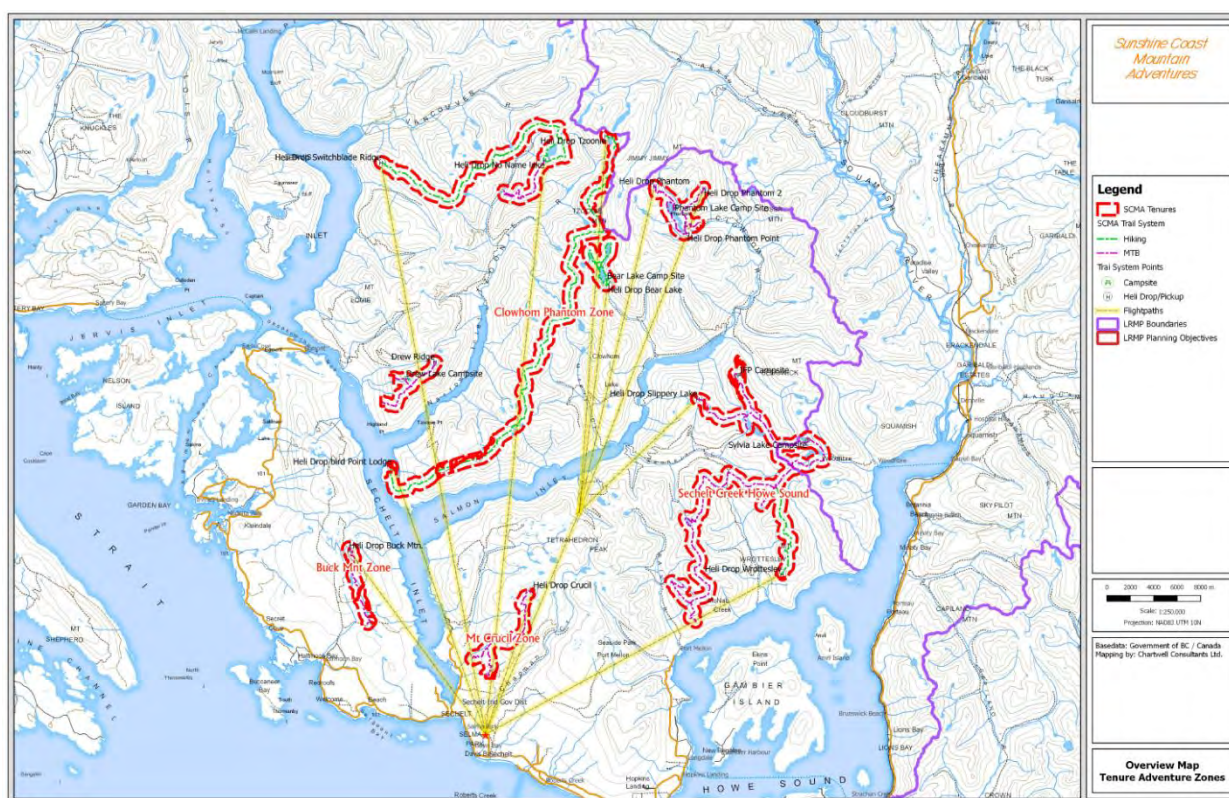
BACKGROUND

The SCRD received a referral from the Province regarding a Provincial land tenure application for a proposed tourist operation known as the Sunshine Coast Mountain Adventures. The proposal package is included in Attachment A.

Sunshine Coast Mountain Adventures Ltd. proposes to develop a seasonal tourism operation in the lower Sunshine Coast. The operation will include an operational base and head office at Sechelt Airport in Wilson Creek and a store front at Off the Edge Adventure Sports in Sechelt. Tourists will be transported by helicopters from the air base to a number of remote mountainous

areas known as the adventure zones (Overview Map Tenure Adventure Zones, below and in Attachment A) for mountaineering activities. They will be picked up by helicopters and transported back to the base after the activities. Hiking and / or biking trails and via-ferrata (protected climbing paths facilitated with cables, carved steps, pegs, ladders and bridges) will be developed within these zones. The zones include helicopter landing areas and cover lands about 500 m from each side of the proposed trails.

The project will be developed in phases, with trail construction and tour operation stretching from the summer of 2018 to 2021 (Table 1: SCMA's Proposed Construction and Operating Schedule, Attachment A). Temporary camps will be set up to facilitate trail construction. The proposal includes analysis of perceivable impacts of the proposed tourist activities on various natural and social elements and methods to minimize them, such as land, water, fish and wildlife habitat, land use, infrastructure, utility, forestry, first nation, public health and emergency response. An environmental management plan was also included with the application.



DISCUSSION

Tourism is an important part of the Sunshine Coast's economy, and the SCRD's Strategic Plan supports sustainable economic development and low-impact tourism and recreation. This project, if planned and carried out as described in the proposal, has the potential to benefit tourist related commercial, accommodation, transportation and other businesses on the Sunshine Coast without significantly affecting the natural and social environment.

The majority of the proposed mountain adventure zones – Clowhom Phantom, Mt. Crucil and Buck Mountain and a small portion of the Sechelt Creek Howe Sound adventure zone are within the Halfmoon Bay Official Community Plan boundaries. These areas are designated as

Resource land use and zoned RU2, where outdoor recreation is permitted. The rest of the adventure zones are outside of the boundaries of any other official community plans.

The Mt. Crucil heli-drop zone is in proximity to the Tetrahedron Park boundary, however it is not located within the park. Mt. Crucil peak is approximately 1,000 metres south of the park boundary.

All of the adventure zones are outside of areas where SCRD parks and trails are located, and areas serviced by water supply and fire protection of the SCRD.

The applicant's environmental management plan addresses all aspects of the project and activities, including trail building, helicopter access, hiking, biking and camping, etc. The plan provides guidelines to ensure that backcountry activities do not adversely impact soil, water, vegetation, wildlife, and socially and culturally sensitive areas.

Recognizing the diverse uses of and values associated with Provincial lands in this area, staff recommend that the referral response requests that the applicant conduct a community information meeting and address development and operation concerns raised.

The proposed adventure zones overlap various land use zones of the shíshálh Nation Strategic Land Use Plan, including conservation, cultural emphasis, stewardship and community forest areas. The Plan proposes tourism development be undertaken in an environmentally and culturally sensitive way that does not degrade the land or undermine shíshálh cultural integrity, and states the Nation's management directions for tourism and recreation resources. The applicant's management plan identifies preliminary key issues that are of importance to First Nations, such as avoiding and buffering for known First Nation sites, planning flight paths to avoid noise over sensitive areas, preparation to fight man-made or natural fires. The applicant indicates that they have contacted the shíshálh and Skwxwú7mesh Nations. Out of respect for the relationship SCRD shared with First Nations, staff recommend that comments or concerns received from the shíshálh and Skwxwú7mesh Nations be addressed as a condition of Provincial approval.

The applicant will develop an in-depth emergency management plan for the proposed operation upon approval of the tenure. Staff recommend that this plan be provided to the SCRD for review and coordination with the Sunshine Coast Emergency Program. As fire rings are proposed for temporary camps during trail construction, a fire protection plan and measures need to be in place. In addition, the SCRD needs to understand BC Wildfire's response to this application.

The proposal will be referred to the Natural Resource Advisory Committee (NRAC) and Advisory Planning Commissions for review in June. Comments from these agencies will be forwarded to the Province.

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

SCRD has received a referral from the province regarding a helicopter-based mountain adventure tourist business to be operated in remote areas of the Sunshine Coast. There is no direct impact on SCRD services though it is recommended that comments with conditions be forwarded to the Province.

It is recommended that prior to consideration of approval the Province request the applicant host a public information meeting to share the proposal with the community and where applicable incorporate concerns and comments into the project management and emergency management plans.

The Province and applicant should also engage in detailed consultation with First Nations.

It is recommended that comments received from public and First Nations be incorporated into conditions of approval should the Province choose to approve this application.

Attachments

Attachment A – Proposal package - Provincial Referral 102649829-002

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



Tenure Management Plan for Summer Operations

FOR

Sunshine Coast Mountain Adventures Ltd.



BY

**Laurie Kremsater, RPBio RPF
Madrone Environmental Services Ltd.**

August 16, 2017

MADRONE ENVIRONMENTAL SERVICES LTD.

202-2790 GLADWIN ROAD • ABBOTSFORD • BC • V2T 4S7

TEL 604.504.1972 • FAX 604.504.1912 • WWW.MADRONE.CA

DOSSIER: 17.0018



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Tenure Management Plan for Summer Operations

1 Section A - Project Overview

1.1 Project and Purpose

Sunshine Coast Mountain Adventures Ltd. (SCMA) wishes to become a seasonal adventure tourism operator in the Lower Sunshine Coast. We believe there is an opportunity to fill a void in the tourism sectors of Sechelt, Gibsons and the Lower Mainland.

This project utilizes a phased approach to a multi-activity operation including heli-hiking, heli mountain biking, and heli-accessed Via Ferrata. Being located just a short ferry ride north of Vancouver, SCMA would like to offer adventure tourism options to the many tourists already coming to the Lower Mainland and Lower Sunshine Coast. We feel our product will be truly unique and will draw more people to the area in the shoulder seasons and summer months.

1.1.1 Location, Size and Main Features

SCMA will develop and run these projects out of existing infrastructure already used by our partners. This includes an operational base and head office out of Airspan Helicopters main hangar in Wilson Creek, and a store front at Off The Edge Adventure Sports in Sechelt. There will be an option for heli pickup and drop off in Coal Harbour, Vancouver.

SCMA wishes to use four adventure zones. Two of these zones, Mt. Crucil and Buck Mountain, surround the town of Sechelt. The other two zones, Sechelt Lake Howe Sound and Clowhom Phantom, are located within the Sunshine Coast Regional District and Squamish Regional District, respectively. Although we refer to the tenure as 'zones' the actual tenure covers only the area 500m each side of the proposed trails and excludes road permit areas, private lands, Parks, etc. (see Appendix 3 for zone maps).

Sechelt Lake Howe Sound Zone (6516 ha), runs to the height of land surrounding Mt.

Wrottesley, Mt. Varley and Mt. Donaldson. This zone is generally bounded by Woodfibre Creek to the north, Howe Sound on the east, Rainy River and Tetrahedron Park to the south, and Salmon Inlet and Clowhom Lake to the west.

Clowhom Phantom Zone (10,790 ha) covers the height of land surrounding Tzoonie Mt., Phantom Mt., Yuan Peak, and Chickwat Peak. This zone is generally bounded by Clowhom Lake and

Salmon Inlet to the east, Sechelt Inlet to the south, Jervis Inlet to the west, and Vancouver River and the Squamish Regional District boundary to the north.

Mt. Crucil Zone (1156 ha) covers part of the south face of Mt. Crucil, borders the SCR D watershed and Coast Gravity Park to the north east, and Porpoise Bay and Hidden Grove to the south; the west boundary follows trails along an unnamed ridge.

Buck Mountain Zone (787 ha) general includes Buck Mtn. and the drainage of Carlson Creek. It is bordered by BC Hydro transmission lines to the northwest, Sechelt Inlet and District of Sechelt to the north east, BC Hydro transmission lines to the south; there is no general point of reference that marks the boundary near the western edge of the trails.

The maps included in Appendix 3 show the detailed tenure outlines, individual trail maps are attached with the project application. The total size of this proposed tenure area is 19,250 ha. The proposed tenure includes all the unique terrain needed for the intended offerings, including high elevations, glaciated peaks, rolling sparsely treed ridges with alpine lakes, craggy rocky outcroppings, and forested valleys. Great effort has been made to limit the application to this specific, essential terrain.

1.1.2 Access

Access to the tenure area will be via helicopter, motor vehicle shuttles, mountain bike or foot. Staging areas and base areas are easily accessed around the SCR D on existing roads and highways. All helicopter staging areas will be owned or leased by Airspan Helicopters or SCMA.

1.1.3 Construction Schedule

SCMA is taking a phased approach to this business to responsibly develop the tenure and offerings over time. (see Table 1 - schedule). The opening season of summer 2018 will be focused on heli-hiking and Sightseeing. The mountain bike trail layout and construction will begin taking place at the same time.

During the summer and fall of 2018, construction will focus in the Sechelt Lake Howe Sound zone, hiking trails. When the snow flies in Sechelt Lake Howe Sound zone, trail construction will move to the Mt. Crucil and Buck Mountain zones. Due to the lower elevation of Mt. Crucil and Buck Mountain, we anticipate being able to build trail deep into the winter.

Subsequent summers of 2019/2020 will consist of more trail construction, both biking and hiking will be added to the heli-sightseeing in both the Sechelt Lake Howe Sound and Clowhom Phantom zones. As well, we will be researching the possibility of setting up a heli via ferrata route.

SCMA anticipates that heli-hiking and sightseeing will require minimal trail construction, as routes will be used on existing game trails, ridge tops and rocky hard surfaces. If trails require construction, they will be small sections to link above mentioned features, and will be narrow

and low impact in nature. Wooden trail structures may be constructed over streams or wet areas to minimize impacts.

Mountain bike trails will be constructed to industry standards (such as Whistler trail standards) using a combination of hand tools, and potentially small machines in select locations. Trails will be single track, with only minor soil disturbance, with essentially no removal of trees (none over 10 cm dbh; some small regeneration may need to be clipped). Care will be taken to ensure trails do not disrupt natural water pathways and do not create erosion (see Environmental Management Plan in Appendix 5). Four campsites will be created to facilitate trail construction. Campsites will be located at Whonnock Ridge and Sylvie Lake in the Sechelt Lake Howe Sound zone, and Phantom Lake and Bear Lake in the Clowhom Phantom zones. Campsites will consist of four 14ft x 16ft and two 16ft x 32ft tenting areas, one outhouse, one fire pit, and one picnic table. These sites will be kept up after construction so we can offer our clients an overnight option.

All efforts to minimize disturbances and reduce impact to the natural environment are of utmost importance to all aspects of our business, including trail construction.

2 Section B-Project Description

2.1 Background

Heli-hiking: Heli-hiking is an established activity in which guided groups of clients are flown into the mountains via helicopter to experience alpine and sub alpine landscapes on foot with the ease of access afforded by helicopter transport. Hiking is a hugely popular tourism activity in British Columbia, and heli-hiking offers the best our province has to offer. Guests would start their day with helicopter and wilderness hiking safety briefings before being flown to an appropriate site for the group's hiking ability and weather conditions. The group would hike for the day (or partial day), sometimes with an additional "move" by helicopter, before being returned to civilization at the end of the day via helicopter. SCMA plans to offer both full and partial day options to attract a wide range of customers.

Little to no clearing activities are required for this product. Difficult sections of terrain may require some trail construction. Above tree line, alpine terrain offers naturally perfect hiking options while utilizing existing game trails, rocky ridges, and hard rocky surfaces.

Potential market demand for heli-hiking in The Sunshine Coast remains unknown however initial market survey indicate being a viable business. Being so close to Vancouver and the Lower Mainland, just a short ferry ride away, we feel that we will be able to tap the outdoor enthusiast looking for something different but not far from Vancouver. With the early snow melt on the coastal mountains we can start our operations early and catch the end of the spring shoulder season.

With regard to competition, there are no heli-hiking operations in our proposed tenure area. Atlas Mountain Guides offer heli-hiking out of Squamish and Whistler. Coast Mountain Guides offers heli-hiking out of Whistler. There is a group trying to get a heli-biking business up and running on the North Sunshine Coast (Powell River). We do not know if they are pursuing heli-hiking. SCMA feels that we would contribute to the local hiking market and our operation would market the greater Sea to Sky and Sunshine Coast areas to the world.

Heli-Sightseeing: Although no land tenure is required for this offering, it will comprise a significant portion of the proposed business. Heli-sightseeing is known around the world as a great way to see and enjoy the surroundings in any location. Sunshine Coast area sightseeing tours will offer world class views of high glaciated mountain tops with alpine lakes, thickly forested valleys and the deep inlets of the south coast. No clearing activities or alterations to the land base are required, as this activity never touches the ground. As such, no user day numbers have been included in this application and no user days would be paid as this is an aerial tour only. Potential market demand for Heli-sightseeing on the lower Sunshine Coast is high. We plan to offer this product from Airspan Helicopter's base in Wilson Creek. We will be drawing tourists from the towns of Gibsons and Sechelt and of course the Lower Mainland. Heli-sightseeing is accessible to the public, and offers a quick and exciting way to enjoy our local mountains and scenery. As well, we hope to attract both locals and travelers to come to the Sunshine Coast and take advantage of this service.

From a competition standpoint, there is one other Heli-Tour operator on the coast ~ Blackcomb Helicopters. There are also two sea plane operators ~ Harbour Air and Sunshine Coast Air and one wheeled plane operator ~ Fly Coastal Air Taxi, who provide sightseeing services.

Heli-Picnicking: Heli-Picnicking is a complementary program to heli-hiking for clientele who want a shorter or less physically demanding option. Guests are flown to a scenic location for a short walk and a picnic lunch. Locations will vary depending on weather and group expectations. No permanent structures are required for this activity.

Heli-Via Ferrata: Heli-Via Ferrata is a relatively new concept in Canada but has been a staple of European alpine sports since the Second World War. A Via Ferrata is a protected climbing route that involves providing a steel cable which runs along the route and is periodically fixed to the rock. Using a Via Ferrata, climbers can secure themselves to the cable, limiting any fall. Often additional climbing aids, such as iron rungs, pegs, carved steps and even ladders and bridges are provided. Thus Via Ferratas allow otherwise dangerous routes to be undertaken without the risks associated with unprotected scrambling and climbing or the need for climbing equipment such as ropes. They offer the relatively inexperienced a means of enjoying dramatic positions normally only scaled and seen by serious climbers. Accessing our Via Ferratas via helicopter will make the experience quick and efficient, not to mention breathtaking.

We are hoping potential market demand for this will be high, as a Via Ferrata allows access to anyone with basic fitness and desire to climb to the top of an amazing peak, and enjoy the views and locations only normally encountered by competent mountaineers. By using a series of cables,

metal rungs and bolts, a safe and exciting course can be put up almost any mountain side, or summit. No clearing is required, however basic mountain climbing anchors and cables will need to be placed.

There is no local competition for this activity.

A great overview of a Via Ferrata can be seen on a Rick Mercer Report trip with Canadian Mountain Holidays https://youtu.be/ap0p_V9ILUw

Heli-Biking: Heli-Biking consists of mountain bike guests being flown to the bike trail, riding sections of trail, then either being flown down to Wilson Creek at the end of the day or descending proposed trails back to civilization. Clients would start their day with helicopter and back-country riding safety briefings before being flown to an appropriate site for group cycling ability and weather conditions. The group would bike for the day (or partial day), before being returned to civilization via helicopter or riding back to Sechelt. SCMA plans to offer both full and partial day options to attract a wide range of customers. Heli-Biking is a new concept and it has been gaining traction over the last few years. Mountain biking is one of the fastest growing sports in North America. The experience and quality of biking that we could deliver would be an awesome addition to the Sunshine Coast's already renowned offerings. Our products would complete the variety of options here for travellers, visitors and locals.

Some clearing activities will be required, however they will be minimal. Trails will have to be constructed, but they will be narrow and every effort will be made to keep these trails in "natural" locations, meaning we can follow the lay of the land, and build trails in locations that lend themselves well to it, and avoid others where more clearing, disturbance, and alterations to the land would be required. A phased approach to our trail building will be taken, with several kilometres of trails being built each year over the next several years.

Currently this plan covers the construction of about 110 km of bike trail. Our plan is to focus first on the easier to build zones of Mt. Crucil, Buck Mountain and the high alpine trails in Sechelt Lake Howe Sound. We have also included an existing bike trail network in this proposal, the 60 km Wakefield Matrix. Our plan is to build 8 km of new trail above the Wakefield Matrix to connect it to the top of Buck Mountain. The Wakefield area is already routinely used by the local cycling community. Our feeling is that they would be excited to have another 8 km of descending trail in the area. We included the Wakefield Matrix in our proposal so that we can guide our clients all the way to the village of Sechelt. Their stop in the village at the end of the day should benefit the local shops and services.

Currently there is no competition for this activity in the proposed tenure areas. Heli-Biking is offered in Whistler by Coast Mountain Guides.

2.2 Location

Being based on the Lower Sunshine Coast we hope to capitalize on the vibrant tourism destination the coast is becoming. With our main base positioned in Wilson Creek and due to the varie-

ty of tourism offerings here, the Coast sees significant tourist traffic during the summer months. SCMA feels that by adding our proposed activities, we will contribute to the long-term success of the Lower Sunshine Coast as a tourism and recreation destination location.

As far as seasonal expectations, Appendix 1 shows the anticipated levels of use by activity and zone within this application. The Lower Sunshine Coast would benefit from these types of commercial expansion to help drive the local economy and help allow the region to flourish as a tourist destination. Sechelt and Gibsons need more activities and offerings to continue to draw new tourism interest and to keep those travelling through the area for longer stays. This is an excellent opportunity to showcase our unique landscapes.

The proposed trails overlap the Sea to Sky Local Resource Management Plan (LRMP) area in one area – close to Henrietta Lake (near Woodfibre). In that area, the trail follows and builds from an existing pipeline access and we propose a campsite near Sylvia Lake. Both the trails and campsite are encouraged activities for this “All Resource Uses Zone” of the Sea to Sky LRMP. In a few other areas our proposed trails approach within 100m of the Sea to Sky LRMP’s “Wildland” Zone. Various portions of the Wildland Zone have different focuses. The areas nearest our proposed trails include tourism, backcountry recreation and wildlife as priorities, so our proximal activities are appropriate to those area. We do not encroach on any Parks.

3 Section C-Additional Information

3.1 Environmental

3.1.1 Land Impacts

The current state of the land within this application is wilderness and working forest. The majority of features of the landscapes within this application are above tree line in the alpine areas. Heli-pad construction is minimal; we will take advantage of terrain features and land on open rock slabs which require no preparation work. For areas where no rock faces are available we will use brown field sites such as old logging landings and staging areas left over from hydro activities. We may have to clear two landing areas, on Mt. Crucil where we don’t have any useable brown field sites and on Mt. Wrottesley where we are avoiding ungulate winter range. We need 30m x 45m clear rectangle area to land.

Only very minimal impacts to the land will be required to carry out the activities proposed within this application. The majority of use will occur in “extensive use areas” where little to no improvements will be required for heli-hiking and sightseeing. Heli-Biking trails will require some basic clearing activities, however trails will be minimal, and located in areas requiring the least amount of impact or disturbances to the land. We anticipate all trail building will be done by hand and with hand power tools. We will also look at the option of trail construction with a small “mini excavator” the type of machine common for similar mountain bike trail construction.

All construction will be using existing on site materials, such as dirt and rock. In a few select spots, bridging will be required over small runoff creeks, and locally available natural materials such as hand sawn logs will be used as much as possible. It is possible once construction of the trails start, we will need to use man made materials such as dimension lumber or metal works for select larger bridge structures, however we do not anticipate much of this as we are not crossing major streams or rivers, only seasonal runoff creeks. Appendix 2 shows examples of typical mountain bike bridges. For our proposed Via Ferrata route, some improvements will be required such as climbing bolts and protection cables.

Table 1: SCMA's Proposed Construction and Operating Schedule

Quarterly Construction Phase	2018				2019				2020				2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Mt. Crucil Zone																
Hiking trail																
Biking trail																
Heli-pad																
Operating																
Buck Mountain Zone																
Hiking trail																
Biking trail																
Heli-pad																
Operating																
Sechelt Lake Howe Sound Zone																
Hiking trail																

	2018				2019				2020				2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Quarterly Construction Phase																
Biking trail																
Helipad																
Campsites																
Operating																
Clowhom Phantom Zone																
Hiking trail																
Biking trail																
Helipad																
Campsites																
Operating																
Pre work on Via Ferrata																
Construct Via Ferrata																

Mountain bike trails will generally be between 40 cm and 150 cm wide, and appropriate basic drainage ditching will be constructed where required. Tree cutting will only be required in select spots where mountain bike trails go through dense young forests, and our layout will avoid as much as possible the cutting of merchantable timber. Generally only downed wood needs to be cut to provide pathways. Visual impacts of mountain bike trails will be minimal.

3.1.2 Aquatic Impacts

With this application area and while engaging in our proposed activities, there should be no impact on aquatic ecosystems. The low impact nature of our proposed activities also helps avoid any negative impact on aquatic systems. All fish watercourse crossings, even of small ephemeral fish streams would be by clear-span bridges built entirely outside of the high water mark, with no instream disturbances. In non - fish bearing watercourses, drainage structures such as culverts or fords will be constructed with minimal disturbance to the stream.

As expressed in the proposal, all construction of campsites, helicopter landing areas, mountain bike trails, and via ferratas will be constructed and maintained with minimal adverse impacts to the land. This will be accomplished through planning and layout, as well as construction techniques and materials. Our goal is to keep the environment within the proposed tenure area as natural and undisturbed as possible. In the end we are selling a natural experience.

3.1.3 Fish and Wildlife Habitat

We have contracted Madrone Environmental Service's Senior Ecologist, Laurie Kremsater (R.P.F., R.P. Bio., M.Sc.) to undertake our environmental review. She is helping develop the application and management plan and will monitor our approaches (including on-site trail construction and stream crossings) to ensure we don't negatively affect any wildlife, wildlife habitat, or fish bearing streams. She has contacted the Conservation Data Centre to ensure we are aware of any locations of species at risk in the area (see maps Appendix 3). Our operational behaviour will be in accordance with the Wildlife Guidelines for Backcountry Tourism/Commercial Recreation. The goal of these procedures will be to avoid and manage potential wildlife conflicts.

There is an ungulate winter range in our proposed tenure. Our proposal includes no winter activities and we will not alter habitat in the winter range. While there are some threatened or endangered mammals within our application area, impacts on them or their habitat will be avoided. For example, single track hiking or cycling trails through forests suitable for Northern Goshawk or Marbled Murrelets will not affect nesting or foraging habitat. Any known nest areas will be avoided entirely. Carefully constructed, narrow, mostly natural log structures for crossing streams will not impact tailed frog or red-legged frog habitat. Flight paths and daily operational areas will be adjusted to any short or long term wildlife presence (such as Grizzlies) so as to minimize or eliminate our impacts. A detailed environmental management plan is provided as Appendix 5.

3.2 Socio-Community:

3.2.1 Land Use

Vast parts of the application area see no human use, being mostly mountain and ridge tops. The valleys and waterways of the application area are used by the forest and hydro electric industry. Recreation use is high in the Buck Mountain Zone with the Wakefield Matrix trail network, and a series of small lakes where local off roaders like to 4x4. The Mt. Crucil Zone has a couple of small existing biking trails. We plan on building a completely new trail. Mt. Wrottesley in the Sechelt Lake Howe Sound zone has a seldom used scramble hiking trail to the top. To our knowledge, there are no recreation trails in the Clowhom Phantom zone. This application overlaps with one Crown Adventure Tourism tenure in the Sechelt Lake Howe Sound zone, the overlap occurs north of the SCRD boundary. There are no other current zoning issues or conflicts within our application area, (all BC Crown Land) that we are aware of. As mentioned earlier, public use is very minimal, and in most areas, does not exist. In a few select areas, recreational public users may hike through or bike through. It is not our intention to change the way any recreational or industrial user, uses the proposed tenure area. We have made efforts to locate our proposed tenure away from any major public use, to limit any potential conflict. We are open and welcoming to any and all non-motorized, occasional public use that may occur on trails that we build in the land base of this application area. We have gone through great effort to consult any adjacent land users (to the best of our knowledge), as well as local stakeholders. We acknowledge that other resources, (forestry, mineral, energy), may currently exist, or be added in the future as overlaps with our proposed tenure. We acknowledge that in this case, we will coordinate access/ operations with these tenure holders. This includes consulting with operators in the Sea to Sky LRMP area of overlap near Henrietta Lake.

3.2.2 Socio - Community Conditions

The proposed activities and areas, will not negatively impact existing community services or infrastructure. Transportation, fire protection, and emergency services do not exist at all within the proposed tenure area, and as such, there are no impacts or considerations. In fact, if anything, community emergency services will only be improved by having our operations in the area. Highly-trained, and professional guides and helicopters in the area will improve public emergency services as we can be called upon to help in the case of any emergency, especially in uncontrolled backcountry areas.

3.2.3 Public Health

As mentioned earlier, four camping facilities will be created to facilitate trail construction ~ one at Whonnock Ridge and Sylvan Lake in the Sechelt Lake Howe Sound zone and the other two in

the Clowhom Phantom zone, one at Phantom Lake and the other at Bear Lake. All camping facilities will require both drinking water and a sewage system. Drinking water will be tested, and comply with the Drinking Water Protection Act. Sewage will be dealt with by either a gas-fired incinerating toilet system, an approved septic system, or outhouse style barrels that will be flown out.

None of our tenure areas enter the Chapman Creek SCRD watershed.

3.3 First Nations

SCMA has contacted First Nations, both Sechelt and Squamish, about this application to assess interest and understand any issues of concern. We will then be able to address any feedback in our application. We will contact First Nations again as the application proceeds.

3.4 Emergency planning

SCMA will develop an appropriate, and in depth emergency management plan for this proposed operation upon successful receipt of this proposed tenure. The plan will be built and in place before the start of any field operations. This plan will meet or exceed accepted industry standards and best practices. This plan will be available for review upon request.

3.5 Contingency Plan:

Within the proposed tenure areas of this application, we will have enough flexibility to accommodate potential resource-based activities that may occur from time to time. We acknowledge that our adventure tourism tenure will not be exclusive, and that overlaps may occur for other users and authorizations.

References

Whistler Trails Standards

Ministry of Forest, Recreation Manual: Chapter 9 recreation sites 1991

Ministry of Environments: Wildlife Guidelines for Backcountry Tourism Commercial Recreation 2006.



APPENDIX 1

Level of Intended Use SCMA Summer Operations Client Day Forecast 2017-2019

Level of Intended Use SCMA Summer Operations Client Day Forecast 2017-2019

Extensive Area Zone	Mt. Crucil	Buck Mountain	Sechelt Lake Howe Sound	Clowhom Phantom
Type of Guided Activity	Heli-biking	Heli-biking	Heli-biking, heli-hiking, heli-picnic,	Heli-biking, heli-hiking, heli-picnic, heli-Via Ferratta
Period of Use	May-November	May-November	June-October	June-October
Proposed Use	2018	2019	2098	2098
2018	50			
2019	75	75	60	
2020	200	200	150	100
Estimated full Capacity	2000	2000	750	750
Year to full Capacity	2050	2050	2024	2024



APPENDIX 2

Mountain Bike Bridge Examples





APPENDIX 3

Zone (Proposed Tenure) Maps

- Legend**
- SCMA Tenures
 - SCMA Trail System
 - Hiking
 - MTB
 - Trail System Points
 - Campsite
 - Heli Drop/Pickup
 - Flightpaths
 - LMP Boundaries
 - LMP Planning Objectives

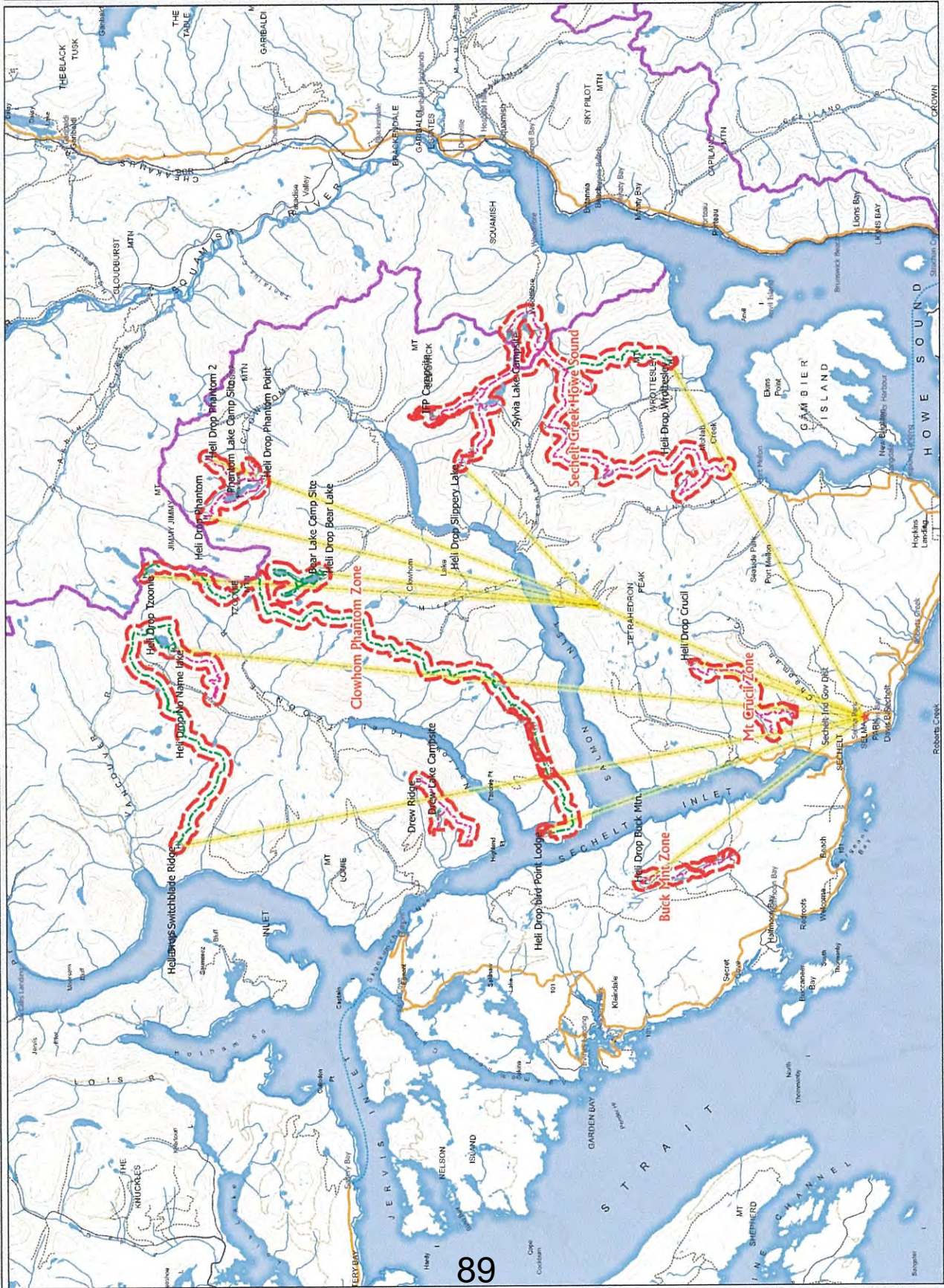
0 2000 4000 6000 8000 m

Scale: 1:250,000

Projection: NAD83 UTM 10N

Based on: Government of BC / Canada
Mapping by: Chartwell Consultants Ltd.

**Overview Map
Tenure Adventure Zones**



Legend

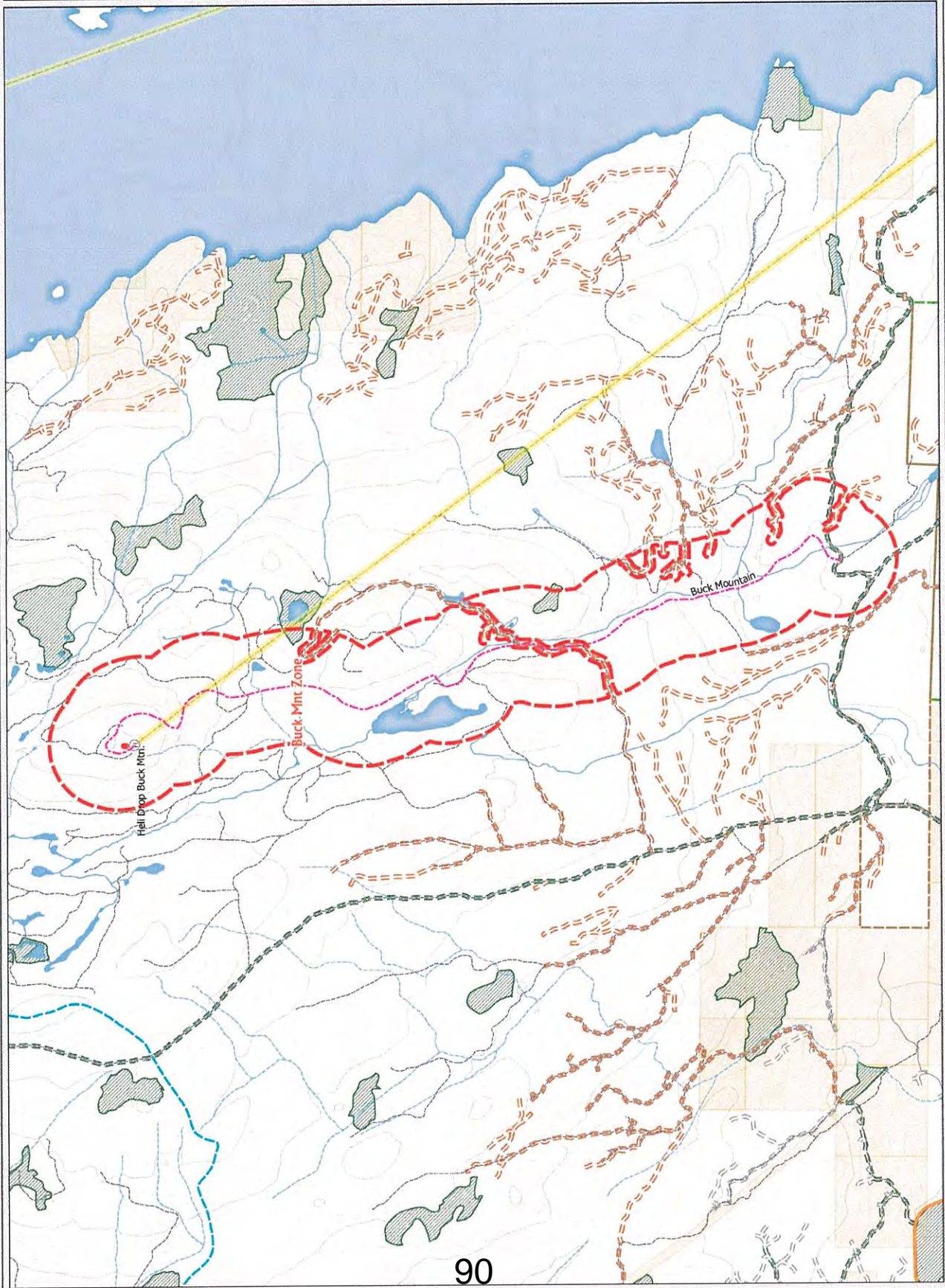
- SCMA Tenures
- SCMA Trail System
- Hiking
- MTB
- Trail System Points
- Campsite
- Heli Drop/Pickup
- Flightpaths
- Community Watersheds
- OGMA Legal Current
- Wildlife Habitat Areas
- Coastal Tailed Frog
- Grizzly Bear
- Marbled Murrelet
- Pacific Watershrew
- Spotted Owl
- Tall Bugbane
- Other
- Ungulate Winter Range
- Private Land
- Parks and Protected Areas
- Planning Boundaries
- LAMP Boundaries



Project No: BUC03.001.001

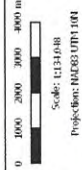
Based on: Government of BC / Canada
Mapping by: Chartwell Consultants Ltd.

Buck Mnt Zone



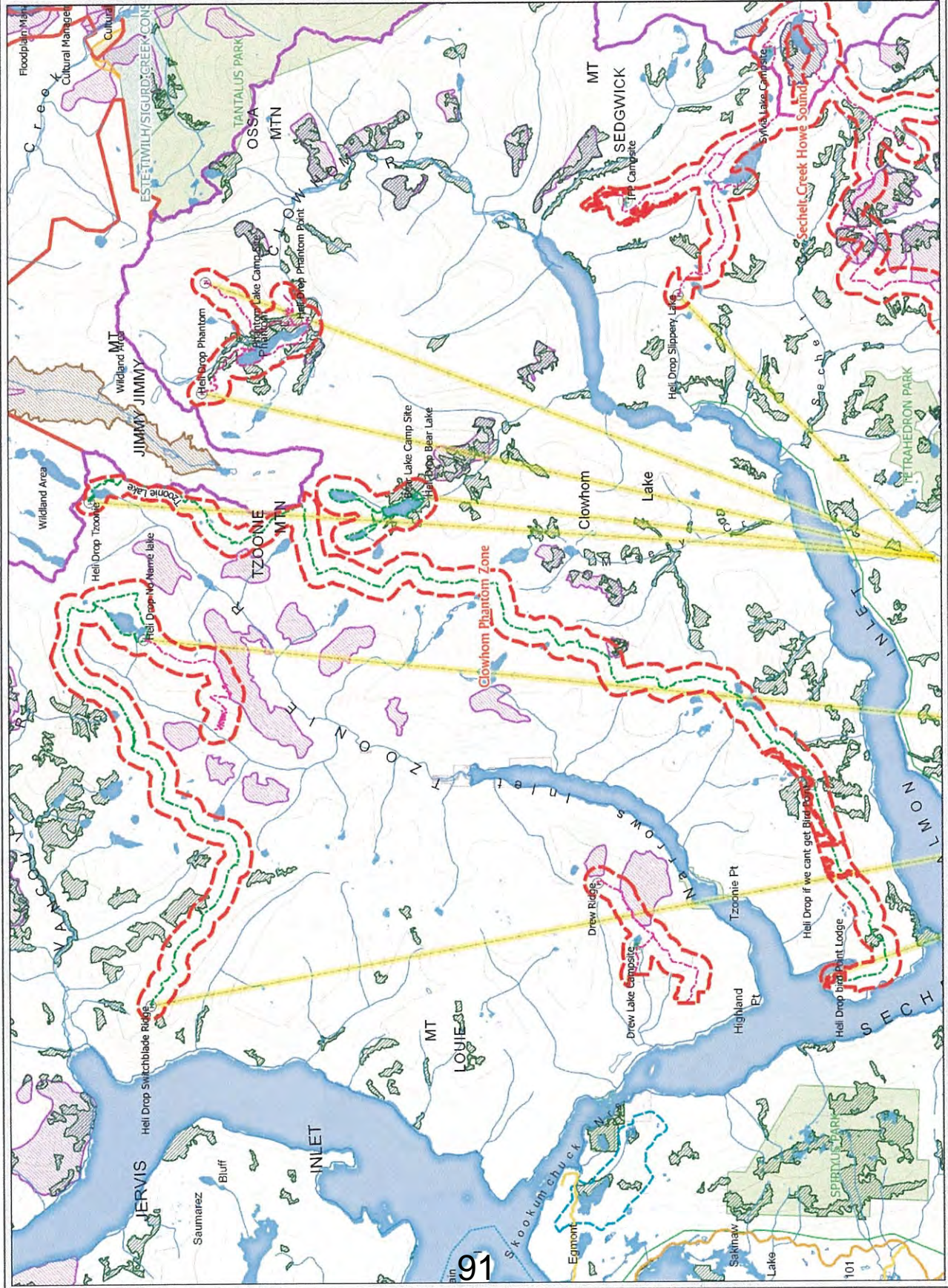
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- SCMA Tenures
- SCMA Trail System
- Hiking
- MTB
- Trail System Points
- Campsite
- Helicopter Pickup
- Flightpaths
- Community Watersheds
- OGMA Legal Current
- Wildlife Habitat Areas
- Coastal Tailed Frog
- Gritzy Bear
- Marbled Murrelet
- Pacific Watershrew
- Spotted Owl
- Tall Bugbane
- Other
- Ungulate Winter Range
- Private Land
- Parks and Protected Areas
- Planning Boundaries
- LRNP Boundaries



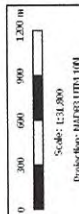
Based on: Government of BC / Canada
Mapping by: Chartwell Consultants Ltd.

