



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, May 10, 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

REPORTS

2. Chief Administrative Officer – Chapman Watershed Logging *Verbal*
3. Planner – BC Timber Sales Operations 2018-2022 Annex A
pp 1 - 14
(Regional Planning) (Voting – All)
4. General Manager, Planning & Community Development and General Manager, Corporate Services/Chief Financial Officer – SCRD Arenas – 2018 Regulatory Projects Annex B
pp 15 - 18
(Community Recreation Facilities) (Voting – B, D, E, F, DoS, ToG, SIGD)
5. General Manager, Planning & Community Development and General Manager, Corporate Services/Chief Financial Officer – Sunshine Coast Arena Water Efficiency Plan Update Annex C
pp 19 - 21
(Community Recreation Facilities) (Voting – B, D, E, F, DoS, ToG, SIGD)
6. Parks Planning Coordinator –Gambier Island South West Peninsula Trail Network - Technical Report Annex D
pp 22 - 46
(Community Parks) (Voting – A, B, D, E, F)
7. Senior Planner – Zoning Amendment Bylaw 310.180 Consideration for First Reading - Toma Subdivision Annex E
pp 47 - 55
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)
8. Senior Planner – Zoning Amendment Bylaw No. 310.177, 2018 – Elphinstone Crossing Estate Phase Two Consideration for Second Reading Annex F
pp 56 - 64
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F)
9. Senior Planner – Application for Subdivision in the Agricultural Land Reserve (ALR00009) for Elphinstone Crossing Estate Phase Two Annex G
pp 65 - 70
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F)
10. Senior Planner – District of Sechelt Referral – OCP and Zoning Amendment Application 3370-20 2018-02 (BC Housing Building) Annex H
pp 71 - 78
(Rural Planning) (Voting – A, B, D, E, F)

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|--|-------------------------|
| 11. Planning Technician – Development Variance Permit DVP00028 (Van Egmond)
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F) | Annex I
pp 79 - 92 |
| 12. Sunshine Coast Regional District Policing Committee Minutes of April 19, 2018
(Voting – All) | Annex J
pp 93 - 94 |
| 13. Electoral Area A (Egmont/Pender Harbour) APC Minutes of April 25, 2018
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) | Annex K
pp 95 - 96 |
| 14. Electoral Area B (Halfmoon Bay) APC Minutes of April 24, 2018
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F) | Annex L
pp 97 - 99 |
| 15. Electoral Area D (Roberts Creek) APC Minutes of April 16, 2018
Electoral Area D (Rural Planning) (Voting – A, B, D, E, F) | Annex M
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| 16. Electoral Area E (Elphinstone) APC Minutes of April 25, 2018
Electoral Area E (Rural Planning) (Voting – A, B, D, E, F) | Annex N
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| 17. Electoral Area F (West Howe Sound) APC Minutes of April 24, 2018
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) | Annex O
pp 104 - 108 |

COMMUNICATIONS

IN CAMERA

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – May 10, 2018

AUTHOR: Julie Clark, Planner

SUBJECT: BC TIMBER SALES OPERATIONS 2018-2022

RECOMMENDATIONS

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 Skwxwú7mesh 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 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, Deserted 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 Skwxwú7mesh Nation are consulted and that all harvesting-related activities undertaken comply with the *Heritage Conservation Act*;

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:

6.

- 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

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

BACKGROUND

On March 7, 2018, the SCRD received a referral from BC Timber Sales (BCTS), Sunshine Coast Natural Resource District regarding 2018-2022 Operational Plan Information Sharing.

Each year SCRD receives a 5-year operating plan from BC Timber Sales (BCTS) as a referral for comment. BCTS shares proposed harvesting and road building activities in order to understand stakeholder interests in advance of anticipated harvesting. Operational plans are guided by the Chinook Region's Forest Stewardship Plan, which is updated on a 5-year cycle. The current Forest Stewardship Plan was recently updated and provides direction for 2018-2022.

In response to the operational plan referral, SCRD submits comments in consideration of local land use planning, environmental leadership, community interface concerns and other community interests. SCRD relies on data and feedback from a variety of sources to prepare comments, such as: Official Community Plans, Advisory Planning Commissions, Natural Resources Advisory Committee, Sunshine Coast Trails Society, species mapping, heritage protection, and trails.

BCTS is a Provincial Corporation who is responsible for harvesting approximately 20% of British Columbia's Annual Allowable Cut and operates under the legislative and regulatory frameworks of the *Forest Act*, the *Forest Range and Practices Act*, the *Wildfire Act*, *BCTS Regulation* and the *Wildfire Regulation*.

BCTS has a mandate to provide credible representative price and cost benchmarks through auctions of timber harvested from public land in British Columbia using sound forest management practices.

BCTS has a mandate to harvest 313,027m³ of timber annually in the Sunshine Coast Natural Resource District, which includes the area of the SCRD and Powell River Regional District. To achieve its mandate, BCTS attempts to distribute the cut blocks across the Sunshine Coast, rather than harvesting 313,027 m³ in one area at one time. This includes harvesting timber in Community (drinking) Watersheds. The harvest level is averaged over a five-year period and if not met each year, the level accumulates each successive year until it is met.

In January 2000 the Board adopted resolution 27/00, Recommendation No. 13 which declared that the SCRD is not in favour of logging in designated community watersheds or watershed reserves. Since then, staff have endeavoured to review resource referrals with this resolution as a guiding principle. This long-standing position has been held for the purpose of protecting water quality to drinking water standards.

In March 2011 the Board adopted resolution 147/11, Recommendation No. 9 which stated (in part) that the SCRD does not support logging in the Dakota Community Watershed.

In 2016 and 2017 the SCRD adopted resolutions which maintained the SCRDs position that it does not support logging in the community watersheds or watershed reserves for the purpose of protecting water used for drinking. In response to the 2017-2021 BCTS Operations Plan, the SCRD refined its position regarding logging in Community (drinking) Watersheds. In support of protecting drinking water, a clear limit of zero risk to drinking water quality be established to protect from impacts of sediment, turbidity and pathogens.

Forestry activity can result in risks to water quality. Activities, such as road construction and harvesting have the potential to affect runoff patterns and stream flow as well as increase the risk of erosion, landslides and mass wasting, thus increasing sediment loading in the stream system and increasing turbidity levels in receiving waters.

SCRD position on forestry activity in Community (drinking) Watersheds is that zero risk to drinking water quality associated with sediment, turbidity or pathogens is acceptable.

2018 Referral

The purpose of this report is to obtain SCRD Board direction on the following:

- 2018-2022 BCTS Operations Plan referral comments
- That the SCRD's position on logging in Community (drinking) Watersheds be conveyed to Ministry of Forests Lands Natural Resource Operations and Rural Development (FLNRORD) to request that a clear limit of zero risk to drinking water quality be established.