Clowhom Phantom Zone



Legend

- SCMA Tenures
- SCMA Trail System
- Hiking
- MTB
- Trail System Points
- Campsite
- Heli Drop/Pickup
- Flighpaths
- Community Watersheds
- OGMA Legal Current
- Wildlife Habitat Areas
- Coastal Tailed Frog
- Gritzy Bear
- Marbled Murrelet
- Pacific Watershrew
- Spotted Owl
- Tall Bugbane
- Other
- Ungulate Winter Range
- Private Land
- Parks and Protected Areas
- Planning Boundaries
- LDMP Boundaries



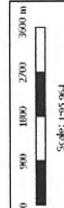
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Mapping by: Charwell Consultants Ltd.

Mt Crucil Zone



Legend

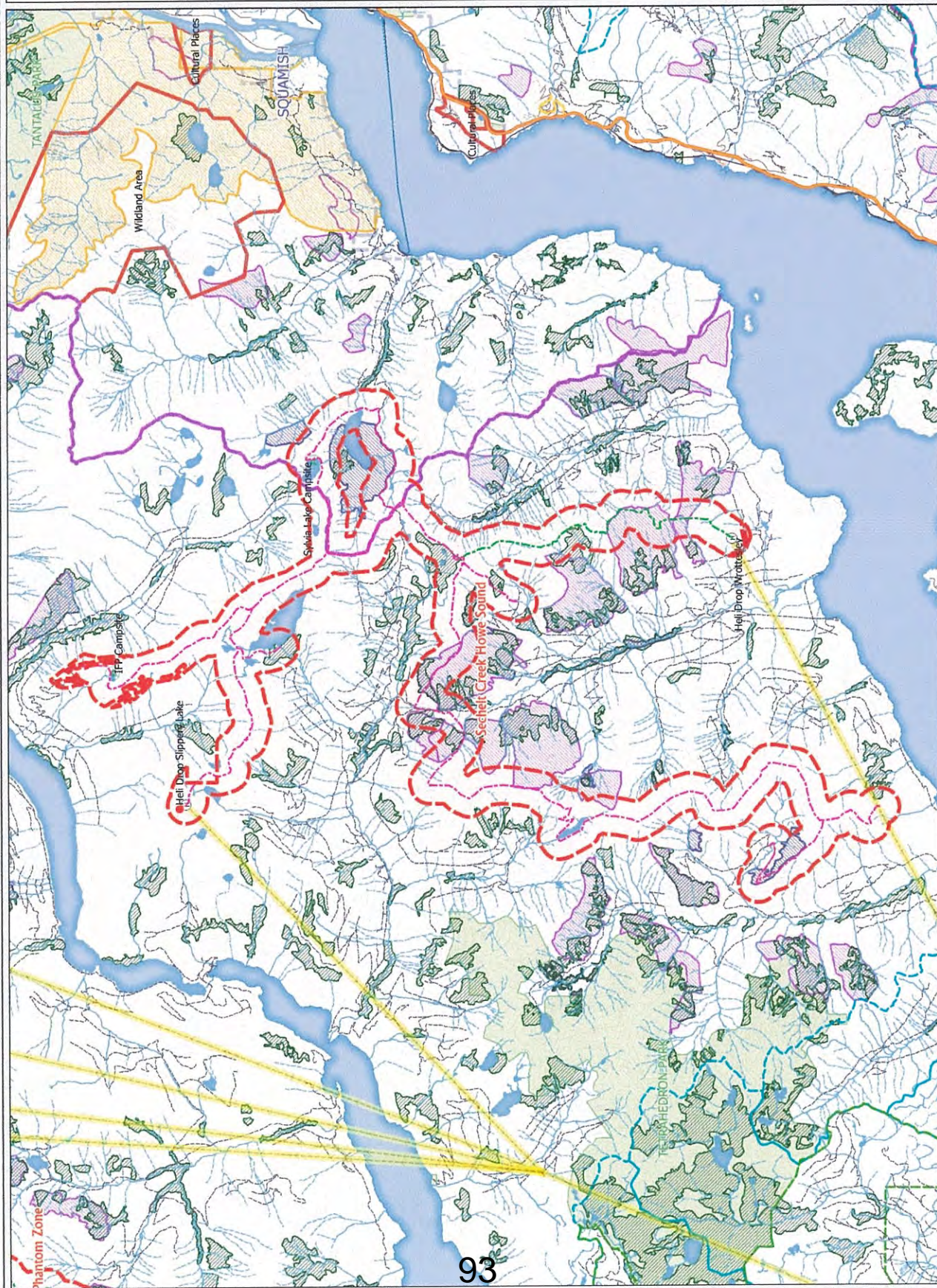
- SCMA Tenures
- SCMA Trail System
- Hiking
- MTB
- Trail System Points
- Campsite
- Hot Drop/Pickup
- Flightpaths
- Community Watersheds
- OGMA Legal Current
- Wildlife Habitat Areas
- Coastal Tailed Frog
- Grizzly Bear
- Marbled Murrelet
- Pacific Watershrew
- Spotted Owl
- Tall Bugbane
- Other
- Ungulate Winter Range
- Private Land
- Parks and Protected Areas
- Planning Boundaries
- LMNP Boundaries



Project Name: H2020 UTM 18N

Based on: Government of BC / Canada
Mapping by: Chartwell Consultants Ltd.

Sechelt Creek Howe Sound



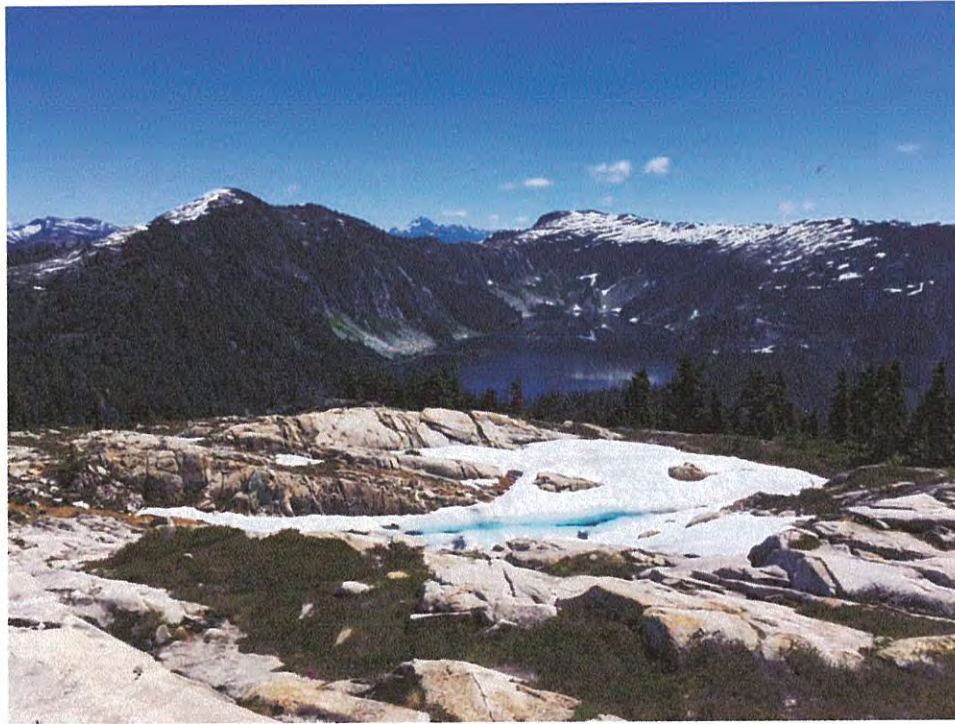


APPENDIX 4

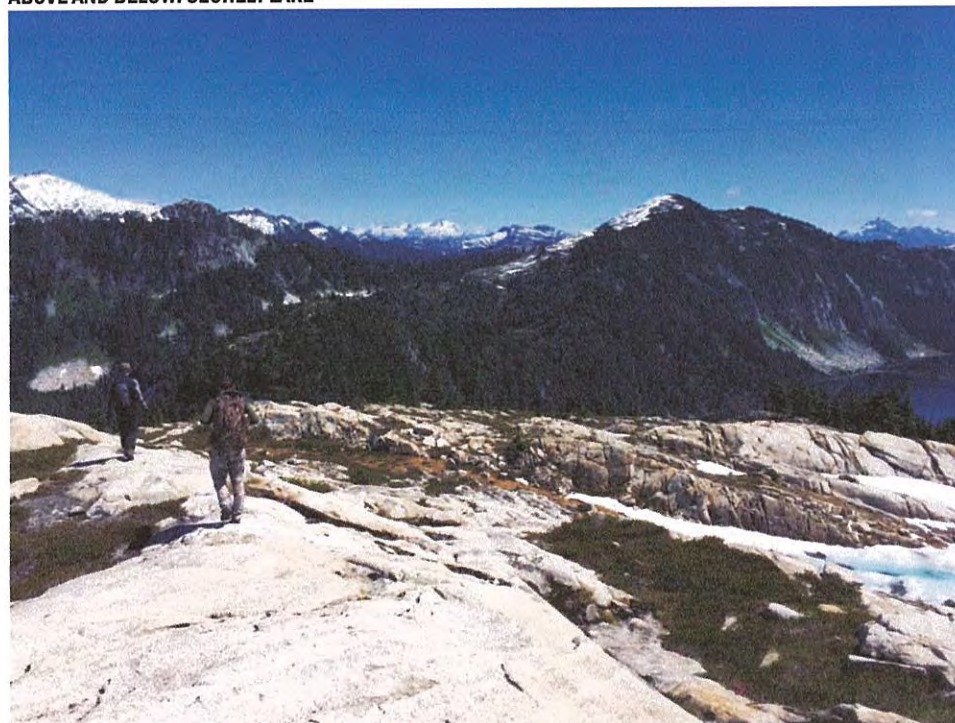
Photos



POTENTIAL BROWNFIELD HELIPAD LOCATION CLOSE TO SLIPPERY LAKE



ABOVE AND BELOW: SECHELT LAKE



APPENDIX 5

Environmental Management Plan

Environmental Management Plan for Summer Operations

FOR

Sunshine Coast Mountain Adventures Ltd.



BY

**Laurie Kremsater, RPBio RPF
Madrone Environmental Services Ltd.**

August 16, 2017

MADRONE ENVIRONMENTAL SERVICES LTD.
202-2790 GLADWIN ROAD • ABBOTSFORD • BC • V2T 4S7
TEL 604.504.1972 • FAX 604.504.1912 • WWW.MADRONE.CA

DOSSIER: 17.0018



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APPENDIX A3 GUIDANCE FOR HELICOPTER USE NEAR GOAT HABITAT

APPENDIX A4..... SPECIES AND SPECIES GROUPED POTENTIALLY AFFECTED BY RECREATION
FROM BC MOE WEBSITE WWW.ENV.GOV.BC.CA/WLD/TWG/SPECIES.HTML

Environmental Management Plan for Summer Operations

1 Objectives of EMP

This Environmental Management Plan (EMP) has been developed to ensure that the backcountry recreation activities of Sunshine Coast Mountain Adventures Ltd. (SCMA) are conducted in a manner that does not compromise ecosystems, soil and water, the current distribution of wildlife or fish, the sustainability of their populations, or the integrity of their habitats.

We have created standard operational procedures to ensure we meet the back country Wildlife Guidelines for Backcountry Tourism/Commercial Recreation in British Columbia (2006), consider all species at risk by CDC and COSEWIC, and align with other management plans in the area (BC Hydro's Watershed Plan for the Clowhom Watershed). We have used best available information to create this EMP, including contacting CDC for both public and masked occurrences and reviewing available information from BC Hydro's species at risk studies in the Clowhom. SCMA's tenure management plan has been sent to and reviewed by First Nations with interests in the area (Squamish and Sechelt) and they will also review this EMP.

2 Sustaining values

This plan is divided into 4 sections based on principle values of concern:

- 1** Soils and water
- 2** Vegetation
- 3** Fish and Wildlife
- 4** Social and cultural

This EMP addresses all phases of SCMA activities, including trail building, access by helicopter, and the core activities of hiking and biking. It addresses both the alpine and forest ecosystems potentially impacted by activities: alpine, forests (including lakes and streams, see Wildlife Guidelines for Backcountry Tourism/Commercial Recreation in British Columbia (2006). All activities are outside of the winter period and focus on the summer season.

2.1 Soil and Water

The key concern for water is to avoid degradation by pollution, including sediment. For soils, the key concern is degradation by erosion and compaction. Note that none of our tenure areas enter the Chapman Creek Sunshine Coast Regional District Watershed.

2.1.1 During access by helicopter

During access by helicopter, key actions for water and soil include:

- Complying with existing fuel-related regulations
- Having spill kits on hand for rapid clean-up of any spills

Fuel cache sites will not likely be needed, but if any are ever used, locations will avoid sensitive sites or areas within 30 m of watercourses. The target is 'no fuel spills', and incidences will be recorded (number and volume) and addressed by revisions to EMP and operating procedures.

2.1.2 Key actions for water during trail building

Trail building will be gradual, starting with building rough hiking routes, improving those trails to single track hiking trails, then, for some of the trails, building single track trails for mountain bikes. Hiking and mountain bike trails will be constructed to industry standards (see example excerpts Appendix A1) using a combination of hand tools, hand power tools and potentially a mini excavator in select locations. Trails will be single track, with only minor soil disturbance, with essentially no removal of trees (none over 10 cm dbh; some small regeneration may need to be clipped). Care will be taken to ensure trails do not disrupt natural water pathways and do not create erosion. All watercourse crossings, even of small ephemeral streams will be by clear-span bridges built entirely outside of the high water mark, with no instream disturbances. Bridges will normally be made of natural materials found onsite, as usually sound logs are available nearby. No trees >10 cm dbh will be felled for bridges without approval of a Natural Resource Officer. Trail routes do not cross any major creeks or rivers (there may be one crossing of the Clowhom River, which would use the existing logging road). Water Sustainability Act notifications for crossings will be submitted if required with the tenure.

- Trail building will:
 - Use existing roads and trails where they exist. Use rock and gravel trails where possible.
 - Where no trails exist, travel on rock or other durable surfaces or disperse use, and avoid areas where impacts are evident.
 - Avoid poorly placed routes (e.g., steep grades with soft substrates).

- Although some trails are planned for riparian leave strips to avoid logging operations, trails will have minor impacts by being single track, permeable, and avoiding routes that may cause erosion into streams.
- Cross streams at right angles on bridges above high water mark or at top of bank.
- Not use pesticides or herbicides.
- Camp site development will:
 - Use designated campsites and/or existing intensive use sites where they exist, or use rock or durable surfaces for camping.
 - Establish small fire rings
 - Build group latrines minimum 30 cm deep (to meet standards for parties of more than 4 persons).

Four camp sites will be created to facilitate trail construction and provide for potential overnight backcountry recreation. Camp sites will be located at Whonnock Ridge and Sylvie Lake in the Sechelt Lake Howe Sound zone, and Phantom Lake and Bear Lake in the Clowhorn Phantom zones. Camp sites will consist of 4 tenting spots (14 by 16 feet) and 2 tent spots (16ft x32ft), 1 outhouse, a fire pit, and a picnic table. All camping facilities will require both drinking water and a sewage system. Drinking water will be tested, and comply with the Drinking Water Protection Act. Sewage will be dealt with by a gas-fired incinerating toilet system, an approved septic system, or outhouse style barrels that will be flown out.

2.1.3 During hiking and biking, key actions to avoid water pollution and soil erosion Include:

- Users of trails will:
 - Stay to constructed routes
 - Use bridges and structures to cross streams, no crossing through streambeds.
 - Avoid travelling on existing trails that show evidence of erosion.
 - Avoid widening existing trails.
 - Avoid off-trail muddy conditions.
 - Obey all signs and area closures.
 - Pack out all garbage.

- Bury human waste in holes 10 to 15 cm deep located at least 100 m from water sources
- Users of camp areas will,
 - Use designated campsites.
 - Campsites will be located 30m away from waterbodies.
 - Minimize campfires and use only established fire rings
 - Use group latrines
 - Use biodegradable cleaning products
 - Pack out all garbage.

Monitoring of soil and water will include noting evidence of trail erosion, braiding of trails, or widening of trails or erosion into water courses. If any issues are found, steps will be taken to remediate, then avoid those occurrences.

2.2 Integrity of Vegetation Communities

The key concern for vegetation is to protect sensitive ecosystems, protect plants at risk, and avoid spreading invasive plant species. The sensitive ecosystems of concern are alpine/tundra, and moist-soil ecosystems such as riparian areas and wetlands. Although no plants at risk were identified by CDC searches or by contacting CDC, some ecosystems are, nonetheless, sensitive (see Appendix A4 for discussion of alpine and riparian areas).

Note that, as well as general vegetation and ecosystem protection, habitats for wildlife species of concern will be protected. Habitats for wildlife are addressed under the wildlife section, while this section addresses general vegetation concerns.

2.2.1 During access by helicopter, key actions include:

- Using existing disturbed areas (roads, landings) as heli-pads
- Avoiding landing on sensitive sites by choosing areas without plants at risk,
 - Having a qualified environmental professional (QEP) assess landing sites for ecosystems and plants at risk. No plants at risk are identified by CDC for the alpine areas of this tenure (see maps in main report Appendix 3), nonetheless a QEP will check the sites for relatively fragile species.
- Minimizing the heli-pad footprint, and
- Having as few landing pads as possible.

At present three landing sites are selected for dropoff, two would be in new areas and one on an existing disturbed area. For pick-up, heli sites will be in already developed areas (e.g., gravel pits; logging road landings).

2.2.2 During trail building and maintenance, crews will:

- Use existing roads and trails where they exist. Use rock and gravel trails where possible.
- Learn to identify invasive plants.
 - SCMP will train operators and trail builders in the main invasive species. Madrone has training materials they can provide.
- Inspect clothing, equipment, pack animals and pets for plant parts before and after activity.
- Pull or cut (if pulling is likely to result in dispersal of seed) invasive plants at the ground. Giant Hogweed should be reported rather than removed due to potential for burns from its sap. Collected plant parts will be bagged for disposal or incineration.
- Learn to identify endangered species and ecosystems within the operating area. As previously noted, there are no plant species at risk identified by CDC in the area, but old forest stands in the area are scares due to heavy forestry extent and sensitive plants of these ecosystems will be protected during trail building.
- Be careful to not break or trample vegetation in riparian areas.
- Not damage wildlife trees.
- Not use herbicides.

2.2.3 During hiking and biking, key actions to avoid damage to vegetation include:

- Using existing trails where possible. Most trails will be new builds. There may be one crossing of the Clowhom River that would use the existing logging road.
- Inspecting clothing, equipment, pack animals and pets for plant parts before and after activity.
- Obeying all signs and area closures.
- Restricting use of areas with invasive plants to times of the year when spread is unlikely (i.e., the period from flowering to seed dispersal).
- Learning to identify endangered species and ecosystems within the operating area.
- Not breaking or trampling vegetation in riparian areas.
- Not damaging wildlife trees.

2.2.4 During camping, key actions to avoid damage to vegetation include:

- Restricting use to immediate campsite area
- Using designated tent pads
- Bringing in fire wood to avoid depletion of down wood in areas adjacent to campsite areas.

Monitoring impacts on vegetation will include annually recording invasive plants within 5 m of trails. The goal is that there will be no spread of invasive plants as a result of SCMA activities. If invasive plants are found that likely result from our activities, they will be removed. Other goals include no damage to alpine vegetation beyond the single track trails and no damage to wildlife habitat (see below for details). If monitoring reveals vegetation impacts beyond the trails, remedial steps will be taken (e.g., blocking braided trails, re-routing trails).

2.3 Fish and Wildlife

We accessed iMapBC and BC Species and Ecosystems Explorer to identify species at risk in the tenure area. As well, we contacted CDC to assess if there are masked occurrences of species in the area that might be affected by planned activities; CDC assured us there are no masked occurrences that identify species at risk that may be impacted by the proposed operations. Maps of Wildlife Habitat Areas and locations of species at risk are included in Appendix 3 of the main report. A list

of potential species at risk in the Sunshine Coast Forest District is included in Appendix A2. As well as those species at risk, BC Hydro's Watershed Plan for the Clowhom indicates amphibians are a large concern, primarily because of the impact of hydro activities on wetlands. Appendix A4 provides excerpts of government's summaries of information for species potentially affected by our backcountry activities.

2.3.1 During access by helicopter:

During aerial access, fish are not a concern but impacts on terrestrial wildlife can occur from noise and the presence of the helicopter. Key issues are physiological and behavioural disruption, displacement from preferred habitats; direct mortality, and habituation/sensitization. The target is to minimize physiological and behavioural changes in animals and minimize changes in habitat use associated with access by helicopter. The target is to not cause anything more than temporary displacement from landing pads by wildlife presently close by. Additional targets are that there shall be no abandonment of game trails or habitats as a result of heli-access, and no increase in reactions of wildlife to helicopters.

2.3.2 During access by helicopter, key actions include:

- Obeying all area closures.
- Not harassing wildlife. The helicopter is for access, not for following wildlife.
- Focusing activities on the summer season when wildlife is least likely to be disturbed. Some wildlife may be foraging, denning or nesting in the alpine and as such more direct measures may need to be taken (see details below).
 - Any stick nests will be avoided by 300m or more if responses seen; any heron rookeries will be avoided by at least 500 m.
 - Wolverines are very sensitive to disturbance and although it unlikely that they will be seen in the area, steps will be taken to avoid their habitat. Wolverines are most sensitive during denning and during their natal period. SCMA does not expect to be flying during the spring period when there is still snow in the alpine and thus will avoid the most sensitive times. Activity of SCMA will focus on July to September after wolverines have had their cubs. Nonetheless if wolverines are seen, then access routes will be changed to avoid those areas.
 - Any known denning areas of carnivores or calving areas of ungulates will be avoided. Kidding areas of goats will be avoided by 2 km during May and June. SCMP does not anticipate much activity during those periods, but has placed the heli drop area on the opposite side of the watershed from the two known goat natal areas in the Howe Sound zone to avoid any potential disturbance. At other times, flights will still be 2 km from

known goat habitat. If goats are seen in unexpected places, flight behaviour will be adjusted to follow guidelines in Appendix A3 (summary of recommendations from Wilson and Shackelton (2001). Note that Wilson and Shackelton advise flying below goat habitat while Alberta government guidelines suggest at least 400 m elevation. Regardless, the key is to avoid any observable behavioural responses from goats).

- Foraging goats, sheep, elk or deer will be given a sufficient buffer distance to minimize or remove any reaction to the helicopter.
- Taking immediate action to increase separation distances when animals react to helicopter.
- Using consistent flight paths, preferably in the center of valleys. If key wildlife habitats are found in the center, we will fly on one side of the valley rather than the center.
- Staying at distances sufficient to prevent changes to the behaviour of animals (more than 500 m line of sight is the default).

2.3.3 During trail building and maintenance and trail use

During trail building and trail use, goals are to minimize physiological and behavioural disruption and minimize changes in habitat use resulting from activities by:

- Remaining on established trails. These trails avoid ungulate winter ranges and goat natal areas. Trails near goat natal areas are on the off-side of the ridge away from key habitats and are late summer hiking trails only.
- Staying at distances sufficient to prevent changes to the behaviour of animals (at least 100 m in open areas is the default for large mammals).
- Yielding to wildlife on trails and roads.
- If grizzlies with cubs are encountered, a possibility in the backend of the Clowhom, trails will be closed. No Grizzly wildlife habitat areas are located within the tenure.
- Any amphibian crossing (e.g., western toads) will be mapped and avoided by closing trails during dispersal events.
- Remaining still or retreat when animals are encountered and react to human presence.
- Not harassing wildlife.
- Not feeding wildlife.

- Not handling wildlife.
- Not allowing dogs to be at large and harass wildlife.
- Packing out all garbage.
- Focusing activities in areas and at times of the year when wildlife are least likely to be disturbed (seasonal closures might be necessary).
- Obeying all signs and area closures.

For fish, users will

- Not harm spawning or rearing habitats by crossing or otherwise disturbing streams in these areas.
- Obey all fisheries regulations including not moving live fish or other aquatic life between water bodies.
- Not impair water quality

Monitoring of effects of access and trail users on wildlife will include recording wildlife encounters, actions taken, and responses of animals so that any necessary adjustments to flight paths can be documented and to provide information to local resource officers on wildlife in the area. As well, during trail use, monitoring will include recording wildlife encountered, responses of animals, and actions taken.

2.4 Social and cultural

The key issue of social and cultural concern is to respect areas and values important to First Nations and local residents.

Key activities include:

- Consulting First Nations for areas of interest.
- Avoiding known sites by 200 m buffer.
- Avoiding Aboriginal Heritage Features by 50 m buffer.
- Consulting with operators in Sea to Sky LRMP area to ensure no conflicts.
- Planning flight paths to avoid noise over sensitive areas.

- Being prepared for emergencies.
- Being prepared to fight man-made or natural fires.
- Offering the option to buy carbon credits in form of trees for re-planting of Sechelt Mine fire area to offset heli fuel used. Although they are short rides (generally 10 to 20 minutes), helicopters burn considerable fuel. Many airlines offering ability to offset footprint of desired trips by purchase of carbon credits.

3 References

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- B.C. Hydro Fish and Wildlife Compensation Program. October 2011. Clowhom Watershed, Watershed Plan, Final Draft.
- International Mountain Biking Associations. 2004. Trail Solutions: IMBA's Guide to Building Sweet Singletrack.
- Wilson, S.F. and D. M. Shackleton. 2001. Backcountry Recreation and Mountain Goats: A Proposed Research and Adaptive Management Plan. B.C. Ministry of Environment, Lands and Parks, Wildlife Branch, Victoria, BC. Wildl. Bull. No. B-103. 27pp.

APPENDIX A1

Examples of Trail Building Methods (adapted from District of Squamish trail standards)

Introduction

Many trail building books and guidelines exist and are too long to include as an Appendix. Below are some excerpts adjusted from the District of Squamish trail standards to give the reader of SCMA's tenure application an idea of the types of issues addressed in trail building standards that will be used in our back country trail building process.

General Approach and Concerns

Mountain bike trails are, by nature, quite different from hiking, commuting, walking and equestrian trails. Hiking trails generally strive to reach certain points of interest via the route of least resistance, i.e. low grade and wide, or steep with less regard for terrain features. Mountain bike trails are constructed to maximize the esthetic appeal of the terrain at hand. Soil, logs, lumber, and rock are sometimes used to enhance and create new landforms. Trails meander through a landscape from one feature to the next, the most successful and popular trails "flow" through the landscape in this endeavour. The area is located in a coastal rainforest and it must be emphasized that water erosion is the largest detrimental force for trails. Trails located on steep slopes with shallow bedrock are especially prone to turning into drainages when not properly constructed. Care must be taken, especially on steeper trails, to provide for proper water management.

Technical features

By making the most difficult section of any technical features visible from the entry, riders can make an informed decision if they wish to proceed or not. By placing a narrow or difficult section at the beginning of a longer technical feature, where it is low to the

ground, less skilled riders will dismount early where the consequences of a fall are the choice of the rider. The structure must be capable of supporting a centered vertical load of 200 kg and a horizontal load of an 80 kg adult leaning against the constructed feature with less than 5 cm of displacement. Maximum height and width are dependent on the trail, and the feature's difficulty rating. Difficult features should be located on difficult trails, and vice versa. Bridges on green, blue and black trails that exceed height standards should be equipped with a railing for safety. Please note that handlebars can be as wide as 75 cm. Minimum distance between railings should be at least 1 m. When possible, native materials should be used:

- Sills should be cedar or treated wood.
- Douglas fir is the preferred material for weight bearing members (stringers, purloins, beams), split cedar rails are the preferred material for surfacing.
- Weight bearing members should be notched and cross-braced where they join.
- Whole logs should be peeled to slow the onset of rot, and increase joint strength and fastener penetration.
- Dimensional lumber may be used, it should be noted that standard SPF (spruce pine, fir) materials are not very durable when exposed to weather. Treated lumber is preferable.
- Acceptable fasteners are, in order of structural integrity: 1. Galvanized carriage bolts and nuts (with galvanized washers) 2. Galvanized lag screws and washers 3. Galvanized Ardox spikes and nails (spiral spikes for their superior holding strength) NOTE lag screws and nails should be of adequate length to allow for 2/3 penetration of the member being screwed or nailed into.
- Deck rungs shall be spaced 1-2 cm to allow for water and mud drainage.
- Rungs shall not overhang stringers by more than 5 cm.
- Rungs shall be securely fastened with a minimum of two or more (preferably four, if practical) large bolts, lag screws, or Ardox nails (see above). It is recommended that wood surfaces, particularly those with a grade, have an anti-slip surface. Chicken wire is not acceptable because it wears quickly. The anti-slip surface should be fastened every 15 cm square.

Regulations

Recreational mountain bike riding on Crown land (as distinct from mountain bike trail construction, rehabilitation and maintenance) is a permitted activity unless restricted or prohibited by a government order issued pursuant to section 58 of FRPA or section 20(3) of the Forest Recreation Regulation. This includes mountain bike riding on established recreation trails. (b) Orders that restrict or prohibit recreation activities on Crown land, including mountain bike riding, will normally result from a local planning process that has been undertaken to address user conflict and impact issues.

FISH PROTECTION ACT: The Provincial Fish Protection Act (FPA) was enacted in 1997 to help protect BC fish stocks. Its fundamental objectives are: to ensure sufficient water for fish; to protect and restore fish habitat; to improve riparian area protection and enhancement; and, to support local government powers in environmental planning.

BC WATER SUSTAINABILITY ACT: This Act is the main Provincial statute regulating water resources within BC. Under the act, it is an offense to divert or use water or alter a stream without approval from Land and Water BC; however, Section 11 of the Act allows for some activities to be conducted under the Notification system, as opposed to the formal approval process. Many trail construction activities (such as bridges) can be directed through the simpler Notification Process.

WILDLIFE ACT FEDERAL FISHERIES ACT: The Department of Fisheries and Oceans Canada (DFO) has the ultimate authority over fish habitat through the Fisheries Act, which is the main federal legislation affecting all fish, fish habitat and water quality. Any proposed trail building or maintenance activity that has the potential to deposit a deleterious substance (such as sediment or concrete wash water) or to alter or destroy fish habitat invokes this act.

APPLYING THESE REGULATIONS WHILE WORKING AROUND WATER: In general, most works within stream channels or riparian areas that are in support of trail building and maintenance will not require a Fisheries Act authorization but may require provincial or municipal approvals. It is the trail builders' responsibility to:

- Be aware of the legal municipal, provincial and federal requirements for working in and around water.
- Recognize the potential impacts from proposed works and the need to mitigate or lessen those impacts.
- Ensure the protection of fish and wildlife populations, including Species at Risk.
- Obtain appropriate permits and authorizations from regulatory agencies prior to proceeding with trail construction and/or maintenance.

- Conduct work activities to limit impact and comply with the law.

Protecting trails from erosion: Next to poorly constructed stream crossings, erosion at the works site and sediment deposit in adjacent watercourses have the next greatest potential to impact streams and riparian habitats. Numerous guidelines for erosion control for trail projects exist.

Water drainage features are necessary to prevent erosion along trails on slopes and to avoid standing water on trails on flat ground. The frequency, size and type of control structures depend on erosion potential of the soils under the trail. For example, sandy soils are less erosive than clay soils because of the large grain size and porosity of sands. Two other important factors include the velocity of water along the trail (which depends on the slope), and the length of time, or distance, running water is allowed on the trail. Most erosion control measures are designed to reduce the velocity and/or the distance of water running on the trail. Such measures must be installed immediately after clearing and prior to trail construction. The trail design process can incorporate recommendations to minimize soil erosion for specific soil types. Details of the prescriptions, and where they occur, should be described in the final trail plan for individual projects. Some erosion/sedimentation BMPs appropriate for trails projects include: straw bale barriers, silt fencing, and temporary sediment traps.

Trail alignment and vegetation removal: In general, vegetation removal for trail alignment does not constitute a significant environmental impact. Trail alignment must be discussed with appropriate Natural Resource Officer for any trails proposed within the riparian setback. In addition, keep these guidelines in mind:

- Limit vegetation clearing for access and at the work area. Consider other options when contemplating the need to remove vegetation.
- Wildlife trees are important for numerous species in Squamish. Avoid removing trees that are used for nesting or roosting by songbirds and/or raptors.
- Where a danger tree can be removed by topping or removal of the dead limb(s), this should be undertaken in preference to removal of the entire tree.

Respect bear habitat dogs on trails: On designated back country mountain bike trails, while it is not safe or practical to expect mountain bikers to have dogs on leash, it is expected that dog owners will have their dogs under control. Complaints about dogs may result in the owner's dog being barred from mountain bike trail access. Dog feces creates hazards to humans and wildlife. Owners are to clean up after their pet.

- Stay alert and look for signs: scat, claw marks on trees, broken up rotted logs, overturned rocks, berry bushes, and possible daybed areas.
- Make some noise: traveling fast on moving mountain bikes can lead to surprise encounters.
- Avoid surprise encounters: make your presence known by talking loudly, singing songs, cracking sticks, or banging rocks especially when near loud stream/rivers, going around blind corners and when in areas with dense berry bushes.
- Pack out what you pack in. Bears have a keen sense of smell. Never feed a bear — intentionally or unintentionally.
- Keep all dogs on leash and under control. Dogs can be helpful in detecting bears but they may also aggravate or lead a bear back to you.
- If you see a bear remain calm and assess the situation. Identify yourself as human by talking in a calm tone of voice. Back away slowly in the direction you came from to increase the distance between you and the bear. Do not run. In most cases the bear will flee.

Courtesies, rules of the road: Trails are generally shared. When mountain bikers are on general hiking trails the person on foot has the right of way and caution should be exercised in passing or approaching. Slow-down, be courteous, warn of your approach and thank them for giving you room. On “designated” mountain bike trails hikers should physically step aside and wait while a mountain biker rides through, again a wave and a thank you will earn respect from both users. While these “courtesies” will be posted at appropriate trailheads it will take time to educate all users.

Mountain bike rules of the road

- 1 Be Prepared.** Know your equipment, your ability, the weather, and the area you are riding and prepare accordingly. A well-planned ride will go smoothly for you and your companions.
- 2 Don't Ride On Closed Trails.** Whether it is to protect the environment or for rider safety, a closed trail is off limits for a reason. Riding closed trails is not only illegal; it gives mountain bikers a bad reputation.
- 3 Respect the Trail, Wildlife and Environment.** Be sensitive to the trail and its surroundings by riding softly and never skidding. Do not litter and never scare animals.
- 4 Stay On the Trail.** Do not intentionally ride off trail. Riding off trail can damage the ecosystem. Never cut switchbacks.

- 5** Ride Slowly On Crowded Trails. Just like a busy highway, when trails are crowded you must move slowly to ensure safety for all trail users.
- 6** Pass With Courtesy and Care. Slow down when approaching other trail users and respectfully make others aware you are approaching. Pass with care and be prepared to stop if necessary.
- 7** Share the Trail With Other Trail Users. Mountain bikers, hikers and equestrians must share multi-use trails. Remember: mountain bikers should yield to hikers and equestrians.
- 8** Don't Do Unauthorized Trailwork. Unauthorized or illegal trailwork may lead to environmental damage, injury or even potential trail closure. Don't change a trail just because you don't like it or can't ride it.

APPENDIX A2

Species at risk (red, blue, special concern, threatened, endangered) by CDC or COSEWIC that have locations on Sunshine Coast

Scientific Name	English Name	Status					CF Priority
		Provincial	BC List	COSEWIC	SARA	Global	
<i>Accipiter gentilis laingi</i>	Northern Goshawk, laingi subspecies	S2B (2010)	Red	T (2013)	1-T (2003)	G5T2 (2008)	1
<i>Anaxyrus boreas</i>	Western Toad	S3S4 (2010)	Blue	SC (2012)	1-SC (2005)	G4 (2008)	2
<i>Ardea herodias fannini</i>	Great Blue Heron, fannini subspecies	S2S3B,S4N (2009)	Blue	SC (2008)	1-SC (2010)	G5T4 (1997)	1
<i>Ascaphus truei</i>	Coastal Tailed Frog	S3S4 (2010)	Blue	SC (2011)	1-SC (2003)	G4 (2016)	1
<i>Brachyramphus marmoratus</i>	Marbled Murrelet	S3B,S3N (2015)	Blue	T (2012)	1-T (2003)	G3 (2013)	1
<i>Chrysemys picta pop. 1</i>	Painted Turtle - Pacific Coast Population	S2 (2012)	Red	T (2016)	1-E (2007)	G5T2 (2007)	2
<i>Contopus cooperi</i>	Olive-sided Flycatcher	S3S4B (2015)	Blue	T (2007)	1-T (2010)	G4 (2008)	2
<i>Cypseloides niger</i>	Black Swift	S2S3B (2015)	Blue	E (2015)		G4 (2015)	2
<i>Danaus plexippus</i>	Monarch	S3B (2013)	Blue	E (2016)	1-SC (2003)	G4 (2015)	2
<i>Falco peregrinus anatum</i>	Peregrine Falcon, anatum subspecies	S2?B (2010)	Red	SC (2007)	1-SC (2012)	G4T4 (2006)	2

<i>Gulo gulo luscus</i>	Wolverine, luscus subspecies	S3 (2010)	Blue	SC (2014)	G4T4 (1996)	2	
<i>Hirundo rustica</i>	Barn Swallow	S3S4B (2015)	Blue	T (2011)	G5 (2014)	2	
<i>Megascops kennicottii kennicottii</i>	Western Screech-Owl, kennicottii subspecies	S3 (2009)	Blue	T (2012)	1-SC (2005)	G5T4 (2003)	1
<i>Patagioenas fasciata</i>	Band-tailed Pigeon	S3S4B (2015)	Blue	SC (2008)	1-SC (2011)	G4 (2000)	2
<i>Rana aurora</i>	Northern Red-legged Frog	S3S4 (2010)	Blue	SC (2015)	1-SC (2005)	G4 (2015)	1
<i>Salvelinus confluentus</i> - coastal lineage	Bull Trout - Coastal Lineage	S3 (2011)	Blue	SC (2012)		G4T3T4 (2011)	
<i>Strix occidentalis</i>	Spotted Owl	S1 (2015)	Red	E (2008)	1-E (2003)	G3G4 (2013)	2
<i>Ursus arctos</i>	Grizzly Bear	S3? (2015)	Blue	SC (2002)		G4 (2000)	2

Search Summary

Time Sun Jan 08 08:57:57 PST 2017

Performed

Results 37 records.

Search Search Type: Plants & Animals

Criteria AND BC Conservation Status: Red (Extirpated, Endangered, or Threatened) OR Blue (Special Concern)
AND COSEWIC Status: Endangered OR Threatened OR Special Concern
AND Forest Districts: Sunshine Coast Forest District (DSC) (Restricted to Red, Blue, and Legally designated species)
Sort Order: Scientific Name Ascending

Notes Table excludes marine animals and those with locations outside of Sunshine Coast (on islands off the mainland or only near Squamish)

1. Citation: B.C. Conservation Data Centre. 2017. BC Species and Ecosystems Explorer. B.C. Minist. of Environ. Victoria, B.C. Available: <http://a100.gov.bc.ca/pub/eswp/> (accessed Jan 8, 2017).
2. Forest District, MoE Region, Regional District and habitat lists are restricted to species that breed in the Forest District, MoE Region, Regional District or habitat (i.e., species will not be placed on lists where they occur only as migrants).
3. The data contained in the Results Export in BCSEE are provided under the [Open Government License - BC](#).



APPENDIX A3

Guidance for helicopter use near goat habitat

(Most of the below from S.F. Wilson and D. M. Shackleton. 2001. Backcountry Recreation and Mountain Goats: A Proposed Research and Adaptive Management Plan. B.C. Minist. Environ., Lands and Parks, Wildl. Branch, Victoria, BC. Wildl. Bull. No. B-103. 27pp.)

There is a general consensus in the literature, supported by data, that Mountain Goats are more sensitive to disturbance than are mountain sheep, and that helicopter traffic is more disruptive than fixed-wing overflights. Disturbances due to human foot traffic appear generally minor (but in some species it might also depend on whether a population is hunted or not; D. Shackleton, pers. obs.) and should be easily managed in situations where people are guided and/or keep to established trails.

The literature considered in Wilson and Shackleton (2001) suggests that 2000 m is the maximum distance at which helicopters begin to affect goat behaviour. The literature offers little evidence that helicopters pose a significant risk to goats at separation distances >2000 m.

Provincial guidelines for new tenures require helicopters to remain at least 2000 m from goat habitat. However, regardless of separation distances specified by tenure, care must always be taken to reduce the possibility of surprise encounters with goats or unplanned flights into disturbance space. To achieve this, the following measures should be applied to flight planning and helicopter operation.

- Concentrate flight lines in the centre of valleys.
- As much as possible, operate at elevations below 2100 m (7000 ft). This does not necessarily avoid disturbance space, but it helps to keep helicopters below goats.
- Avoid flying through passes and over ridges near occupied goat range.
- Pilots and guides should inform each other of goat sightings and activity and plan flights to avoid goats.
- Helicopters should not operate within disturbance space (2000 m) during the kidding season (May–June)
- SCMA will not operate in winter (when goats are especially vulnerable) or in early and mid-spring when goats having kids. Care shall be taken especially in the two known natal areas of How Sounds Zone.

APPENDIX A4

Species and species grouped potentially affected by recreation From BC MoE website

www.env.gov.bc.ca/wld/twg/species.html

1. Fisher (Blue-listed)

In their review of Fisher, Claar *et al.* (1999) noted that the direct effects of recreational activities on this species have not been systematically examined. However, the literature suggests that Fishers are adaptable to human activity, except, perhaps, females with kits. Possible indirect effects include loss, degradation, or fragmentation of prime habitats and displacement as a result of increased human access.

Principal sources of information:

Carnivores. 1999. J.J. Claar, N. Anderson, D. Boyd, *et al.* Pp. 7.1– 7.63 *In* Effects of recreation on Rocky Mountain Wildlife: A review for Montana, edited by G. Joslin and H. Youmans. Committee on Effects of Recreation on Wildlife, Montana Chapter of The Wildlife Society.

Effects of winter recreation on wildlife of the Greater Yellowstone Area: a literature review and assessment. 1999. T. Olliff, K. Legg, and B. Kaeding. Report to the Greater Yellowstone Coordinating Committee, Yellowstone National Park, WY.

For current information on the species, including species conservation status, distribution, and reports and references, see BC Species and Ecosystems

Explorer <http://www.env.gov.bc.ca/atrisk/toolintro.html>

For (1997 data) species distribution and map, see:

www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/other/species/species-31.htm

2. Grizzly Bear (Blue-listed)



Grizzly bears (*Ursus arctos horribilis*) are BLUE-listed and classed as VULNERABLE in B.C. by COSEWIC. They are considered threatened where they still occur in the Southern Interior part of the province. In addition, four cross-border populations are classed as THREATENED under the U.S. Endangered Species Act: the North Cascades, Selkirks, Cabinet-Yaak and Northern Continental Divide Grizzly

Bear Ecosystems.

Local population declines are occurring in many areas of the province, due primarily to area concentrated mortality, habitat loss and fragmentation. Sources of area-concentrated mortality include hunting, poaching for gall bladders and other body parts, and inadequate garbage management. These activities are associated with increased access stemming from forestry, mining, and oil and gas development, and represent a particularly significant threat when adult females are taken. Habitat loss and fragmentation occur on a broad scale as a result of forestry and fire suppression, and expanding human settlement. The latter, with its associated developments (agriculture, recreation, roads, hydro reservoirs and utility corridors) is concentrated in valley bottoms formerly used as spring habitats and movement corridors between mountain ranges; human population increase represents the greatest threat to grizzly bears in B.C.

Principal sources of information:

Grizzly Bears in British Columbia. 2002. D.A. Blood. B.C. Ministry of Water, Land and Air Protection, Victoria,

B.C. <http://www.env.gov.bc.ca/wld/documents/grizzlybear.pdf>

For current information on the species, including species conservation status, distribution, and reports and references, see *BC Species and Ecosystems*

Explorer <http://www.env.gov.bc.ca/atrisk/toolintro.html>

For (1997 data) species distribution and map, see:

<http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/other/species/species-32.htm>

3. Mountain Goat



Of all the ungulate species, Mountain Goats appear the most sensitive to disturbance, especially by helicopters (Wilson and Shackleton 2001). In the Rocky Mountains of Alberta, Mountain Goats moved in response to helicopters from an approach of at least up to 1.5 km (Penner 1988). In northern British Columbia, a study suggested that goats required a buffer area of 2 km to completely avoid disturbance (Foster and Rahe 1983).

Cote (1996) also recommended that helicopters maintain a minimum of 2 km horizontal distance to avoid disturbance to Mountain Goats.

Principal sources of information:

A study of canyon-dwelling Mountain Goats in relation to a proposed hydroelectric development in northwest, Canada. 1983. B.R. Foster and E.Y. Rahe. *Biological Conservation* 33:209–228.

Backcountry recreation and Mountain Goats. 2001. S.F. Wilson and D.M. Shackleton. B.C. Ministry of Environment, Lands and Parks, Victoria. Wildlife Bulletin B-103. Available at <http://www.env.gov.bc.ca/wld/documents/techpub/b103.pdf>

Behavioural response and habituation of Mountain Goats in relation to petroleum exploration at Pinto Creek, Alberta. 1988. D.F. Penner. *Biennial Symposium of the Northern Wild Sheep and Goat Council* 6:141–158.

Human disturbance of Mountain Goats and related ungulates: a literature-based analysis with applications to Goatherd Mountain. 1997. A. Frid. Unpublished report, Kluane National Park Reserve, Haines Junction, YK.

Mountain Goat responses to helicopter disturbance. 1996. S.D. Cote. *Wildlife Society Bulletin* 24:681–685.

For current information on the species, including species conservation status, distribution, and reports and references, see *BC Species and Ecosystems Explorer*

<http://www.env.gov.bc.ca/atrisk/toolintro.html>

For (1997 data) species distribution and map, see:

<http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/other/species/species-36.htm>

4. Wolverine (Blue-listed)



Wolverines occupy large home ranges, and are therefore likely to intersect winter recreational

activities of many kinds. Winter is the critical period for Wolverine and other carnivores, and winter recreational activities can potentially affect them in several ways. Their foraging behaviour along groomed trails and other travel corridors may be disrupted, or they may retreat from the sound of snowmobiles or human presence. Wolverines seem to avoid human settlements. In the northern Columbia Mountains of B.C., national parks and unroaded wilderness areas receive high Wolverine use, but pressures from commercial backcountry activities, snowmobiling, and logging may jeopardize the ability of these high-use areas to act as refugia for Wolverine populations.

In late winter (February 15 to April 30), reproductive females establish natal dens in areas with little or no human disturbance, in non-forested habitats (avalanche debris or large blocky talus) of upper-elevation forested zones (e.g., Englemann Spruce-Subalpine Fir biogeoclimatic zone). These natal dens are often in the same subalpine cirques that snowmobilers seek. Females with kits are extremely vulnerable to human disturbance and will abandon den sites if disturbed.

Principal sources of information:

Rare amphibians, reptiles, and mammals of British Columbia. 1999. S.G. Cannings, L.R. Ramsay, D.F. Fraser, and M.A. Fraker. B.C. Ministry of Environment, Lands and Parks, Victoria, BC.

Resilience and conservation of large carnivores in the Rocky Mountains. 1996. J.L. Weaver, P.C. Paquet, and L.F. Ruggiero. *Conservation Biology* 10(4):964–976.

Wolverine ecology and habitat use in the North Columbia Mountains: Progress report. 2000. J.A. Krebs and D. Lewis. In *Proceedings of a Conference on the Biology and Management of Species and Habitats at Risk* (Vol. 2, pp. 695–703), edited by L.M. Darling. B.C. Ministry of Environment, Lands and Parks, Victoria, BC.

<http://www.env.gov.bc.ca/wld/documents/ca08krebs.pdf>

For current information on the species, including species conservation status, distribution, and reports and references, see *BC Species and Ecosystems*

Explorer: <http://www.env.gov.bc.ca/atrisk/toolintro.html>

5. Painted Turtle (Blue-listed)



The Painted Turtle is widespread in southeastern North America, but is restricted to valleys and lowlands across southern BC, from Vancouver Island to the East Kootenay, and north to Williams Lake. The species lays eggs in May or June in a nest dug in sandy-gravelly soils near water. Individuals often move between summer and

winter hibernating ponds. Turtles hibernate in bottom mud of lakes and ponds and emerge with warming water temperatures.

Where motorized vehicles bisect travel corridors used by Painted Turtles between their summer and winter habitats, there is a risk that animals will be crushed. As well, activities that impact water quality of both summer and winter waterbodies will adversely affect turtles.

Principal sources of information:

Effects of recreation on Rocky Mountain Wildlife: A review for Montana. 1999. G. Joslin and H. Youmans. Committee on Effects of Recreation on Wildlife. Montana Chapter of The Wildlife Society.

Painted Turtle. 1998. D.A. Blood and M. Macartney. B.C. Ministry of Environment, Lands and Parks, Victoria, BC. Species at Risk in British Columbia brochure series.

Available at <http://www.env.gov.bc.ca/wld/documents/pturtle.pdf>

*For current information on the species, including species conservation status, distribution, and reports and references, see **BC Species and Ecosystems***

Explorer:<http://www.env.gov.bc.ca/atrisk/toolintro.html>

6. Tailed Frog (Coastal: Blue-listed; Interior: Red-listed)



Tailed Frogs occur in the Coast and Cascade Mountain Ranges of western British Columbia, and in two drainages in the extreme southeastern corner of the province. The two species live in cool, permanent mountain streams with stable substrates and narrow temperature regimes.

Activities that damage the integrity of streams can potentially adversely affect Tailed Frogs. Damage to riparian vegetation, stream banks and in-stream activities can increase sediment loads, increase water temperatures and de-stabilize stream channels – all of which may affect these species.

Principal sources of information:

Rare amphibians, reptiles, and mammals of British Columbia. 1999. S.G. Cannings, L.R. Ramsay, D.F. Fraser, and M.A. Fraker. B.C. Ministry of Environment, Lands and Parks, Victoria, BC.

Tailed Frog. 1998. L. Dupuis. B.C. Ministry of Environment, Lands and Parks, Victoria, BC. Species at Risk brochure series. Available

at http://www.env.gov.bc.ca/wld/documents/tailedfrog_ar.pdf

*For current information on the species, including species conservation status, distribution, and reports and references, see **BC Species and Ecosystems***

Explorer: <http://www.env.gov.bc.ca/atrisk/toolintro.html>

For (1997 data) species distribution and map, see:

<http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/other/species/species-02.htm>

7. Marbled Murrelet (Red-listed)



The British Columbia coastline supports large populations of breeding seabirds. Biologists estimate that more than 30,000 Marbled Murrelets nest on outer coast.

Many different factors can affect seabird populations, including changes in key prey species, oil spills, toxic contaminants, overfishing, gillnet bycatch, predation, loss of nest trees and climatic conditions.

Principal sources of information:

Rare Birds of British Columbia. 1999. D.F. Fraser, W.L. Harper, S.G. Cannings, L.R. Cooper, and J.M. Cooper. B.C. Ministry of Environment, Lands and Parks, Victoria, BC.
Seabirds: An indicator of marine ecosystem status for coastal British Columbia. 2002. Environment Canada.

For current information on the species, including species conservation status, distribution, and reports and references, see BC Species and Ecosystems

Explorer: <http://www.env.gov.bc.ca/atrisk/toolintro.html>

For (1997 data) species distribution and map, see:

<http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/other/species/species-19.htm>

8. Bald Eagle



Bald Eagles are a highly visible species. The key issues of concern relate to nest sites (that are usually located in riparian areas), night-time communal roosts in fall and winter, and concentrated food sources (salmon spawning areas, and ungulate winter ranges at low elevations).

Human activities have various effects on Bald Eagles. In the breeding season, temporary human activities

influence nest building, egg laying, and incubation. In winter, human activities can affect feeding and communal roosting at a time when Bald Eagles are food-stressed. The responses of eagles vary among individuals and among populations, but documented reactions range from avoidance and displacement to abandonment of nests and reproductive failure due to prolonged absences of adults from young birds at the nest. The likelihood of nest-site abandonment is greatest early in the breeding season, during the courtship and nest-building phases; they are more likely to put up with some disturbance when they have eggs or young in the nest.

Bald Eagles change their feeding activities and show shifts in spatio-temporal use patterns. High levels of human activities can increase energy demands, and can increase mortality rates. The nest structures of Bald Eagles are protected throughout the year, whether active or not, under Section 34 of the Wildlife Act of British Columbia.

Principle source of information:

Effects of winter recreation on wildlife of the Greater Yellowstone Area: a literature review and assessment. 1999. T. Olliff, K. Legg, and B. Kaeding. Report to the Greater Yellowstone Coordinating Committee, Yellowstone National Park, WY.

For current information on the species, including species conservation status, distribution, and reports and references, see BC Species and Ecosystems

Explorer: <http://www.env.gov.bc.ca/atrisk/toolintro.html>

9. Cliff Falcons: Red- and Blue-listed Cliff-nesting Species



Gyr Falcon (BLUE), Prairie Falcon (RED), Peregrine Falcon *anatum* ssp. (RED), Peregrine Falcon *pealei* ssp. (BLUE)

In British Columbia, three species of cliff-nesting raptors, encompassing four subspecies, are of conservation concern. These species lay their eggs on cliffs, usually with little effort at nest building.

The season for egg laying and rearing of young generally extends from April to September. During this period, the birds have a heightened sensitivity to disturbance. Little information exists on the relative sensitivity of these raptors to various types of disturbances, although, like other raptors, sensitivity and potential for nest abandonment is thought to be highest early in the breeding season.

For current information on the species, including species conservation status, distribution, and reports and references, see BC Species and Ecosystems

Explorer: <http://www.env.gov.bc.ca/atrisk/toolintro.html>

For (1997 data) species distribution and map, see:

www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/other/species/species-14.htm

Principal source of information:

Rare birds of British Columbia. 1999. D.F. Fraser, W.L. Harper, S.G. Cannings, L.R. Cooper, and J.M. Cooper. B.C. Ministry of Environment, Lands and Parks, Victoria, BC.

10. Tree-nesting hawks (Red-listed)



Broad-winged Hawk, Swainson's Hawk, Ferruginous Hawk, Northern Goshawk-laingi ssp.

All these species lay their eggs in relatively large, visible stick nests in trees. In general, the season for egg laying and rearing of young extends from April through August. Any activities that destroy current and future nest trees and nesting habitat could adversely affect their populations.

Northern Goshawk

Northern Goshawks are forest predators, usually associated with mature and old growth forests. Because of their dependence on older forests, they have been the subject of intensive research and conservation concern. They feed on forest-dwelling birds and mammals, ranging in size from Varied Thrush and Red Squirrels, to grouse and hares. The key issues are disturbance during the nesting and rearing season, and habitat management and conservation of nest sites and post-fledging areas.

Northern Goshawks nest in large trees and actively defend these sites. Nesting birds are sensitive to human disturbance and will attack and call loudly when people approach too closely. Research results indicate that disturbance can cause Goshawks to abandon nests, especially if it occurs early in the breeding season.

For current information on the species, including species conservation status, distribution, and reports and references, see BC Species and Ecosystems Explorer :

<http://www.env.gov.bc.ca/atrisk/toolintro.html>

For (1997 data) species distribution and map, see:

Northern Goshawk:

<http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/other/species/species-15.htm>

Ferruginous hawk:

<http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/other/species/species-13.htm>

Principal source of information:

Conservation assessment for the Northern Goshawk in southeast Alaska. 1996. G.C. Iverson et al. USDA Forest Service, Portland, OR.

Rare Birds of British Columbia. 1999. D.F. Fraser, W.L. Harper, S.G. Cannings, L.R. Cooper, and J.M. Cooper. B.C. Ministry of Environment, Lands and Parks, Victoria, BC.

11. Great Blue Heron (Blue-listed)



Great Blue Herons are a colonial-nesting species that forages primarily in freshwater and marine environments, especially along margins and shorelines. They are year-round residents in most of southern BC. The nest structures of Great Blue Herons are protected year-round, whether they are active or not, under Section 34 of the *Wildlife Act of British Columbia*.

Heron colonies occur in treetops in numbers that range from a few to more than 150. The location of colonies shift, but the presence of suitable trees close to foraging habitat is a key requirement.

For herons, a key concern is the need to minimize disturbance of nesting birds.

Principal source of information:

The Great Blue Heron: A natural history and ecology of a seashore sentinel. 1997. R.W. Butler. UBC Press, Vancouver, BC.

For current information on the species, including species conservation status, distribution, and reports and references, see BC Species and Ecosystems

Explorer:<http://www.env.gov.bc.ca/atrisk/toolintro.html>

Plants and Ecosystems

1. Alpine and Subalpine Meadows



The alpine areas of the province are found in high mountains above 2000 metres in the southeast, above 1650 metres in the southwest, above 1400 metres in the northeast, and above 1000 metres in the northwest. These regions are treeless or nearly so, and the flora is mainly shrubs, grasses, and flowering plants, mosses, and lichens. Soil is often thin or nonexistent, and easily damaged. Natural processes work slowly in this environment and damage to habitat may take a long time to be naturally repaired.

Primary source of information:

Alpine Tundra Zone. 1991. J. Pojar and A.C. Stewart. *In Ecosystems of British Columbia*, edited by D. Meidinger and J. Pojar, pp. 263-274. B.C. Ministry of Forests, Victoria, BC. Available from: <http://www.for.gov.bc.ca/hfd/pubs/docs/Srs/Srs06/chap18.pdf> (PDF 33KB).

2. Riparian Ecosystems and Sensitive Wetlands



Riparian ecosystems are those areas adjacent to watercourses; they provide a transition zone between upland and aquatic ecosystems. The defining feature of the riparian environment is close proximity to water. In the drier parts of the province, the riparian zones are often the only places moist enough to support the growth of trees and shrubs. In much of the province, riparian zones are subject to flooding during spring runoff and winter rains.

Riparian ecosystems cover only a small portion of the forest land in a watershed, but because they are often more diverse and productive than upland areas, they provide critical wildlife habitat.

Forest riparian ecosystems have an important role in stabilizing streambanks, regulating stream temperature, and filtering out potentially harmful debris and pollutants. They

produce a high diversity of plant species, which provide many opportunities to wildlife for nesting, feeding, hiding, roosting, and use as migration corridors.

Forest riparian ecosystems also are a source of large woody debris that falls into streams, providing structural stability, complexity, and nutrients to aquatic ecosystems.

Necessary permits and/or licences with specific legal conditions related to water must be obtained for road and trail development, commercial water use, sewage disposal, and water diversion for hydroelectric power development.

Primary sources of information:

Cottonwood Riparian Ecosystems of the Southern Interior (Ecosystems in British Columbia At Risk). 1997. B. Egan, C. Cadrin, and S. Cannings. B.C. Ministry of Environment, Lands and Parks, Victoria, BC. Available

at <http://www.env.gov.bc.ca/wld/documents/cottonwood.pdf> (PDF 526KB)

Environmental Trends in British Columbia. 2000. B.C. Ministry of Environment, Lands and Parks, Victoria, BC. Available

at: http://www.env.gov.bc.ca/soc/reports/enviro_trends2000.pdf (PDF 4.92MB)

Riparian Ecosystems. 1995. A.K. Andrews, and G.T. Auble. *In Our Living Resources: A Report to the Nation on the Distribution, Abundance, and Health of U.S. Plants, Animals, and Ecosystems* edited by E.T. LaRoe, *et al.* National Biological Service, Washington, DC.

3. Wildlife Trees and Coarse Woody Debris



The importance of wildlife trees (what used to be called “snags” or “dead standing trees”) and coarse woody debris (also called “downed wood”) in the conservation of biodiversity cannot be underestimated. More than 80 species of wildlife in B.C.—many of which are Red- and Blue-listed species—make their homes in wildlife trees or fallen, rotting wood. These species include:

Primary cavity excavators – birds, such as

woodpeckers, sapsuckers, nuthatches, and chickadees that excavate their own nest holes in trees.

Secondary cavity users – species such as owls, salamanders, and squirrels that cannot excavate their own cavities but rely on natural cavities or abandoned nest holes for nesting and denning sites, shelter, and food storage.

Downed wood is a “savings account” of nutrients. As downed wood decays, nutrients are recycled back into the soil. Fallen logs also stabilize soils and reduce erosion by wind, rain, and melting snow.

As well as being a source of food and energy, downed wood may be a safe place to hide from predators, or to breed, or to shelter from heat, cold, and storms. Loose bark and cracks in decaying wood are safe hiding places for salamanders, skinks, voles, shrews, and shrewmoles. Hollow logs provide shelter for bears, raccoons, weasels, hares, and woodrats. Amphibians, snakes, voles, and mice burrow into well rotted, disintegrating logs to nest or hid. Large logs help stabilize stream channels and create a series of pools alternating with rapidly flowing water. Some birds, such as Harlequin Ducks, use streamside logs for breeding sites.

Fallen logs are also excellent nurseries for plants. "Nurse logs" can provide greater warmth, longer snowfree periods, less competition from other plants, more moisture, and sometimes more nutrients than the surrounding forest. Soil and other organic matter that tend to gather uphill behind fallen logs also create rich, sheltered growing sites.

In estuaries, downed wood enriches the habitat for many species, and along the coastline beached logs stabilize sand spits, beaches, and dunes.

For more information, see:

Rotten luck: The role of downed wood in ecosystems [pamphlet]. B.C. Ministry of Forests, Victoria, BC. Available

at <http://www.for.gov.bc.ca/hfd/pubs/Docs/Bro/bro24.pdf> (PDF 543KB).

Firewood or Wildlife Tree? B.C. Ministry of Forests, Victoria, BC. Available

at <http://www.for.gov.bc.ca/hfp/publications/00036/Fire.pdf> (PDF 133KB).

Wildlife trees and coarse woody debris publications and products, B.C. Ministry of Forests, Victoria, BC. Available

at <http://www.for.gov.bc.ca/hfp/values/wildlife/cwdlib.htm>

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018
AUTHOR: Yuli Siao, Senior Planner
SUBJECT: District of Sechelt Referral - OCP and Zoning Amendment Application 3360-20 2018-04 (Greencourt)

RECOMMENDATIONS

THAT the report titled District of Sechelt Referral - OCP and Zoning Amendment Application 3360-20 2018-04 (Greencourt) be received;

AND THAT the SCRD respond to the District of Sechelt with the following comments:

1. The proposal has no negative impacts on SCRD's land use policies.
2. The proposal will impact the taxation apportionment between the Member Municipalities and Electoral Areas.
3. Consideration should be given to ensuring that the garbage and recycling area identified in the proposal has adequate storage for containers for separating garbage, recyclables and organics, and is accessible to building occupants and collection service providers.
4. Should the proposed work generate any residual materials, the applicant is required to sort accordingly to maximize diversion of materials accepted at the Sechelt Landfill.
5. Provide sufficient turn-around space for Handy Dart bus pickup near the entrance area of the property.
6. Requirements of SCRD Water Rates and Regulations Bylaw No. 422 must be complied with.
7. The SCRD expects the use of water conservation measures when increasing density within an OCP. This can include high efficiency appliances, xeriscaping, and rainwater harvesting for irrigation as detailed in this report.

AND FURTHER THAT this Recommendation be forwarded to the June 14, 2018 Regular Board meeting.

BACKGROUND

The SCRD received a referral from the District of Sechelt regarding an amendment to their Official Community Plan (OCP) and zoning bylaw to permit a density increase to a maximum of 175 units / ha and amend the zoning to facilitate a proposed 104-unit apartment building in the Greencourt Supportive Housing complex located near Downtown Sechelt. The referral package is included in Attachment A.

In order to provide timely feedback, staff recommend this report be forwarded to the June 14, 2018 regular Board meeting.

DISCUSSION

The subject property proposed for development is located at the intersection of Medusa Street and Ocean Avenue in Sechelt (see Location Plan in Attachment A). The proposal is for a 5-storey building comprised of 104 rental residential units for seniors and common facilities such as lobby, office, laundry and hall. A parking garage with 41 spaces within the building and outdoor green space and visitor parking are also provided. The new building will replace two existing single-storey residential buildings and the hall.

The site is designated as Multi-family / Mixed Residential in the District of Sechelt OCP. The OCP permits a maximum density of 100 units / ha for this area. The proposed development would have a density of 175 units / ha. Therefore an OCP amendment is required to allow for the density increase. The site is zoned R-4 and CD-26 in the District of Sechelt Zoning Bylaw. To accommodate the specific design of the development, a modified CD-26 zone for the site is proposed.

SCRD OCP policies encourage the provision of diverse housing types and choices and affordable and special needs housing. This development can help to ease the acute shortage of affordable housing on the Sunshine Coast, especially the supply of residential units for seniors. The proposal is also consistent with the Regional Sustainability Plan envisioning the provision of a wide selection of housing options to meet present and future demands.

The site is close to downtown Sechelt, with convenient access to public transit, health care facilities, commercial and other amenities. This makes the site suitable for more intense residential development.

SCRD departments have reviewed the referral and provided the following comments. These comments should be considered in the review process of this application.

Finance

With an increase in allowable density, the SCRDC could expect cost pressure related to infrastructure and service. There will be an assessment impact on the District of Sechelt and therefore an impact on the apportionment of taxation between the Member Municipalities and Electoral Areas.

Solid Waste

Consideration should be given during facility design to ensuring that the garbage and recycling area indicated in the proposal has adequate storage for containers for separating garbage, recyclable and organics, and is accessible to building occupants and collection service providers.

Should the proposed work generate any residual materials during construction, the applicant is required to sort materials accepted at the Sechelt Landfill to maximize diversion.

Infrastructure

The Utilities Division has no infrastructure improvement comments at this time until more information is available at the development application stage.

Requirements of SCRD Water Rates and Regulations Bylaw No. 422 must be complied with, particularly the following sections:

- Rain sensors on irrigation systems (where applicable)
21.3 A rain sensor must be installed as part of any irrigation system regardless of whether it is a new installation or existing system.
- Toilet and fixture efficiency
8.1 After July 2, 2002, all water closets (toilets) installed in any building supplied by a Regional District water system shall be of a design that uses no more than 7 litres per flush, including dual flush technology, without the aid of any add-on or retrofit devices.
8.2 All water closets must comply with CSA standards as per the BC Building Code (CSA B45.1) and be marked with LC, 6LPF, LC/6 LPF (as stated in the BC Water Conservation Plumbing Regulation).

In addition to the above requirements, the SCRD expects the use of water conservation measures, including high efficiency appliances, xeriscaping and rainwater harvesting for irrigation, as described below:

If irrigation is included:

- rain water harvesting cistern system to use non-treated water for irrigation is required.
- SCRD's Drought Management Plan restrictions are respected. The Plan has specifications on rate of flow and pressure for micro drip irrigation systems, which are exempt from some restrictions.

If rainwater harvesting is undertaken, deploy:

- gray water plumbing to make indoor use of gray water possible now or in the future.
- rainwater harvesting cistern of sufficient size that can meet irrigation needs for 60 or more days without precipitation.

The subject location is within District of Sechelt Development Permit Area 7 where landscaping and sustainable design of a development is reviewed through a development permit. The SCRD recommends incorporating the above water conservation measures into the landscape design for the project, which can include xeriscaping, drip irrigation and rain water harvesting, and implementing the design through the development permit process.

Recreation

This development is not expected to have a significant impact on current SCRD recreation facilities. However, as more and more developments occur in the future, the SCRD may need to consider the capacity of its recreational facilities to accommodate increasing demand.

Transit

Sufficient turn-around space for Handy Dart bus pickup near the entrance area of the property should be provided.

CONCLUSION

The SCRD received a referral from the District of Sechelt regarding an OCP and zoning bylaw amendment to facility a new building in the Greencourt Supportive Housing complex. Staff have no objection to the density increase proposed in this application, and recommend that the District of Sechelt consider the above comments and requirements with respect to solid waste management, infrastructure and water conservation in the application process and the subsequent development permit process.

The District of Sechelt is awaiting the SCRD referral, therefore the Recommendations should be forwarded to the June 14, 2018 Board meeting for consideration.

Attachments

Attachment A – District of Sechelt referral package

Reviewed by:			
Manager	X – K. Preston X - A. Allen	CFO	X- T.Perreault
GM	X - I. Hall	Infrastructure	X – S. Walkey
CAO	X - J. Loveys	Solid Waste	X - R.Cooper
		Transit	X- S. Sears

DISTRICT of SECHELT

REFERRAL FORM

P.O. Box 129, Sechelt, B.C. V0N 3A0

Phone: 604-885-1986 Fax: 604-885-7591 www.sechelt.ca

APPLICATION NO: 3360-20 2018-04 (Greencourt)					x	OCP	
					x	Zoning	
APPLICANT		Sunshine Coast Lions Housing Society		APPLICANT'S ADDRESS	PO Box 325 Sechelt BC V0N 3A0	x	Subdivision
SITE ADDRESS		5583 Ocean Avenue 5821 Medusa Avenue		Date	May 14, 2018		Dev. Permit
							Dev. Variance
LEGAL	Lot	1	Block	-			OTHER:
	District Lot	303	Plan	EPP12200			
LEGAL	Lot	A	Block	11			
	District Lot	303	Plan	PMP48362			
LEGAL	Lot	1	Block	-			
	District Lot	303	Plan	EPS408			
Zoning		Existing	R-4 & CD-26	Proposed	Modified CD-26		
OCP Designation		Existing	Multifamily / Mixed Residential	Proposed	Unchanged		

PLEASE RESPOND TO THIS REFERRAL BY JUNE 30, 2018

Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF APPLICATION: To allow for the construction of a 104 unit apartment building as part of the Greencourt complex. To support this, an OCP amendment is required to increase the maximum allowable density to 175 units per hectare and the height to five storeys (17 m).


The zoning of the subject properties is a mix of R-4 and CD-26 and is proposed to be changed to a modified CD-26 that would affect all the subject properties. The modified CD-26 zone would include what is currently built on the subject properties as well as a 5 storey, 104 unit building that would be replacing the existing single storey residential buildings and the hall.

The subdivision application is for an adjustment of the lot lines between the boundaries of the Greencourt complex.

GENERAL LOCATION: Downtown Sechelt - Ocean Avenue & Medusa Street

OTHER INFORMATION: A geotechnical assessment, environmental impact study, and servicing report were completed by the applicant and are available upon request.

If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

 Community Planner
Aaron Thompson

This referral has also been sent to the following agencies:

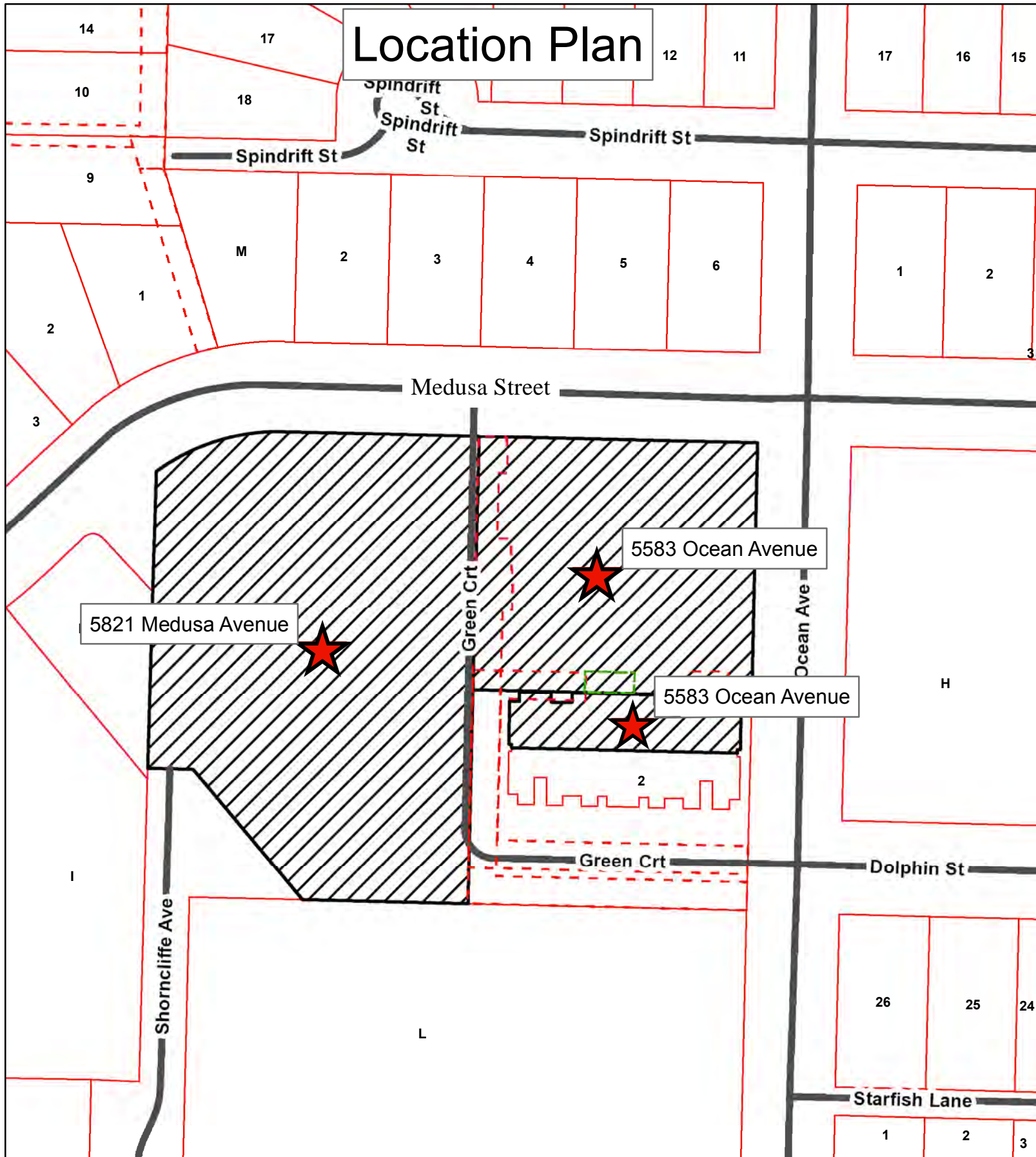
x	District of Sechelt Engineering	x	Sechelt Volunteer Fire Department
x	District of Sechelt Public Works	x	FortisBC Energy / Energy Services Advisor
x	District of Sechelt Parks	x	Telus
x	District of Sechelt Building	x	B.C. Hydro / BC Transmission Co

x	SC Regional District	x	Coast Cable -Eastlink
x	Sechelt Indian Government	x	Canada Post
x	Vancouver Coastal Health Authority	x	School District #46
x	Ministry of Transportation & Infrastructure	x	APC
	Agriculture Land Commission		Accessibility Advisory Committee
	Archaeology Branch of SIB & BC	x	Council – <i>for information</i>
			Transportation Choices Sunshine Coast

Community Associations

	East Porpoise Bay	x	Downtown Village		West Sechelt		Tuwanek
	Selma Park/Davis Bay/Wilson Creek		Sandy Hook		SHORA		S.D.B.A.
	Chamber of Commerce						

Location Plan



0 5 10 20 30 40 50 60 Meters

Greencourt - Official Community Plan Amendment,
Rezoning and Subdivision





REZONING APPLICATION
SUNSHINE COAST LIONS HOUSING SOCIETY

9 MAY, 2018

5583 OCEAN AVENUE, SECHELT, BC

REZONING APPLICATION

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5583 OCEAN AVENUE
SECHELT, BC



SUNSHINE COAST LIONS
HOUSING SOCIETY

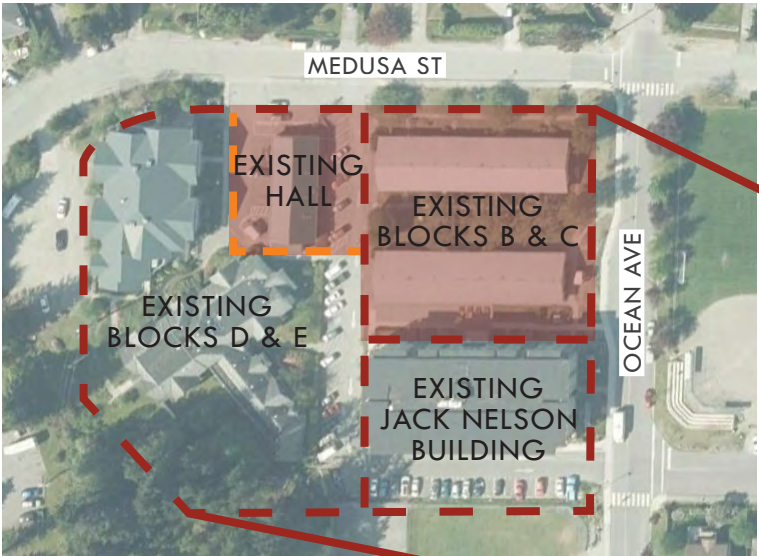


270 - 601 WEST CORDOVA STREET
VANCOUVER, BC V6B 1G1
604 . 683 . 1024
www.via-architecture.com

Greenecourt is a non-profit affordable housing complex that currently provides 140 rental apartments for seniors and persons with disabilities. In 2012, the Sunshine Coast Lions Housing Society completed the first phase of the redevelopment by building the 65-unit Jack Nelson building. The second phase proposal is to replace the remaining 29 oldest units with 104 high quality modern rental apartments. This would increase the stock of affordable rental apartments for low and moderate-income residents in the complex to a total of 215 units without expanding Greenecourt’s site area.



EXISTING GREENECOURT HOUSING COMPLEX, BLOCK B



LOCATION
5583 Ocean Avenue, Sechelt, BC
Lot 1 Plan EPP12200;
Lot A, Block 11, Plan LMP48362;
All of District Lot 303, Group 1, New Westminster District

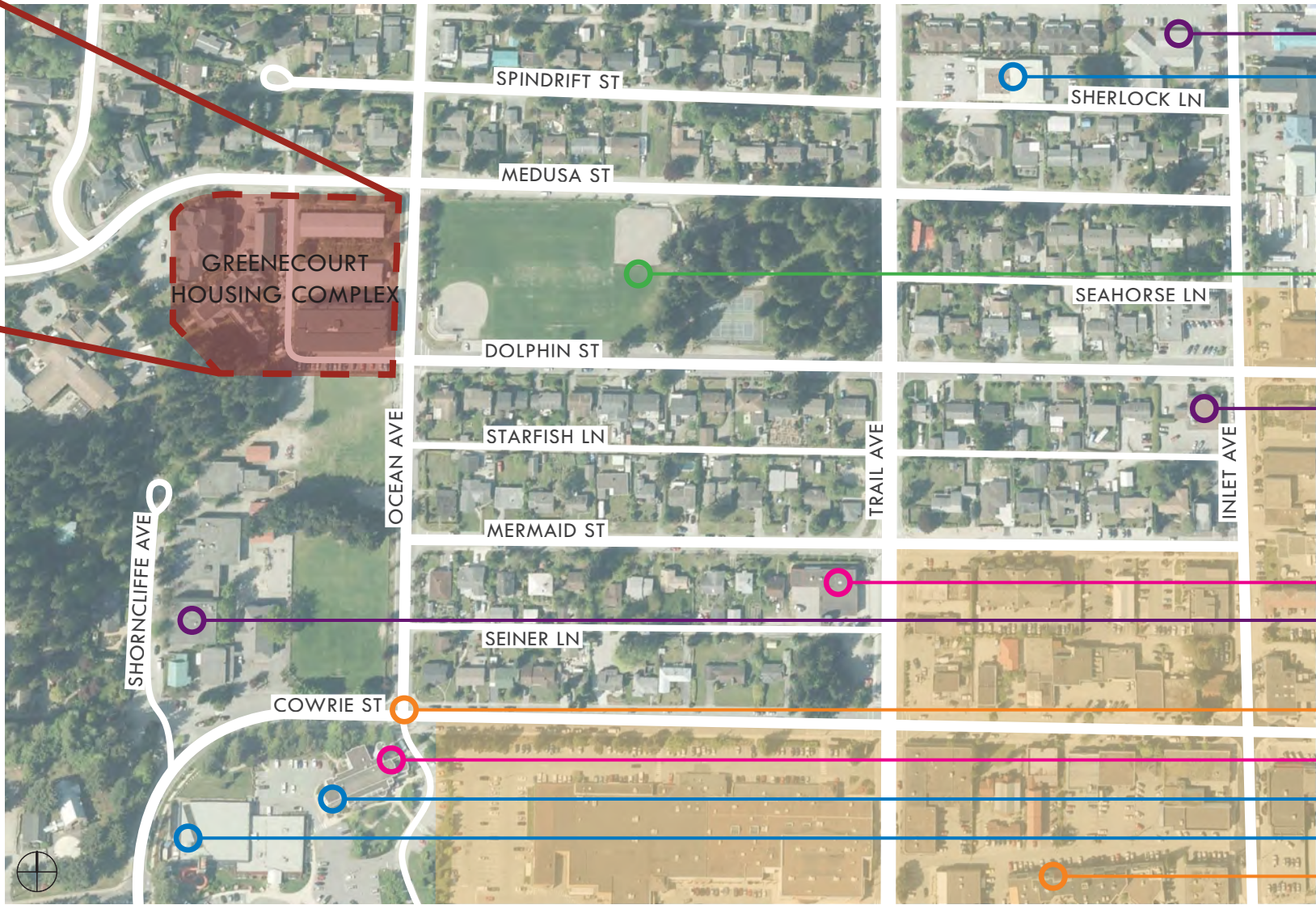
LEGEND

EXISTING PROPERTY LINE ———

ADDITIONAL SUBDIVISION (PROPOSED) ———

PROPOSED SUBJECT BUILDING SITE EXTENTS ———

The **Greenecourt Housing Complex** is located in the Downtown Sechelt Village, within the area designated for Medium-Density Apartment Residential by the District of Sechelt Zoning Bylaw. The site faces Hackett Park across Ocean Avenue to the east, and is within walking distance of the Downtown Centre and its shopping and business areas.



- Capilano University
- Sechelt Seniors Activity Centre
- Hackett Park
- Sechelt Elementary
- Sechelt Fire Department
- Ecole du Pacifique
- Sechelt Farmers' and Artisans' Market
- Sechelt Municipal Hall
- Public Library
- Sechelt Aquatic Center
- Commercial Area

CURRENT ZONING BYLAW

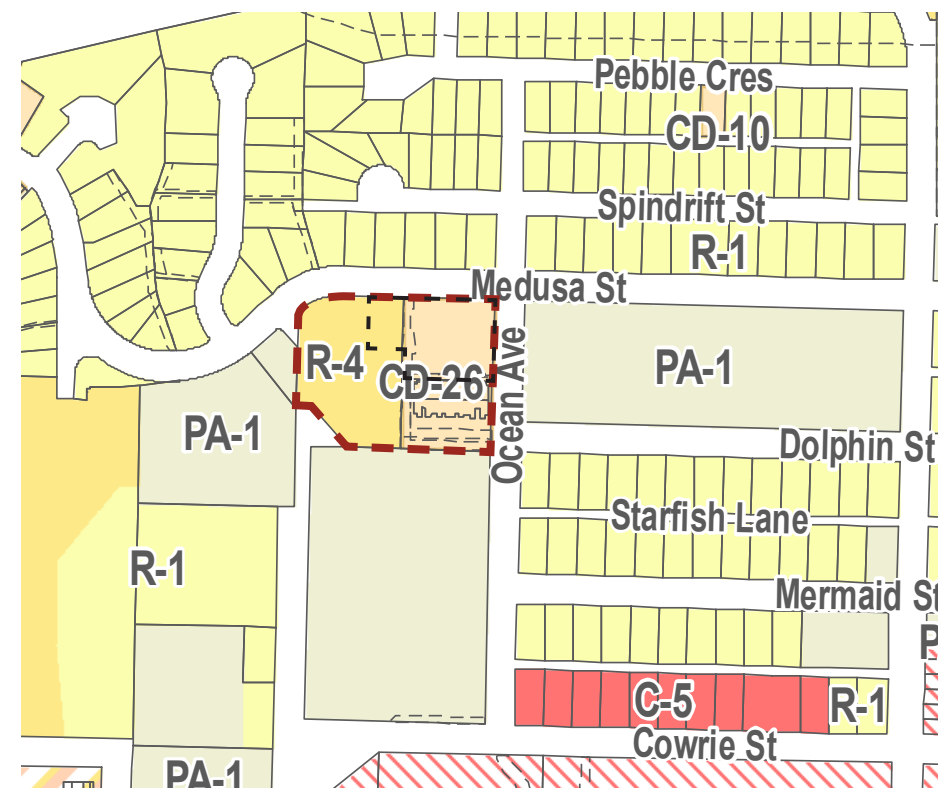
With the new lot subdivision proposed as part of this rezoning application, the subject building site includes two existing zones: **CD-26** (Comprehensive Development Zone 26) and **R-4** (Residential 4 Zone).

As specified by the District of Sechelt Zoning Bylaw No. 25, the intent of zone CD-26 is to provide for a 102 independent and supportive living residential units consisting of a mix of bachelor units, one bedroom units and two bedroom units and accessory amenity spaces such as a commercial kitchen, offices, laundry, assembly areas and indoor and outdoor amenity spaces.

The CD-26 zone currently includes the 65 units in the 4-storey Jack Nelson building, as well as the 29 units in Blocks B & C of the Greenecourt Housing Complex, both 1-storey buildings, for a total of 94 housing units.

A small portion of the subject building site is zoned as R-4, which allows for the following uses: multiple family dwelling, home occupations and accessory buildings. That portion of the site currently includes the Lions Hall, a 1-storey accessory building.