DISCUSSION

A summary of previously referred cut blocks is provided below. Comments are provided regarding newly referred cut blocks added for 2022. Staff prepared two maps that include the proposed cut blocks in the SCRD (Due to file size, these maps are hosted and on the website and not included in the agenda package <http://www.scrd.ca/agendas-2018>). BCTS has provided a summary spreadsheet of 2018-2022 Operations Plan (attachment A) and their referral maps can be viewed online at <https://www.for.gov.bc.ca/BCTS/areas/TCH/FSPDSC-IS-2-2017.htm>. Cut blocks and their corresponding BCTS map sheet are referred to throughout this report.

Previously referred cut blocks:

- A total of 9 cut blocks remain in community (drinking) watersheds (8 in Dakota Community Watershed, 1 in McNair Community Watershed), scheduled for auction between 2018 and 2021.
- Mt. Elphinstone cut block G043C3ZP located on DL 1313 (Elphinstone map sheet) has been delayed another year to enable the SCRD to continue dialogue with the Skwxwú7mesh Nation and FLNRORD. It is now scheduled for auction in 2019.

In 2016, the Board resolved that the SCRD maintain its position that it does not support logging license A91376 located on District Lot 1313, which should be reserved for environmental protection.

It was noted by BCTS that delaying harvest of DL 1313 increases pressure to harvest timber in other areas within the 1,500 hectare proposed Mt. Elphinstone park identified in the Roberts Creek Official Community Plan (OCP) Map No. 2.

The following table is a summary of previously referred cut blocks that have immediate proximity to existing trails.

Cut block or license	Year to be auctioned	Map Sheet	Trails Affected	Electoral Area
G041C4F6	2018	West Sechelt	Short and Sweet	B
A93884	2018	Elphinstone	Wagonroad Access 1&2, Trailfest Wagon Road, Jones, Davie, Svernn's Sortie, Plus Vite, Dale's Connector, Caroline's Connector and Lower Caroline's.	D
G042C4F8	2019	Elphinstone	Hijacked, Amuse Bouche, H'ors D'oeuvre, and Plus Vite.	D
G043C3ZJ	2019	Elphinstone	Pacheko St Trail.	D

Trails provide important opportunities to experience the forest. It is recommended that BCTS continue to work collaboratively with Sunshine Coast Trails Society to inform plans for trail

restoration work and public safety measures resulting from BCTS logging or road building activity.

Eelgrass and Forage Fish

Eelgrass is an important aquatic species for ocean ecosystem health. Eelgrass beds filter water, reduce the effects of coastal pollution and nutrient loading from runoff, buffer coastal areas from extreme weather as well as act as a nursery to forage fish. Eelgrass is important to terrestrial ecosystem health because it functions as an efficient carbon sink. Blue carbon sinks (referring to the ocean plants such as eelgrass) “which cover less than 0.2% of the seafloor, contribute to 50% of the total burial of organic carbon in ocean sediments and therefore rank amongst the most intense carbon sinks in the biosphere.”

The SCRD has access to local eelgrass mapping data has been collected over many years by a consultant on behalf of the Sea Change Marine Conservation Society and the Community Mapping Network. In addition, SCRD has eelgrass data from the Sechelt Indian Government District, Islands Trust and BC Marine Conservation Analysis. Not all areas of the Coast have been mapped.

SCRD reviews a variety of referrals with development applications that could potentially impact coastal environments. Eelgrass mapping data is used in the review process, where data is available, recommendations are made for development that protects eelgrass. Where data is not available, it is recommended that a Qualified Professional is sought to determine if eelgrass is present, and if so, adjust development plans to ensure protection of eelgrass and forage fish.

In the 2018-2022 BCTS Operations Plan substantial logging activity is proposed for the areas of Jervis Inlet (Hotham Sound, Deserted Creek, Brittain River), Rainy River, McNair, McNab, and Potlatch Creeks. Cut blocks in these areas are near to the ocean or concentrated upstream along major creeks. These cut blocks will increase the cumulative impacts in these creeks and watersheds which have experienced considerable recent BCTS activity and potentially increase impacts in coastal areas.

Available eelgrass mapping data in Jervis Inlet is outdated (1957-1977). SCRD does not have current eelgrass mapping data for the Hotham Sound, Deserted Creek, Brittain River areas of Jervis Inlet. To SCRD’s knowledge, no eelgrass mapping has taken place or along the coast of Electoral Area F between Langdale and Potlatch Creek. SCRD recommends that BCTS work with a Qualified Professional to collect eelgrass data in these planned areas of high harvest and road building activity and share the data with the SCRD. If eelgrass were found in nearby estuaries and coastal areas, this baseline data could provide the foundation of a future monitoring program in which healthy eelgrass habitats would be one indicator of successful upstream restoration work.

Newly referred cut blocks proposed for auction (2022)

Eleven cut blocks are proposed for 2022. The majority of these blocks are in remote areas of the SCRD: Hotham Sound, Jervis Inlet and beyond Port Mellon in the Rainy River, McNab Creek and Potlatch Creek Watersheds.

There are 2 cut blocks proposed for 2022 that are near active trails.

Cut block or license	Year to be auctioned	Map Sheet	Trails Affected	Electoral Area
G043C3ZH	2022	Elphinstone	Highway 103 and West Ridge	D
G043C3ZP	2022	Elphinstone	Guy's Gulch	D

The SCRD recommends that BCTS continue collaborative efforts with Sunshine Coast Trails Society to develop specific trail protection and / or restoration strategies around proposed cut blocks. Public safety measures and signage on trails near cut blocks would also benefit from feedback by Sunshine Coast Trails Society.

2022 Cut blocks in Community (Drinking) Watersheds

As with previous referrals, cut blocks continue to be proposed within Community (drinking) Watersheds in order for BCTS to meet its mandate to harvest 313,027 m³ of timber annually within the Sunshine Coast Natural Resource District. Cut block G053B4DC (Elphinstone map sheet, Electoral Area F), in Dakota Community (drinking) Watershed is scheduled for auction in 2022.

In support of drinking water protection, the SCRD is not in support of logging cut block G053B4DC in Dakota Community (drinking) Watershed unless a strategy and monitoring program to ensure zero risk to drinking water is in place.

Provincial Strategic Planning: Forest Management Objectives in Community (drinking) Watersheds

BCTS has recently updated its Forest Stewardship Plan (Sunshine Coast Natural Resource District) in which it has added a commitment to do hydrologic assessments when planning for logging in Community (drinking) Watersheds (section 4.2.5 Water in Community Watersheds).

A letter from BCTS to SCRD on August 15, 2017 states that this new strategy is “intended to mitigate potentially negative impacts from harvesting and road building at the landscape and stand level, and to set clear limits on risks to both water quality and quantity.” SCRD acknowledges the addition of hydrologic assessments as an important diagnostic and planning tool but recognizes that it does not comprise a complete strategy. In addition, staff raise the following concerns:

- BCTS states that hydrologic assessments will mitigate potential negative impacts, which suggests a level of risk is acceptable. SCRD's position is that zero risk from turbidity, sediment and pathogens is an acceptable result of logging activity in Community (drinking) Watersheds.

- Setting clear limits on risk to both water quality and quantity would require a monitoring and data sharing program

Recent community engagement sessions with BCTS have also emphasized that BCTS is not responsible for this level of strategic planning / setting objectives for forest management through policy and legislation. As such, staff recommend that the SCRD's position on logging in Community (drinking) Watersheds be conveyed to the Ministry of Forests Lands Natural Resource Operations and Rural Development and that clear limits of zero risk to drinking water quality be established including:

- 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. Implement a monitoring and data sharing program.

To eliminate risk associated with sediment, turbidity and pathogens from future forestry activities in Community (drinking) Watersheds, specific controls must be in place, monitored and reported on.

Additional water concerns: Surface and ground water

Surface and ground water impacts of forestry activity are potential concerns of residents who rely on creeks or wells as their drinking water supply.

There are 380 registered addresses above Sunshine Coast Highway in Electoral Areas D and E that are not served by regional water. The drinking water for these properties is accessed by individual wells or surface water from creeks. Provincial data show that there are 120 registered wells, and 113 registered surface water licenses for this area outside the SCRD's water service area. It should be noted that the actual number of existing wells is expected to be higher, as registration is not a requirement. This same area interfaces with a high concentration of recent and upcoming BCTS cut blocks (BCTS Elphinstone map sheet). The residential properties dependent on surface or groundwater are all downstream BCTS cut blocks.

Properties above the highway in Electoral Areas D and E are not the only properties depending on water quality and quantity from creeks and groundwater. Within the SCRD's water service area, which is below Highway 101 in areas D and E, there are 123 wells and 212 surface water licenses that are known.

The table below shows a summary of registered wells and surface water licenses.

	Registered Wells	Surface Water Licences
Outside SCRD water service area in Electoral Area in D and E (Above Highway 101)	120	113
Within SCRD water service area in Electoral Area in D and E (below Highway 101)	123	212
Total	243	325

The slopes of Mount Elphinstone above the highway in Electoral Areas D and E (BCTS Elphinstone Map Sheet) are not considered by BCTS to be within a Community (drinking) Watershed, however many properties depend on water quality and quantity for from creeks or groundwater for drinking water and therefore also need clear limits of zero risk to drinking water resulting from logging activity.

Coastal Douglas Fir Ecosystem

According to the Coastal Douglas Fir Conservation Partnership, the Coastal Douglas-Fir Biogeoclimatic Zone (CDF) is home to a unique set of associated ecosystems that occurs on a narrow strip of south-east Vancouver Island, Gulf Islands, and the Sunshine Coast. In this region, in the rainshadow of Vancouver Island and the Olympic Mountains, a Mediterranean-like climate exists, and allows for a rich flora and fauna to thrive. The CDF forest is at risk of losing many of the species, relationships, and healthy ecosystems that define it. Confined to a small area on south eastern Vancouver Island and on the Sunshine Coast, the natural ecosystems are competing with human pressures, including development, industrial landscape use, increasing numbers and frequency of invasive species, and increased recreational use.

On the Sunshine Coast, the CDF ecosystems exist primarily between the coastline and the Sunshine Coast Highway in Electoral Area B- from approximately Halfmoon Bay to Wood Bay. Within that area, there is Provincial Land which is considered part of the Timber Harvesting Land Base, which has the potential to logged in the future.

SCRD acknowledges BCTS's commitment to deferring harvesting activity for the foreseeable future in the rare Coastal Douglas Fir ecosystem to ensure conservation priorities are in place (West Sechelt map sheet, Electoral Area B). SCRD supports removing this area from the Timber Harvesting Land Base and recommends communicating this support to FLNRORD.

Organization and Intergovernmental Implications

The SCRD and BCTS signed a communication protocol on June 2, 2014. The protocol ensures that BCTS provides timely information about its operational plans and that the SCRD can provide comments back. Each successive year builds on previous years' plans as new field survey information is collected and stakeholder information is considered.

Staff will continue to work cooperatively with BCTS to identify future opportunities for community consultation.

Timeline for next steps or estimated completion date

As per the Communication Protocol, the SCRD has 90 days to comment, which provides a deadline of June 5, 2018 to comment on the referral.

Communications Strategy

BCTS staff noted that it is most helpful to receive comments on cut blocks proposed for auction three to five years in advance in order to address comments during forest engineering and planning phases.

This report will be referred to the Advisory Planning Commissions and the Natural Resources Advisory Committee for comment in April and May. A supplemental report including referral comments may be provided at the June Planning and Community Development Committee.

STRATEGIC PLAN AND RELATED POLICIES

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

The SCRD is working cooperatively with FLNRORD and BCTS staff to provide comments and feedback on its proposed timber harvesting plans.

Forestry is part of the SCRD's strategic priority to support sustainable economic development.

CONCLUSION

The SCRD received the 2018-2022 Operational Plan referral from BCTS and will respond with comments as per the Communications Protocol by June 5, 2018.

SCRD supports continued collaboration between BCTS and Sunshine Coast Trail Society to ensure trail restoration and public safety measures are implemented for trails impacted by logging activity.

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 logging activity in Jervis Inlet - Hotham Sound, Deserted Creek, Brittain River, as well as coastal and tributary areas of Howe Sound near logging activity - Rainy River, McNair, McNab and Potlatch Creeks.

In support of protecting drinking water quality, SCRD does not support logging in Community (drinking) Watersheds. Further, staff recommend taking the SCRD's refined position on logging in Community (drinking) Watersheds to FLNRORD to request that clear limits of zero risk to drinking water established for logging Community (drinking) Watersheds.

Attachments

Attachment A – BCTS Summary Spreadsheet 2018-2022 Operations Plan

The following maps are available on the SCRD Website (<http://www.scrd.ca/agendas-2018>).
Due to file size, they are not included in the agenda package.