CURRENT ZONING MAP



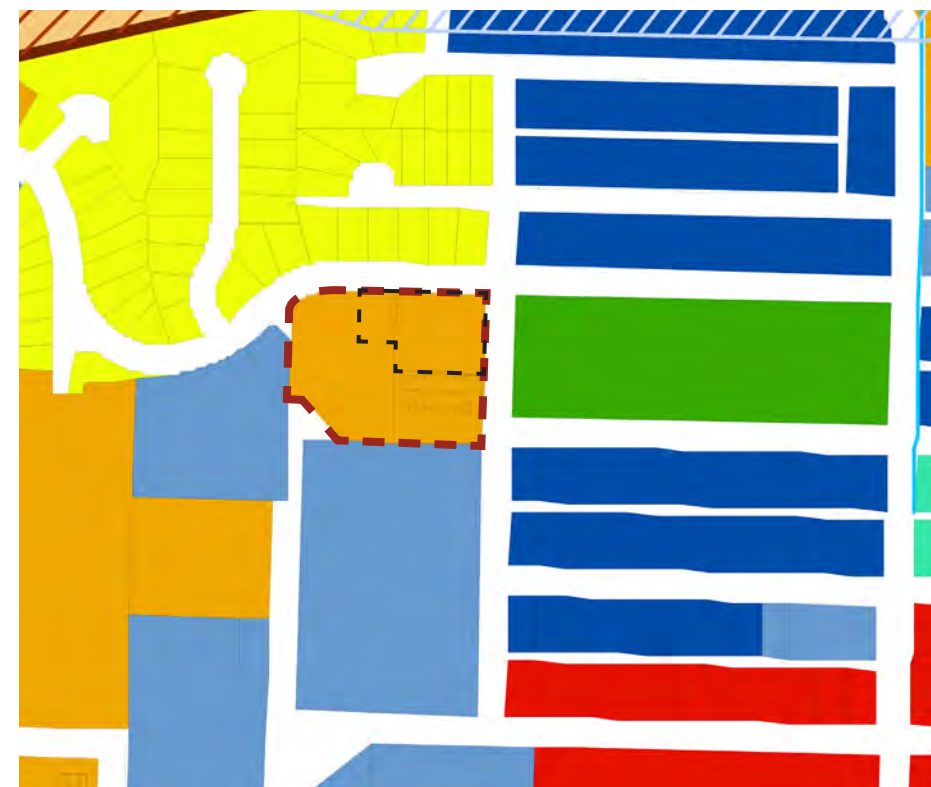
LEGEND

--- Greenecourt Complex --- Subject Building Site

REZONING OBJECTIVES

- The proposal is to revise the current CD-26 and R-4 zonings to allow for increased density by creating a single comprehensive district incorporating all three sites;
- As part of the revised CD-26 zoning, a Subdivision application will also be completed to relocate land from the neighbouring Block D & E, the existing R-4 zoned site, to the existing Block B & C, the CD-26 zoned site;
- The project replaces the 29 existing seniors housing rental units in Blocks B & C of the Greenecourt Housing Complex, and adds an additional 75 affordable seniors housing rental units.

OFFICIAL COMMUNITY PLAN



LEGEND

Civic, Institutional, Utilities
 Downtown Centre
 Multifamily / Mixed Residential
 Parks and Open Space
 Residential
 Special Infill Area
 Village Infill Areas
 Greenecourt Complex
 Subject Building Site

PROPOSED VARIANCE

The proposed project meets the requirements detailed in the CD-26 Zoning Bylaw with requests for the following variances:

- Density increase of 0.90 FAR to a total of 1.69 FAR for the existing CD-26 sites. This density increase will support the amount of affordable seniors housing rental units the project can provide.
- Relaxation on Section 10ZCD26.03, Permitted Uses, which specifies that multi-family housing units on the site are not to exceed 102 apartment units. The project is seeking a variance that will allow for 75 additional affordable seniors housing rental units to be added on the site, bringing the proposed units to 169 including the existing Jack Nelson building and 29 existing Block B&C units. The relaxation will also include the addition of the existing 46 units in Block D&E currently zoned as R-4, for a total number of 215 units. This request is to rezone the entire Lions complex to allow 215 units.
- Relaxation on Section 10ZCD26.06, Siting of Buildings and Other Structures, to reduce the minimum front setback from 7.5 metres to 6 metres. This will allow for new building's front setback to be aligned with the adjacent building's setback along Medusa Street (Block E).
- Relaxation on Section 10ZCD26.07, Height of Buildings, in order to support the targeted increase in density. The project is seeking a revision of the maximum permitted height from 13 metres to 17.5 meters (to the top of flat roof) allowing for the construction of a 5-storey building.
- The new lot subdivision impacts the density of the R-4 parcel, on which Blocks D and E are located, adjacent to the subject building site. It is proposed that the R-4 parcel be incorporated into the CD-26 parcel, under the revised CD-26 zoning.

SECHelt COMMUNITY VISION: RESIDENTIAL LAND USE OBJECTIVES

Support development of a full range of housing types to ensure people of all ages and income levels have housing choices, including families, singles, seniors and those with special needs.

- The proposed development is a purpose-built seniors affordable rental housing building providing studios and one-bedrooms, including adaptable and accessible units.

Incorporate adaptable design features into new housing to accommodate people of all ages and abilities and support aging in place.

- Adaptability and accessibility are very important aspects in this proposal which understands that aging in place is a core value of seniors housing.

Create more compact residential areas through innovative site planning.

- The proposed development is utilizing an existing building site close to Downtown Sechelt to promote compact development.

Create walkable neighbourhoods that are linked by a variety of transportation modes, with more sidewalks, bicycle routes and transit.

- The site is a couple of blocks from shops, restaurants and Sechelt community amenities.
- The proposed development incorporates bike and scooter storage to assist with mobility.



MATERIALITY + CHARACTER PRECEDENT



KIWANIS GARDEN VILLAGE | VIA ARCHITECTURE



ACCESSIBLE DESIGN PRECEDENT
KIWANIS GARDEN VILLAGE | VIA ARCHITECTURE

DENSITY BONUS INCENTIVES

The Local Government Act allows municipalities to permit additional density (density bonus) in their zoning bylaws. In exchange for certain types of amenities, Sechelt’s OCP encourages density lifts, in support of creating a **more compact and well-designed community**. The proposed Greenecourt redevelopment provides amenities that justify an increased density, such as:

- Housing close to Sechelt Village Commercial and Civic Centre and public transit;
- 75 additional affordable senior housing units;
- A new Lions Hall incorporated within the proposed building;
- Improvements to the pedestrian realm and enhanced streetscape;
- A slight increase in the area of open green space on the site.



BLOCK B
LOOKING WEST FROM OCEAN AVENUE



BLOCK C
LOOKING WEST FROM OCEAN AVENUE



BLOCK C
LOOKING SOUTH FROM MEDUSA STREET



AREA BETWEEN BLOCKS B & C
LOOKING EAST



LANE BETWEEN BLOCK B & JACK NELSON BUILDING
LOOKING EAST



JACK NELSON BUILDING & BLOCK B
LOOKING WEST FROM HACKETT PARK



LIONS HALL, BLOCKS D & E
LOOKING SOUTH FROM MEDUSA STREET



PROJECT SITE
LOOKING NORTHWEST ALONG OCEAN AVENUE



PROJECT SITE
LOOKING SOUTHWEST FROM OCEAN AVENUE & MEDUSA STREET



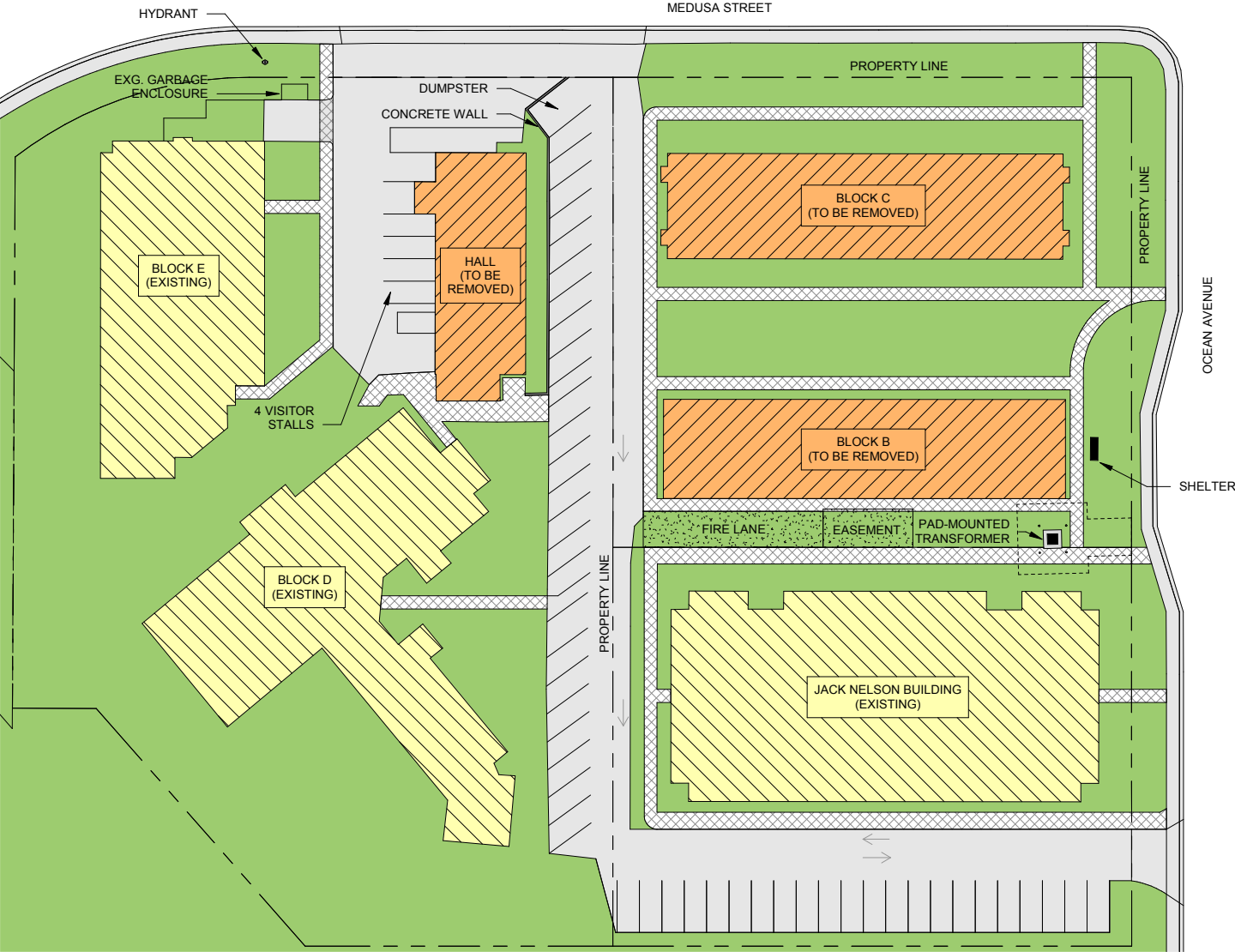
PROJECT SITE
LOOKING SOUTHEAST FROM MEDUSA STREET



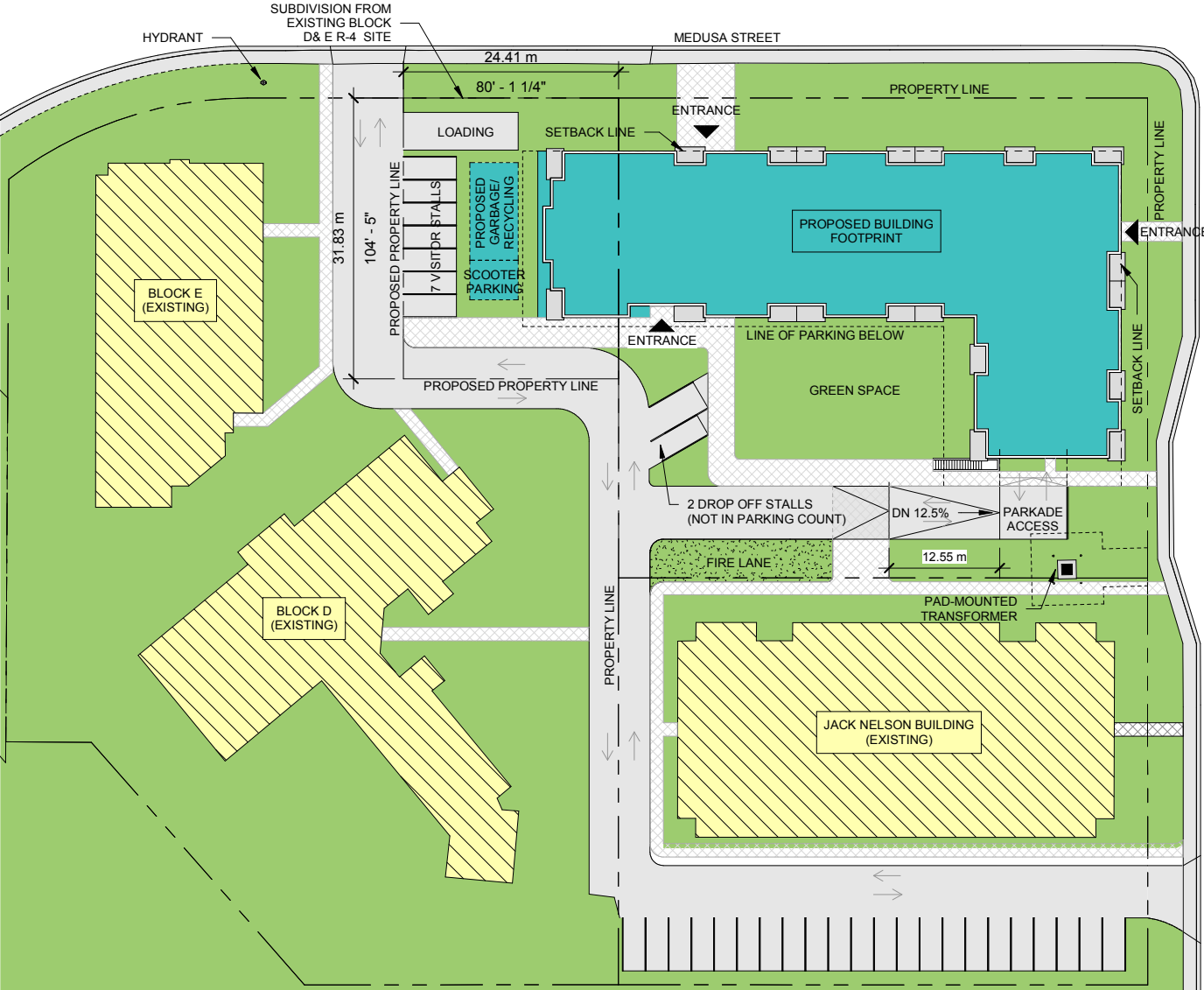
EXISTING STREETScape COLLAGE | NORTH SIDE OF SITE ALONG MEDUSA STREET



EXISTING STREETScape COLLAGE | NORTH SIDE OF SITE ALONG OCEAN AVENUE



EXISTING SITE PLAN



PROPOSED SITE PLAN



PROPOSED MASSING: LOOKING NORTHWEST ALONG OCEAN AVENUE



PROPOSED MASSING: LOOKING SOUTHWEST FROM OCEAN AVENUE & MEDUSA STREET



PROPOSED MASSING: LOOKING WEST FROM HACKETT PARK

ZONING SUMMARY

REFERENCE		ZONING SUMMARY	COMPLIANCE	NOTES
CURRENT ZONE : CD-26 - COMPREHENSIVE DEVELOPMENT				BLOCKS B AND C, JACK NELSON BUILDING
TARGET ZONE : REVISED CD-26 - COMPREHENSIVE DEVELOPMENT				BLOCKS B AND C, JACK NELSON BUILDING, HALL
10ZCD26.02	Intent	To provide independent and supportive living residential units consisting of a mix of bachelor units, one bedroom units and two bedroom units and accessory amenity spaces such as commercial kitchen, offices, laundry, assembly areas and indoor and outdoor amenity spaces.	yes	
10ZCD26.03	Permitted Uses	Residential, limited to: Multi-family housing units.	yes	
10ZCD26.04 (2)	Site Density	Maximum 102 permitted apartment dwellings (this density is allowed provided the conditions from the Housing Agreement pursuant to Section 905 of the Local Government Act are met).	yes*	Density increase being sought to allow for a maximum of 215 permitted apartment dwellings, including Blocks D and E.
10ZCD26.05 (1)(2)	Site Coverage	Buildings and structures shall not cover more than 45% of the total site area; vehicle driveways and surface parking shall not cover more than 21% of the total site area, and the open space area shall be a minimum of 2,110 square meters.	yes*	The proposed redevelopment brings the site coverage to 39.5% for buildings and structures, and 25.9% for driveways and surface parking. The total area of open space is 2,358 sq. metres. The excess in the percentage of driveways and surface parking area is compensated by a lower percentage in the adjacent lot; the total percentage of driveways and surface parking area for the overall complex is 16.4%.
10ZCD26.06 (3)	Siting of Buildings and Other Structures	The maximum setbacks are 7.5 metres from the front and rear lot lines, 6 metres from a side lot line, and 3 metres from a side lot line where the side lot line abuts a street (these setbacks are indicated on the plan titled "Site Plan" and numbered A102 prepared by KMBR Architects Planners Inc. and dated November 10, 2008).	yes*	A reduction of the front setback from 7.5 meters to 6 meters is being sought, in order to align the new building's front setback with the adjacent building's setback along Medusa Street (Block E).
10ZCD26.07 (4)	Height of Buildings	No building shall exceed 13 metres in height.	yes*	Increase to a maximum height of 17.5 m (top of flat roof) being sought.
10ZCD26.08 (3)	Off-Street Parking & Loading	Off-street parking shall include a minimum of 22 designated resident and/or visitor parking spaces, 4 designated staff parking spaces, and accommodation for scooter parking spaces.	yes*	The proposed redevelopment provides sufficient parking spaces to meet a 1 per 4 dwelling units ratio, which is the ratio specified for senior citizen housing under Article 1102 of the District of Sechelt Zoning Bylaw No. 25, 1987.
CURRENT ZONE : R-4 - RESIDENTIAL 4 ZONE				BLOCKS D AND E, HALL
TARGET ZONE : REVISED CD-26 - COMPREHENSIVE DEVELOPMENT				BLOCKS D AND E
527	Permitted Uses	Multiple family dwelling; home occupations; accessory buildings (subject to regulations in Section 305 of this Bylaw).	yes	
528	Lot Area and Width	Minimum lot area of 1,000 sq. metres, and minimum width of 25 metres.	yes	
529	Density	Maximum 1 dwelling unit per each 120 sq. metres of lot area (this density is allowed provided the conditions from the Housing Agreement pursuant to Section 905 of the Local Government Act are met)	yes*	Density increase being sought to allow for a maximum of 215 permitted apartment dwellings, including Blocks B, C and Jack Nelson Building
530	Lot Coverage	Buildings, parking area and driveways shall not cover more than 75% percent of the lot area.	yes	The proposed lot coverage is 33.0%.
531	Siting of Buildings and Structures	The maximum setbacks are 7.5 metres from the front and rear lot lines, and 6 metres from a side lot line for apartments.	yes	The new proposed lot lines are compliant with the required setbacks for the existing buildings.
532	Height of Building	No building shall exceed 10.5 metres in height; no accessory building shall exceed 6 metres in height.	yes	No change is made to the height of the existing buildings.
533 / 1102 (1)	Off-Street Parking	For senior citizen housing and rest home: minimum 1 parking space per 4 dwelling units.	yes*	The required parking spaces are provided on the adjacent lots, included in the Greenecourt complex: 215 units in total for the overall complex require a minimum of 54 parking spaces, and the proposed redevelopment provides 70 parking spaces.
1102 (6)	Off-Street Parking: Design Requirements	Where all required parking spaces cannot be provided on the same parcel, the excess spaces may be provided on a separate parcel or portion thereof, if they are thusly: (i) within 100 metres of the main parcel, (ii) in the same zone as a parcel for which the parking is required, or in a zone where parking is a permitted use, and (iii) in accordance with the zoning regulations.	yes	
GENERAL REGULATIONS				
305	Accessory Buildings and Structures	Accessory buildings and structures shall be permitted provided that their combined gross floor area shall not exceed 150 sq. metres (for a lot size between 3500 sq. metres and 1.2 hectares).	yes	The proposed accessory building has a gross floor area of 85.8 sq. metres.
311 (1)	Siting Exceptions	Where chimneys, gutters, or eaves, project beyond the face of the building, the minimum distance to an abutting lot line as permitted elsewhere in this Bylaw may be reduced by not more than 700 mm provided that such reduction shall only apply to the projected feature.	yes	Final form of projections to be determined.
314	Height Exceptions	[...] elevators and ventilation machinery [...] shall not be subject to the height requirements of this Bylaw provided that such structures occupy no more than 10% of the surface of the parcel, or if situated on a building, not more than 15% of the roof area of the principal building.	yes	The elevators and ventilation machinery for the new proposed building is excluded from the height calculation.
DEFINITIONS				
	FLOOR AREA	FLOOR AREA means the total floor area of all floors in a building measured to the extreme outer limits of the building including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating machinery and building features referred to in Section 311 of this Bylaw.		
	HEIGHT	HEIGHT means the distance measured vertically along the projected line of the face of the building from the grade to the highest point of the roof surface of a flat roof, to the mean level between the eaves and ridge of a gable, hip, or other sloping roof, and in the case of a structure without a roof, to the highest point of the structure.		
	LOT COVERAGE	LOT COVERAGE means the percentage of the total horizontal area of a lot that may be built upon including accessory buildings and other structures (carports, covered patios, verandahs and decks over 0.6 meters in height); and excluding eaves to a maximum of 0.6 meters, open courtyards, patios, driveways and parking stalls.		

SUNSHINE COAST LIONS HOUSING SOCIETY - Greenecourt 2

OPTION 3

SITE INFORMATION				
Address: 5583 Ocean Avenue, Sechelt, BC				
	Existing Area (sm)	Change (sm)	Proposed Area (sm)	Notes
Parcel 1 Plan EPP12200	3,266	777	4,043	Blocks B and C
Parcel A Plan LMP48362	6,297	-777	5,520	Blocks D and E
Strata Plan EPS408	2,770	0	2,770	Jack Nelson Bldg
Overall Complex Total	12,333	0	12,333	
Subject Building Site				
Portion of Parcel A Plan LMP48362			777	Existing Hall
Parcel 1 Plan EPP12200			3,266	Blocks B and C
Gross Subject Building Site Area:			4,043	

PARCELS ZONING					
Parcels:	Blocks B and C, Jack Nelson Bldg			Blocks B and C, Jack Nelson Bldg, Hall	
Zoning Classification:	Current Zoning: CD-26			Target Zoning: Revised CD-26	
Density	Allowable	Existing	Target Allowable	Proposed	
Total area (sm) :		6,036		6,813	
Total number of units:	102 units	94 units	169 units	169 units	
Jack Nelson Building		65 units		65 units	
Blocks B and C / Greenecourt 2		29 units		104 units	
Units/Area Ratio	Max. 169 unit per ha	155 unit / ha	Max. 249 unit per ha	249 unit / ha	
FAR:		0.90		1.69	
Lot Coverage	Allowable	Existing	Target Allowable	Proposed	
		Area (sm) %		Area (sm) %	
Buildings	Max. 45%	2,267 37.6%	Max. 45%	2,692 39.5%	
Driveways & Surface Parking	Max. 21%	953 15.8%	Max. 21%	1,763 25.9%	
Open Space	Min. 2,110 sm	2,816 46.7%	Min. 2,110 sm	2,358 34.6%	
Height Limit	Allowable		Target Allowable		
	Max. 13 m		Max. 17 m		
Parcels:	Blocks D and E, Hall			Blocks D and E	
Zoning Classification:	Current Zoning: R-4			Target Zoning: Revised CD-26	
Density	Allowable	Existing	Target Allowable	Proposed	
Total area (sm) :		6,297		5,520	
Total number of units:		46 units		46 units	
Units/Area Ratio	Max. 1 unit per 120 sm	1 unit / 136.9 sm	Max. 1 unit per 120 sm	1 unit / 120 sm	
Lot Coverage	Allowable	Existing	Target Allowable	Proposed	
		Area (sm) %		Area (sm) %	
	Max. 75%	3,082 49.0%	Max. 75%	1,823 33.0%	

OVERALL COMPLEX ZONING				
Density		Existing	Proposed	
Total area (sm) :		12,333	12,333	
Total number of units:		140 units	215 units	
Units/Area Ratio		114 unit / ha	175 unit / ha	
Lot Coverage		Existing	Proposed	
		Area (sm) %	Area (sm) %	
Buildings		4,136 33.5%	4,260 34.5%	
Driveways & Surface Parking		2,166 17.6%	2,017 16.4%	
Open Space		6,030 48.9%	6,055 49.1%	

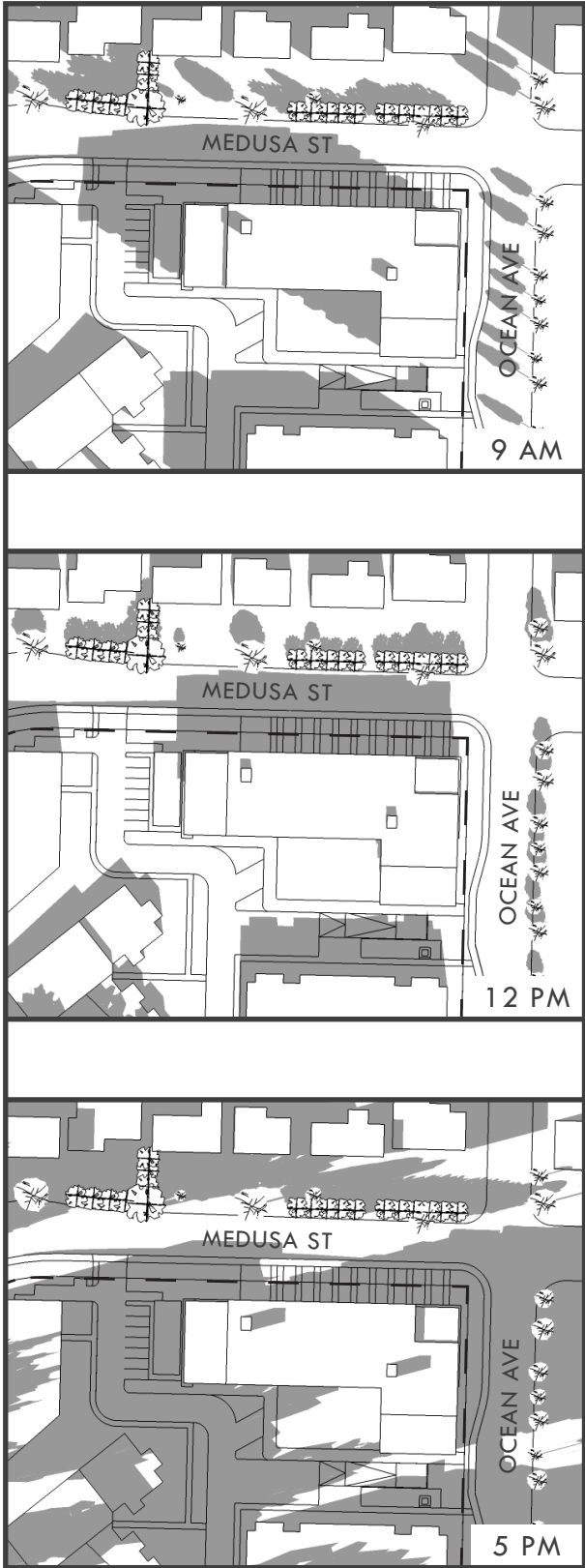
PARKING					
Parcels:	Blocks B and C, Jack Nelson Bldg			Blocks B and C, Jack Nelson Bldg, Hall	
Zoning Classification:	Current Zoning: CD-26			Target Zoning: Revised CD-26	
Required Parking:	Minimum 26 parking stalls			1 per 4 dwelling units	
Total unit count:	94 units			169 units	
		Required	Existing	Target Required	Removed/Added
Jack Nelson			22		
Greenecourt 2 / Surface Parking			-		+ 7
Greenecourt 2 / Below-grade Parking			-		+ 41
Subtotal		26	22	42.3	+ 48
Parcels:	Blocks D and E, Hall			Blocks D and E	
Zoning Classification:	Current Zoning: R-4			Target Zoning: Revised R-4	
Required Parking:	1 per 4 dwelling units			1 per 4 dwelling units	
Total unit count:	46 units			46 units	
		Required	Existing	Target Required	Removed / Added
Hall			9		- 9
Block D			23		- 23
Block E			-		
Subtotal		12	32	11.50	- 32

OVERALL COMPLEX PARKING					
Zoning Classification:	Current Zoning: CD-26 / R-4			Target Zoning: Revised CD-26	
Required Parking:	Varies			1 per 4 dwelling units	
Residential units count:	140 units			215 units	
		Required	Existing	Target Required	Removed / Added
TOTAL		38	54	54	+ 16
Parking Breakdown					
Residential Parking - Parkade & Jack Nelson Surface					59
Staff Parking - Below Grade					4
Visitors - Surface					7

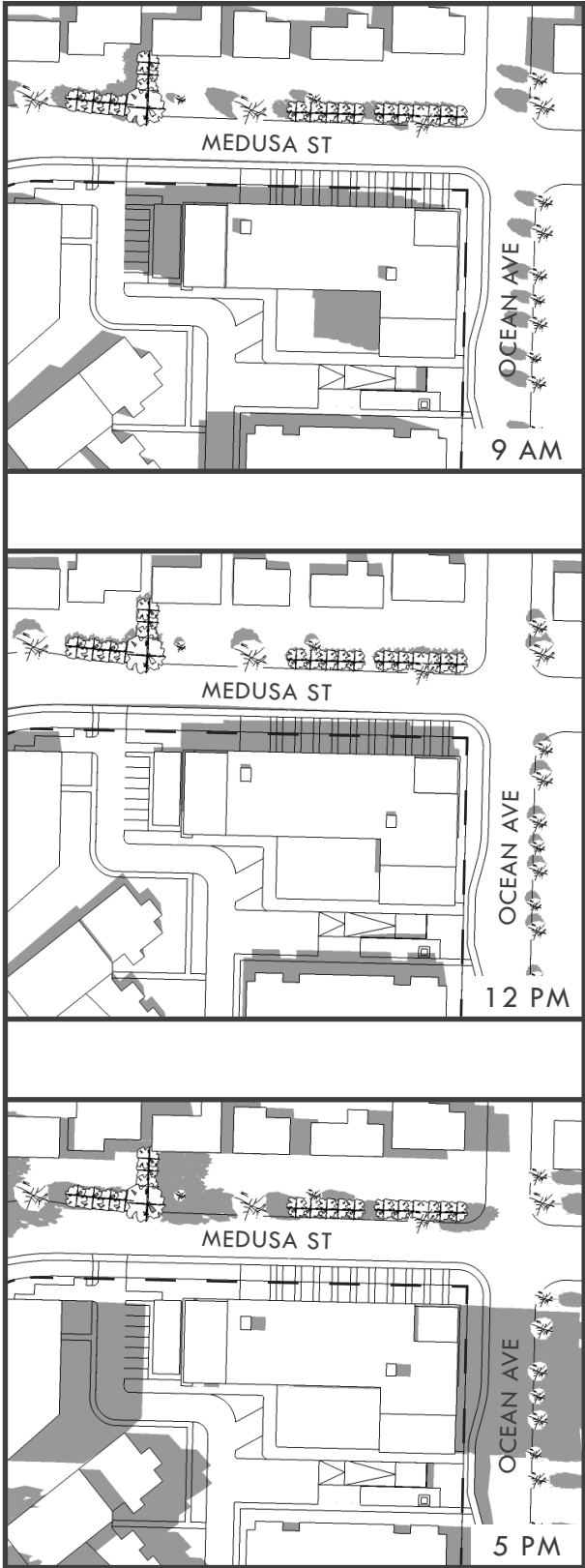
LOADING	
Off-Street Loading (3m x 7.6m x 4.2m) - Surface	1

BICYCLES OR SCOOTERS	
Bicycle & Scooter Room - Parkade	30
Bicycle & Scooter Parking - Support Pavilion	10
TOTAL PROVIDED	40

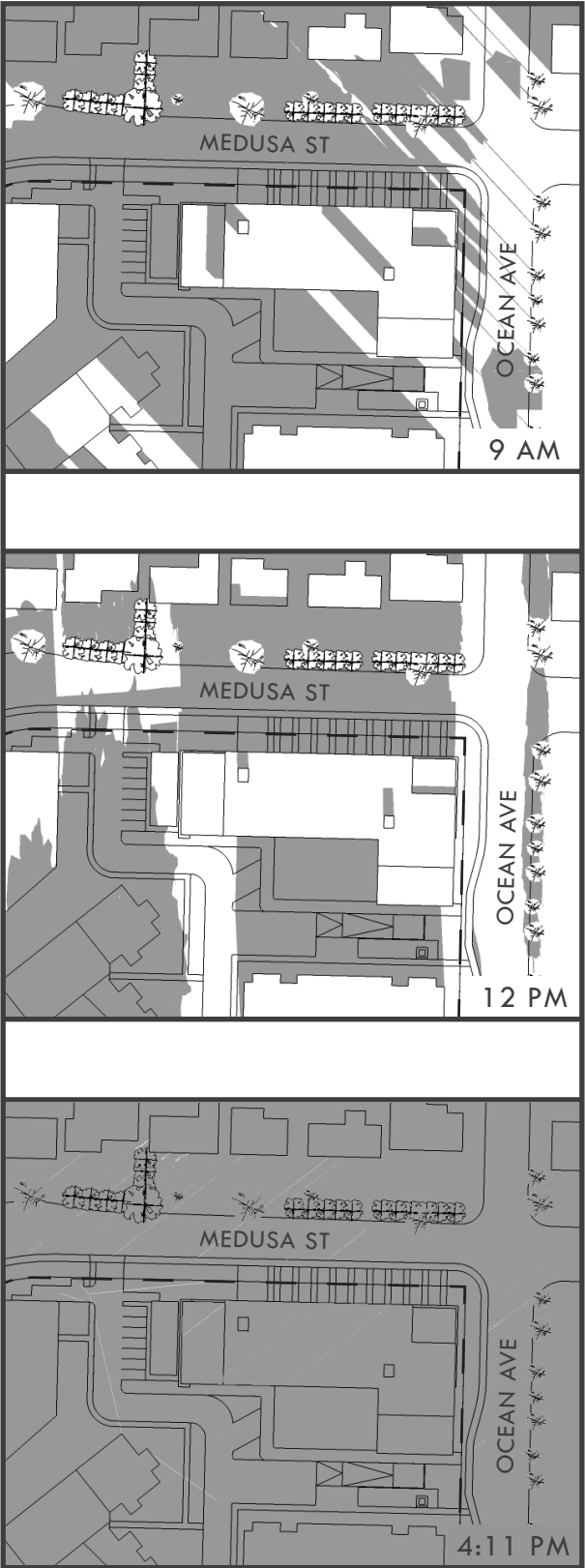
SUBJECT BUILDING SITE STATISTICS		
Parcel 1 Plan EPP12200 + Portion of Parcel A Plan LMP48362		
Blocks B and C, Hall		
FAR:	1.76	
Lot Coverage:	35%	
	(sm)	(sf)
Gross Floor Area (sm) :	7,124	76,681
Gross Amenity Hall Area (sm) :	237	2,553
Gross Underground Parking Area* (sm) :	1,707	18,379
		*Not included in the FAR calculation
Gross Residential Area (sm) :	6,887	74,128
Net Residential Area (sm) :	5,416	58,292
Efficiency (net res. area/gross res. area)	79%	
Efficiency (net res. area/gross floor area)	76%	
Number of Storeys:	5	
Number of Units	104	



MARCH 21 | SPRING EQUINOX
SEPTEMBER 21 | AUTUMN EQUINOX



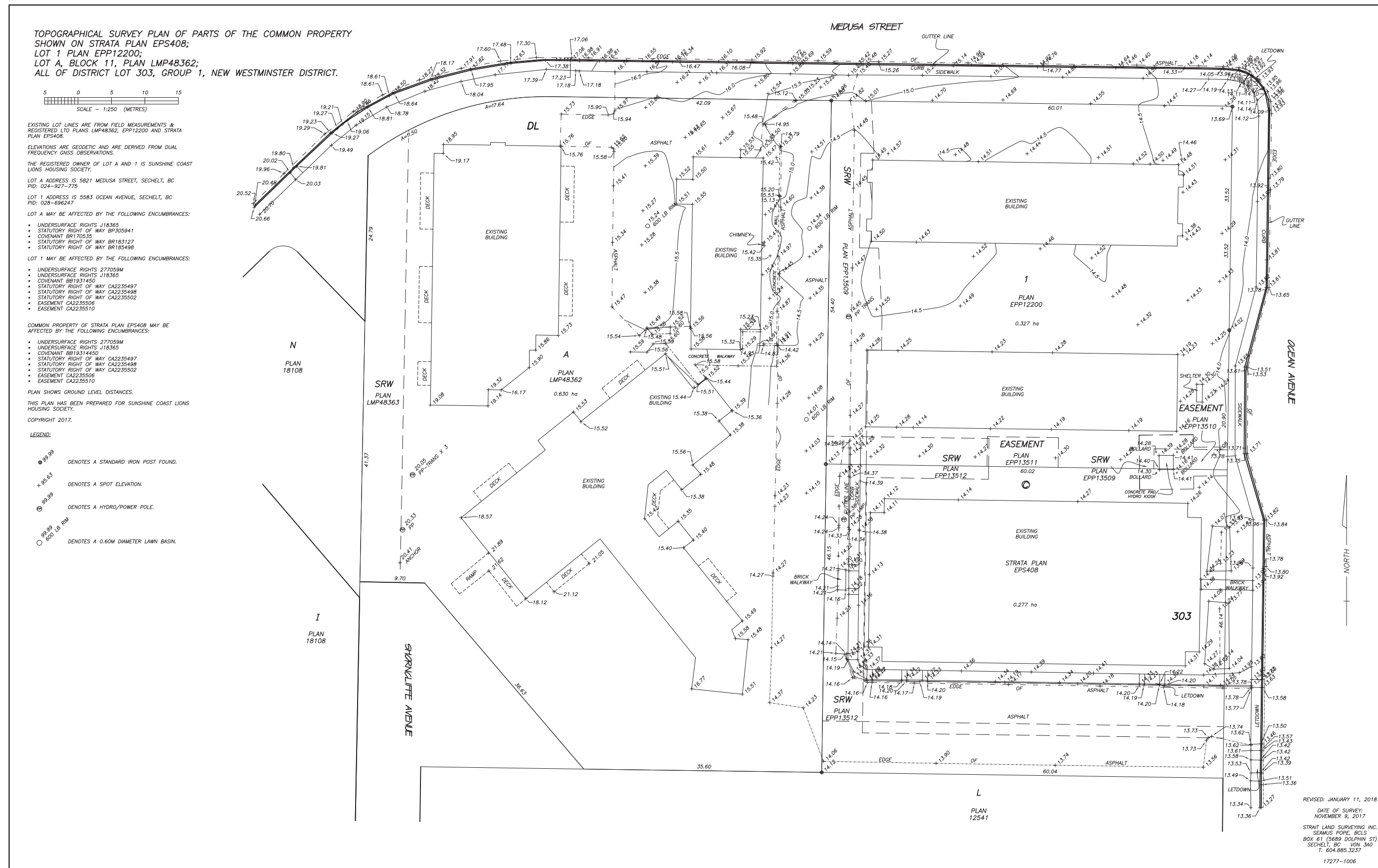
JUNE 21 | SUMMER SOLSTICE



DECEMBER 21 | WINTER SOLSTICE

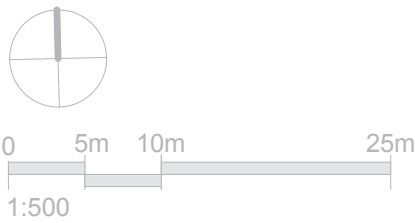
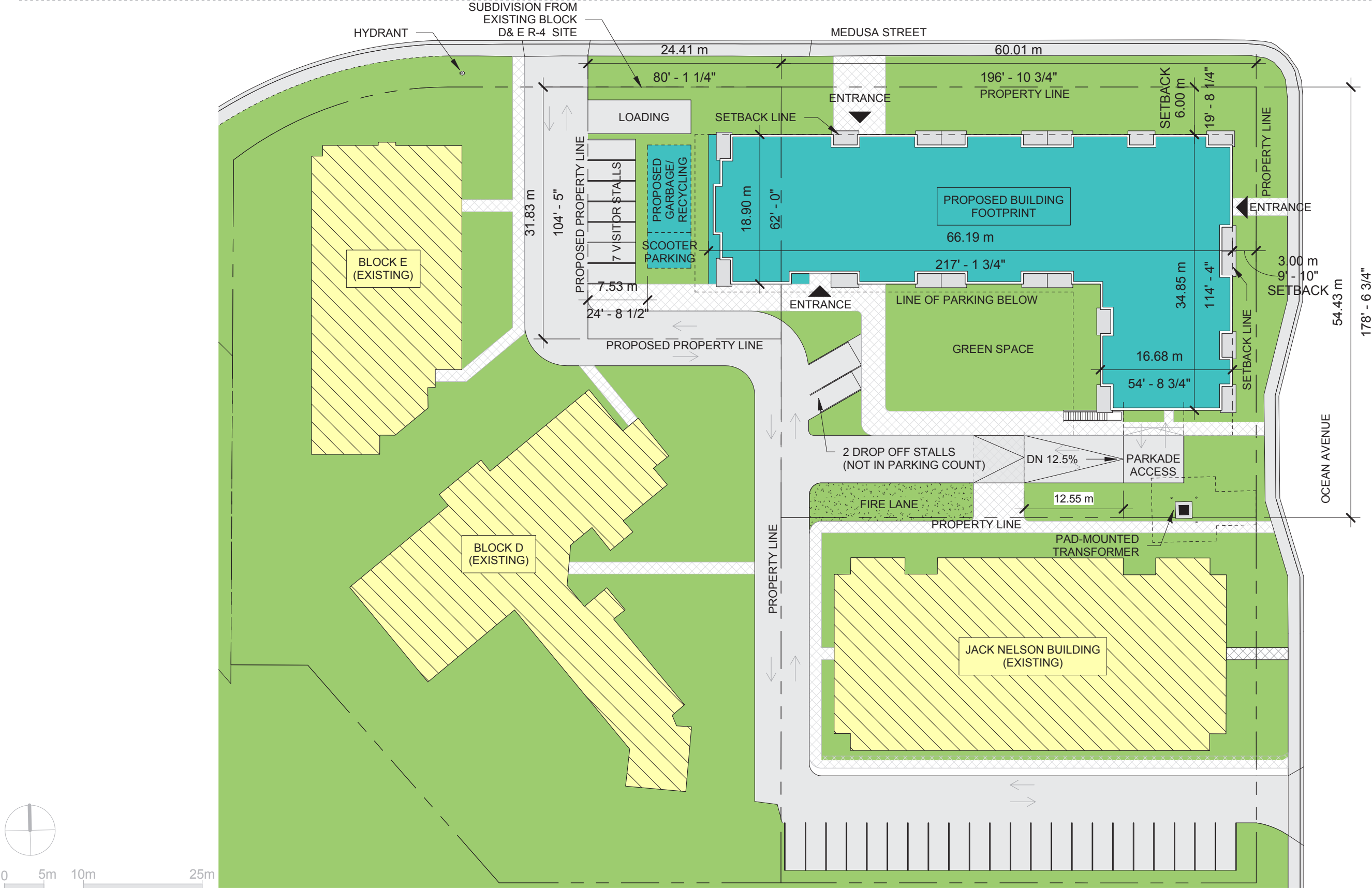


Note: 4:11 pm
is sunset time

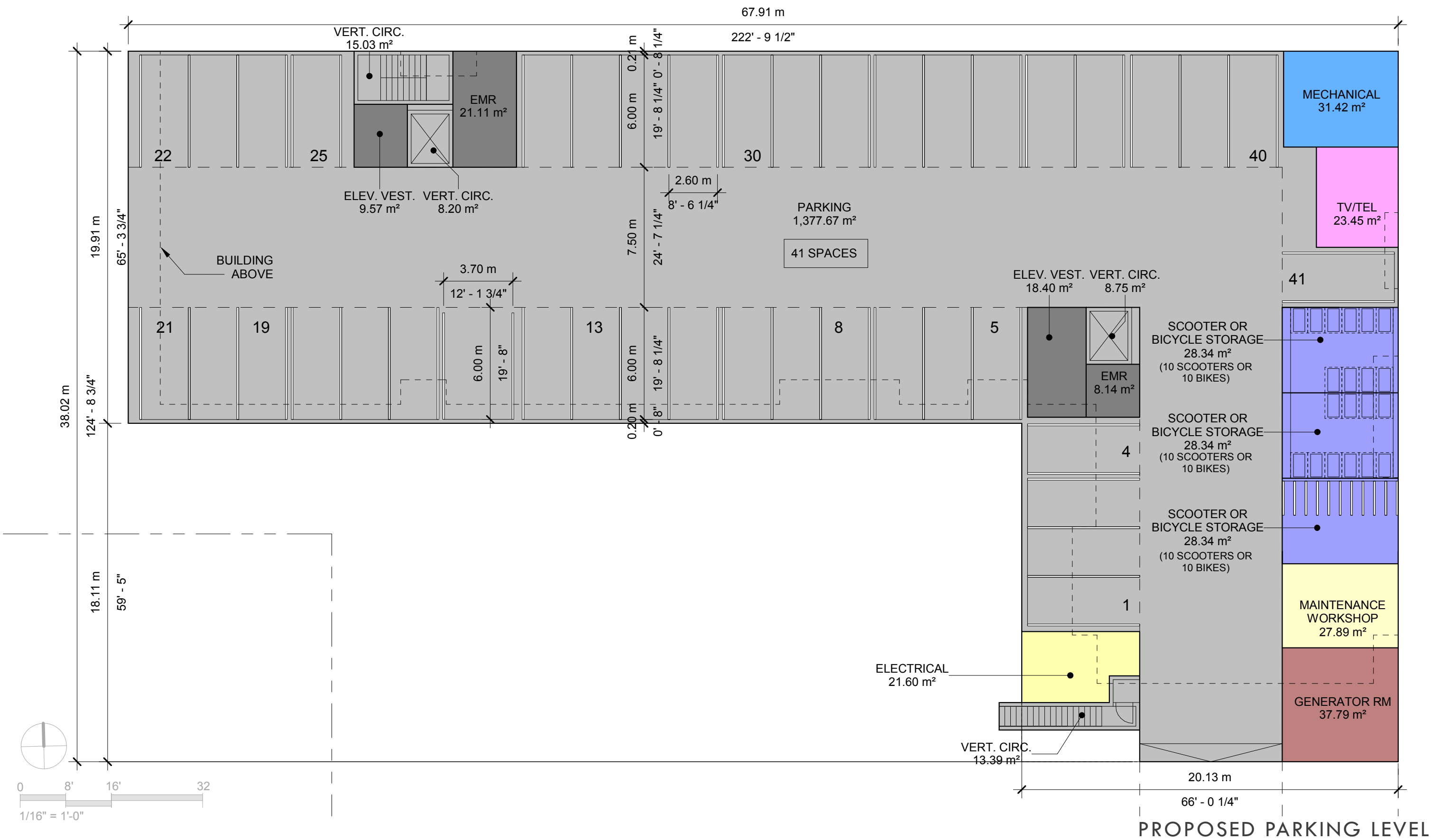


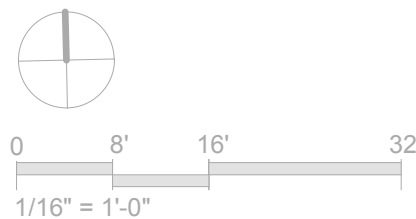


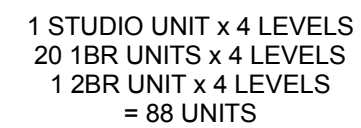
EXISTING SITE PLAN



PROPOSED SITE PLAN







PROPOSED LEVELS TYPICAL 2 TO 5



Sunshine Coast Lions Housing Society
PO Box 325, Sechelt BC V0N 3A0

May 1, 2018

District of Sechelt
2nd Floor, 5797 Cowrie Street
Sechelt, BC
V0N 3A0

Attention: Planning and Development Services Department

Dear Sir or Madam;

Re: Sunshine Coast Lions Housing Society – Greenecourt 2nd Phase Redevelopment

I am writing as Chair of the Housing Committee of the SCLHS to advise you of our plan to enter into the second phase of redevelopment of the seniors' affordable housing complex known as Greenecourt and located in downtown Sechelt. The proposed building will replace the two single-storey buildings that are the oldest buildings in the complex. In 2012, with BC Housing's assistance, the Society successfully built the 65-unit Jack Nelson building which formed the first phase of the redevelopment process and we are now ready to proceed with phase two.