Map of South SCRD, BCTS 2018-2022 Operations Plan

Map of North SCRD, BCTS 2018-2022 Operations Plan

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

Assigned Timber Sale Licence	Cutblock	Anticipated Advertisement Date	Mapsheet	Notes
A95876	Blk 10	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 15	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 25	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 14	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 26	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 13	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 28	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 22	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 23	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 29	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95876	Blk 24	2018	10-Osgood	Previously referred; helicopter harvest system; auctioned by BCTS in 2015 and surrendered unharvested
A95878	J012C3FK	2018	11-Deserted	Previously referred; helicopter harvest system
A95878	J012C3FJ	2018	11-Deserted	Previously referred; helicopter harvest system
A95107	G041C4F9	2018	17-West Sechelt	Previously referred
A95107	G051C4F5	2018	17-West Sechelt	Previously referred
A95107	G041C4F6	2018	17-West Sechelt	Previously referred
A92903	G053C45D	2018	19-McNair Rainy	Previously referred
A92903	G053C4JA	2018	19-McNair Rainy	Previously referred
A92903	G053C45E	2018	19-McNair Rainy	Previously referred
A92903	G053C45F	2018	19-McNair Rainy	Previously referred
A95556	G043C3ZJ-ROW	2018	21-Elphinstone	Previously referred; consists of decked timber associated with spring/summer 2018 road construction
A93884	G042C3MY	2018	21-Elphinstone	Previously referred, timber sale licence includes long-term experimental treatment into alternative silviculture methods associated with tbhe Robert's Creek Research Forest
A93884	G042C46N	2018	21-Elphinstone	Previously referred, timber sale licence includes long-term experimental treatment into alternative silviculture methods associated with tbhe Robert's Creek Research Forest
TA0020	F070B4DK	2019	16-McNeil	New referral
TA0020	F070B4DH	2019	16-McNeil	New referral
TA0020	F070B4DJ	2019	16-McNeil	New referral
A95814	G053C42W_ROW	2019	21-Elphinstone	Previously referred; small timber volumes associated with BCTS road building
A91376	G043C3ZD	2019	21-Elphinstone	Previously referred; hydrological and terrain assessment completed by BCTS in 2017 is being shared with the SCRD at this time.
A95362	G043C3ZJ	2019	21-Elphinstone	Previously referred
TA0021	G042C4F8	2019	21-Elphinstone	New referral
TA0023	J011B4D4	2020	10-Osgood	New referral
TA0023	J011B4D5	2020	10-Osgood	New referral
TA0023	J011B46H	2020	10-Osgood	New referral
TA0023	J011B4D6	2020	10-Osgood	New referral
A81131	G081C3BA	2020	15-Hotham	Previously referred
A92904	G053C42V	2020	19-McNair Rainy	Previously referred
A92904	G053C42X	2020	19-McNair Rainy	Previously referred
A92904	G053C42W	2020	19-McNair Rainy	Previously referred
A87126	G043DK044	2020	21-Elphinstone	Previously referred; boundaries altered in 2017 to exclude archaeological sites
A87126	G043DK043	2020	21-Elphinstone	Previously referred
A87126	G043DK042	2020	21-Elphinstone	Previously referred
A87126	G043DK044B	2020	21-Elphinstone	Previously referred

TA0035	K010B46P	2021	09-Brittain	Previously referred
TA0035	K010B46Q	2021	09-Brittain	Previously referred
TA0035	K010B46R	2021	09-Brittain	Previously referred
TA0035	K010B46S	2021	09-Brittain	Previously referred
TA0035	K010B46T	2021	09-Brittain	Previously referred
TA0035	K010B46U	2021	09-Brittain	Previously referred
TA0035	K010B46V	2021	09-Brittain	Previously referred
TA0035	K010B46W	2021	09-Brittain	Previously referred
TA0038	J012C3FN	2021	11-Deserted	Previously referred
TA0038	J012C3FP	2021	11-Deserted	Previously referred
TA0037	G081B4DT	2021	15-Hotham	New referral
TA0037	G081B4DV	2021	15-Hotham	New referral
TA0037	G081B4DU	2021	15-Hotham	New referral
TA0037	F090B4DW	2021	15-Hotham	New referral
TA0047	F090B4D7	2022	15-Hotham	New referral
TA0047	F090B4D8	2022	15-Hotham	New referral
TA0049	G053C4J8	2022	19-Mcnair Rainy	Previously referred
TA0049	G053C4J6	2022	19-Mcnair Rainy	Previously referred
TA0049	G053C4J7	2022	20-McNab Potlatch	Previously referred
TA0045	G053B4DQ	2022	20-McNab Potlatch	New referral
A94817	G043C3ZP	2022	21-Elphinstone	Previously referred; moderate levels of forest pathogens (dwarf hemlock mistletoe) will be incorporated into regeneration strategy
A94817	G043C3ZP	2022	21-Elphinstone	Previously referred; moderate levels of forest pathogens (dwarf hemlock mistletoe) will be incorporated into regeneration strategy
A94817	G043C3ZP	2022	21-Elphinstone	Previously referred; moderate levels of forest pathogens (dwarf hemlock mistletoe) will be incorporated into regeneration strategy
TA0044	G053B4DC	2022	21-Elphinstone	New referral
TA0044	G053B4DD	2022	21-Elphinstone	New referral
TA0048	G043C3ZH	2022	21-Elphinstone	New referral
TA0052	G054C3P8	2022		

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee - May 10, 2018

AUTHOR: Ian Hall, General Manager, Planning & Community Development
Tina Perreault, General Manager Corporate Services/Chief Financial Officer

SUBJECT: **SCRD ARENAS – 2018 REGULATORY PROJECTS**

RECOMMENDATION(S)

THAT the report titled SCRD Arenas – 2018 Regulatory Projects be received;

AND THAT staff be authorized to proceed with work required to address regulatory orders from WorkSafeBC and Technical Safety BC with the SCRD arena facilities;

AND THAT the regulatory work be funded up to \$175,000 from operating reserves and \$89,000 from capital reserves;

AND THAT a report be brought to a future Committee regarding the operational and financial impacts related to mandatory regulatory projects in SCRD arenas;

AND THAT the 2018-2022 Financial Plan be updated accordingly;

AND FURTHER THAT the following recommendation be forwarded to the May 10, 2018 Regular Board meeting for adoption.

BACKGROUND

SCRD arenas were risk assessed by Technical Safety BC in November 2017 and audited by both WorkSafe BC and Technical Safety BC between December 2017 and March 29, 2018. These assessments are taking place throughout BC (and to some extent across Canada) as a result of the tragedy in Fernie, BC.

The SCRD's facilities are approved to continue safe operating. Orders representing approximately 60 work items have been issued to SCRD. Most orders have a deadline prior to next start of the ice plants (late summer 2018).

A large proportion of the orders relate to new, stricter or more specific interpretations of regulations. Work ranges from installing additional signage, updating procedures, to installing or amending new equipment.

Facilities in at least two other communities have been ordered by regulators to close until work is completed.

The purpose of this report is to inform the Board on the impacts of the regulatory orders, provide options on how to fund the work and seek approval to proceed with the work required to address the WorkSafe BC and Technical Safety BC orders.

DISCUSSION

Staff began addressing orders immediately following the first assessment in November 2017 in order to maintain facility operations and comply with regulators.

Following the most recent assessment (March 29, 2018), staff have created a comprehensive workplan to coordinate the completion of all projects. Staff are prepared to implement this workplan following Board direction. Many smaller, lower-cost projects have already been completed within the existing operating budget.

With more than 200 arenas in BC assessed over the last few months, the market for refrigeration engineering and specialty trades is under extreme load.

On several items, SCRD requires approval of solutions or clarification of requirements from regulatory agencies. Staff are not in control of timelines for these responses.

At this time, staff are planning for installation of fall ice at the typical time (GACC – ice ready August 20; SCA – ice ready September 23).

Financial Implications

- Pending acceptance of design solutions by WorkSafeBC and Technical Safety BC, the total cost of mandatory regulatory work is estimated at between \$150,000 and \$330,000, and is comprised of both operating and capital expenditures. A large part of the range between best and worst case estimates relates to timing for some of the proposed capital items and is dependent on regulator acceptance of the plan to address equipment (for example, replace now versus replace during next maintenance cycle/lifecycle replacement).
- Approximately \$30,000 of work has already been completed using operating budget maintenance and repair funds (early small projects). This could have the effect that some routine annual maintenance items will be scaled back or delayed. Staff are monitoring impacts and will report back to the Committee of any impacts or concerns.
- \$36,000 worth of items are already included in the 2018 Budget as part of the annual capital plan.

Summary of the costs and funding is as follows:

Regulatory Items	"Up to" costs	Funded through 2018 Budget	Funding shortfall
Operating	\$205,000	\$30,000	\$175,000
Capital Items	\$125,000	\$36,000	\$89,000
Total	\$330,000	\$66,000	\$264,000

Options for funding:

Option #1:

As most of the items required to address the orders are not capital in nature, staff recommend using uncommitted operating reserves to fund the shortfall of up to \$175,000. Currently there is a balance of approximately \$303,000 available, which would leave \$128,000 if the full costs were required for 2018.

There is an estimated \$89,000 worth of additional capital work required to address the orders. These are outside of the existing annual capital plan and current funding. Staff recommend using capital reserves to fund the additional capital in 2018, as there is over \$500,000 of uncommitted funds.

Staff recommend this option as there is sufficient funding in both the operating and capital reserves, maintains existing operational maintenance and critical capital replacement plans.

Option #2:

Option #2 still recommends funding the operational items with reserves, but proposes to amend the existing annual capital plan to fund the additional \$89,000. This would delay some of the critical capital replacements within the plan and may have future implications such as asset failure or service interruptions. If this option was chosen, staff would provide a future report on the implication of amending the plan. This option is not recommended at this time.

Staff recommend that as clarity on estimated costs is improved, a further report be brought to a future Committee (July target) detailing financial implications, options and recommendations.

Staff are also planning to provide an update on the Community Recreation Facilities Asset Management and annual capital plan prior to 2019 Budget.

Organizational and Intergovernmental Implications

Failure to complete ordered work by the deadlines could result in not being approved to operate the facilities, incurring fines, or both. Therefore, if the options are approved by the Committee, Staff recommend they be forwarded to the May 10, 2018 Regular Board meeting for adoption.

As part of preparing this report, and going forward, there will be coordination between Facility Services, Finance, Recreation, and the Arenas Joint Health and Safety Committee.

Communications Strategy

This report will be provided to arena staff and all user groups to provide clear information about projects planned and underway for SCRD arenas. Staff will also use the regular June meeting with ice user groups as an opportunity for dialogue and seek a similar opportunity with dry floor user groups.

The actions recommended in this report are intended to ensure that SCRD arenas operate based on the schedule outlined in the Board-approved Allocation Policy. As noted above, a consistent and reliable operating schedule is imperative for planning of training, league activities and special events.

STRATEGIC PLAN AND RELATED POLICIES

Asset management and regulatory compliance support the Strategic Priority to Ensure Fiscal Sustainability.

Providing recreation opportunities supports the Strategic Priority to Facilitate Community Development.

Providing venues for special events supports the Strategic Priority to Support Sustainable Economic Development.

CONCLUSION

Facility Services has been issued approximately 60 regulatory orders from WorkSafe BC and Technical Safety BC in relation to ice plants at SCRD. These are estimated to cost “up-to” \$330,000.

Staff are prepared to move forward with the work required to address both arenas and recommend using up to \$175,000 from operating reserves and \$89,000 from capital reserves to fund the projects. This requires an amendment to the 2018-2022 Financial Plan.

Staff recommend that as clarity on estimated costs is improved, a further report be brought to a future Committee (July target) detailing any operational or financial implications related to mandatory regulatory projects in SCRD arenas.

If recommendations are approved by the Planning and Community Development Committee, staff further recommend that they be forwarded to the May 10, 2018 Regular Board meeting for adoption.

Reviewed by:			
Manager		CFO	X - T. Perreault
GM	X - I. Hall	Legislative	
CAO	X - J. Loveys		

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee - May 10, 2018

AUTHOR: Ian Hall, General Manager Planning & Community Development
Tina Perreault, General Manager Corporate Services/Chief Financial Officer

SUBJECT: **SUNSHINE COAST ARENA WATER EFFICIENCY PLAN UPDATE**

RECOMMENDATION(S)

THAT the report titled Sunshine Coast Arena Water Efficiency Plan Update be received;

AND THAT the Sunshine Coast Arena's condenser be replaced with a closed loop cooling system to reduce water demand for ice installation and maintenance in the amount of \$125,000 and funded by capital reserves be approved;

AND THAT the 2018-2022 Financial Plan be updated accordingly;

AND FURTHER THAT the following recommendation be forwarded to the May 10, 2018 Regular Board meeting for adoption.

BACKGROUND

In fall 2017, the Sunshine Coast faced a late-season drought. Stage 4 water use restrictions were applied and the Chapman Lake siphon was deployed. A range of corporate water conservation actions were undertaken including delaying installation of ice at the Sunshine Coast Arena.

Some of this delay was addressed through scheduling (more intense use and additional operating hours at Gibsons and Area Community Centre). In coordination with user groups, additional ice time was provided at the end of the season past the typical last weekend of March until April 27. This spring, staff offered to support dry-floor users to rebook SCRD's dry floor programs in SD46 or other spaces in the community.

Despite these efforts, it is acknowledged that changes to seasonal scheduling for volunteer-managed user groups such as Sunshine Coast Minor Hockey, Sunshine Coast Pickleball Association, Sunshine Coast Skate Club, and others result in extra work and stress for volunteers and can lead to a loss of momentum that can affect recruitment, retention, sport achievement and local economic development.

The SCRD Board directed staff to prepare a Water Efficiency Plan for the Sunshine Coast Arena (2018 budget initiative) and to apply for provincial Infrastructure Grant support. Staff have begun work on this project.

DISCUSSION

Staff have conducted a preliminary examination of facility water use at SCRD arenas and have looked at precedents from other communities. User groups were helpful in identifying case studies to be reviewed.

Work to date identifies that the primary opportunity for water efficiency and conservation is the replacement of the Sunshine Coast Arena's condenser with a closed-loop cooling system. This change would substantially reduce ice plant water use (including installation and maintenance) bringing it in to line with the efficiency of Gibsons and Area Community Centre.

Substantially reducing ice plant water consumption would allow ice to be installed and maintained during most water restricted scenarios, as well as align with Board Policies such as the Drought Management Plan.

Drastically cutting facility water demand would make consideration of alternative or supplemental water sources (such as well water, rain water, or other non-potable sources) more practical as, for example, storage requirements could be greatly reduced. The engineering, development and permitting or licensing of these alternatives is estimated at 1-2 years, making it less attractive as an option.

Following the Board direction to complete a Water Efficiency Plan, staff intend to proceed with a water alternatives feasibility study for both arenas to determine approaches that could further enhance water resiliency. The involvement of arena user group representatives will be sought for this study.

Financial Implications

The existing condenser is planned and budgeted for replacement in 2021 at a cost of \$63,000 as part of the capital plan for critical asset renewal. A more efficient condenser could be installed at an estimated cost of \$125,000. The estimated useful life of the condenser is 10 years.

The water efficiency plan was approved in the 2018 Budget in the amount of \$25,000 and funded through operating reserves. The cost to replace the condenser with a closed loop system requires an additional \$125,000 of capital funding and an amendment to the 2018-2022 Financial Plan. Staff recommend using uncommitted capital reserves of up to \$125,000 to fund the project and that we amend the Financial Plan accordingly. We do not recommend using the existing annual capital funding envelope at this time.