- Proposal

The SCLHS Greenecourt complex is currently comprised of five buildings, containing 140 rental units and the Lions' Hall. The Society owns the land under all buildings, which range in age from 6 to about 40 years old. As part of its' plans to intensify the use of the site and increase the number of affordable rental units, the SCLHS previously demolished one low-rise building to make way for the Jack Nelson building, which was completed in 2012.

The Society is now proposing to consolidate the lot occupied by the two remaining low-rise buildings with the portion of the adjacent lot on which the Lions' Hall is located, to accommodate a new seniors' rental apartment building of 104 units. The plan is to demolish or relocate the remaining low-rise buildings and the Lions' Hall to make way for the new apartments. The process of relocating the residents of the low-rise building is now underway and there are currently twelve tenants to be re-housed. Once all the tenants have been relocated, the Society will be ready to begin construction. The net gain of affordable rental units to the site will be 75 units, for a total of 215 affordable rental units owned and managed by SCHLS. The existing Lions' Hall will be integrated into the new building.

- Need and Demand for Affordable Rental Housing in Sechelt.

While the Society has not undertaken a new market analysis, there is ample evidence of the need for affordable rental housing in Sechelt, particularly for seniors. Currently, the SCLHS has about 140 households on its' waiting list for units in the complex. The Greenecourt complex also welcomes persons with mental and physical disabilities who are capable of independent living in addition to persons over 55 years of age.

- Planning Approvals

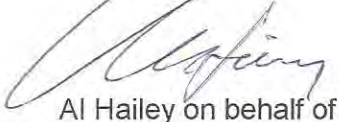
Like the Jack Nelson building, the proposed building will require rezoning to accommodate the proposed height and density and will also require a lot line adjustment to incorporate the Lions Hall site. The Society has retained the services of VIA Architecture and Etherstane Developments to manage the rezoning process. The initial design favoured by the Society is shown in the rezoning application.

- Project Development Funding

The Society has received \$100,000 in project development funding from B C Housing to date as well as \$50,000 in seed project funding from CMHC. The Society has every indication from B C Housing that it will continue to be the capital funding partner for the Society for the new building as it did for the other three buildings in the Greenecourt complex.

SCLHS looks forward to working with the District of Sechelt to obtain the necessary rezoning approval as soon as possible. All enquiries regarding the rezoning application should be directed to VIA Architecture at this point. However, please do not hesitate to contact me if you have any questions or suggestions. My cell phone number is 604-803-2770 and my email is debferg@telus.net.

Sincerely,



Al Hailey on behalf of

Debbie Ferguson
Chair, Housing Committee

Encl: Rezoning Application booklet including Site Survey, Architectural Drawings and Civil Survey

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018

AUTHOR: Julie Clark, Planner

SUBJECT: **ADVISORY COMMITTEES' COMMENTS ON BCTS 2018-2022 OPERATION PLANS**

RECOMMENDATIONS

THAT the report titled Advisory Committees' Comments on BCTS 2018-2022 Operation Plans be received;

AND THAT Advisory Committee comments be forwarded to BCTS as supplemental information to SCRD Board Resolution 167/18 in response to the BCTS 2018-2022 Operations Plan referral;

AND FURTHER THAT this Recommendation be forwarded to the June 14, 2018 Regular Board meeting.

BACKGROUND

The SCRD Board adopted resolution 167/18, Recommendation No. 4 at its meeting on May 24, 2018 as follows:

Recommendation No. 4 *BC Timber Sales Operations 2018-2022*

The Planning and Community Development Committee recommended that the report titled BC Timber Sales Operations 2018-2022 be received;

AND THAT the SCRD respond to the BCTS referral with the following comments:

1. The SCRD does not support logging license A91376 located on District Lot 1313, which should be reserved for environmental protection as per ongoing discussions with the Ministry of Forests, Lands and Natural Resource Operations and Rural Development and the Sk̓w̓x̓w̓7mesh Nation;
2. A strategy for the protection and/or restoration of trails surrounding cut blocks G041C4F6 (West Sechelt), G042C4F8 (Mt. Elphinstone), G043C3ZJ (Mt. Elphinstone), Licence A93884 (Mt. Elphinstone) G043C3ZH and G043C3ZP should be confirmed with local trail groups;
3. Public safety measures should be implemented to communicate forestry activity to recreational users, including signage posted on all recreational trails leading to cut blocks, specifically G041C4F6 (West Sechelt), G042C4F8 (Mt. Elphinstone), G043C3ZJ (Mt. Elphinstone), Licence A93884 (Mt. Elphinstone) and G043C3ZH and G043C3ZP;

4. In support of monitoring and protection for marine life near logging activity, SCRD recommends that BCTS commission eelgrass mapping in coastal and tributary areas near proposed logging activity in Jervis Inlet - Hotham Sound, Desersted Creek, Brittain River, as well as coastal and tributary areas of Howe Sound near proposed logging activity - Rainy River, McNair, McNab and Potlatch Creeks, and that the mapping data be shared with the SCRD;

5. Ensure that both shíshálh Nation and Skw_xwú7mesh Nation are consulted and that all harvesting-related activities undertaken comply with the *Heritage Conservation Act*;

6. With regard to Block A93884, that absent further Provincial Land Use Level consultation on the Sunshine Coast, and as per Board Resolutions 151/17 Recommendation #2 (April 27, 2017), and Board Resolution 255/16 Recommendation #1 (June 23, 2016), the SCRD does not support logging within the 1500 hectare area identified in the Roberts Creek Official Community Plan Map No. 2 as an area for ecological and recreational protection;

AND THAT SCRD staff continue to work with BCTS staff to build on the engagement opportunities presented in the 2018 Advisory Planning Committee (APC) workshop series;

AND FURTHER THAT SCRD's position on logging in Community (drinking) Watersheds be conveyed to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to request that a clear limit of zero risk to drinking water quality and quantity be established including:

1. a. Define a drinking water protection strategy for proposed forestry operations that has the goal of achieving zero turbidity, zero sediment and zero pathogen input to nearby creeks or streams from forestry activities;
- b. Establish a monitoring and data sharing program

AND THAT the drinking water protection strategy and monitoring program be extended to areas with multiple groundwater licences including Mount Elphinstone;

2. The forest in the Coastal Douglas Fir Biogeoclimatic Zone be removed from the Timber Harvesting Land Base.

DISCUSSION

SCRD referred the BCTS Operations Plan 2018-2022 to all five Advisory Planning Commissions (West Howe Sound, Elphinstone, Roberts Creek, Halfmoon Bay and Egmont/Pender Harbour), the Natural Resources Advisory Committee and the Roberts Creek Official Community Plan Committee. Committees reviewed the referral on their April and May agendas. The minutes from each meeting that pertain to BCTS are compiled in Attachment A.

BC Timber Sales referred the Operations Plan directly to Sunshine Coast Trails Society (SCTS). Referral comments made by SCTS were submitted directly to BCTS.

The purpose of this report is to provide a summary of comments received by the SCRD from Advisory Committees regarding BCTS 2018-2022 Operations Plan. SCRD will forward advisory committees' comments to BCTS as supplemental information to SCRD referral comments included in resolution 167/18 from May 24, 2018.

Analysis

Advisory Committees' comments focused on protecting environmental values such as biodiversity, water quality and quantity, protecting recreational values, best management practices for logging in community watersheds and increased need for provincial level planning and evaluation of cumulative effects of industrial activity on the Sunshine Coast.

The Advisory Committees expressed appreciation for BCTS's recent series of three education and awareness-raising sessions. Advisory members recommend expanding these efforts to further assist dialogue and future planning efforts regarding BCTS forestry activity.

Comments relating to BCTS 2018-2022 Operations Plan have been extracted from the minutes of each Advisory Committee (April and May 2018) and compiled in Attachment A.

Organization and Intergovernmental Implications

The SCRD and BCTS Communication Protocol ensures that BCTS provides timely information about its operational plans and that the SCRD can provide comments.

Timeline for next steps or estimated completion date

As per the Communication Protocol, the SCRD has 90 days to comment on BCTS Operations Plans, which provides a deadline of June 5, 2018 to comment on the referral. SCRD Board comments will be sent in advance of the deadline and advisory comments will be sent as soon as possible after the deadline.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Plan Values: Enhance Collaboration, Embed Environmental Leadership and Support Sustainable Economic Development

Forestry is part of the SCRD's strategic priority to support sustainable economic development. The SCRD provides comments and feedback to BCTS on its proposed timber harvesting plans.

CONCLUSION

All five Advisory Planning Commissions, the Natural Resources Advisory Committee and the Roberts Creek Official Community Plan Committee reviewed the 2018-2022 BCTS Operations referral in late April and May.

Advisory committees provide a range of comments focused on comments focused on protecting environmental values such as biodiversity, water quality and quantity, protecting recreational values, best management practices for logging in community watersheds and increased need for provincial level planning and evaluation of cumulative effects of industrial activity on the Sunshine Coast.

Advisory committees' comments will be sent to BCTS following SCRD Board consideration.

Attachment:

Attachment A: Advisory Comments on BCTS 2018-2022 Operations Plan

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

Advisory Comments on BCTS 2018-2022 Operations Plan

Area B APC April 24, 2018

The APC discussed the staff report regarding BC Timber Sales Operations 2018-2022 and members gave a brief overview of the three -BCTS meetings they attended as representatives of the APC. The following concerns/points/issues were noted:

- If there are no fish in the creek they can cut right up to the creek; this may be something that needs to be looked at.
- There could be an opportunity for the creation of stream stewardship.
- Would like to clarify that there are no trails around the proposed cut lots in the District of Sechelt? The Trails Society has informed BC Timber Sales that there are no known problems in the West Sechelt cut lot.
- Are strongly pleased with SCRD stance that the forest in the Coastal Douglas Fir biogeoclimatic zone be removed from the Timber Harvesting Land Base.
- Support staff recommendations.
- Regarding APC member comment that increased runoff and turbidity from West Sechelt cut lot would be detrimental to downstream property owners and the creek. Think this is mistaken because there are no houses in the area that would be impacted.

Recommendation No. 1. *BC Timber Sales Operations 2018-2022*

Regarding BC Timber Sales Operations 2018-2022, the APC supports SCRD recommendations.

Area F APC April 24, 2018

BC Timber Sales Operations 2018 - 2022

The APC discussed the staff report regarding BC Timber Sales Operations 2018 - 2022. There were comments on the recent BC Timber Sales field trip for SCRD advisory committee members, regarded as very informative.

Some comments from discussion included:

- If logging in McNab, BCTS will run into a problem with BURNCO.
- If you want DL1313 as a park, you should apply to the Ministry. If the community wants it, come up with at least the stumpage for one rotation of the timber (estimated around two million dollars). If we want parks, the community should pay for it.... If people don't want the Crown interface logged, then subdivide it and sell it. Someone has to pay the bill. Part of the revenue for the Province is stumpage on timber from Crown lands. How do you balance that?
- BCTS are under their allowable cut, and under pressure. They have to be within 10% of

their cut within the five-year period – otherwise they lose it permanently. There is a lot of pressure for that annual cut...the tough law of meeting that harvest level... to provide stability and uniform work for people.

- If they clear-cut DL 1313, it will be a big scar on the hill.

The following points were made:

- The APC questioned staff recommendation 6 on page 27, that “BCTS should commission eelgrass mapping along coastal areas with logging activity and share the eelgrass data with SCRD”, and advised not to do eelgrass and forage fish mapping except in sites where there is planned activity. The mapping is available from the federal Department of Fisheries and Oceans and other sources. Gather together all the data that has been produced on eelgrass before asking one department of government to do the mapping.
- Watershed reserves – Staff recommendation 1 on page 27 should say in “active Community Watersheds”, not including reserves. If it is just a “reserve” for the future, logging – well planned, managed, with sediment control and responsible harvesting – can happen without any impact on the future. Dakota and McNair have totally regenerated from the old path logging. They are now twenty or twenty-five to fifty years old; they are all regenerating.
- The APC appreciates the opportunity to review and comment on future BCTS cut blocks.

Area A APC April 25

Received BC Timber Sales Operations 2018-2022 and the Area A APC agrees with the SCRD staff comments on page 27.

Recommendation No. 1 *BC Timber Sales Operations 2018-2022*

APC would like to see any referrals re: BC Timber Sales Operations include the previous five years of logging activity in accompanying reports.

Area E APC April 25, 2018

The APC discussed the staff report regarding BC Timber Sales Operations 2018 – 2022.

The following points were made:

- Agreement with staff recommendations regarding SCRD comment on the BCTS referral.
- Strong opposition in Area E to the logging of DL 1313
- BCTS has been notified for several years now that they need to take DL1313 off their list on a permanent basis. As world populations grow, so grow the coast's and Area E's population. People and animals require green space and the Reed Road Forest is a true gem and the only substantial forest in our area. Immediate neighbours of Lot DL1313 are very concerned about erosion and loss of watershed for their wells. They believe that their properties, downslope of this forest, would be at huge risk if the forest cover were logged.
- Logging in an urban interface area is example of poor landscape management.
- Discussion of BCTS operations and research projects and APC members' perspectives on the recent BCTS workshops and field trip for SCRD advisory committee members.
- Lack of a land and resource management plan on the Sunshine Coast.
- The Sunshine Coast has old forests that may not be found anywhere else in the province.
- There would probably be more value to the community over the next thirty years to retain the forest than have a revenue stream from forestry. This needs to be addressed in these plans.
- We are short of land to be conserved, short changed. Would like the same conservancy rate as other areas of the Province.
- There are many and varied different forms of recreation here. Add up all the cash flows that result from keeping something like that, and it adds up.
- They need to take all of these considerations into account. Overall the Province and their planning may not be reflecting what the values of this community are. They may not reflect in our bioregion how we are utilizing the woods. There are different ways we might be utilizing the woods as a community. We are the back yard and playground for the Lower Mainland. We can provide a lot of unique things like the Coastal Douglas Fir zone that isn't available in other parts of the Province. There are things like that, that

need to be taken into consideration when they consider that value, and what is generated for the Province financially and overall. We are providing safe spaces for people to be doing healthy recreation.

- There is a huge appetite for what we have got over here. If you are going to start chopping down a mountain, could it have an impact on real estate values?
- The SCRD's response to this issue is lukewarm. They should say that we need this much public recreation space; the forest is really important and we have to protect that. SCRD should say we see advantages for protecting certain lots, and come forth with stronger arguments. Need to bring everybody together and say long term this is what we will do.
- Right now it is a standoff, not a process.
- Want BCTS to leave the south and east flanks of Mount Elphinstone.
- An excerpt pertaining to DL1313 from the Elphinstone Official Community Plan (Bylaw No. 600) was read aloud from section B-10.3 Community and Regional Park Policies, point 3, advocating that the SCRD acquire DL1313 (Old Gibsons Watershed Reserve), a 48 hectare (120 acre) site *"covered by the largest areas of mature coniferous forest and wetland identified in the Sunshine Coast Sensitive Ecosystem Inventory (2003) within the Elphinstone OCP"*, as a community or regional park *"that protects the surface and ground water resources so that they can continue to be available to the Town of Gibsons and the Regional District for community water and reservoir purposes."*

Recommendation No. 1 *BC Timber Sales Operations 2018 – 2022*

The Elphinstone APC recommended agreement with the staff recommendations for SCRD comment on the BC Timber Sales Operations 2018-2022 referral, as noted below, and for the following listed reasons:

1. *In support of protecting drinking water quality, SCRD does not support logging in Community Watersheds.*
 - It makes sense. Water is life.
 - Water is essential and becoming more and more important as the climate shifts.
 - We have to make sure all of our community watersheds are protected as we move forward.
2. *SCRD does not support logging license A91376 located on DL1313, which should be reserved for environmental protection as per ongoing discussions with the Ministry of Forests, Lands and Natural Resource Operations and the Skwx̓wú7mesh Nation.*
 - Because it is the urban interface.

- We have no accessible forest like this in Elphinstone. Protect public areas like this that the public can enjoy.
 - We emphasize that the SCRD should make every effort to conserve DL1313.
 - It used to be a watershed reserve because there are a lot of residents on wells below it.
 - For property protection – if there is damage from erosion, it ends up costing us all in taxes. Watershed protection ensures that we don't have damages through flooding, erosion and other occurrences because of unstable infrastructure or wells damaged from overland flooding.
 - Streams on the east side of that land are feeding into Chaster Creek.
3. *A strategy for the protection and/or restoration of trails surrounding cut blocks G041C4F6 (West Sechelt), G042C4F8 (Mt. Elphinstone), G043C3ZJ (Mt. Elphinstone), Licence A93884 (Mt. Elphinstone) G043C3ZH and G043C3ZP should be confirmed with local trail groups.*
- Tourism and recreation has always been one of the largest income streams for the Sunshine Coast. If more people are coming here to enjoy these trails, it is to the benefit of the community that these trails are maintained and protected.
 - A lot of these trails are accessible because BCTS maintains the roads (paid for by logging).
4. *Public safety measures be implemented to communicate forestry activity to recreational users, including signage posted on all recreational trails leading to cut blocks, specifically G041C4F6 (West Sechelt), G042C4F8 (Mt. Elphinstone), G043C3ZJ (Mt. Elphinstone), Licence A93884 (Mt. Elphinstone) and G043C3ZH and G043C3ZP.*
- Public safety needs to be an important component because these are public lands. The public needs to have safe access.
5. *Ensure that both shíshálh Nation and Skwx̱wú7mesh Nation are consulted and that all harvesting related activities undertaken comply with the Heritage Conservation Act.*
- It is important that we respect that we are on unceded territory.
6. *BCTS should commission eelgrass mapping along coastal areas with logging activity and share the eelgrass data with SCRD.*
- The only way we will know logging is impacting the eelgrass is if it is known that the eelgrass is there; since BCTS are the ones who want to log, BCTS should be the ones to provide that information.
7. *The forest in the Coastal Douglas Fir biogeoclimatic zone be removed from the Timber Harvesting Land Base.*
- This is unique forest that we need to preserve.

Recommendation No. 2

Sunshine Coast Land and Resource Management Plan

The Elphinstone APC recommended that the Sunshine Coast Regional District seek to have a Land and Resource Management Plan (LRMP), or similar current legislative process, so that the Sunshine Coast can have this Plan going forward; and so that there is potentially less conflict

regarding land use if we are clear on which areas we would like to save, and we get a say; and that the SCR D go through this process if possible.

Recommendation No. 3

BC Timber Sales Public Awareness Activities

The Elphinstone APC recommended that the BCTS continue to dialogue and create opportunities to educate people about their research and their operating practices so the general public can gain a greater understanding of the logging process on the Sunshine Coast.

Roberts Creek Official Community Plan Committee, May 8, 2018

BC Timber Sales Referral – The OCPC fully supports all items in this referral. We would like to see a Strategy for Protection/Restoration be put into place. We would like to see free and informed prior consent obtained.

Area D APC May 14, 2018

- APC supports the SCR D recommendations noted on page 1 of the report.
- It should be added that watershed protection should include water source protection for the large number of residents who are not served by the SCR D-managed water supply but are dependent on surface and well water. There is a large area above the Roberts Creek community being logged by multiple companies that will have an effect on surface and ground water.
- More needs to be done at the Provincial level with all stakeholders regarding a coordinated plan for water source protection and for coastal land use management.
- Logging in private managed forests needs to be brought under a standard set of logging conditions.
- At lower elevations we are under-represented for parks and recreational forests.
- District Lot 1313 should be left as a green mature forest. It is easily accessible by a large number of people and has great value for tourism and recreation.
- We recognize that logging is an integral part of our history and provincial prosperity, but there is a need for better integration with our growing community. Times are changing, our population is growing, we have a thriving ecotourism draw, and tree harvesting targets need to be adjusted in accordance with our current reality.
- We appreciate that BCTS has reached out to the community in the recent meeting with APC members, to educate and listen to community concerns. We look forward to further positive interactions and would encourage a larger consultation with a greater number of APC members in the future.

NRAC May 16, 2018

Recommendation No. 1 *BC Timber Sales Operations 2018-2022*

The Natural Resource Advisory Committee accepts the SCR D staff's recommendations to go forward as amended;

AND THAT the Natural Resource Advisory Committee recognizes that NRAC needs further time to review the BCTS report. Further recommendations may be added next meeting;

AND THAT the Natural Resource Advisory Committee recommends that BCTS include an appropriately designed buffer for the wind farm around in the Coastal Douglas Fir biogeoclimatic zone.

Recommendation No. 2 *BC Timber Sales Operations 2018-2022*

The Natural Resource Advisory Committee recommended that the SCR D staff invite BCTS to attend the NRAC June 20, 2018 meeting.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018

AUTHOR: Julie Clark, Planner

SUBJECT: **PROVINCIAL REFERRAL 102115507 - 001 FOR A PRIVATE MOORAGE (STODDARD) – ELECTORAL AREA A**

RECOMMENDATIONS

- i. **THAT the report titled Provincial Referral 102115507 - 001 for a Private Moorage (Stoddard) – Electoral Area A be received;**
 - ii. **AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development:**
 - iii. **Subject to the following conditions, SCRD has no objections to the proposed tenure for residential private moorage fronting Eagle Island, Provincial Referral 102115507 - 001**
 - iv. **SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;**
 - v. **Critical Habitat including eelgrass beds in or near the tenure area should be identified by field study and protected;**
 - vi. **Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;**
 - vii. **Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to maintain public access along the foreshore and emergency refuge;**
 - viii. **Ensure that both *shíshálh* Nation are consulted and that all harvesting-related activities undertaken comply with the *Heritage Conservation Act*;**
 - ix. **The proponent should implement both Provincial and *shíshálh* Nation's Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems;**
-

BACKGROUND

The SCRD received a Provincial referral from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) for specific permission for an existing

residential private moorage fronting Eagle Island, District Lot 5414, located in Jervis Inlet. The referral is enclosed for reference as Attachment A. A location map and application summary is provided below.

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



Figure 1 –Location of existing dock at Eagle Island, location of Eagle Island in Jervis Inlet

Owner / Applicant:	Mary Lee Stoddard / Agent – All Tides Consulting
Purpose:	Private Moorage
Tenure Type:	Specific Permission for Private Moorage
Size:	.0228 hectares
Location:	Eagle Island, District Lot 5414, Jervis Inlet
Legal Description:	Unsurveyed foreshore or land covered by water being part of the bed of Telescope Pass, Group 1, New Westminster District (Upland DL 5414)
Electoral Area:	A
OCP Land Use:	None – outside OCP Boundary
Land Use Zone:	RU-2
Comment deadline:	June 29, 2018

Table 1 - Application Summary

DISCUSSION

The applicant recently purchased this property and wishes to secure a private moorage tenure from the Province of BC for an existing dock located on the east side of the south-facing bay of Eagle Island in order to access their property.

Analysis

- The Regional District will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility.
- The application appears to not obstruct public use.
- The foreshore is not zoned. The upland lot is zoned RU2 which is a resource land use designation that permits residential use on the property. The lot is accessed by water only and therefore a private moorage to access the lot is permitted.
- Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- Available data for eelgrass beds in Jervis Inlet is out of date (1957-1977). SCRD cannot review for eelgrass presence. SCRD recommends field assessment for Critical Habitat by a Qualified Environmental Professional.
- Critical Habitat is defined as: “habitat that is important for: (a) sustaining a subsistence, commercial, or recreational fishery, or (b) any species at risk (e.g. terrestrial or aquatic red and blue-listed species, those designated by the Committee on the Status of Endangered Wildlife in Canada, or those SARA-listed species), or (c) its relative rareness, productivity, or sensitivity (e.g. eelgrass meadows, kelp forests, foreshore salt marsh vegetation, herring spawning habitat, and potential forage fish spawning beach habitat)”
- The application notes that *shíshálh* Nation has not been contacted. SCRD recommends that the applicant consult the *shíshálh* Nation and that the private moorage and activities associated with the moorage be in compliance with the Heritage Conservation Act.
- Eagle Island is outside the Pender Harbour Dock Management Area.
- The proponent should implement both Provincial and *shíshálh* Nation’s Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.

Options

The Province requests SCRD decide on one of the following options in response to the referral:

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

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

Consultation

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

The Egmont/Pender Harbour Advisory Planning Commission (APC) will review this application at its meeting on June 27, 2018. APC comments will be forwarded to FLNRORD.

Timeline for next steps or estimated completion date

The Province extended the deadline to comment on this application to June 29, 2018 in order to obtain a Board Resolution. The Resolution will be forwarded to FLNRORD and final permission will be made by the Province.

Recommendations from this report should be forwarded to the Regular Board meeting of June 28, 2018 for adoption to meet the Provincial comment deadline.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Plan Values: Embed Environmental Leadership

CONCLUSION

The SCR D has been provided an opportunity to comment on a Provincial referral for an existing private moorage facility on Eagle Island.

SCR D recommends responding with referral Option 3, no objection to approval of project subject to comments outlined in the Recommendations.

Attachments

Attachment A – Referral package for Eagle Island Provincial Referral 102115507 - 001

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



Crown Land Tenure Application

Tracking Number: 100228982

Applicant Information

If approved, will the authorization be issued to an Individual or Company/Organization? Individual

Are you the Individual this application will be issued to? No

What is your relationship to the individual? Agent

APPLICANT CONTACT INFORMATION

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

Name: Mary Lee Stoddard
Phone: 778-558-1247
Daytime Phone:
Fax:
Email: maryleestoddard@gmail.com
Mailing Address: 4963 Connaught Drive
 Vancouver BC V6M 3E8

AGENT INFORMATION

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

Name: Adam Mark Thomsen
Doing Business As: All Tides Consulting
Phone: 604-885-8465
Fax:
Email: alltidesconsulting@gmail.com
BC Incorporation Number:
Extra Provincial Inc. No:
Society Number:
GST Registration Number:
Contact Name: Adam Thomsen
Mailing Address: 5431 Carnaby Place
 Sechelt BC V0N3A7
Letter(s) Attached: Yes (Stoddard . Letter of Agency- signed.pdf)

CORRESPONDENCE E-MAIL ADDRESS

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

Email: alltidesconsulting@gmail.com
Contact Name: Adam Thomsen

ELIGIBILITY

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

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

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

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

1. be incorporated or registered in British Columbia

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

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

TECHNICAL INFORMATION

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

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure?

Yes

Please specify your file number:

Specific Permission for Private Moorage # 346533

If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

ALL SEASONS RESORTS

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

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

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

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

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

Purpose	Tenure	Period
Private Moorage Water access only lot. Residential use by upland property owners and their guests.	Specific Permission	More than thirty years

ACCESS TO CROWN LAND

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

No roads. Accessed by upland lot and by water.

PRIVATE MOORAGE

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

Specific Purpose: Water access only lot.
Residential use by upland property owners and their guests.

Period: More than thirty years

Tenure: Specific Permission

MOORING BUOY

Is this only for a mooring buoy for private moorage?

No

TOTAL APPLICATION AREA

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

Please specify the area: .228 hectares

PROJECT DETAILS

Please provide us with further details on your dock.

Is the water freshwater or marine?	Marine
Are you proposing 4 or more slips?	No
Are you applying on behalf of a Strata corporation?	No
Are you the waterfront upland owner?	Yes
Are you planning to sell gas at the proposed marina?	No

SECTION 11 WATER AUTHORIZATION

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

Is this application for an existing structure?	Yes
Are you working in the water (replacing pylons, moving structures, etc.)?	No

IMPORTANT CONSIDERATIONS

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

Is your proposed activity within the Kootenay Region?	No
Is your proposed activity within the Okanagan, Kalamalka and Wood Lakes, Skaha Lake, Vaseux Lake, or Christina Lake areas?	No
Is your proposed activity within the Shuswap, Mara, Mable, or Little Shuswap Lake areas?	No

ADDITIONAL QUESTIONS

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

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia?	No
Are you planning to cut timber on the Crown Land you are applying for?	No
Are you planning to use an open fire to burn timber or other materials?	No
Do you want to transport heavy equipment or materials on an existing forest road?	No
Are you planning to work in or around water?	No
Does your operation fall within a park area?	No

LOCATION INFORMATION

LAND DETAILS

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

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

MAP FILES

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

Description	Filename	Purpose
Site Plans include metes and bounds for FLNRO to produce shape file	Stoddard . Crown Land Tenur...	Private Moorage

ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	Plans A - D	Stoddard . Crown Land Tenur...
Management Plan	MP	Management Plan . Stoddard ...
Other	Land Title	Land Title.pdf
Other	Letter of Agency	Stoddard . Letter of Agency...
Other	Written confirmation of bylaw compliance	Gmail - RE_ Written Bylaw C...
Side Profile	Plans A - D	Stoddard . Crown Land Tenur...
Site Photographs	1	IMG_4257.JPG
Site Photographs	2	IMG_4259.JPG
Site Photographs	3	IMG_4263.JPG
Site Photographs	4	IMG_4279.JPG
Site Plan	Plans A - D	Stoddard . Crown Land Tenur...

PRIVACY DECLARATION

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

REFERRAL INFORMATION

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

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

Company / Organization: All Tides Consulting
Contact Name: Adam Thomsen
Contact Address: 5431 Carnaby Pl.
 Sechelt BC
 V0N 3A7
Contact Phone: 604-885-8465
Contact Email: alltidesconsulting@gmail.com

☒ I hereby consent to the disclosure of the information contained in this application to other agencies, government ministries or other affected parties for referral or First Nation consultation purposes.

IMPORTANT NOTICES

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

DECLARATION

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

APPLICATION AND ASSOCIATED FEES

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

OFFICE

Office to submit application to: Surrey

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC? No

APPLICANT SIGNATURE

Applicant Signature	Date
---------------------	------

OFFICE USE ONLY			
Office Surrey	File Number 2411994		Project Number
	Disposition ID		Client Number

Management Plan

Residential Private Moorage Tenure Application

Mary Lee Stoddard – Feb. 10, 2017

Eagle Island, B.C. PID: 015-836-894

(PRIVATE ISLAND / WATER ACCESS ONLY)

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

The following "Section b" is listed as a requirement in the 'private moorage application requirements list – marine'

Section B – Project Details

Note: Mary Lee Stoddard has just purchased this property which included an existing untenured dock system. She wishes be offered a private moorage tenure for the existing dock and become compliant so that she may safely access her property by boat.

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

Approach - A 208' x 8' wide timber frame approach extends parallel along the natural boundary. The walkway is made with cedar above the stringer timbers. Treated stringer timbers, cap timbers, cross braces, and post style bearing piles on concrete footings support the structure. At the end of the approach is a concrete abutment pad acting as the attachment point and take-off spot for the gangway.

Gangway – A 40' x 3.5' aluminum gangway with timber decking extends down to the float.

Float – An 85' x 12' concrete float is kept in place with two 12" timber stiff legs bolted to shore and four anchor lines attached to anchor pins bolted in the rock and concrete anchor blocks extending seaward. The float has a small 4' x 6.5' wooden equipment shed is situated on it.

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

-There are no improvements planned; only general maintenance will be conducted when necessary to keep the moorage system in good working order.

- Include dimensions and distances from property lines

N/A

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

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

- Indicate how public access is maintained along the beach;

-As seen in Plan D there is ample clearance at a moderate to a low tide for the public to walk under. At high tide the water comes up to the natural boundary.

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

-This proposed moorage system will be used exclusively by the owners of the upland property and their guests. The structure will remain in place as access is needed year round with this being a water access only lot. The float will not be used for commercial purposes and no income will be generated by the facility. The float will typically provide moorage for the owners' large boat.

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

Section B – Proposed Use Description

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

1. Background

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

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

Why here and now:

-Mr. and Mrs. Stoddard need a private moorage to be able to access to their water access only property/island by boat.

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

-Written confirmation has been given by the Municipality that the project plans comply with local zoning bylaws (partially on a legal non-conforming basis). The confirmation letter is included in the tenure application package.

Current zoning:

Upland Lot – RU-2

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

N/A

II. Location

General description of:

-The moorage system will front Eagle Island, B.C. PID: 015-836-894

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

-The aquatic Crown Land private moorage tenure area will be accessed from the water and from the upland lot.

Traffic including volume of traffic and phase or season:

-The tenure area will see a minimal amount of traffic through the fall and winter months. The moorage will see a slightly larger volume of traffic in the spring and summer seasons.

Seasonal expectations of use:

-Year round use is necessary.

Land use on parcel, adjacent parcels and surrounding area

Upland Lot – RU-2

Confirmation of Safety plan including first aid

-Proponents boat is equipped with required Transport Canada safety equipment.

III. Infrastructure

New facilities or Infrastructure proposed and any ancillary uses:

Description of Structures to be Installed

-There are no new structures planned to be installed at this time.

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

N/A

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

N/A

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

N/A

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

N/A

IV. First Nations

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

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

The Sechelt Nation Best Management Practices for Marine Docks:

1. Whenever possible proponents are encouraged to develop dock facilities that can facilitate numerous upland owners. In pursuing multi-owner/use facilities the footprint on the sub/inter tidal habitats is minimized. These types of facilities also help to alleviate potential cumulative impacts from high density individual dock infrastructures within the Sechelt Nation territory.

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

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

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

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

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

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

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

5. The bottom of all floats must be a minimum of 1.0m above the sea bed during the lowest water level or tide. Dock/float height above lowest water level will need to be increased if deep draft vessels are to be moored at the dock/float. The dock/float structure and the vessels moored at the structure are not to come to rest on the intertidal sea bed during the lowest water period of the year.

-The bottom of the existing float and all vessel hulls which are planned to use the dock will have a clearance greater than 1.0m from the seafloor at all times.

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

- Access ramps or walkways are greater than 1.0m above the highest high water mark of the tide and have a maximum width of 2.4m. The walkway follows over top of the Islands natural boundary. Approximately 1.0m to 1.5m of the 2.4m wide walkway extends out over above the foreshore at the high water line.

7. Docks/floats are to be constructed to allow light penetration under the structure. North/South dock alignments are encouraged whenever possible to allow light penetration.

-The existing float has concrete decking and is aligned in a north to south manner. The existing moorage structure has been located at the site for over 30 years.

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

-The existing float has concrete decking and is aligned in a north to south manner. The existing moorage structure has been located at the site for over 30 years.

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

-The existing approach has spaced 2" x 6" deck boards however it runs parallel with the natural boundary and does not extend outwards over the water.

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

- When the existing approach bearing piles are in need of replacement the proponent will replace them with a material acceptable to the Sechelt Nation.

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

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

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

-No construction is contemplated for in the intertidal zone.

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

-No filling, dredging, or blasting is planned.

14. Works along the upland/water interface must be conducted when the site is not wetted by the tide. All work is to be conducted in a manner that does not result in the deposit of toxic or deleterious substances (sediment, un-cured concrete, fuel, lubricants, paints, stains) into waters frequented by fish. This includes refueling of machinery and washing of buckets and hand tools. These activities may result

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

- Works in the future along the upland/water interface will be conducted when the site is not wetted by the tide.
- Repairs and maintenance will be conducted within the DFO timing windows.
- Any tools or equipment to be used on site during maintenance will be inspected for fluid leaks and be deemed in good working order prior to arrival at site.
- Fuel and lubricant containers will be stowed in spill buckets and pans.
- Fuel, lubricants, and treated wood sawdust will be contained in spill pans and tarps when over water works cannot be avoided.
- No construction is planned at this time.

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

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

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

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

17. The upland design of the dock including anchor points should not disturb the riparian area except at the immediate footprint. An effort should be made to maximize riparian cover adjacent to the dock helping reduce erosion and exposure to the foreshore.

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

Section C – Additional Information:

V. Environmental

Describe any significant impacts and proposed mitigation with respect to:

a. Land Impacts

Cutting of vegetation:

- No vegetation will be cut as a result of the moorage system project.

Soil disturbance:

- There is no soil disturbance occurring, the existing system is built on bedrock.

Riparian encroachment:

N/A

Management of pesticides, herbicides:

N/A

Visual impacts:

- Visual impacts are kept to a minimum due to the low profile design of the moorage facility. The moorage system is not visible to any neighbours.

Known archaeological sites:

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

Types of construction methods and materials used:

- Besides routine maintenance there are no planned improvements.

b. Atmospheric Impacts

Sound:

- Besides the proponent's personal boat occasionally running, there will be no audio impacts at the moorage site.

Odor:

- There are no odor impacts at the proposed moorage site.

Gas:

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

Fuel emissions:

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

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

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

c. Water or Land covered by water Impacts

Drainage effect:

N/A

Sedimentation:

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

Water diversion:

N/A

Water quality:

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

Public access:

-The location is a remote location that sees little to no members of the public. However, public access is maintained.

Flood potential:

N/A

d. Fish and Wildlife Habitat

Provide current status of fish or wildlife habitat:

-Due to the length of time that the moorage system has been in place, the fish and wildlife habitat at the dock location has laid unchanged for years.

Disturbance to wildlife habitat:

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

Disturbance to fish habitat or marine environment:

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

Threatened or endangered species in the area:

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

Seasonal considerations:

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

VI. Socio- Community

a. Land Use

Land management plans:

N/A

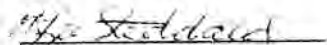
Public recreation areas:

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


b. Socio-Community Conditions

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

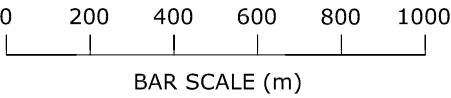
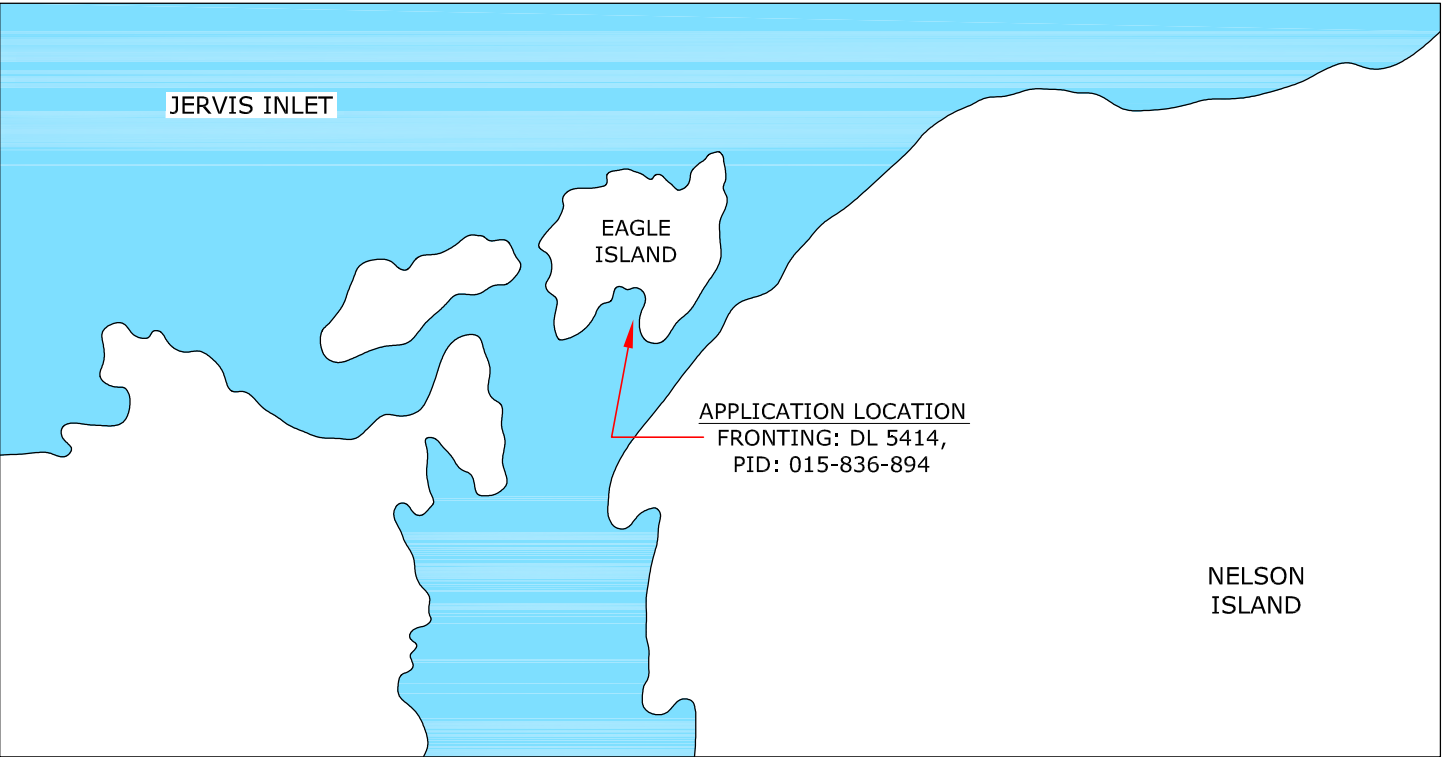
-The private moorage increases the demand on emergency services by a negligible amount.



Mary Lee Stoddard



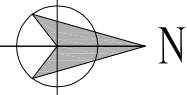
Date



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Client: STODDARD			
Drawing Title: GENERAL LOCATION MAP PLAN A		Location: EAGLE ISLAND, BC	
Drawn By: A.T.	Date: NOV.4.2016	Check'd and Signed-off By: Date:	Scale: 1 : 18,055
Drawing Number: P-1528-01		Sheet No. 1 OF 4	Rev. No. 1

TO BLIND BAY



NATURAL BOUNDARY

EAGLE ISLAND
(PRIVATE ISLAND / WATER ACCESS ONLY)
PID: 015-836-894

P.O.C.
LAT. 49 deg 45' 17.74"
LONG. 124 deg. 09' 06.94"
(39.1m @ 58 deg. FROM THE ISLANDS
SOUTHERNMOST TIP)

APPLICATION AREA
(.228ha)

5m

2m

LWL

ISLANDS
SOUTHERNMOST
TIP

128'-5" [39.1m]

NELSON
ISLAND

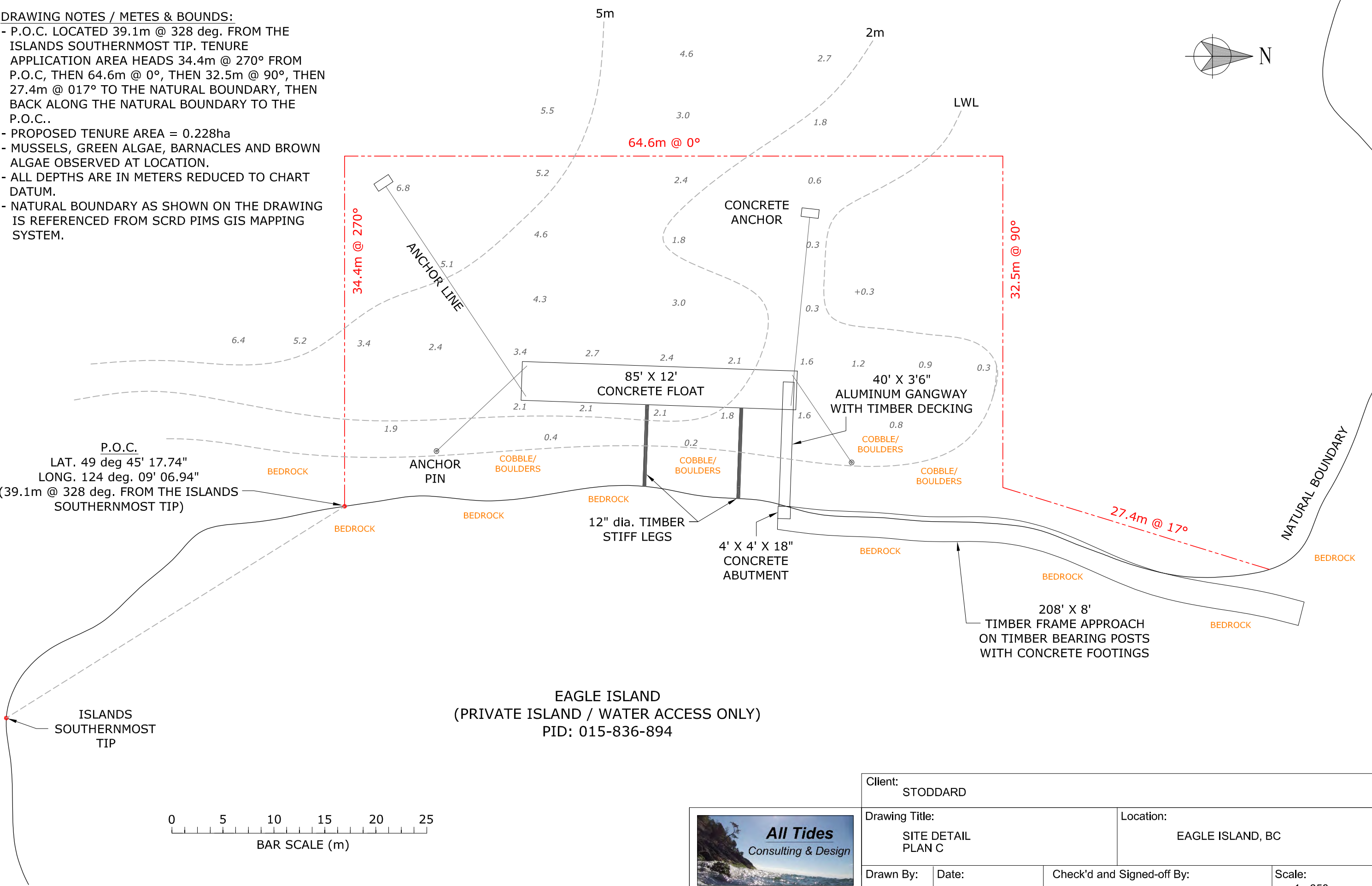
TO JERVIS INLET




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RESULT OF ANY DECISIONS MADE, OR ACTIONS
TAKEN BASED ON THIS DOCUMENT. DRAWING
NOT TO BE USED FOR CONSTRUCTION.

Client: STODDARD			
Drawing Title: LOCATION MAP PLAN B		Location: EAGLE ISLAND, BC	
Drawn By: A.T.	Date: NOV.4.2016	Check'd and Signed-off By: Date:	Scale: 1 : 1500
Drawing Number: P-1528-01		Sheet No. 2 OF 4	Rev. No. 1

- DRAWING NOTES / METES & BOUNDS:
- P.O.C. LOCATED 39.1m @ 328 deg. FROM THE ISLANDS SOUTHERNMOST TIP. TENURE APPLICATION AREA HEADS 34.4m @ 270° FROM P.O.C, THEN 64.6m @ 0°, THEN 32.5m @ 90°, THEN 27.4m @ 017° TO THE NATURAL BOUNDARY, THEN BACK ALONG THE NATURAL BOUNDARY TO THE P.O.C..
 - PROPOSED TENURE AREA = 0.228ha
 - MUSSELS, GREEN ALGAE, BARNACLES AND BROWN ALGAE OBSERVED AT LOCATION.
 - ALL DEPTHS ARE IN METERS REDUCED TO CHART DATUM.
 - NATURAL BOUNDARY AS SHOWN ON THE DRAWING IS REFERENCED FROM SCRD PIMS GIS MAPPING SYSTEM.



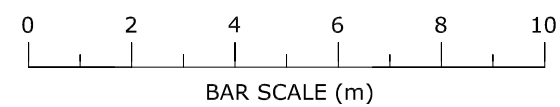
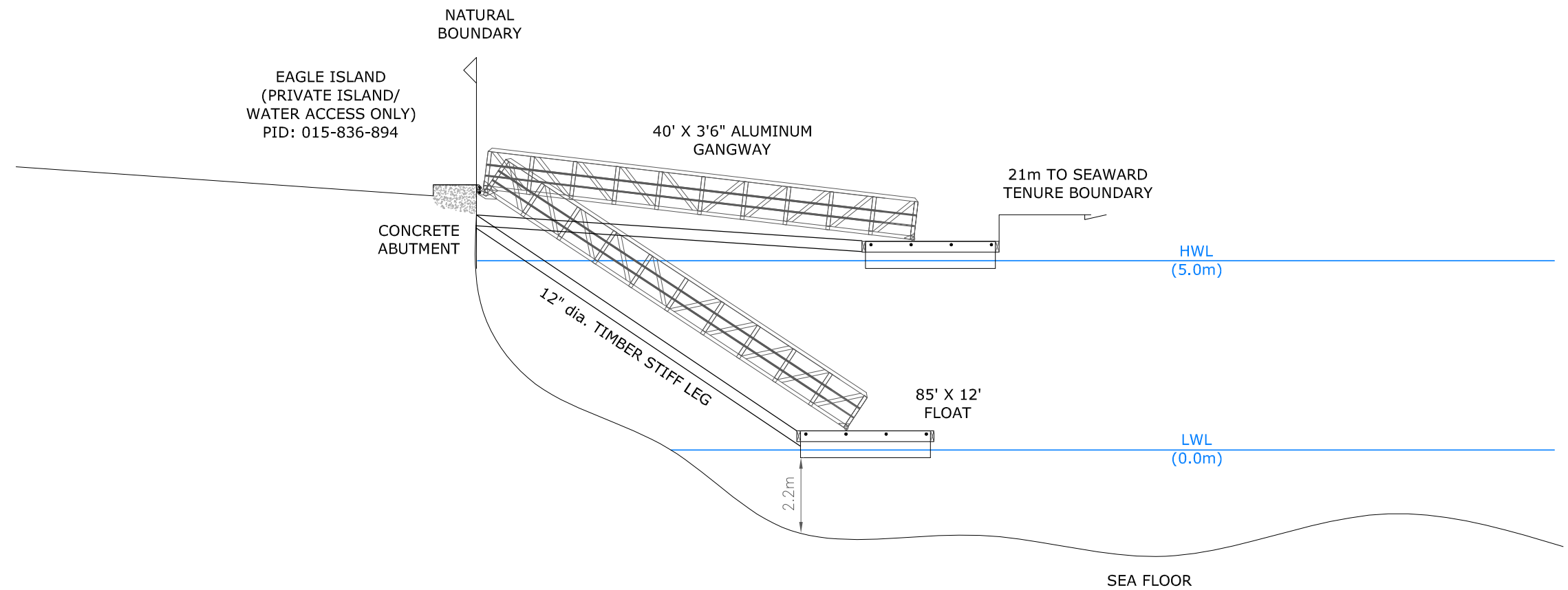
EAGLE ISLAND
(PRIVATE ISLAND / WATER ACCESS ONLY)
PID: 015-836-894



All Tides
Consulting & Design

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Client: STODDARD			
Drawing Title: SITE DETAIL PLAN C		Location: EAGLE ISLAND, BC	
Drawn By: A.T.	Date: NOV.4.2016	Check'd and Signed-off By: Date:	Scale: 1 : 350
Drawing Number: P-1528-01		Sheet No. 3 OF 4	Rev. No. 1



DRAWING NOTES:
- DEPTH PROFILE REFERENCED FROM MID FLOAT.



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Client: STODDARD			
Drawing Title: ELEVATION PLAN D		Location: EAGLE ISLAND, BC	
Drawn By: A.T.	Date: NOV.4.2016	Check'd and Signed-off By: Date:	Scale: 1 : 150
Drawing Number: P-1528-01		Sheet No. 4 OF 4	Rev. No. 1









SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018

AUTHOR: Julie Clark, Planner

SUBJECT: Provincial Referral 102850995 – 002 for a Private Moorage Baker Bay (Johnston) – Electoral Area A

RECOMMENDATIONS

THAT the report titled Provincial Referral 102850995 – 002 for a Private Moorage Baker Bay (Johnston) – Electoral Area A be received;

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

1. Subject to the following conditions, SCRD has no objections to the proposed tenure for residential Private Moorage fronting Baker Bay, Provincial Referral 102850995 – 002

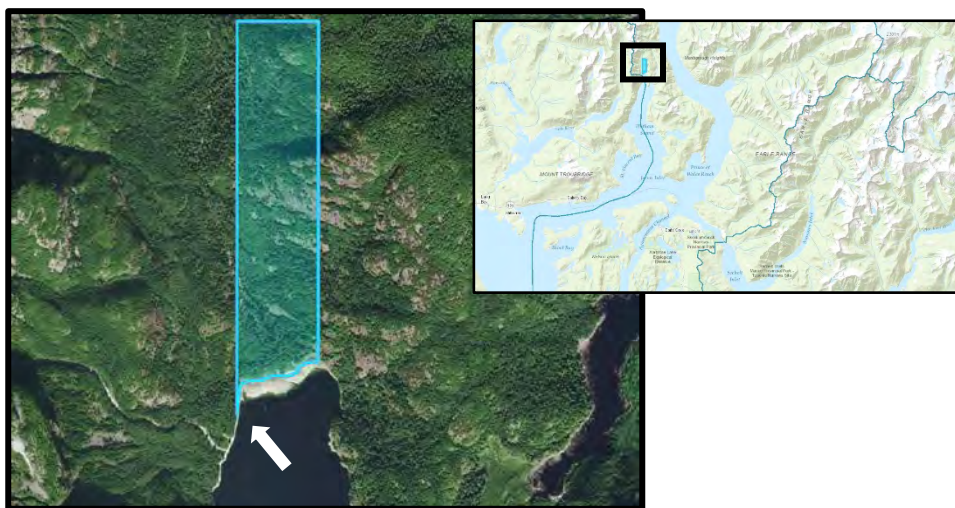
- a) **SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;**
 - b) **Critical Habitat including eelgrass beds in or near the tenure area should be identified by field study and protected;**
 - c) **Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;**
 - d) **Public access should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure areas should be designed to maintain public access along the foreshore and emergency refuge;**
 - e) **Ensure that both *shíshálh* Nation are consulted and that all harvesting-related activities undertaken comply with the *Heritage Conservation Act*;**
 - f) **The proponent should implement both Provincial and *shíshálh* Nation's Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems;**
 - g) **SCRD notes a subdivision application for this property and potential access challenges for proposed Lot 2. Best Management Practices recommend a shared moorage facility supported by an easement over Lot 1 for the future owner of Lot 2 to access their land.**
-

BACKGROUND

The SCRCD received a Provincial referral from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) for specific permission for an existing residential private moorage fronting Baker Bay, District Lot 3557, located in Jervis Inlet. The referral is enclosed for reference as Attachment A. A location map and application summary is provided below.

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

Figure 1 –Location of proposed dock at Baker Bay, location of Baker Bay in Jervis Inlet



Owner / Applicant:	Stefan Johnston
Purpose:	Private Moorage
Tenure Type:	Specific Permission for Private Moorage
Size:	0.0945 Ha
Location:	Baker Bay, District Lot 3557, Jervis Inlet
Legal Description:	Unsurveyed foreshore or land covered by water being part of the bed of Baker Bay, Group 1, New Westminster District (Upland DL 3557, PID 015-871-215)* * Application for land subdivision under review.
Electoral Area:	A
OCP Land Use:	None – outside OCP Boundary
Land Use Zone:	RU-2
Comment deadline:	July 6, 2018

Table 1 - Application Summary

DISCUSSION

The applicant wishes to secure a Private Moorage tenure from the Province of BC for a dock located at the head of Baker Bay, Jervis Inlet in order to access their upland property.

Analysis

- The tenure application area is for 0.144 hectares, and a dock designed to accommodate year round moorage for a minimum of a large sailboat, several smaller vessels, landing craft and barges for ongoing delivery of material, equipment and personnel.
- The Regional District will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility.
- The application appears to not obstruct public use.
- The foreshore is not zoned. The upland lot is zoned RU2 which is a resource land use designation that permits residential use on the property. The lot is accessed by water only and therefore a private moorage to access the lot is permitted.
- Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- Available data for eelgrass beds in Jervis Inlet is out of date (1957-1977). SCRD cannot review for eelgrass presence. SCRD recommends field assessment for Critical Habitat by a Qualified Environmental Professional.
- Critical Habitat is defined as: “habitat that is important for: (a) sustaining a subsistence, commercial, or recreational fishery, or (b) any species at risk (e.g. terrestrial or aquatic red and blue-listed species, those designated by the Committee on the Status of Endangered Wildlife in Canada, or those SARA-listed species), or (c) its relative rareness, productivity, or sensitivity (e.g. eelgrass meadows, kelp forests, foreshore salt marsh vegetation, herring spawning habitat, and potential forage fish spawning beach habitat)”
- The application notes preliminary contact has been made with the *shíshálh* Nation. SCRD recommends that the applicant consult the *shíshálh* Nation with their application and that the Private Moorage and activities associated with the moorage be in compliance with the Heritage Conservation Act.
- Baker Bay is outside the *Pender Harbour Dock Management Plan* area.
- The proponent should implement both Provincial and *shíshálh* Nation’s Best Management Practices for building and maintaining moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems.
- The proponent has a current subdivision application in the process of review for this property.

- SCRD notes the potential access challenges for proposed Lot 2 and recommends the following:
 - a shared moorage facility;
 - an easement over Lot 1 for the future owner of Lot 2 to access their land.

Options

The Province requests SCRD decide on one of the following options in response to the referral:

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

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

Consultation

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

The Egmont/Pender Harbour Advisory Planning Commission (APC) will review this application at its meeting on June 27, 2018. APC comments will be forwarded to FLNRORD.

Timeline for next steps or estimated completion date

The Province extended the deadline to comment on this application to July 6, 2018 in order to obtain a Board Resolution. The Resolution will be forwarded to FLNRORD and final permission will be made by the Province.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Plan Values: Embed Environmental Leadership

CONCLUSION

The SCRD has been provided an opportunity to comment on a Provincial referral for Private Moorage facility on Baker Bay, Jervis Inlet.

SCRD recommend responding with referral Option 3, subject to comments outlined in the Recommendations.

Attachments

Attachment A – Referral package for Baker Bay Provincial Referral 102850995 – 002.

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



Crown Land Tenure Application

Tracking Number: 100228850

Applicant Information

If approved, will the authorization be issued to an Individual or Company/Organization? Individual

Are you the Individual this application will be issued to? Yes

APPLICANT CONTACT INFORMATION

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

Name: Stefan Johnston
Phone: 780-970-1481
Daytime Phone:
Fax:
Email: stefan.johnston@hotmail.ca
Mailing Address: 15 Hamilton Cres. Crescent
 St. Albert AB T8N6R6

ELIGIBILITY

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

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

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

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

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

TECHNICAL INFORMATION

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

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure? No

ALL SEASONS RESORTS

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

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

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

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

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

Purpose	Tenure	Period
Private Moorage Private Moorage Application in marine waters.	Specific Permission	More than thirty years

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road:	I've been working with the local authority having jurisdiction, Sunshine Coast Regional District (SCRD). This application is for a very remote parcel of land located in Baker Bay, which is 22km north of Earl's Cove. The property has no roadway infrastructure in place, so all access to the property is by water only. Water taxi, boat and/or float plane are the mechanisms.
--	--

PRIVATE MOORAGE

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

Specific Purpose:	Private Moorage Application in marine waters.
Period:	More than thirty years
Tenure:	Specific Permission

MOORING BUOY

Is this only for a mooring buoy for private moorage?	No
---	----

TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.	
Please specify the area:	.144 hectares

PROJECT DETAILS

Please provide us with further details on your dock.	
Is the water freshwater or marine?	Marine
Are you proposing 4 or more slips?	Yes
Are you applying on behalf of a Strata corporation?	No
Are you the waterfront upland owner?	Yes
Are you planning to sell gas at the proposed marina?	No

SECTION 11 WATER AUTHORIZATION

You may also require a Section 11 Water Sustainability Act authorization.	
Is this application for an existing structure?	No

IMPORTANT CONSIDERATIONS

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

Is your proposed activity within the Kootenay Region?	No
Is your proposed activity within the Okanagan, Kalamalka and Wood Lakes, Skaha Lake, Vaseux Lake, or Christina Lake areas?	No
Is your proposed activity within the Shuswap, Mara, Mable, or Little Shuswap Lake areas?	No

ADDITIONAL QUESTIONS

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

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

Are you planning to cut timber on the Crown Land you are applying for? No

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

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

Are you planning to work in or around water? No

Does your operation fall within a park area? No

LOCATION INFORMATION

LAND DETAILS

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

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

MAP FILES

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

Description	Filename	Purpose
Application area - Baker Bay	applicationareaimage2017-11...	Private Moorage

ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	General location map(s)	General_location_image2017-...
Management Plan	Management Plan Construction Phasing attachment	Management_Plan_image2017-1..
Other	Other supporting documentation - Proof of upland ownership. SCR D comments, evidence of shishalh Nation contact.	Supporting_documentation_im...
Side Profile	Side view - Plan D	Side_profile_image2017-11-0...

PRIVACY DECLARATION

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

REFERRAL INFORMATION

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

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

Company / Organization:

Contact Name: Stefan Johnston
Contact Address: 15 Hamilton Cres. Crescent
 St. Albert AB T8N6R6
Contact Phone: 780-970-1481
Contact Email: stefan.johnston@hotmail.ca

☒ I hereby consent to the disclosure of the information contained in this application to other agencies, government ministries or other affected parties for referral or First Nation consultation purposes.

IMPORTANT NOTICES

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

DECLARATION

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

OTHER INFORMATION

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

Our family acquired this land several years ago in the interest of enjoying its natural beauty and ensuring that it remains unspoiled for future generations. It's a large parcel of land in a very remote area of the Sunshine Coast and as such, has proven somewhat difficult for us to access the land in a safe and reliable manner. There are no roadways or plans for future infrastructure, so the access will remain by water only. The specifics of the proposed dock design are driven by several important factors, namely the guidelines for handicap/disabled access, the number and type of vessels (minimum of 4, including landing craft and barges), as well as a requirement for these vessels to be moored on a year round basis.

APPLICATION AND ASSOCIATED FEES

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

OFFICE

Office to submit application to: Surrey

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC? No

APPLICANT SIGNATURE	
Applicant Signature	Date

OFFICE USE ONLY		
Office Surrey	File Number 2412001	Project Number 264987
	Disposition ID	Client Number

Management Plan

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

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

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

1.0 Background

1.1 Project Overview

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

The application is for a private moorage - marine/water access only property located in the Sunshine Coast Regional District (SCRD). This parcel - DL 3557, Group 1, New Westminster District (PID #015-871-215) is a stand alone parcel surrounded by crown land with no roadway infrastructure in place, nor the possibility of future road access due to its extremely remote location. The proposed dock design was driven by several requirements: A need for safe access to the property, including provisions for handicap/limited mobility access, secure/safe year round moorage for several large vessels, including and not limited to: a large sailboat, several smaller vessels, landing craft and barges for the ongoing delivery of material, equipment and personnel. The dock will be constructed off-site and installed in two phases - see attached phasing plan and section 2.3 of this document.

04/19/18 - Vessels planned for dock/facility use will be: 1 - 25' power boat and/or 1 - 36 to 50' sailboat and/or 1 - 40 to 75' landing / utility craft.

1.2 Investigative Work

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



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
Contacted Front Counter BC	Initial review & discussion. identified a recreational reserve notation for the east side of the bay - not in the application area.	Complete	Ensured that the proposed application area was not located in or adjacent to the recreation reserve.
Add Row			

1.4 First Nations Consultation

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



Initial contact with First Nations - Sechelt Nation on August 22nd and 24th, 2017. Contact information was provided by Lesleyann Staats at the SCRD. Initial contact was to be Jasmin Paul but he was on holidays, so the interim contact was Christopher August. No issues or concerns have been identified to date with respect to the application in question. Further contact was made on Sept 6th, where they indicated that an application form and covering letter needed to be submitted, this was sent in on October 17th, 2017.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



The application is for a private moorage - marine/water access only property located in the Sunshine Coast Regional District (SCRD). This parcel - DL 3557, Group 1, New Westminster District (PID #015-871-215) is a stand alone parcel surrounded by crown land. It's located approximately 22 km north of Earl's Cove.

2.2 Location Justification

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



This stand alone parcel is surrounded by crown land with no roadway infrastructure in place, nor the possibility of future road access due to its extremely remote location. The proposed dock design was driven by several requirements: A need for safe access to the property, including provisions for handicap/limited mobility access, secure/safe year round moorage for several large vessels, including and not limited to: a large sailboat, several smaller vessels, landing craft and barges for the ongoing delivery of material, equipment and personnel. I'm currently working with the local authority having jurisdiction, SCRD, and MoTI, on a development plan for the land and as part of that, I require a safe and efficient mechanism to access the land on an ongoing basis.

2.3 Seasonal Expectations of Use

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



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Phase 1a: Off-site (in-land) dock construction.	General dock construction in a yard away from any sensitive areas.	Spring 2018
Phase 1b: Transport and installation.	Transportation of the completed dock sections - via barge from Egmont to the proposed final location. Installation of the dock sections as per the attached documentation.	Summer 2018 window - July 1 - Aug 1. As per Area 16 guidelines.
Phase 2a: Off-site (in-land) dock construction - remaining sections of dock.	General dock construction in a yard away from any sensitive areas.	Spring 2019

Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Phase 2b: Transportation and Installation.	Transportation of the completed dock sections - via barge from Egmont to the proposed final location. Installation of the dock sections as per the attached documentation.	Summer 2019 window - July 1 - Aug 1. As per Area 16 guidelines.

[Add Row](#)

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

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

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
There is an existing cabin on the property.	Wood and steel.	Completed - circa 1915.
Add Field		

3.2 Access

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



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Not applicable. As identified above, there are no existing or planned roadways.						
Add Field						

3.3 Utility Requirements and Sources

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



Not applicable. This is a very remote parcel with no infrastructure planned or in place.

3.4 Water Supply

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

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not required.					
Add Field					

3.5 Waste Collection Treatment and Disposal

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



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not required.					
Add Field					

4.0 Environmental

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

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

☐ Yes ☒ No

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

☐ Yes ☒ No

4.1.2 Soil Disturbance

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

4.1.3 Riparian Encroachment

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

☐ Yes ☒ No



4.1.4 Pesticides and Herbicides

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

☐ Yes ☒ No

4.1.5 Visual Impacts

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

☐ Yes ☒ No

4.1.6 Archaeological Sites

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

☐ Yes ☒ No

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

☐ Yes ☒ No

4.1.7 Construction Methods and Materials

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

Construction Material/Method	Impacts	Mitigations
Untreated Fir and/or Cedar only. Clean galvanized steel and concrete. Floats will be fully enclosed with a foam core - approved use in marine applications. No pilings or subsurface disturbance. Rock pins and standoffs as a primary method of securing the floating dock.	None, as we plan on following the best management practices.	None required. Please note: We acquired this land in the interest of protecting it and keeping it as natural as possible. We will practice the recommended strategies as identified in the Private Moorage - Appendix 3: Requirements and Best Practices.
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

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

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

Sound? ☐ Yes ☒ No

Odor? ☐ Yes ☒ No

Gas? ☐ Yes ☒ No

Fuel Emissions? ☐ Yes ☒ No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

4.3.2 Public Access

Will the project result in changes to public access?

☐ Yes ☒ No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

[\(BC Wildlife Act\)](#)

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

[Species At Risk Act](#)

☐ Yes ☒ No

5.0 Socio-Community

5.1 Land Use

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

The closest community setting is Egmont which is 22 km south. The closest aboriginal administrative boundary - Sechelt IGD, is approximately 25 km SE of the application area. The closest First Nation Treaty Area is Tsawwassen, located approximately 25 km SW of the application area. Subject to review and input by the shishalh Nation and Rights Title Department.

5.1.1 Land Management Plans and Regional Growth Strategies

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

☐ Yes ☒ No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

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

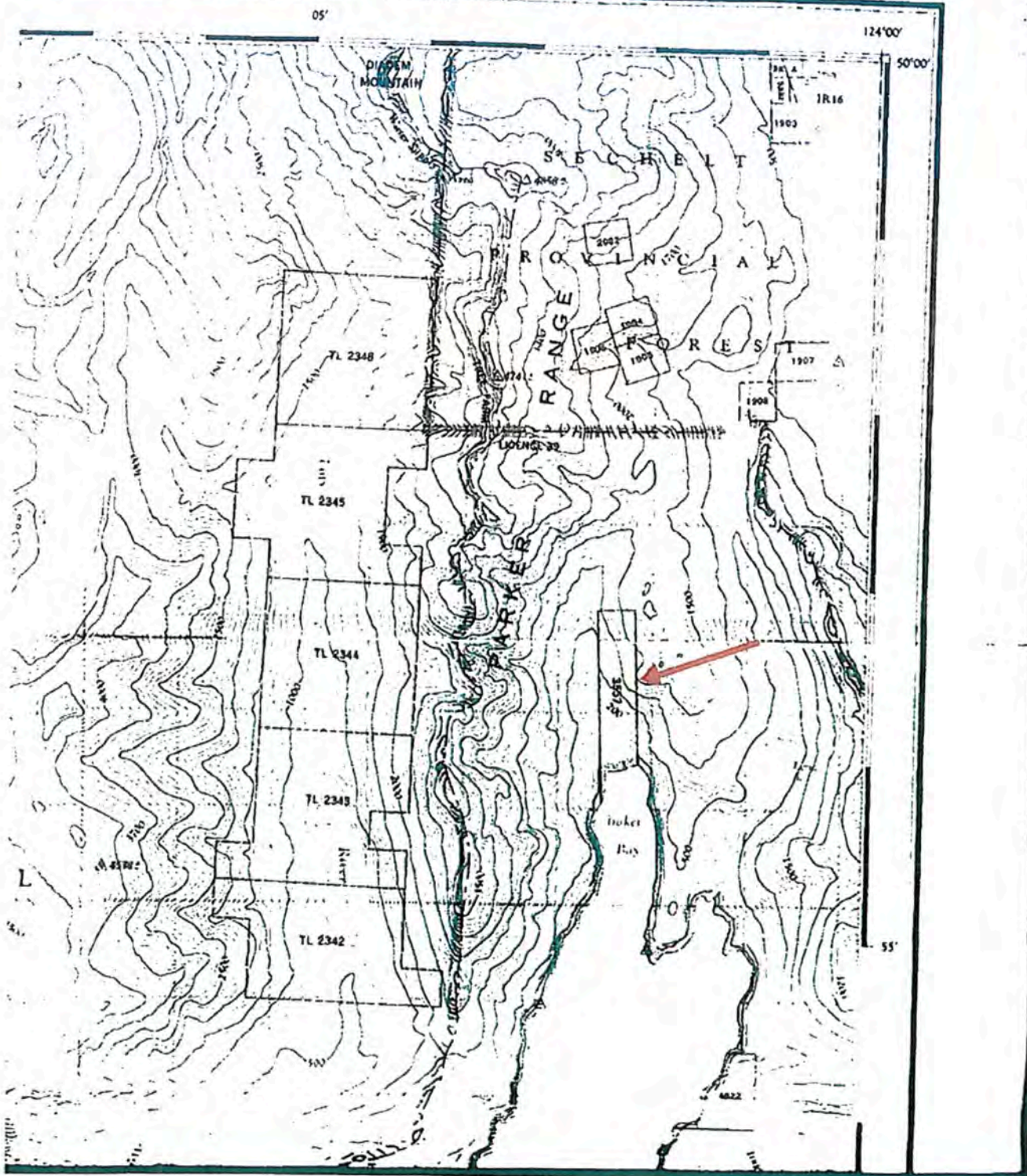
☐ Yes ☒ No

5.2.2 Existing Services

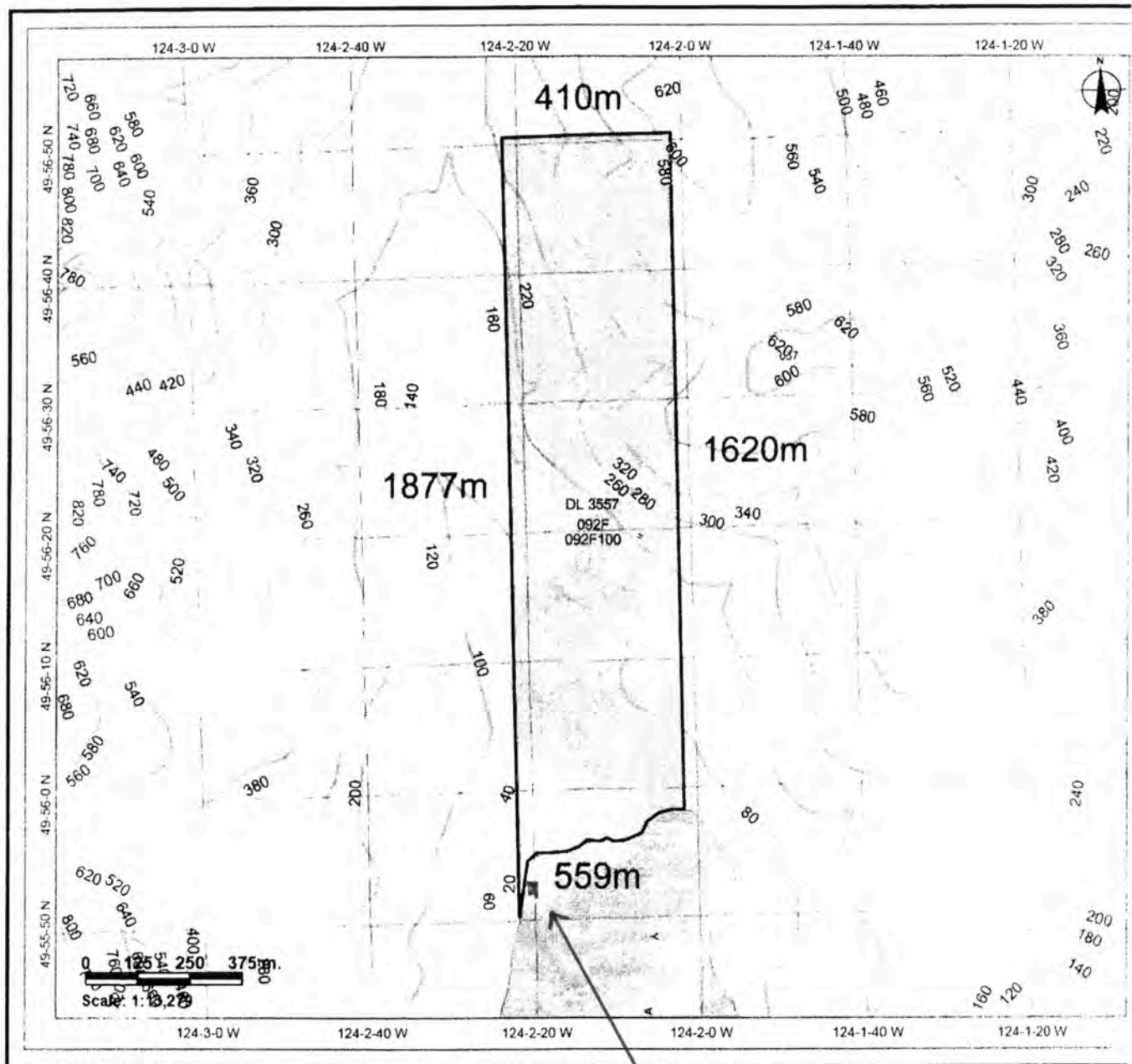
Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



Not applicable due to the remote location of this parcel.



Topography Map



General Site Plan "A"

Application Location

Fronting:

Lot 3557, Group 1.

New Westminster District

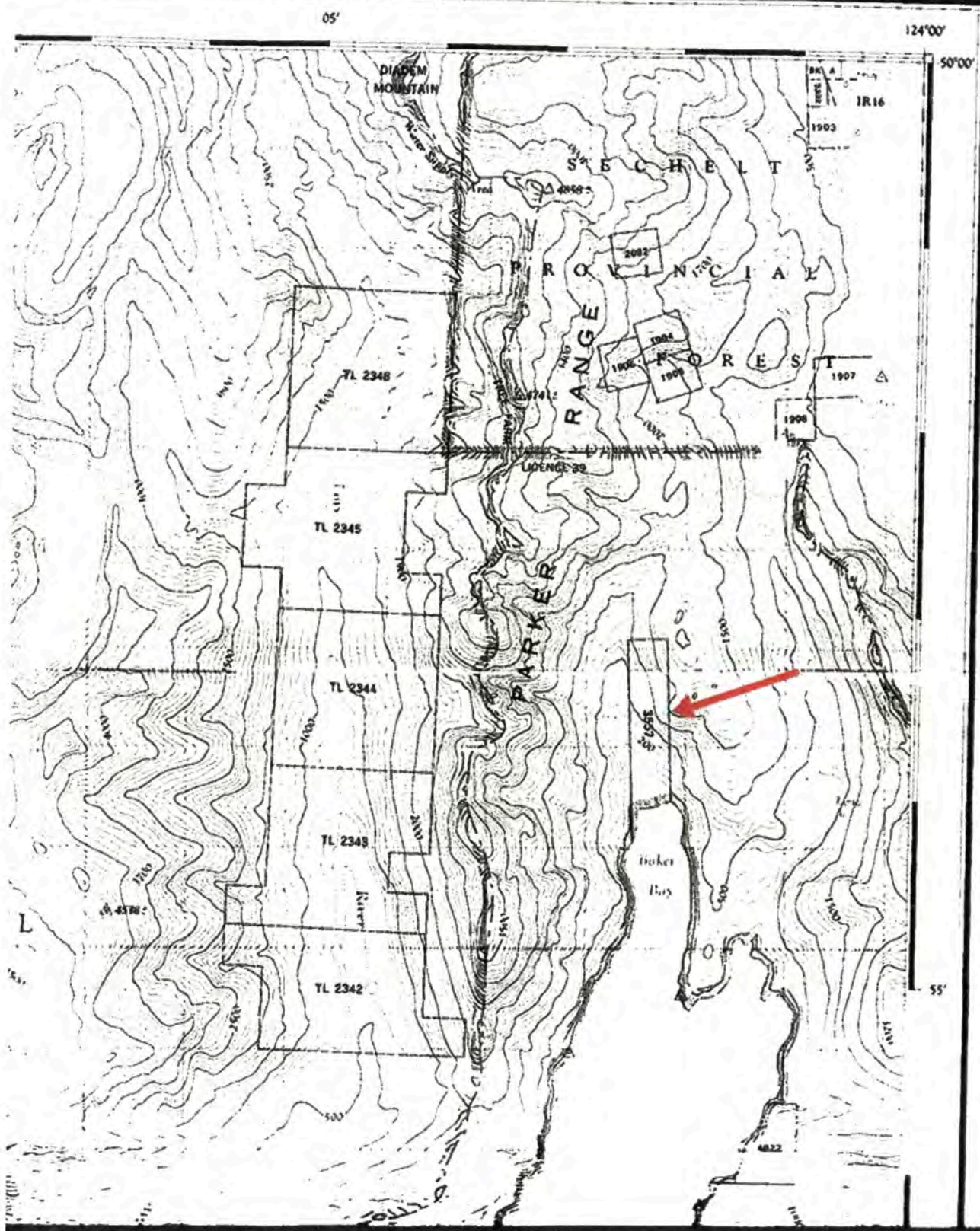
PID 015-871-215



DL 3557

Approx 22 km north of Earls Cove, BC.