Approving this change will have impacts to the overall capital plan such as projected asset renewal dates. For this and reasons described in the prior Committee report titled "*SCRD Arenas – 2018 Regulatory Projects*", Staff will provide an update to a future Committee on the Community Recreation Facilities Asset Management and annual capital plan prior to 2019 Budget.

Therefore, Staff recommend proceeding with replacement of the Sunshine Coast Arena condenser to conserve water used for the installation and management of ice.

The SCRD also applied for an Infrastructure Planning Grant in January 2018 and received notification on May 2, 2018 that we were unsuccessful for this intake. Staff will continue to

explore other funding opportunities where possible and will report back to a future Committee on any further developments. If successful, it would require less funds from reserves.

Organizational and Intergovernmental Implications

As part of preparing this report, and going forward, there will be coordination between Facility Services, Finance, Recreation, Water & Energy Projects Coordinator and with the Arenas Joint Health and Safety Committee.

Communications Strategy

This report will be provided to arena staff and all user groups to provide clear information about projects planned and underway for SCRD arenas. Staff will also use the regular June meeting with ice user groups as an opportunity for dialogue and seek a similar opportunity with dry floor user groups.

The actions recommended in this report are intended to ensure that SCRD arenas operate based on the schedule outlined in the Board-approved Allocation Policy. As noted above, a consistent and reliable operating schedule is imperative for planning of training, league activities and special events.

STRATEGIC PLAN AND RELATED POLICIES

Asset management and regulatory compliance support the Strategic Priority to Ensure Fiscal Sustainability.

Providing recreation opportunities supports the Strategic Priority to Facilitate Community Development.

Providing venues for special events supports the Strategic Priority to Support Sustainable Economic Development.

CONCLUSION

Staff recommend early replacement of the condenser at Sunshine Coast Arena to reduce water demand for ice installation and maintenance. This will require additional funding in the amount of \$125,000 and is available through capital reserves. If approved this requires an amendment to the 2018-2022 Financial Plan and staff also request the recommendation be forwarded to the May 8th, Regular Board meeting to seek adoption to move forward with the project as early as possible.

Reviewed by:			
Manager		CFO	X – T. Perreault
GM	X – I. Hall	Legislative	
CAO	X – J. Loveys	Water & Energy Coord.	X – R. Shay

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – May 10, 2018

AUTHOR: Sam Adams – Parks Planning Coordinator

SUBJECT: GAMBIER ISLAND SOUTH WEST PENINSULA TRAIL NETWORK – TECHNICAL REPORT

RECOMMENDATIONS

THAT the report titled Gambier Island South West Peninsula Trail Network – Technical Report be received;

AND THAT SCRD apply the Gambier Island South West Peninsula Trail Development Principles on the South West Peninsula of Gambier Island as follows:

1. Trail Development Maintenance Principle #5 be applied to existing SCRD peninsula trails;
2. Trail Development Fire Safety Principle #2, Action Items 2-5 be referred to first responders for consideration in future work plans and for discussion with potential community partners;
3. Trail Development Principles be considered for any future trail development on the South West Peninsula of Gambier Island;

AND THAT no new trails be developed on Gambier Island South West Peninsula at this time;

AND FURTHER THAT this report be referred for information to the following agencies:

1. Islands Trust;
 2. Skwxwú7mesh Nation;
 3. Sunshine Coast Emergency Program;
 4. Gambier Island Community Association.
-

BACKGROUND

The Board adopted the following recommendation at the meeting held on January 11, 2018:

003/18 cont. **Recommendation No. 12** *Trail Network Task Force – Gambier Island South West Peninsula– Public Consultation Report*

THAT the report titled Trail Network Task Force – Gambier Island South West Peninsula – Public Consultation Report be received for information.

Gambier Island is located within Electoral Area F of the Sunshine Coast Regional District. The South West (SW) Peninsula is the largest community on Gambier Island (Appendix 1 – *Gambier Island Overview Map*).

From 2014 to 2015 the SCRD worked with the Gambier Island Community Association Parks and Trails Sub-Committee to develop trails on the SW Peninsula of Gambier Island. This Sub-Committee researched and advocated for trail and related infrastructure development. Sub-Committee-led projects included the lower Mountain Road Trail and the log bench on the Heron Trail.

Several community meetings held in 2015 indicated a difference of opinion around trail development on the SW Peninsula. SCRD led public consultation on the direction for trail development. SCRD:

1. Conducted a trails questionnaire in 2016. Questionnaire results (101 responses) were summarized and presented to the community by staff.
2. Following the questionnaire, a Trail Network Task Force composed of SW Peninsula community members was established through terms of reference adopted by the SCRD Board in February, 2017 (Appendix 2 - Task Force Terms of Reference)
3. Between May and October 2017 the Task Force met six times and held a community walking tour and public open house. During this time the Task Force developed six Trail Development Principles to address the overarching themes raised in the 2016 questionnaire around privacy, fire safety, water quality, amenities, emergency services, and trail selection.

Following best practices the Task Force's findings, along with a summary of the community consultation process, were presented as information to the Planning and Community Development Committee on December 14, 2017.

This report presents staff's analysis and technical recommendations based on the public consultation conducted for trails on the SW Peninsula of Gambier Island.

DISCUSSION

Planning Context

The SCRD manages Gambier Island parks and trails through the SCRD Parks Function 650. Islands Trust is responsible for land use planning on Gambier Island.

The Island Trust's Gambier Island Official Community Plan (2001) relates to the community's shared goals, objectives and policies for the future. Islands Trust is presently leading a review of the Gambier Island OCP.

Within the Gambier Island OCP document trails and their development are the subject of, or are mentioned in, over 25 goals, objectives and policy sections. An example from one of the trail objectives from the Residential section is "to promote a form of residential development on Gambier which retains a set of distinct settlement nodes (or neighborhoods) physically separated from one another by tracts of undeveloped land retained in its natural state and connected by trails and country lanes" (p.10).

A related planning document for SCRD trail development is the 2007 SCRD Parks Division Trail Network Plan which recommends a number of trail and beach access routes on the SW Peninsula. Some of these trails and routes such as Avalon Bay were built prior to the beginning of this process. Others such as Dulcie Road were considered as part of this process.

The potential locations of trails considered in the consultation process are on Ministry of Transportation and Infrastructure (MoTI) undeveloped road right of ways (see Appendix 3 for map of trails considered). These MoTI right of ways are established as a condition during subdivision. When subdividing a developer is required to contribute portions of their properties to the public domain for the purpose of access to water and lands beyond the subdivision. This can be for vehicular and/or pedestrian public access.

Trails considered as part of this process were non-motorized trails only. Routes considered emphasized walking connectivity between communities on the SW Peninsula of Gambier.

Concerns Identified by the Task Force & Trail Development Principles

Several technical challenges were identified on the SW Peninsula:

- Protection of potable water is important issue for the SW Peninsula community;
- The lack of amenities and emergency services on SW Peninsula are challenges for locals and visitors;
- Respecting privacy and providing access to public property is challenging for the SW Peninsula community;

To address these concerns the Task Force developed six Trail Development Principles. The principles and associated action items are attached as Appendix 4 and discussed and analyzed below.