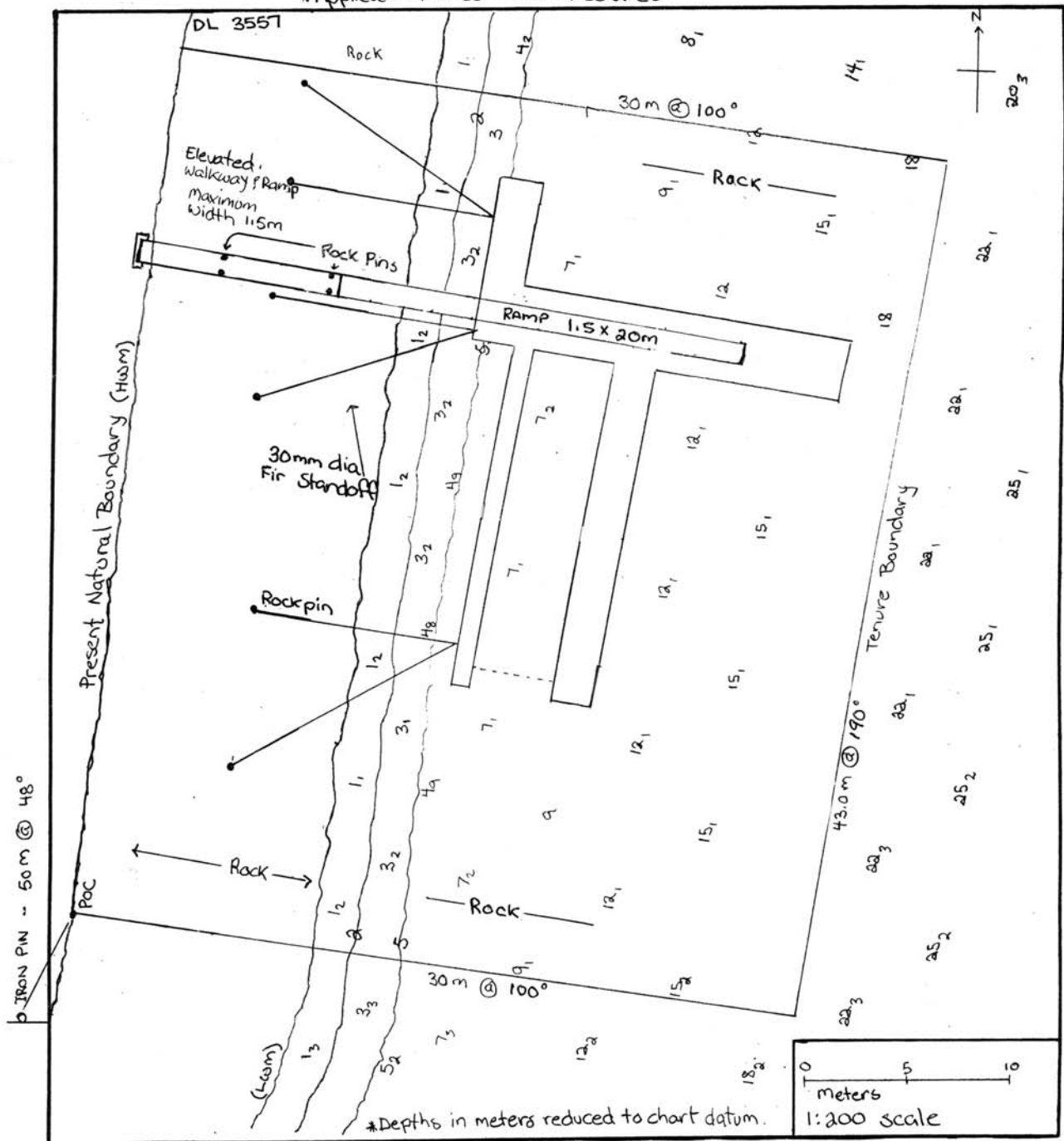


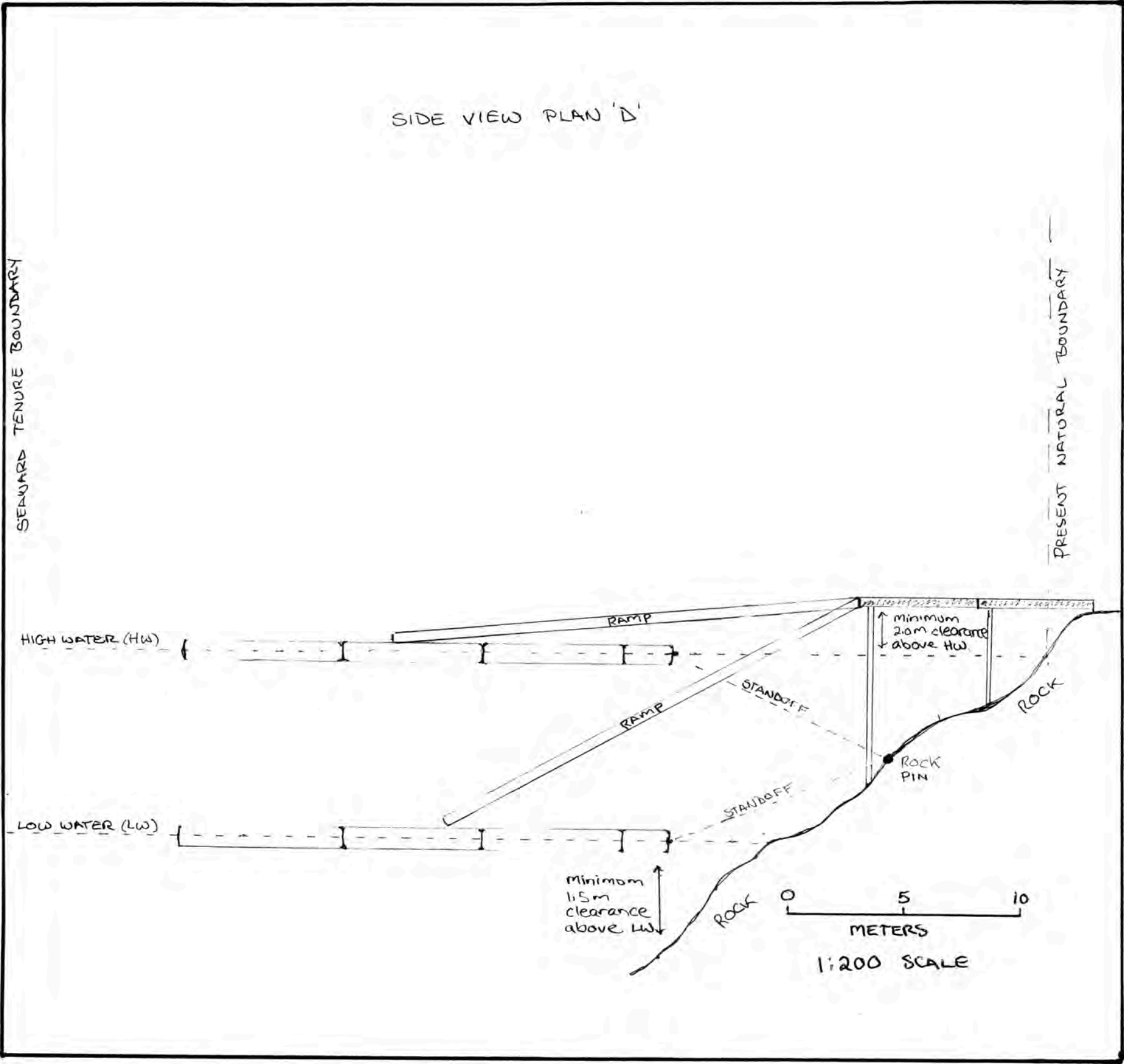
Topography Map

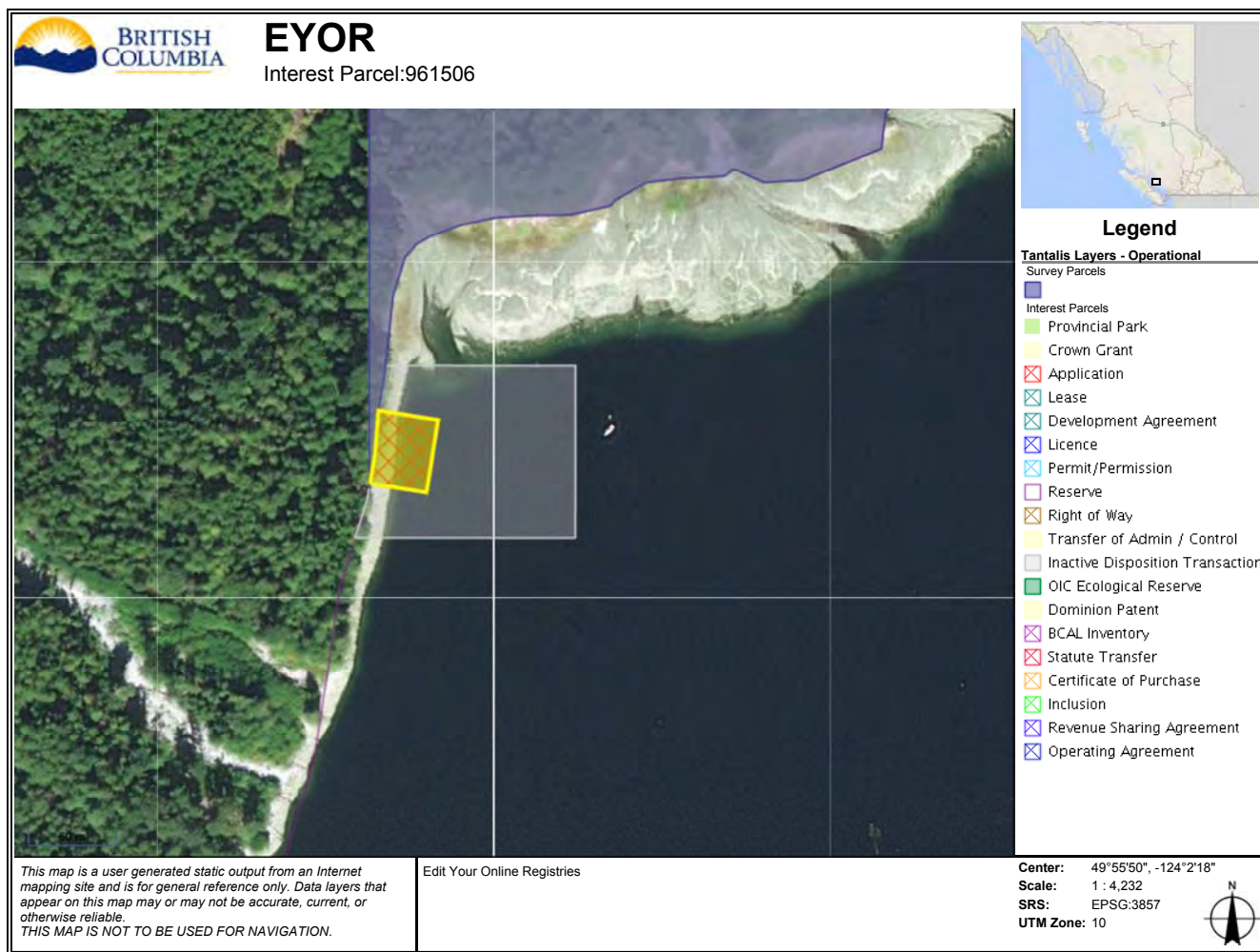
LARGE SCALE SITE PLAN 'C'

DL 3557, Group 1.
New Westminster
District

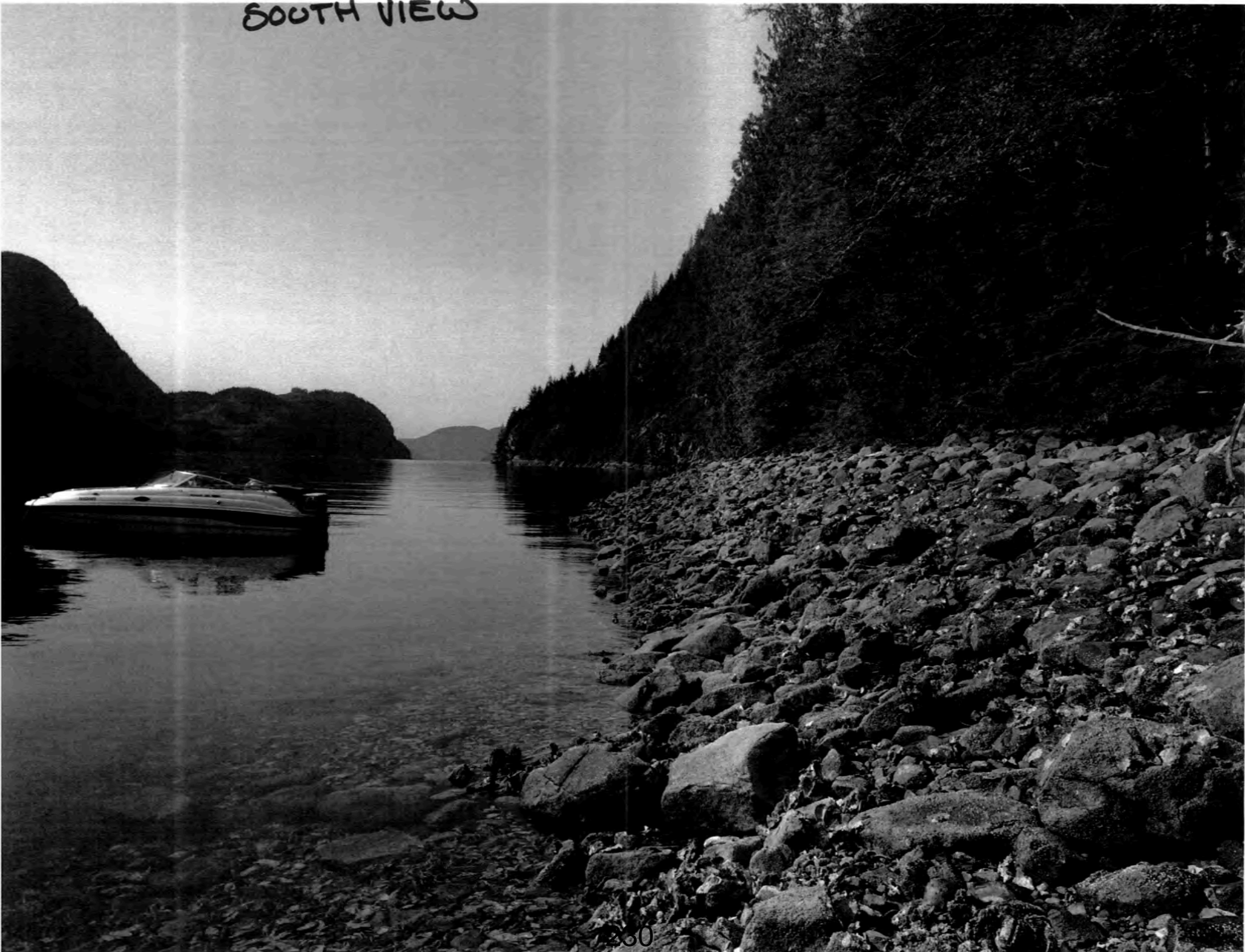
*Application Area 0.144 Hectares



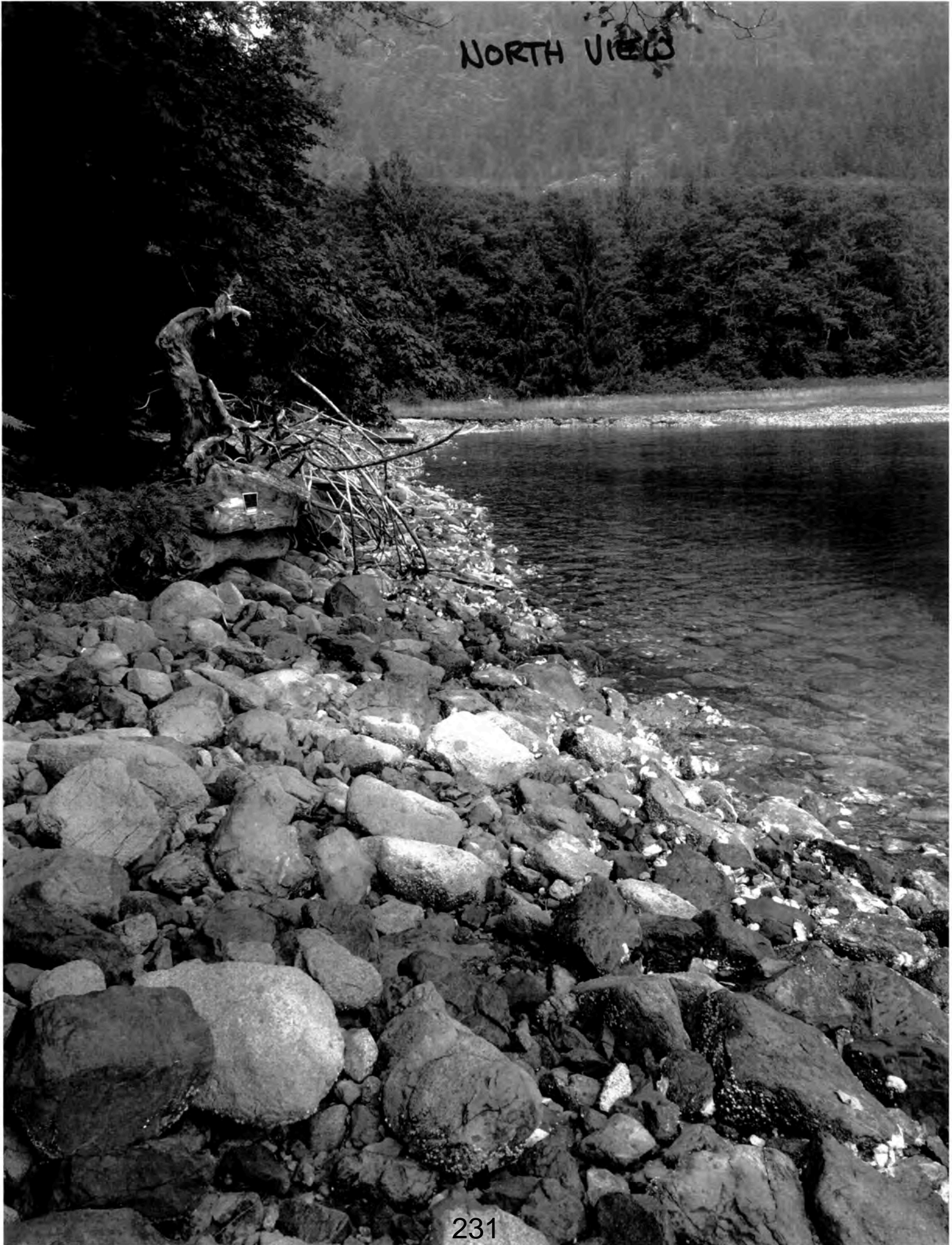




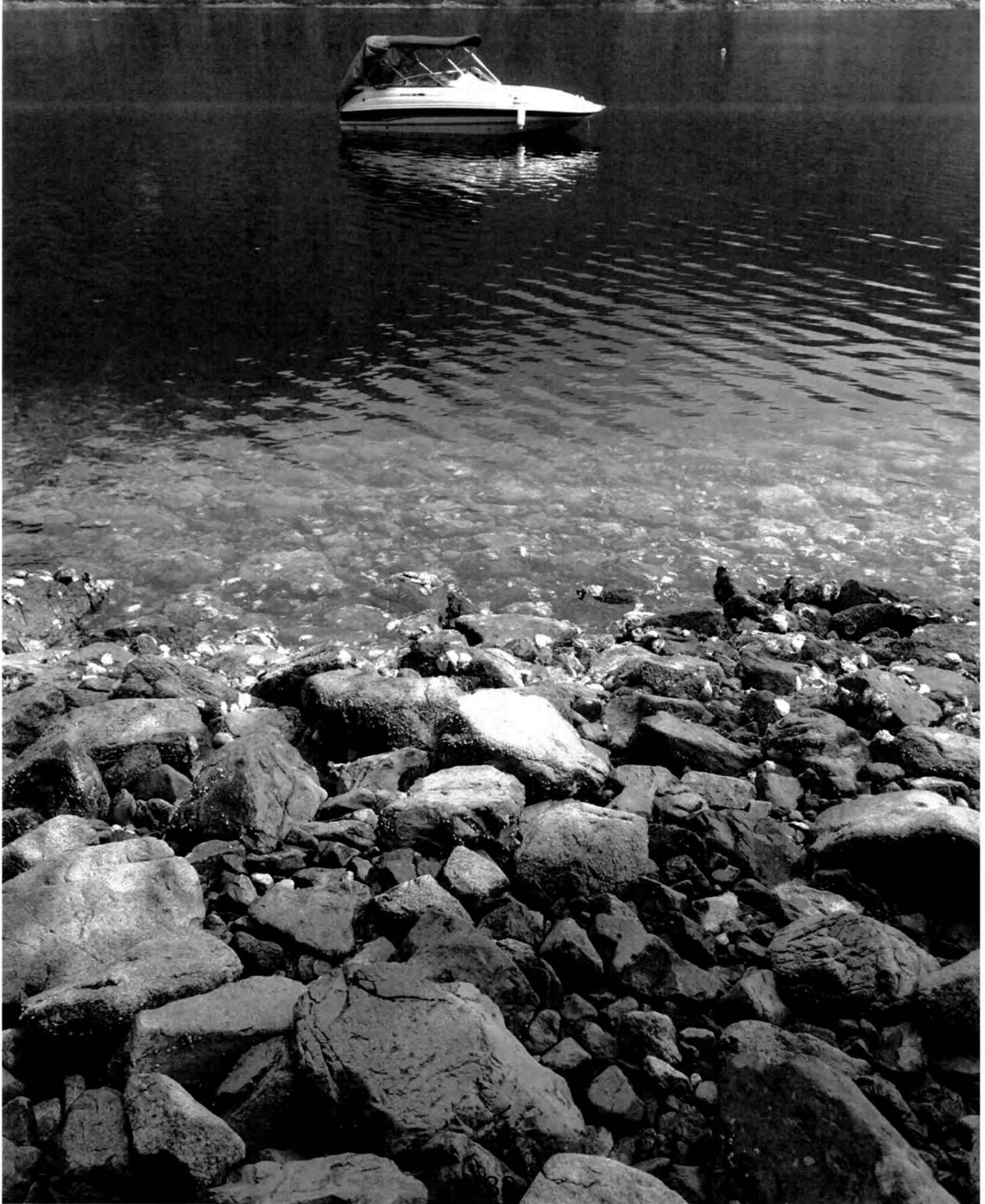
SOUTH VIEW



NORTH VIEW



DOCK SITE VIEW



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 14, 2018

AUTHOR: Sven Koberwitz, Planning Technician

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION DVP00032 (PENDER HARBOUR RESORT AND MARINA) - ELECTORAL AREA A

RECOMMENDATIONS

THAT the report titled Development Variance Permit Application DVP00032 (Pender Harbour Resort and Marina) - Electoral Area A be received;

AND THAT Development Variance Permit DVP00032 to vary the exterior side parcel line setback from 5.0 metres to 1.5 metres, per Section 811.2 of Zoning Bylaw No. 337, be issued, subject to:

1. The Ministry of Transportation and Infrastructure issue a non-encroachment permit for the building to be sited within 4.5 metres of a public road allowance;
 2. Submission of a report prepared by a professional engineer, addressing geotechnical hazards include coastal slopes and coastal flooding;
 3. Consideration of comments received from the shíshálh Nation within the 60 day referral period.
-

BACKGROUND

SCRD has received a development variance permit application for a property located at 4686 Sinclair Bay Road, Pender Harbour (Figure 1). The intent of the application is to relax the parcel line setback from 5 metres to 1.5 metres to enable the construction of a new cottage intended for tourism accommodation within a tourist commercial zone.

Owner / Applicant:	Murray Warman for Pender Harbour Resort Ltd.		
Civic Address:	4686 Sinclair Bay Road		
Legal Description:	Lot A of Lot 1 Block 1 District Lot 1397 Plan 4479		
Electoral Area:	A - Egmont/Pender Harbour	Parcel Area:	1.87 hectares
OCP Land Use:	Tourist Commercial	Land Use Zone:	C2
Application Intent:	To reduce the exterior side parcel line setback from 5.0 metres to 1.5 metres to allow the construction of a new cottage.		

Table 1 - Application Summary

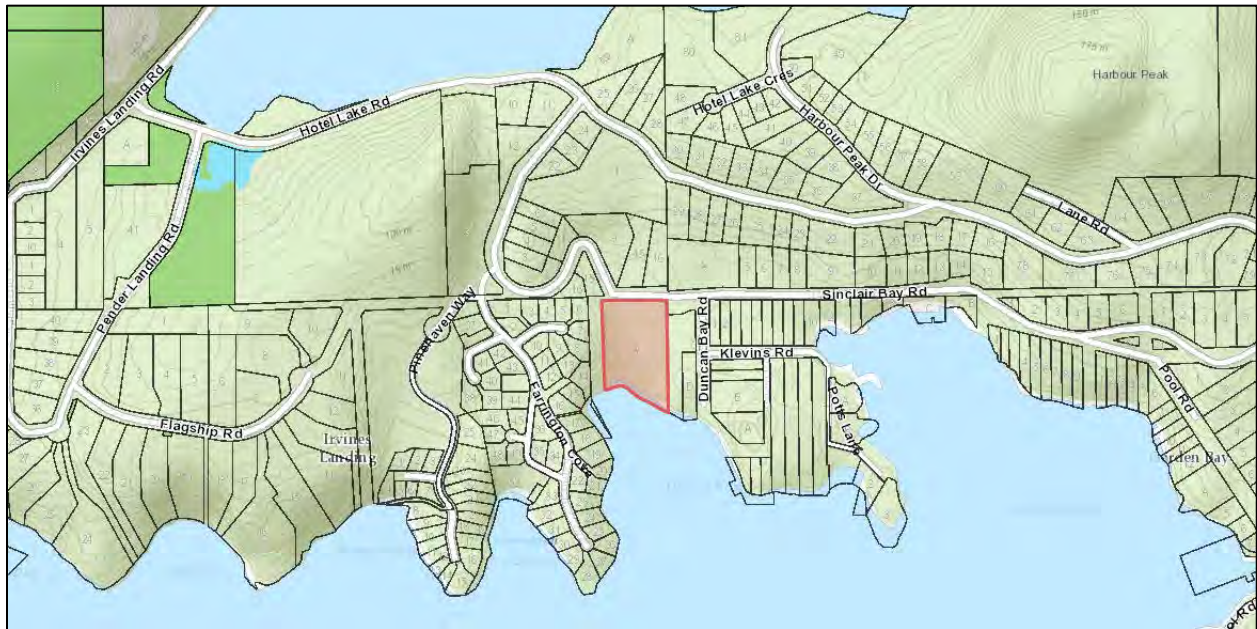


Figure 1 - Location Map

The Pender Harbour Resort and Marina currently operates a tourist commercial facility on the subject property. The resort offers tourism accommodations and in an effort to expand rental capacity is building a new cottage on the southwest corner of the property. To maximize the useable space on the property the applicant has requested to have the western side lot parcel since setback relaxed from 5 metres to 1.5 metres.

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

DISCUSSION

Analysis

The setback to all parcel lines within the C2 zone is 5 metres. This particular property line is an undeveloped road allowance where, in addition to the zoning bylaw setback, a 4.5 metre setback is required by the Ministry of Transportation and Infrastructure. It is unlikely that the road will be developed due to the presence of steep and rocky terrain within the right-of-way. The intent of the right-of-way is to provide public access to the foreshore. The SCRDC in some cases uses road right-of-ways to develop trails to the foreshore, however there are no plans to do so at this location. Planning staff do not believe a reduction in the setback would impact any future trail access.

The Farrington Cove subdivision is located to the west beyond the right-of-way. Noise associated with the operation of the resort is a possible impact resulting from a reduced setback. However, staff believe that the 20 metre width of the road right-of-way mitigates this concern.

A permit from the Ministry of Transportation and Infrastructure stating that the applicant can locate a building within 4.5 metres of a road will be required prior to issuance of the development variance permit.



Figure 2 - Proposed Cabin Location

Official Community Plan

Under section 2.8 of the Egmont/Pender Harbour Official Community Plan it states that “tourist commercial properties are an important part of the Egmont/Pender Harbour community. They provide an economic and social benefit and are frequented by residents and tourists alike”.

The applicant has stated that their intent is to expand the capacity of the Pender Harbour Resort.

New development permit areas are proposed as part of the review of the Egmont/Pender Harbour OCP. Proposed DPA #1A (Coastal Flooding) and DPA #1B (Coastal Slopes) affect the subject property. Therefore staff recommend that the applicant be required to submit a report prepared by a qualified professional that addresses the proposed development permit area guidelines.

Consultation

The development variance permit application has been referred to the following parties for comment:

Referral	Comments
SCRD Building Department	No concerns with the application.
<i>shíshálh</i> Nation	Referral sent on March 19, 2018. No comments have been received to date.
Ministry of Transportation and Infrastructure	Supports this application and will issue a permit allow the siting of a building within 4.5 metres of a public road.
Neighbouring Property Owners/Occupiers	Notifications were distributed on March 22, 2018 to owners and occupiers of properties within a 100 metre radius of the subject property. No comments have been received to date.

Options

Possible options to consider:

Option 1: Issue the permit.

The applicant would be permitted to locate a cottage at a reduced setback of 1.5 metres from the western parcel line. Issuance of the permit would be subject to:

1. A permit being issued by the Ministry of Transportation and Infrastructure allowing a building to be sited within 4.5 metres of a public road;
2. A report being submitted, prepared by a professional engineer, that addresses the proposed development permit area guidelines for DPA 1A (Coastal Flooding) and DPA 1B (Coastal Slopes) in the Draft Egmont/Pender Harbour Official Community Plan;
3. Consideration of comments received from the *shíshálh* Nation within the 60 day referral period.

This is staffs' recommended option.

Option 2: Deny the permit.

A 5.0 metre setback would continue to apply and the applicant would need to revise their proposal to meet this requirement.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

SCRD has received a development variance permit application for a property located at 4686 Sinclair Bay Road, Pender Harbour (Figure 1). The intent of the application is to relax the parcel line setback from 5 metres to 1.5 metres to enable the construction of a new cottage intended for tourism accommodation.

The road right-of-way located to the west of the property is likely to remain undeveloped and siting of a cottage at 1.5 metres from the parcel line is unlikely to impact adjacent neighbours.

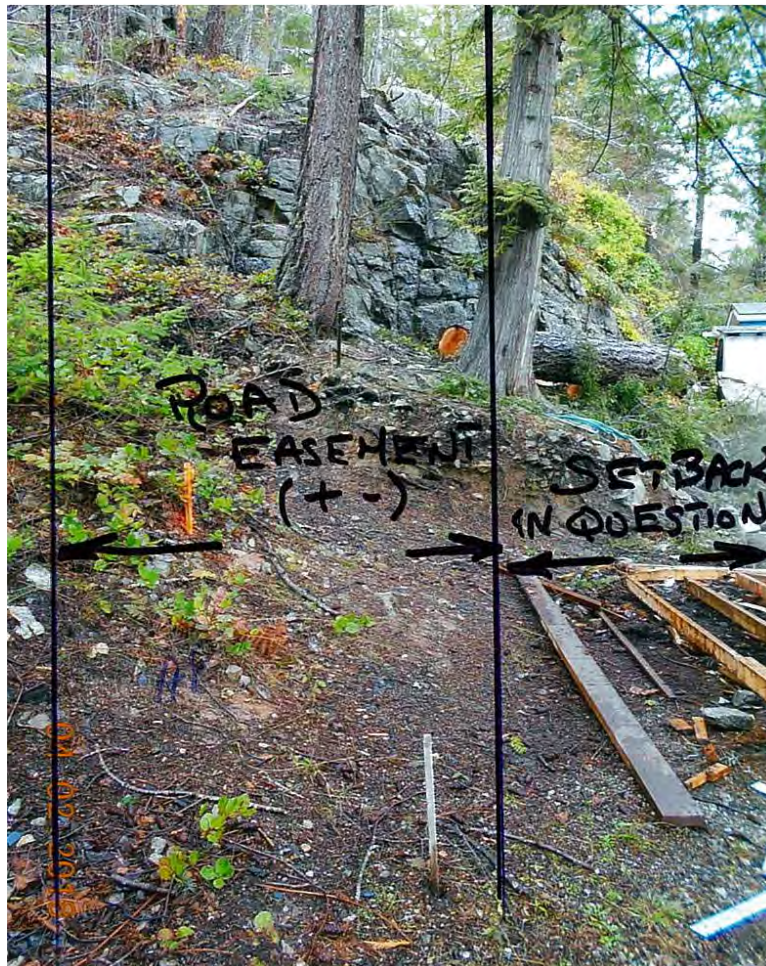
Planning staff support this application subject to the recommended conditions.

Attachments

Attachment A – Photographs of Subject Property

Attachment B – Survey/Plan

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

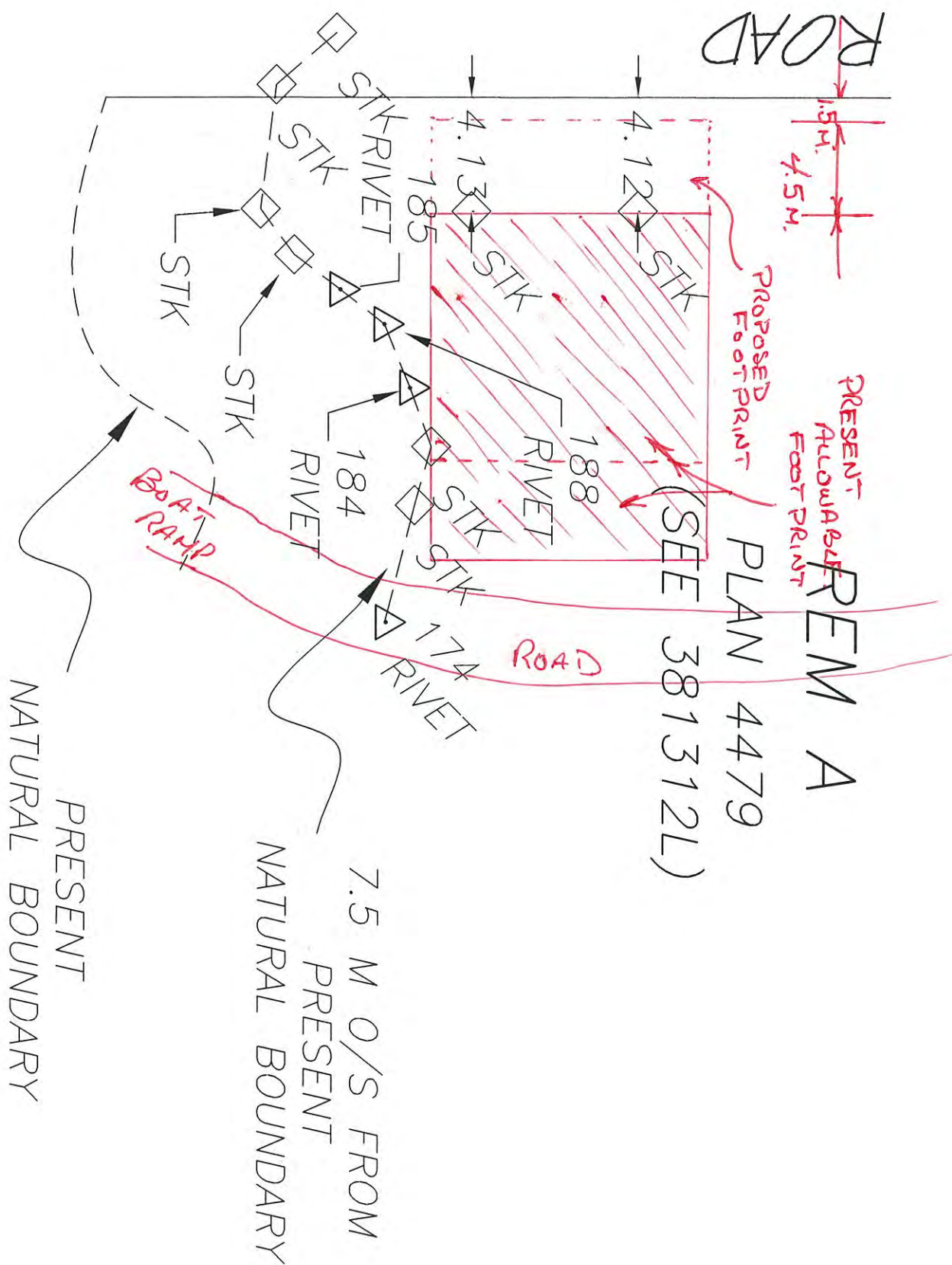


1 Location of Road Allowance



2 Location of Proposed Cabin

Attachment B



OVERLAY NOT TO SCALE.

**SUNSHINE COAST REGIONAL DISTRICT
AGRICULTURAL ADVISORY COMMITTEE**

April 24, 2018

MINUTES FROM THE AGRICULTURAL ADVISORY COMMITTEE MEETING HELD IN THE CEDAR ROOM AT THE SUNSHINE COAST REGIONAL DISTRICT OFFICES, 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Chair	David Morgan
	Members	Paul Nash Gerald Rainville Jon Bell Gretchen Bozak Barbara Seed Erin Dutton
ALSO PRESENT:	Manager, Planning and Development Electoral Area D Director Planner /Recorder	Andrew Allen Mark Lebbell Julie Clark
REGRETS:	Member	Faye Kiewitz
ABSENT:	Member	Rupert Adams

CALL TO ORDER	3:32 p.m.
INTRODUCTIONS	Director Lebbell is in attendance on behalf of the SCRD Board.
AGENDA	The agenda was adopted as presented.

MINUTES

Recommendation No. 1 *AAC Meeting Minutes for March 27, 2018*

The Agricultural Advisory Committee recommended that the meeting minutes of March 27, 2018 be received and approved as presented.

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

Key points of discussion:

- Update on recommendation regarding inviting referrals from other municipalities, the Rockford property and Persephone?
- Manager, Planning and Development, noted the Rockford property application will be on the May 2018, Planning and Community Development Committee meeting agenda.
- Persephone's application could be placed on the June 2018, Planning and Community Development Committee meeting agenda.

REPORTS**Recommendation No. 2** *Review of Zoning Bylaw 310 – Electoral Areas B-F*

The Agricultural Advisory Committee recommended that the report titled Review of Zoning Bylaw 310 – Electoral Area B-F (Carried over from the March 27, 2018 meeting) be received.

Key points of discussion:

- The Advisory summit meetings are early in the process of engagement, with the intent to build an understanding of process and content that will be updated.
- No feedback required at this time, assistance required for anticipating the community's needs.
- In the Summary Paper for Zoning Bylaw 310 the focus for residential agricultural is on honey bees and chickens. When the AAC provides comments pertaining to the Bylaw consideration should be given to expand the focus.
- Home based businesses, if located on the highway signage is regulated in Bylaw 310. Further investigation required for proper signage and traffic congestion.
- AAC suggests a food charter as preparation for the zoning bylaw feedback.
- Cannabis will need to be addressed in review of the Bylaw.
- How to control home based businesses that might not be safe next to farms i.e. auto mechanics. How can the Zoning Bylaw address this? Concern there is no limitations.
- Is there a relation between the SCRD Ag. Plan and the Residential Agricultural Strategy, trends and opportunities.

Recommendation No. 3 *Review of Zoning Bylaw 310 – Electoral Areas B-F*

The Agricultural Advisory Committee recommended that a formal invitation be sent to Megan Molnar, Vancouver Coastal Health to present efforts regarding a food production in the context of informing the AAC's response to the Zoning Bylaw 310 update.

Recommendation No. 4 *Review of Zoning Bylaw 310 – Electoral Areas B-F*

The Agricultural Advisory Committee recommended that a formal invitation be sent to Agricultural Land Commission (ALC) staff to provide an update on recent policy changes, familiarize with ALC roles and direction to assist the AAC in providing feedback for the Zoning Bylaw 310 update;

AND THAT the SCRD include the link to the ALC guidebook on bylaw development in next month's agenda package.

NEW BUSINESS

The AAC expressed interest in organizing workshops on agricultural issues i.e. zoning bylaw policy for SCRD water use during water restrictions, farm housing, farm gate sales, Ag plan, food and non-food production (flower/cannabis), and food security.

The AAC expressed interest to review the Ag plan in relation to the Zoning Bylaw process and consider looking at having an information session on agricultural water use.

NEXT MEETING Tuesday, May 22, 2018

ADJOURNMENT 5:12 p.m.

**SUNSHINE COAST REGIONAL DISTRICT
AGRICULTURAL ADVISORY COMMITTEE**

May 22, 2018

MINUTES FROM THE AGRICULTURAL ADVISORY COMMITTEE MEETING HELD IN THE CEDAR ROOM AT THE SUNSHINE COAST REGIONAL DISTRICT OFFICES, 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Chair	David Morgan
	Members	Paul Nash Gretchen Bozak Barbara Seed (part)
ALSO PRESENT:	Electoral Area D Director Manager, Planning and Development Planner Vancouver Coastal Health Vancouver Coastal Health Planning Office Assistant /Recorder	Mark Lebbell Andrew Allen Julie Clark Meghan Molnar (part) Chris Morse Genevieve Dixon
REGRETS:	Member	Faye Kiewitz Erin Dutton
ABSENT:	Member	Gerald Rainville Jon Bell

CALL TO ORDER 3:35 p.m.

INTRODUCTIONS Director Lebbell is in attendance on behalf of the SCRD Board.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Meghan Molnar from Vancouver Coastal Health (VCH) presented the draft food charter report for the Sunshine Coast to the AAC. Chris Morse from VCH was also present for the discussion.

Key points of discussion:

- Five year Strategic Plans were looked at by VCH staff from the Town of Gibsons, District of Sechelt and the SCRD.
- VCH looked at other jurisdiction food charters off the Sunshine Coast on how they are looking at adopting the process.
- If we want to work toward a resilient food supply on the Sunshine Coast during emergencies, is there anything related to Bylaws that would be barriers or facilitators?
- Are there anything related to bylaws that would be barriers or facilitators to larger scale animal production on the coast?
- Should we be tackling or discussing water use and food production in relation to bylaws?

- Not a lot of animal meat production on the Sunshine Coast, for commercial use.
- No emergency long term plan for food, more large scale food production needed.
- How to welcome more food based home businesses.
- Food cold storage options for local food production and commercial stores.
- If BC Ferry services weren't operating the Coast would be short of food within a couple days.
- Local meat capacity production can be easily approved.
- Class D meat classification license is available to locals at a, 25 animal limit maximum (25000lbs total per year) to sell to the public.
- Need more on farm production and processing.
- Zoning approval for community gardens.
- Are processing facilities noted in the Ag plan?
- Commercial food production comes with lot of public backlash i.e. signage
- Value added processing facilities i.e. fermented foods etc.
- Processing facilities on agricultural land?
- More available land in the ALR.

MINUTES

Recommendation No. 1 *AAC Meeting Minutes for April 24, 2018*

The Agricultural Advisory Committee recommended that the meeting minutes of April 24, 2018 be received and approved as amended, as follows:

ADD – Recommendation No. 5 *Review of Zoning Bylaw 310 – Electoral Areas B-F*

The Agricultural Advisory Committee recommends, if directed by the SCRD Board, to assist in creation of policy statements on agricultural issues such as availability of potable water.

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

Director Lebbell discussed with the AAC that a recommendation regarding water sourcing policy will be put forth to the Infrastructure Committee Board meeting this month. The SCRD Board may ask the AAC to look further into agricultural water.

REPORTS

Review of Zoning Bylaw 310 – Electoral Areas B-F

Key points of discussion:

- Review of Zoning Bylaw to remain on agenda for next meeting.
- The SCRD Advisory Summit workshop is schedule to begin in June 2018. The AAC is encouraged to respond and RSVP to Julie Clark's email that was sent out to members regarding the summit.

NEXT MEETING Tuesday, June 19, 2018

ADJOURNMENT 5:05 p.m.

**SUNSHINE COAST REGIONAL DISTRICT
NATURAL RESOURCE ADVISORY COMMITTEE**

May 16, 2018

MINUTES FROM THE NATURAL RESOURCES ADVISORY COMMITTEE MEETING HELD IN THE CEDAR ROOM AT THE SUNSHINE COAST REGIONAL DISTRICT OFFICES, 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Members	Anayansi Cohen-Fernandez Gordon Cassidy Gordon Littlejohn Burt Myers
ALSO PRESENT:	Senior Planner Planner Planning Office Assistant/Recorder	David Rafael Julie Clark Genevieve Dixon
REGRETS:	Member	Gordon White Bill Henwood
ABSENT:	Member	Andre Sobolewski Shawna Van Poppelen David Rush Gerald Shaffer Mariel Yglesias Frank Mauro
	Electoral Area A Director	

CALL TO ORDER 3:35 p.m.