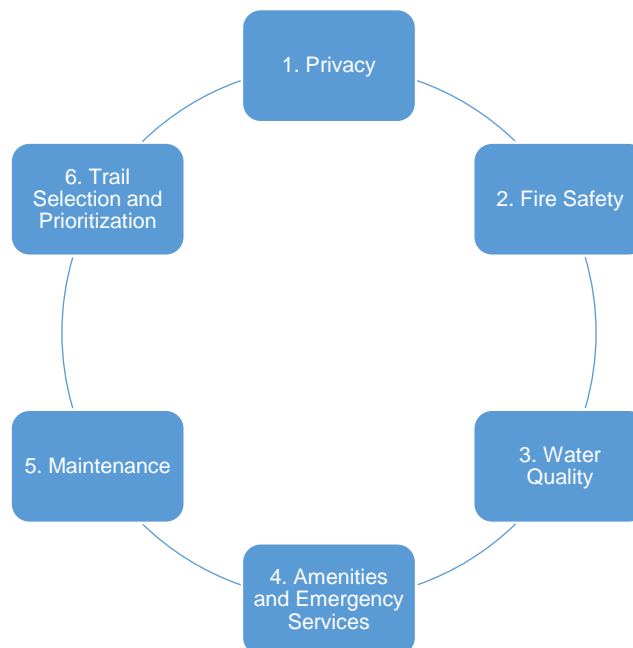


Figure 1 – Visual of six Task Force Trail Development Principles

Principle 1 Privacy

The potential impact of trail development on privacy is a concern of some property owners on the SW Peninsula. The privacy principle developed by the Task Force seeks to address this issue by advocating for early involvement of potentially affected property owners and looking at design features and possible screening to help preserve privacy.

Some residents and property owners expressed concern that no amount of screening or design features would mitigate potential impacts on their privacy.

The development of public amenities has the potential to impact the privacy enjoyed by adjacent property owners. Such impacts must be mitigated, where possible, to help ensure that the public has access to alternative transportation networks.

OCP statements concerning privacy relate to future residential developments and advocate, for example, that land owners "... leave a strip of trees and vegetation along the periphery of their property for reasons of habitat for wildlife, neighbourhood privacy and maintenance of the planning areas' rural character." (Advocacy Policy 3.9 p.9).

Staff recommend that this principle be considered in any future trail development.

Principle 2 Fire Safety

The SW Peninsula of Gambier Island is located in the Coastal Fire District and does not have a community fire department. Wilderness fires in this area are the jurisdiction of the Provincial Government. While there are no established fire departments on the SW Peninsula a series of fire trailers and some volunteer capacity is established. This principle recognizes the importance of community-level fire education and awareness and recommends five action items:

1. Where applicable construct trails with 0.5 – 1 metre of exposed mineral soil or other similar surface and clear fine fuels to 2 metres on either side of the trail during construction;
2. Work with the community and Squamish Nation to install a large "Fire Hazard" sign at the New Brighton Dock to educate residents and visitors to hazards or conditions. Install these signs at other public docks on the South West Peninsula (Gambier Harbour, West Bay);
3. Work with the Community and the Squamish First Nation, and emergency services stakeholders to conduct public "fire safety" open houses and provide information to residents and visitors;
4. Work with emergency stakeholders to align and enhance emergency and evacuation transportation routes incorporating trails where applicable;
5. Explore the possibilities and authority to shut down trails during high fire season (such as SCRD Parks Bylaw amendment or through the Province).

The first action item relates directly to trail development by reducing the ignition zone around trails. Staff recommend that this action item be considered in the development of any new trails.

Action items 2-5 are opportunities for emergency services education and coordination.

Staff recommend that these action items be referred to first responders for consideration in future work plans and for discussion with potential community partners.

Principle 3 Water Quality

Most residents from the SW Peninsula receive their potable water from wells, springs or other untreated water sources and therefore water quality remains a community priority.

Protection of water is also a key element of the Gambier Island OCP. For example the objective 10.1 is “to protect and manage surface water and ground water to provide sustainable potable water supplies;” (p. 48).

Water quality can be affected by both microorganisms and turbidity. While both contributors exist naturally in water systems, poorly built trails or poor trail etiquette could potentially contribute to diminished water quality.

When future trails are considered a Qualified Environmental Professional (QEP) report incorporating a robust screening tool like the Provincial Trails Environmental Screening Tool, as per the Task Force recommendations should serve to protect and preserve water resources.

Staff recommend that this principle be considered for any future trail construction.

Principle 4 Amenities and Emergency Services

Currently there is limited signage and routes to guide visitors to the backcountry on the SW Peninsula. There are also very limited public amenities or emergency services on the SW Peninsula. Therefore, this principle looks to work with other agencies and stakeholders such as BC Ferries to inform visitors and potential visitors of opportunities and constraints and plan accordingly.

Staff recommend that this principle be shared with Island Trust, first responders and Gambier Island Community Association as information and for their consideration in future activities.

Principle 5: Maintenance

This principle speaks to ensuring that trails are adequately maintained. A trail inspection checklist (Appendix 5) is a key tool to inform maintenance of existing trails. On Gambier Island, primary maintenance of trails is performed by a local contractor hired by SCRD. The caretaker utilizes the inspection checklist.

Staff recommend that this principle continue to be applied to existing trails and be considered during planning for any future trails.

Principle 6: Trail Selection and Prioritization

To help evaluate and prioritize trail development, the Task Force developed an evaluation matrix. The matrix was populated on September 2, 2017 (Appendix 6).

The Task Force considered the specific trails identified by the community in the 2016 Questionnaire and in previous public consultation processes such as the 2007 SCRD Parks Division Trail Network Plan.

The Task Force was provided with the best available map information. Staff note that the trails considered, with the exception of Mountain Road trail, are not in surveyed areas.

There are existing informal trails at most of the locations considered. Some of the existing informal trails are exclusively on public right of way, others venture on to private property.

The 4 trails considered were:

1. **Dulcie Road Central** – Connecting West Bay to Gambier Harbour
2. **Dulcie Road South** – Connecting West Bay to Gambier Harbour
3. **Mountain Road To Austin Trails** – Connecting Austin Trails to West Bay
4. **West Bay Connector** – Connecting West Bay to Community Center

The recommendations of the Task Force was not to develop any of the trails at this time (Appendix 7). Staff's detailed analysis is provided in the following section.

Staff Analysis of Trails Considered for Development

1. Dulcie Road Central

The north section of this public right of way goes through a riparian area at the Grennan Creek headwaters which significantly constrains trail development.

If the adjacent lot was ever subdivided and there was a desire from the community for better connectivity then either public road right of way dedication or a linear park dedication outside the riparian area could be considered at that time.

See below under "Dulcie Road South" for additional analysis.

2. Dulcie Road South

A portion of this public right of way runs across a steep set of bluffs which would entail significant cost for development of stairs required as part of trail development.