AGENDA The agenda was adopted as presented.

INTRODUCTIONS

David Rafael, Senior Planner acted as the Chair for the meeting.

Roundtable introductions of the Natural Resource Advisory Committee members and staff present at the meeting.

ITEMS FOR DISCUSSION

Natural Resource Advisory Committee Terms of Reference

The NRAC Terms of Reference were reviewed in detail with the Committee. A PowerPoint orientation presentation was displayed for the committee with an overview of the Planning processes and the SCRDC role as an organization.

Regarding specific points in the Terms of Reference:

- Electronic copies of the agenda will be circulated to Committee members one week prior to the meeting.

ELECTION OF CHAIR AND VICE CHAIR

Natural Resource Advisory Committee agreed that selection of Chair and Vice Chair will be considered at the next meeting.

REPORTS

BC Timber Sales Operations 2018 - 2022

Key points of discussion:

- The SCRDC receives an annual update from BCTS each year, for five year cut block plans.
- BCTS should map out the eelgrass along the coastal areas
- Has BCTS commented on the eelgrass mapping and sensitive ecosystems?
- What is around the cut blocks as far as growth and regeneration?
- SCRDC staff to provide comments back to BCTS by June 5, 2018. NRAC will be able to submit feedback to BCTS through staff past the due date.
- SCRDC staff to invite NRAC to a future NRAC meeting to go over the BCTS proposed cut block 5 year plan for 2019.

Recommendation No. 1 *BC Timber Sales Operations 2018-2022*

The Natural Resource Advisory Committee accepts the SCRDC staff's recommendations as amended;

AND THAT the Natural Resource Advisory Committee requests further time to review the BCTS report. Further recommendations may be added next meeting;

AND THAT the Natural Resource Advisory Committee recommends that BCTS include an appropriately designed buffer for the wind farm around in the Coastal Douglas Fir biogeoclimatic zone.

Recommendation No. 2 *BC Timber Sales Operations 2018-2022*

The Natural Resource Advisory Committee recommended that the SCRDC staff invite BCTS to attend a future NRAC meeting.

Provincial Referral CRN00054 for BC Ferry Services Inc. Regarding Langdale Ferry Terminal Pedestrian Walkway – Electoral Area F.

Key points of discussion:

- Environmental study was discussed.
- Forged fish spawning on the foreshore area to be protected.
- A Building permit will be applied for, for the pedestrian walkway.
- Space confinement an issue for proposed pedestrian walkway.
- Viewing platform information on creek is vague, not a lot of detail noted on how to protect the environment. No tide chart information with respect to sediment movement during construction.
- No rationale for best practices for construction for moved and added sediments.
- Why the widening of the causeway? Staff will seek an answer and note it in Planning and community Development Committee report.

Recommendation No. 3 Provincial Referral CRN00054 for BC Ferry Services Inc.
Regarding Langdale Ferry Terminal Pedestrian Walkway – Electoral Area F.

The Natural Resources Advisory Committee recommended that the BC Ferry Services Inc. assessment report, provide a broader description of best management practices be used during construction with respect to sediment.

NEXT MEETING Tuesday, June 20, 2018

ADJOURNMENT 5:21 p.m.

SUNSHINE COAST REGIONAL DISTRICT**EGMONT / PENDER HARBOUR (AREA A)****ADVISORY PLANNING COMMISSION****May 30, 2018**

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

PRESENT:	Chair	Alan Skelley
	Members	Janet Dickin Peter Robson Gordon Littlejohn Alex Thomson Dennis Burnham Gordon Politeski Catherine McEachern Yovhan Burega
ALSO PRESENT:	Area A Director	Frank Mauro
	Recording Secretary DVP00022	Kelly Kammerle Tony Pownall & Scott Davis
REGRETS:		Tom Silvey
		Sean McAllister
		Jane McOuat

CALL TO ORDER 7:00 pm

AGENDA The agenda was adopted as presented.

DELEGATIONS

Tony Pownall and Scott Davis, Development Variance Permit Application DVP00022 (Pownall)

MINUTESArea A Minutes

The Area A APC minutes of April 25, 2018 were approved as circulated.

The following minutes were received for information:

Halfmoon Bay (Area B) APC Minutes of April 24, 2018

Roberts Creek (Area D) APC Minutes of April 16, 2018

Elphinstone (Area E) APC Minutes of April 25, 2018

West Howe Sound (Area F) APC Minutes of April 24, 2018

Planning and Community Development Committee Minutes of April 12, 2018

REPORTS

Development Variance Permit Application DVP00022 (Pownall)

The APC recommends approval of Development Variance Permit Application DVP00022 with the following comments:

- SCRD conditions are met.
- No strenuous objections are received from neighbours once they have been notified.
- The APC would like information regarding any covenants on title for all referrals in the future.

DIRECTOR'S REPORT

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

NEXT MEETING June 27, 2018

ADJOURNMENT 7:40 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION****May 22, 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:	Chair	Frank Belfry
	Members	Barbara Bolding Guy Tremblay Bruce Thorpe Alda Grames Jim Noon
	Area B Director	Garry Nohr
ALSO PRESENT:	Recording Secretary	Katrina Walters
REGRETS:	Members	Elise Rudland Marina Stjepovic Lorn Campbell Eleanor Lenz

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted with the following amendments:

Business Arising from Minutes and Unfinished Business

Zoning Bylaw 310 Advisory Meeting Summit

MINUTES

Area B Minutes

The Area B APC minutes of April 24, 2018 were adopted as presented.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes, April 25, 2018
- Roberts Creek (Area D) APC Minutes, April 16, 2018
- Elphinstone (Area E) APC Minutes, April 25, 2018
- West Howe Sound (Area F) APC Minutes, April 24, 2018
- Planning and Development Committee Minutes, April 12, 2018.

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESSZoning Bylaw 310 Advisory Meeting Summit

Zoning Bylaw 310 Advisory Meeting Summit changed to June 4th, 2018 and June 20th, 2018. For more information please refer to email send on May 18th, 2018 from Julie Clark.

REPORTSHalfmoon Bay OCP Amendment Bylaw 675.6 and Zoning Amendment Bylaw 310.181-Rockwater Resort Development

The APC discussed the staff report regarding Halfmoon Bay OCP Amendment Bylaw 675.6 and Zoning Amendment Bylaw 310.181-Rockwater Resort Development.

The following concerns/points/issues were noted:

- Does the current sewage treatment plant meet the current standard now? Because there has been complaints about the smell.
- There is a contradiction because this development is considered to be a new development and it proposes to use an existing ocean outfall; to me, the upgrade would be required to meet the Halfmoon Bay Liquid Waste Management Plan under the OCP which means that a new development may not utilize an existing ocean outfall.
- There are a lot of other issues other than the issue of liquid waste disposal.
- The Halfmoon Bay Liquid Waste Management Plan says that the goal is to produce a quality of water supporting shellfish harvesting.
- Have great concerns on the Rockwater development. The proposal does not fit with the existing OCP and the intent of having a hub destination on this property.
- Suggest that the two properties be considered as one property.
- Two APC members who were unable to be present at the meeting don't support the proposal as presented.
- Proposed parking does not seem adequate; current parking is inadequate already.
- With a proposed total of 78 units; this equates to one unit per 385 square meters and the OCP allows one unit per 750 square meters.
- Confused about parcel coverage as described on page 28 of the staff report; (parcel coverage is max. 27%). Is this regarding subject parcel West of the public access road or combined subject parcel (both parcels together).
- Summary of Concerns: the interpretation of the liquid waste management plan; density; residential use; parking; setbacks.
- Also, the roadway itself and the lack of a clear definition of where the public access is: there is no demarcation when you get down to the restaurant of the demarcation of

public road allowance. It is really important to establish the boundaries between public and private property where Ole's Cove road goes down to the water. With the wedding tent there, people have been very confused when they go down there and don't feel welcome as members of the public.

- Since we are relating the density to the whole property; we should be relating the parking to the whole property.
- Would like to request access to the site plan provided by the applicants.
- It is so early on in the process; and to make a decision now, we don't know enough.
- The first question is: do we as an APC support an increase in density at this location? Consider the implications on road traffic; air traffic; waterway traffic etc....wonder about noise and safety.
- Secondly, do we support increase in water consumption at this time?
- Do we have enough information at this time to make informed comments?
- Feel very strongly that the development should meet the 10/10 standards of the liquid waste management plan.
- We need to pay attention to the OCP guidelines for 1 unit per 750 square meters and also about 50% open space.
- Regarding public access, it is important that it be unfettered and clearly marked.
- Have concerns that a variance be incorporated into the plan.
- List of concerns: Liquid waste; Parking; Moorage; Air traffic; Density 1 unit for 750 square meters as per the OCP; Lot coverage 50% as per the OCP; Landscaping along property lines as per OCP; Clarification of Public access and linking up public access across the waterfront; Setbacks from waterfront and adjacent properties.
- If this is going to be a test case or precedent; look at and plan for basic ideas outlined in the OCP regarding public access and plans for linking up public access across the waterfront, etc. If we are going to support rezoning, would like to see all of these things addressed.
- Feel very strongly that the APC committee should be involved in the ongoing consultation process.
- Feel that many of the issues brought forward today have been overlooked to date. There are fundamental questions on issues that require clarification: liquid waste management and parking.
- Would also like to arrange another site visit prior to the next meeting.
As we get further along in the process, we should consider the visual impact of the building from the waterfront. Because of the large scale of the proposal, it should be in keeping with the west coast style; materials, form, building scale.
- Will we lose the tourist accommodation over time? Supporting the residential component could be very negative; would rather see private residences on private land. Public access doesn't mix well with residential.
- Not prepared to make a decision until we have clarification on concerns.

Recommendation No. 1. *Halfmoon Bay OCP Amendment Bylaw 675.6 and Zoning Amendment Bylaw 310.181-Rockwater Resort Development*

Regarding Halfmoon Bay OCP Amendment Bylaw 675.6 and Zoning Amendment Bylaw 310.181-Rockwater Resort Development, the APC requests that a senior staff member knowledgeable with the development and the development process provide clarification and explanation to address the following concerns:

- Liquid waste management
- Parking
- Moorage

- Air traffic
- OCP Density standard of 1 unit for every 750 square meters
- OCP designated 50% lot coverage
- Clarification of Public access
- OCP guidelines for landscaping along property lines

Recommendation No. 2. *Halfmoon Bay OCP Amendment Bylaw 675.6 and Zoning Amendment Bylaw 310.181-Rockwater Resort Development*

Regarding Halfmoon Bay OCP Amendment Bylaw 675.6 and Zoning Amendment Bylaw 310.181-Rockwater Resort Development, the APC requests that a staff member come to the next APC meeting to address concerns outlined in Recommendation No.1.

Recommendation No. 3. *Halfmoon Bay OCP Amendment Bylaw 675.6 and Zoning Amendment Bylaw 310.181-Rockwater Resort Development*

Regarding, Halfmoon Bay OCP Amendment Bylaw 675.6 and Zoning Amendment Bylaw 310.181-Rockwater Resort Development, the APC requests that another site visit be arranged prior to the next meeting.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING June 26, 2018

ADJOURNMENT 8:50 p.m.

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

May 14, 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	Marion Jolicoeur Mike Allegretti Dana Gregory Danise Lofstrom, Nichola Kozakiewicz
ALSO PRESENT:	Electoral Area D Director Applicants	Mark Lebbell Robert White Brian Topping Cheryl Topping
REGRETS:	Members	Heather Conn Gerald Rainville
	Recording Secretary	Vicki Dobbyn

CALL TO ORDER 7:10 p.m.

AGENDA The agenda was adopted as presented.

MINUTESArea D Minutes

Roberts Creek (Area D) APC minutes of April 16, 2018 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes of April 25, 2018
- Halfmoon Bay (Area B) APC Minutes of April 24, 2018
- Elphinstone (Area E) APC Minutes of April 25, 2018
- West Howe Sound (Area F) APC Minutes of April 24, 2018
- Planning and Community Development Committee Minutes of April 12, 2018

REPORTS

BC Timber Sales Operations 2018-2022

DISCUSSION

- APC supports the SCRD recommendations noted on page 1 of the report.
- It should be added that watershed protection should include water source protection for the large number of residents who are not served by the SCRD-managed water supply but are dependent on surface and well water. There is a large area above the Roberts Creek community being logged by multiple companies that will have an effect on surface and ground water.
- More needs to be done at the Provincial level with all stakeholders regarding a coordinated plan for water source protection and for coastal land use management.
- Logging in private managed forests needs to be brought under a standard set of logging conditions.
- At lower elevations we are under-represented for parks and recreational forests.
- District Lot 1313 should be left as a green mature forest. It is easily accessible by a large number of people and has great value for tourism and recreation.
- We recognize that logging is an integral part of our history and provincial prosperity, but there is a need for better integration with our growing community. Times are changing, our population is growing, we have a thriving ecotourism draw, and tree harvesting targets need to be adjusted in accordance with our current reality.
- We appreciate that BCTS has reached out to the community in the recent meeting with APC members, to educate and listen to community concerns. We look forward to further positive interactions and would encourage a larger consultation with a greater number of APC members in the future.

Subdivision Application Revised Referral SD000036 (White) 2018-01477

DISCUSSION

Robert White presented a summary of his application for subdivision, comparing the present version with what had been previously viewed by APC at their April 16, 2018 meeting.

Recommendation No.1 *Subdivision Application Revised Referral SD000036 (White) 2018-01477*

The APC recommended that Subdivision Application Revised Referral SD000036 (White) 2018-01477 be supported, for the following reasons:

- The panhandle driveway that existed in the previous version of this subdivision has been removed, thus eliminating the need for a frontage waiver.
- Both lots have easy access from Hansen Road.
- This is a simple subdivision of land and both lots meet the minimum area requirements.

The Roberts Creek Official Community Plan Amendment Bylaw No.641.10, 2018 and Sunshine Coast Regional District Zoning Amendment Bylaw No.310.179, 2018 (Topping – 2720 Lower Road)

DISCUSSION

Brian and Cheryl Topping presented two possible layouts for subdivision of their 5800 square meter property on 2720 Lower Road. A key issue is the Residential E Land use designation, that requires a minimum parcel size of 5000 square meters, due to a lack of soil depth and near surface bedrock. The question is whether the land is more suited to be classified Residential C, which requires a minimum parcel size of 2000 square meters.

Recommendation No. 2: *The Roberts Creek Official Community Plan Amendment Bylaw No.641.10, 2018 and Sunshine Coast Regional District Zoning Amendment Bylaw No.310.179, 2018 (Topping – 2720 Lower Road)*

The APC recommended that subdivision be supported, for the following reasons:

- On the Topping property there is very little exposed rock (at one corner of the property only) and significant depth of mineral soil elsewhere.
- Subdivision could create two properties of at least 2000 square meters.
- There are seven neighboring properties of about 2000 square meters or less near the Topping property. Although these subdivisions were done a long time ago, it does show that a property of this size in this area can be supported by a standard septic field.
- As well, septic treatment design has improved significantly and can be designed to serve smaller lots and various soil conditions.
- One APC member noted that he has a compact septic field and sewage treatment plant on a 700 square meter property.
- The neighbors support the subdivision.
- Culverts are already in place from Lower Road to each subdivided parcel.

Recommendation No. 3: *The Roberts Creek Official Community Plan Amendment Bylaw No.641.10, 2018 and Sunshine Coast Regional District Zoning Amendment Bylaw No.310.179, 2018 (Topping – 2720 Lower Road)*

The APC recommended that, subject to septic treatment design, one single family dwelling (SFD) plus one auxiliary dwelling be approved for the subdivided properties, for the following reasons.

- The preferred subdivision is with the larger piece 3400 square meters held by the Toppings and the smaller triangular piece 2400 square meters made available for sale (Proposal 2 in application).
- The area available for building on the triangular parcel will be restricted by setbacks and screening from Lower Road and Woodley Road and by septic field requirements. There was a question whether some trees should be preserved in the west part of the triangle to screen neighbors from Lower Road.
- An auxiliary dwelling would have less impact on the site than a second SFD.
- The auxiliary dwelling could be useful to create a rental unit and contribute to affordable living on the Coast, as well as create a revenue stream for the property owners.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING June 18, 2018

ADJOURNMENT 8:45 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION

May 30, 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	Nara Brenchley Dougald Macdonald
ALSO PRESENT:	Recording Secretary	Diane Corbett
	Public	1
REGRETS:	Electoral Area E Director	Lorne Lewis
	Alternate Director	Laurella Hay
	Members	Rod Moorcroft
		Lynda Chamberlin
		Rob Bone
ABSENT:	Members	Jenny Groves
		Patrick Fitzsimons Bob Morris

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as amended:

- Add under Unfinished Business: Continued Review of Zoning Bylaw No. 310.

Chair Degan reminded members of the June 4, 2018 and June 20, 2018 advisory summit meetings.

DELEGATIONS

Geraldine Bodmer regarding Subdivision Application Referral SD000044

Geraldine Bodmer distributed copies of a proposed subdivision plan and outlined reasons and justification for a request to subdivide an RU1-zoned property into two lots. Many adjacent properties had been subdivided. There had been no objection expressed by neighbouring property owners. The proposal was approved by Vancouver Coastal Health.

MINUTES

Elphinstone (Area E) Minutes

The Elphinstone (Area E) Advisory Planning Commission minutes of April 25, 2018 were approved as circulated.

Minutes

Minutes received for information included:

- Egmont/Pender Harbour (Area A) APC Minutes of April 25, 2018
- Halfmoon Bay (Area B) APC Minutes of April 24, 2018
- Roberts Creek (Area D) APC Minutes of April 16, 2018
- West Howe Sound (Area F) APC Minutes of April 24, 2018
- Planning and Community Development Committee Minutes of April 12, 2018

REPORTS

Subdivision Application Referral SD000044 (Bodmer)

The APC discussed the staff report regarding Subdivision Application Referral SD000044 (Bodmer). Ms. Bodmer responded to inquiries from the APC.

The following points were noted:

- The proposal is straightforward.
- It fits into the Official Community Plan.
- No outstanding issues.
- No objection.
- Surrounding properties have been subdivided.

Recommendation No. 1 *Subdivision Application Referral SD000044 (Bodmer)*

The APC recommended that Subdivision Application Referral SD000044 (Bodmer) be supported for the following reasons:

- The APC has no objections.
- The proposal seems to fit all the requirements for a subdivision of this nature.
- The proposal is in accordance with development in the area.
- A lot of infrastructure has been put into place due to subdivision of the surrounding properties.

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

Continued Review of Zoning Bylaw No. 310

The APC continued considerations of the commentary and questions contained in the staff report on the Zoning Bylaw No. 310 Review, received by the APC at its meeting of March 28, 2018, at which members considered questions on housing diversity.

There was ensuing discussion on the proposed new size of an auxiliary dwelling and needed policies, such as protection of view corridors and consideration of impacts on neighbours; the cost of housing; and tiny homes.

(Following are questions on “key opportunities” listed in the staff report and APC member responses.)

Key opportunity: Residential Agriculture

9. *Should the keeping of honeybees be permitted in all zones, except multi-family residential zones, with appropriate regulations? If so, what regulations would you suggest? (parcel size, setback, number of beehives)*

- All of the above: parcel size, setback, number of beehives
- Setback should be around seven metres. It should be fenced.
- Number of hives should be relative to size of lot.
- One complaint about bees: if they are on a not commonly used pathway, they leave a trail of excrement.
- The question needs to be answered by the Beekeepers Association of the Sunshine Coast and the Agricultural Advisory Committee, who have expertise to know what bees need, and who could advise to help set up regulations. SCRD should work in tandem with organizations that know what bees need to be healthy.
- A main issue is the possibility of people with allergies getting stung; thus, the suitability of setbacks.
- Honeybees are an essential part of food production. Keeping bees should be encouraged as long as it is done humanely and safely.
- Concern: if there is transmission of disease. The owner would have to burn everything. If there were a number of beekeepers in the area who were not careful, this could cause trouble.
- There could be a licensing requirement, so it will be known where the hives are, and so people do know what they are doing.

10. *Should the keeping of hens be permitted in all zones, except multi-family residential zones, with appropriate regulations? If so, what regulations would you suggest? (parcel size, setback, number of hens)*

- Four hens per lot are permitted in Vancouver on small lots; no roosters.
- Number of hens should be related to parcel size. Hens are very quiet.
- Challenge: in a wildlife zone, roosters can protect the flock, but they can make a lot of noise. Hens do attract wildlife, like bears, raccoons, and rats.
- Peacocks should not be allowed in all zones.
- There are practices that work best to minimize conflicts with wildlife. Have basic guidelines as to how the keeping of hens is done. There are things to do to minimize conflict with rats. There are methods for composting manure to keep the smell down. Have a series of workshops showing good practices, set out by the Agricultural Advisory Committee, based on what it takes to have a small flock.
- We are in a wildlife zone. Safety first. If anything is a wildlife attractant, you will probably need an electric fence.
- Key with this is education. People are doing their best to be growing their own food. SCRD should provide a series of guidelines: e.g., a brochure with “if you want to keep chickens” guidelines.
- Whenever you allow this in denser areas, you need bylaw officers, systems for dealing with problems. An easier solution: no chickens.

11. What are your thoughts on roosters? (permitted anywhere there are chickens, rural properties only, etc?)

- Roosters protect chickens and produce fertile eggs.
- Don't need roosters to grow food.
- Say no roosters outside ALR.
- This cannot be restricted to ALR if we are going to produce food on the Sunshine Coast. Most of food grown here isn't coming from ALR lands. Minimum lot size: 2 acres.
- Roosters: not in densely populated areas.
- Minimum ½ acre; safer 2 acres; doesn't have to be ALR land.
- Roosters of domestic chickens could be a problem in residential areas.

12. Should the Zoning Bylaw restrict the sale of the food produced on a property, such as eggs or honey?

- Eggs are safe. But isn't there trouble with botulism with honey?
- If someone has a roadside stand, SCRDC needs regulations regarding the setback, providing parking space or a safe place to pull off.

13. Are there other barriers to producing food on the Sunshine Coast that the Zoning Bylaw should address, particularly on lands located outside of ALR?

- Tree height – If growing something, it is all about sunlight. If interested in increasing food production, limit the size of trees. Say trees can't be higher than homes.
- Cost of land
- Wildlife
- Use public lands for growing food
- Encourage community gardens
- Swap currently forested lands and possibly Crown land designated ALR with other lands that are actually suited to such zoning with soil types more amenable to growing food.

14. Do you have any additional thoughts on this topic?

- Access to water
- Work with the Vancouver Coastal Health unit to allow gray water systems. Encourage gray water systems.
- Could do a lot with greenhouses to maximize food production.
- Concern about cannabis production: smell has negative impact on some people.
- For established veggie beds, maybe have growing corridors.
- Encourage rainwater harvesting and storage.
- Passive solar should be in new housing.

Key opportunity: Home-Based Business

15. What are the barriers to establishing a home occupation or business in the Sunshine Coast Regional District?

- Currently none. No business license required.
- Nothing to stop you working from home; but if you want customers coming, this may raise issues like noise, parking, etcetera.

16. What concerns could there be about a broader range of home occupations and businesses being supported through the Zoning Bylaw?

- Cross of commercial and residential, and how busy it is, having someone coming and going. The gym can be more disturbing than people playing piano.
- Size and scale
- Amount of traffic/customers; daycare for 2-4 kids is not so noticeable. As long as it is small, and with people who live there.
- As soon as you get into employees, then you have to take in more business if you are the owner. More traffic would be generated. It is fine if we are all dispersed, but it becomes problematic if in a denser areas. Precedent suggests it doesn't work in densely crowded neighbourhoods.
- This could involve parcel size for particular businesses (e.g., if generating noise on an ongoing basis, then need setback). Depends on impact of the home occupation.
- For retail, have some regulation regarding traffic flow.
- Different occupations will create different concerns. If it generates complaints from neighbours, it is probably a wrong thing to have.
- Regional District doesn't have business licenses. The Province won't have someone here regulating what is happening.
- Maybe look at other Regional Districts to see what legislation they have in place. See what is working in other regions.

Key opportunity: Usability

18. Have you experienced any difficulties in understanding the zoning bylaw as it relates to describing how you can use your property?

- Yes because, where I am, it is a sub-zone. The SCRDR used to have Opus, which was super-accessible and understandable. The new (online mapping) system is harder to use.
- All of the Usability objectives (listed in staff report) are good (adding a purpose statement to each zone; summarizing content into easy to interpret table; providing more visual content to use as examples; clearly identifying principal permitted uses and auxiliary permitted uses).
- Good to have a table for comparisons.
- Have a pamphlet on "the septic field and how to look after it". When people buy property, realtors could do more of an education.
- People need to have something simple, readable and understandable. Simplify it down to the basics, easy to understand, the layperson's guide.
- Develop brochures with frequently asked questions regarding things people commonly encounter.

NEXT MEETING June 27, 2018

ADJOURNMENT 8:45 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****May 22, 2018**

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

PRESENT:	Chair	Fred Gazeley
	Members	Bob Small Laura Houle Susan Fitchell Maura Laverty
ALSO PRESENT:	Director	Ian Winn
	Recording Secretary	Diane Corbett
REGRETS:	Members	Doug MacLennan

CALL TO ORDER 7:04 p.m.

AGENDA The agenda was adopted as presented.

MINUTESWest Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of April 24, 2018 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 25, 2018
- Halfmoon Bay (Area B) APC Minutes of April 24, 2018
- Roberts Creek (Area D) APC Minutes of April 16, 2018
- Elphinstone (Area E) APC Minutes of April 25, 2018
- Planning and Community Development Committee Minutes of April 12, 2018

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

West Howe Sound (Area F) APC Minutes of April 24, 2018

There was further discussion of eelgrass mapping and BC Timber Sales. It was noted there is a lot of independent information on eelgrass mapping in this region that needs to be amalgamated.

Chapman Creek Water Treatment Plant Tour Movie

It was suggested that the SCRd do a video tour of the Chapman Creek Water Treatment Plant to enhance public awareness of the water system.

REPORTS

Provincial Referral CRN00054 for BC Ferry Services Inc. Regarding Langdale Ferry Terminal Pedestrian Walkway – Electoral Area F

The APC discussed the staff report regarding Provincial Referral CRN00054 for BC Ferry Services Inc. regarding Langdale Ferry Terminal Pedestrian Walkway.

The following points were noted:

- Maps and diagrams are hard to read. Maybe have one map per page, or provide a larger map to the APC Secretary to bring to the meeting.
- It would have been helpful for the APC to receive the whole plan to understand how this fits with the rest of the plan. There was uncertainty about how temporary this would be.
- What did the site visit for the marine environmental assessment entail? Were they there at low tide? Site visit indicated all they saw were crows and gulls. There are all kinds of birds that are there.
- Concern that the application area is huge, way past the end of the dock. Why would they need all that area? Worry about what they will do in the future.
- Questions about access issues for various user groups.
- Item should be referred to all the other APCs and to Islands Trust.
- BCF is excellent in helping elderly people, who can be driven down to the waiting area, where BCF staff will help with a wheelchair; hopefully that continues.

Recommendation No. 1 *Provincial Referral CRN00054 for BC Ferry Services Inc. Regarding Langdale Ferry Terminal Pedestrian Walkway - Electoral Area F*

The APC recommended that Provincial Referral CRN00054 for BC Ferry Services Inc. regarding Langdale Ferry Terminal Pedestrian Walkway – Electoral Area F be supported, with the following concerns:

- access to and from the ferry for Stormaway riders, handicapped people, dog walkers, and bicycles;
- size of the application area;
- output of marine environmental assessment regarding birds; and
- suggest referral of the application to all SCRd APCs and Islands Trust.

Recommendation No. 2 *Provincial Referral CRN00054 for BC Ferry Services Inc. Regarding Langdale Ferry Terminal Pedestrian Walkway - Electoral Area F*

The APC recommended support for the “recommendation to submit a request for project review by the Department of Fisheries and Oceans to determine if the project will cause serious harm and federal authorization is required under the *Fisheries Act, 2012*.”

DIRECTOR’S REPORT

The Director’s report was received.

NEXT MEETING June 26, 2018

ADJOURNMENT 8:18 p.m.



ANNEX T
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MAY 24 2018

CHIEF ADMINISTRATIVE
OFFICER

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S.C.R.D.

MAY 16 2018

Mr. Bruce Milne
Chair
Sunshine Coast Regional District
1975 Field Road
Sechelt BC V0N 3A1

MASTER FILE COPY

Dear Mr. Milne:

Thank you for your letter of January 23, 2018, regarding the BURNCO Aggregate Mine Project proposed in Howe Sound, British Columbia (B.C.).

In your letter, you identify concerns from the Sunshine Coast Regional District of issues raised by your constituents that have not been adequately addressed along with concerns regarding the federal environmental assessment process and the professional reliance model. I understand that in some areas of natural resource management, the Province of B.C. relies upon the opinions of qualified professionals who are governed by professional standards and codes of ethics, rather than conducting an independent analysis of a proponent's plans or project designs. The federal environmental assessment process does not use a professional reliance model.

The Government of Canada is committed to ensuring that environmental risks linked to development are addressed during environmental assessments. Federal environmental assessments include information and analyses prepared by qualified professionals, but this information undergoes a rigorous review and assessment by government experts. The information is made available and Indigenous Peoples and members of the public are able to review and provide comments on the materials. The Canadian Environmental Assessment Agency hosted several public comment periods over the course of the environmental assessment to understand and address concerns from Indigenous Peoples and the public, including a comment period on the Comprehensive Study Report held from December 4, 2017, to January 26, 2018. I considered these comments, including those provided by the Sunshine Coast Regional District, in making my environmental assessment decision.

.../2



Your comments have also been provided to Fisheries and Oceans Canada for its consideration in any monitoring and follow-up from the environmental assessment and should the proponent, BURNCO Rock Products Ltd., apply for a permit under the *Fisheries Act*.

On February 8, 2018, I announced proposed changes to federal environmental assessment legislation, shifting from environmental assessments to impact assessments with a focus on sustainability to look at the environmental, economic, social and health impacts, as well as a gender-based analysis of proposed projects.

Impact assessments would start with better information as identified through the early planning process. The government would proactively conduct regional and strategic assessments, outside the scope of individual project assessments, to help better understand changes in ecosystems that have arisen from a variety of activities over time. Proposed changes to legislation are being considered by Parliament. The Agency is also consulting Canadians on the proposed approach for regulatory changes. I encourage the Sunshine Coast Regional District to review these consultation papers at canada.ca/environmentalreviews.

I appreciate your taking the time to write and encourage your continued participation in environmental assessments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C McKenna', with a stylized flourish at the end.

The Honourable Catherine McKenna, P.C., M.P.



Government
of Canada

Gouvernement
du Canada

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→ [Environmental conservation and protection](#) → [Projects and environmental assessments](#)

Better rules to protect Canada's environment and grow the economy



Cleaner environment. Stronger economy.

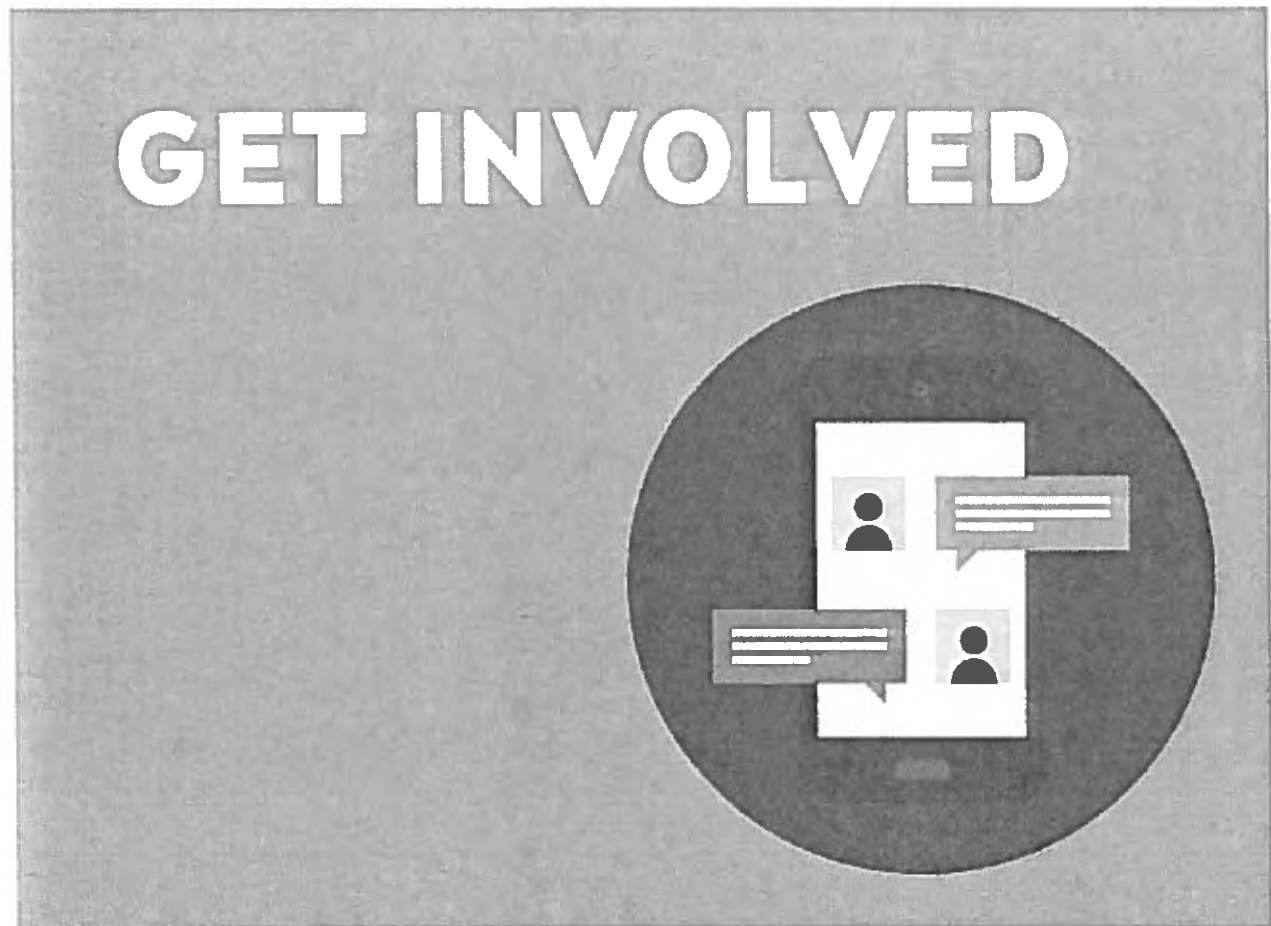
The Government of Canada is delivering on its commitment to bring forward better rules for the review of major projects.

In February 2018, the government introduced proposed legislation (Bills C-68 and C-69) that would put in place **better rules** to protect our environment, fish and waterways, and **rebuild public trust** in how decisions about resource development are made. With these proposed better rules, Canadians, companies, and investors can be confident **good projects** would be built in a way that protects our environment while **creating jobs** and **growing our economy**.

Stay informed about the status of the proposed legislation by visiting the newsroom and downloads sections below, and learn about ways to get involved as the proposed legislation goes through the Parliamentary process:

NEWSROOM





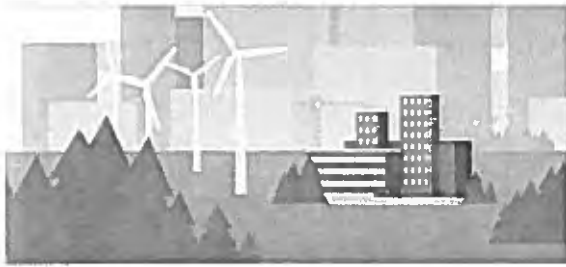


Why we did this

In the fall 2015 Speech from the Throne, the government made a promise to Canadians to review environmental and regulatory processes to address concerns about previous reforms. The government put in place interim principles for project reviews in January 2016, then launched a comprehensive process in June 2016 to review existing laws and seek Canadians' input on how to improve our environmental and regulatory system.

The proposed new system has been informed by two Expert Panels, two parliamentary committees, as well as extensive consultations with Indigenous peoples, industry, provinces and territories, and the public over the past 14 months.

Read more about the different aspects of the reviews:



A proposed new impact assessment system

The Government of Canada is proposing better rules for major project reviews to protect Canada's environment and grow the economy. These better rules reflect values that are important to Canadians — including early, inclusive and meaningful public engagement; nation-to-nation, Inuit-Crown, and government-to-government partnerships with Indigenous peoples; timely decisions based on the best available science and Indigenous traditional knowledge; and sustainability for present and future generations.

A new Canadian Energy Regulator

A modern energy regulator has an essential role to play in ensuring access to safe, affordable and reliable energy and guiding Canada's transition to a low-carbon economy. This would ensure that good projects go ahead with timely decisions that reflect common values and shared benefits. This new Canadian Energy Regulator would be built on: modern effective governance, more inclusive engagement, greater Indigenous participation, stronger safety and environmental protection, and more timely decisions.



Restoring lost protections to fish and fish habitat

We are strengthening the protection of all fish and fish habitat for future generations. Legislative amendments would restore lost protections by protecting all fish and fish habitats; strengthen the role of Indigenous peoples in project reviews, monitoring and policy development; and allow for better management of large and small projects that may be harmful to fish or fish habitat through a new permitting system and codes of practice.

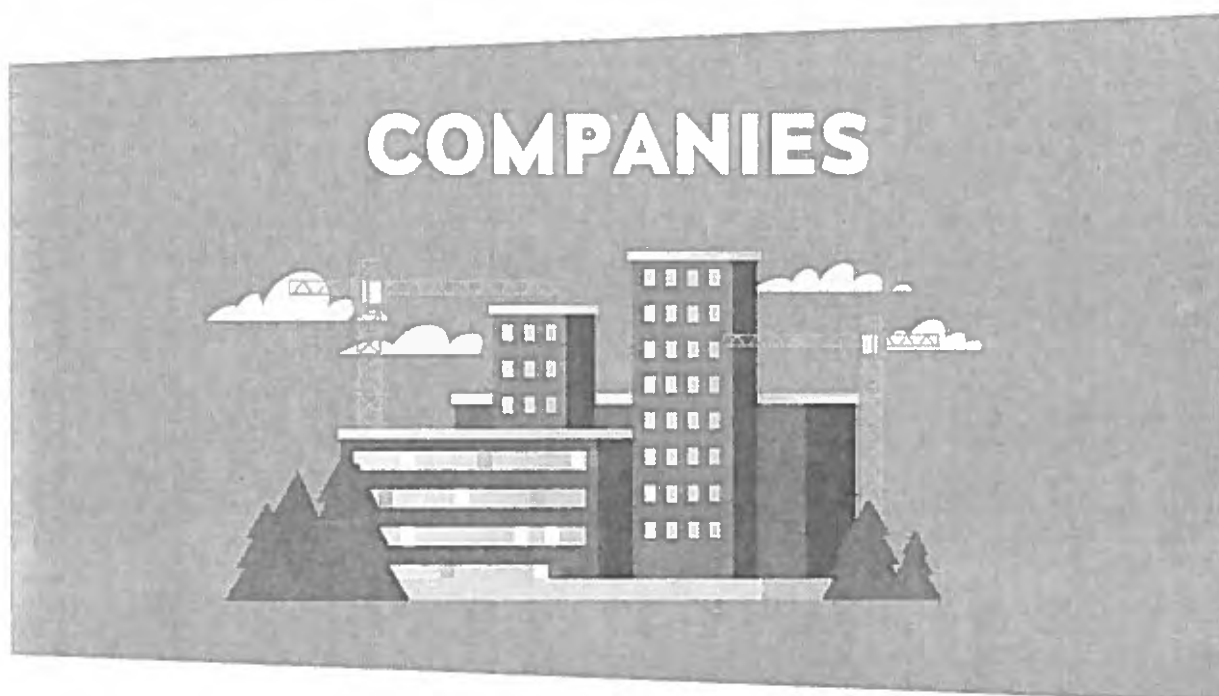
Protecting Canada's navigable waters

To protect the public right of navigation, we are bringing forward the Canadian Navigable Waters Act. Navigation protections would expand to cover all of Canada's navigable waters — covering our vast network of rivers, lakes and canals. New modern safeguards would create greater transparency, and give local communities a say in projects that could affect their navigation. This includes a greater level of oversight for navigable waterways that are most important to Canadians and to Indigenous peoples, including eligible Heritage and wild and free-flowing rivers.

Learn more about what the changes may mean to you:







Companies

Better rules would lead to more timely and predictable project reviews, and would encourage investment in Canada's natural resources sectors. Project reviews would be rigorously managed to ensure that they are more timely. Companies would know what is required from them at the outset, giving them the clarity they need, including what is required for Indigenous engagement. A revised project list based on clear criteria would identify which types of projects would require a review, offering greater clarity about how the new rules apply.

How would these changes affect you?

- Greater efficiency and consistency: a single agency would lead all impact assessments for major projects, working closely with regulatory bodies
- Better early planning and engagement to improve project design and provide certainty
- Greater coordination with provinces and territories to reduce red tape and duplication
- Greater transparency, predictability and timeliness in decision-making
- Continued government responsibility for final decisions

Learn more about what the changes may mean to you



Indigenous Communities

The Government of Canada is committed to renewing its nation-to-nation, Inuit-Crown, and government-to-government relationship with Indigenous peoples based on the recognition of rights, respect, cooperation and partnership. Reconciliation must guide partnerships with Indigenous peoples. We would recognize and respect the rights, culture and interests of Indigenous peoples, their deep connection to their lands, territories and resources, and their desire to participate as partners in the economic development of their territories.

How would these changes affect you?

- New partnerships based on recognition of Indigenous rights and interests up front
- Legislated requirement to consider impacts on Indigenous rights and culture in decision making
- Opportunities for Indigenous jurisdictions to exercise powers and duties under the Act
- Legislated provisions for greater Indigenous expertise on assessment boards and review panels
- Increased support for Indigenous participation and capacity development

As proposed in the new rules, we would work in partnership with Indigenous peoples from the start through early and inclusive engagement so we can get to better project decisions. Indigenous traditional knowledge would be protected and it would be mandatory to consider it along other sources of science and evidence to inform decision-making.

Learn more about what the changes may mean to you



Canadians

Developing resources while protecting the environment requires taking a big-picture look at a project's potential impacts. Reviews would consider not

How would these changes affect you?

- A single Agency, the Impact Assessment Agency of Canada,

just impacts on our environment, but also on social and health aspects, Indigenous peoples, jobs and the economy over the long-term. We would also conduct gender-based analyses and ensure that Canadians' views are heard from the start.

to lead all impact assessments for major projects

- A new Canadian Energy regulator
- Canadians' views to be heard from the start, and improved participant funding programs
- Increased online access to science and evidence
- Easy-to-understand summaries of decisions to be made publicly available
- Gender-based plus analyses to better understand impacts on communities
- New navigation protections to apply to all of Canada's navigable waters
- Strengthening the protection of all fish and fish habitat for future generations

Learn more about what the changes may mean to you

Videos



► Transcript

Date modified:

2018-04-24