Without the Dulcie Road Central section of connective trail Dulcie Road South does not, on its own, offer much improvement to community connectivity. However, should a future right of way in the Dulcie Road Central area be established, outside the riparian area, or other conditions change, then this could then be considered by the community as a connection trail between West Bay and Gambier Harbour.

The connection between West Bay and Gambier Harbour (Dulcie Road connections) was requested two times in 2016 Trail questionnaire feedback (as compared to twenty one requests for the West Bay Community Connector and thirteen for the Mountain Road to Austin Trails).

Until such time in the future as conditions change for Dulcie Central, through subdivision or by other means, then the two Dulcie Road trail sections remain technically challenging for trail development.

3. Mountain Road to Austin Trails

If this trail is considered for development in the future, the Gambier Island SW Peninsula Trail Development Principles would support a QEP report for wildlife and water impact.

This public transportation right of way was surveyed as part of a previous project.

The Task Force noted that feedback from Austin Trails and West Bay Community members suggested that there was not much support for the Mountain Road trail; however, one public feedback form from the Task Force findings presentation event suggested there was more support for this trail.

Privacy was a concern of some Austin Trail residents and Task Force members. The Task Force did not recommend pursuing this trail option at this time.

In staff's analysis, the Mountain Road Connector trail could be developed while adhering to the six Task Force Principle, subject to a positive QEP report. Feedback from the Task Force and the Austin Trails community indicated that this trail would likely not receive much use by the residents it was meant to serve, at this time.

4. West Bay Connector

If this trail is considered for development in the future then the Trail Development Principles would support a QEP report as part of the scoping work required due to the location of the right of way adjacent to a riparian area and potential impacts on potable water.

The West Bay Connector trail would create a shortcut between West Bay and the Gambier Island Community Center. This trail received the most support from the community (21 requests in the 2016 Trail Questionnaire).

The Task Force concluded that this was a good trail option but recommended not to pursue it at this time due to privacy concerns, but that the trail could be considered in the future.

In staff's considerations, this trail could be developed with limited impact on the privacy of the neighbours through a legal survey and the careful application of trail design techniques. Developing this trail including legal survey, QEP report, fire mitigation measures and anticipated stairs/raised walkways is estimated at \$30,000-\$50,000.

Feedback received from some neighbours expressed that security issues could result if that trail was ever developed. While security must be factored into any future trail development decisions, staff have not identified literature or comparables that statistically support this concern.

In an emergency, residents and emergency services could use this trail to facilitate access between West Bay and the Gambier Island Community Hall if access via the normal driving route was blocked. An emergency services review would be required to understand the utility or priority of such an addition to the transportation network. Staff suggest this particular point is a land use planning issue and exceeds the scope of Parks planning.

Summary Analysis

The Task Force presented a number of Trail Development Principles which can be considered during maintenance of existing trails or to guide any future trail development on the SW Peninsula.

In addition to the principles there are a number of action items. Those action items which do not relate directly to trail development, and are outside the scope of managing parks assets, are recommended to be forwarded to the appropriate agency, committee, or community association for consideration.

Based on the analysis above, staff agree with the recommendation of the Task Force not to develop any trails at this time. The public right of ways considered during this process remain public property for the purposes of transportation. The trail options evaluated during this process can be reevaluated at a later time and the Trail Development Principles reflective of community interests and values are recommended to be applied at that time.

Options

Possible options to consider:

Option 1: Continue to maintain the existing trails on the SW Peninsula of Gambier Island utilizing Trail Development Principle # 5 and the current SCRD maintenance standards.

Trail Development Fire Safety Principle #2, Action Items 2-5 be referred to first responders for consideration in future work plans and for discussion with potential community partners

Apply the Trail Development Principles to future trail development consideration on the SW Peninsula of Gambier Island.

Do not develop new trails at this time.

This recommendation aligns with the Task Force decision not to develop new trails at this time. In the future some trails could be considered for development using the six Trail Development Principles outlined by the Task Force.

Staff identify two risks associated with this option:

1. Currently many informal trails connect the SW Peninsula community. Future use of these trails may lead to more confusion or trespass issues as people look to access areas which are, or are perceived to be, public.
2. Public right of ways that are not identified and located by the community can be impacted, knowingly or unknowingly, by private interests, such as resource extraction and encroachment, which could affect future community access to these areas.

Staff recommend this option.

Option 2: Continue to maintain the existing trails on the SW Peninsula of Gambier Island utilizing Trail Development Principle # 5 and the current SCRD maintenance standards.

Trail Development Fire Safety Principle #2, Action Items 2-5 be referred to first responders for consideration in future work plans and for discussion with potential community partners

Apply the Trail Development Principles to future trail development consideration on the SW Peninsula of Gambier Island.

Develop the West Bay Connector as the preferred trail from the public consultation process.

The Task Force found the West Bay Connector to be the most desirable of the four trails considered for development. Building the trail within the public right of way would have some limited impact on the privacy of some adjacent residents. This option would provide public access between West Bay and the Community Hall.

Developing this trail including legal survey, QEP report, fire mitigation measures and anticipated stairs/raised walkways is estimated at \$30,000-\$50,000.

The Task Force recommended that this trail not be developed at this time.

Organization and Intergovernmental Implications

The action items relating to emergency services education and coordination are recommended to be referred to first responders for consideration in future work plans and discussion with potential community partners.

Understanding that multiple jurisdictions overlap on Gambier Island and out of respect for SCRD's intergovernmental and community relationships, staff recommend referral of this report for information to *Skwxwú7mesh* Nation, Islands Trust and the Gambier Island Community Association.

Financial Implications

Option 1 would have no financial implications related to trail development.

Action items related to fire safety and emergency coordination would need to be considered in the context of responsible agencies' approved budgets, or be the subject of a future funding proposal.

If Option 2 is selected, staff would prepare a further report with funding options.

Communications Strategy

A link to this and previous reports related to this public consultation is available on the SCRD Special Planning Projects page. Recommended referrals will ensure that project results are shared with intergovernmental and community bodies.

STRATEGIC PLAN AND RELATED POLICIES

This project demonstrates the SCRD Public Participation Framework.

Engaging with the Community reflects the priority to Facilitate Community Development.

CONCLUSION

SCRD worked with community through a public participation process focused on trails on the SW Peninsula of Gambier Island. This process included a questionnaire, a Task Force, and several public presentations of project findings.

Following best practices, this report presents staff analysis of project results. A previous staff report presented public participation results.

The Task Force developed six Trail Development Principles to address challenges and opportunities for trail development and maintenance. The Task Force recommended that no new trails be developed at this time.

Staff concur with the Task Force recommendation to not develop trails at this time, and recommend that the results of the project, expressed through the Trail Development Principles, be applied to maintenance of existing trails and considered during the development of future trails.

Referral of action items related to emergency services education and coordination to first responders and of the report to intergovernmental and community bodies will share results, promote further consideration of items outside of parks planning and conclude the project.

Attachments:

Appendix 1 – Gambier Island Overview Map

Appendix 2 – Task Force Terms of Reference

Appendix 3 – Map of Trails Considered

Appendix 4 – Principles for Trail Development on Gambier Island (SW Peninsula)

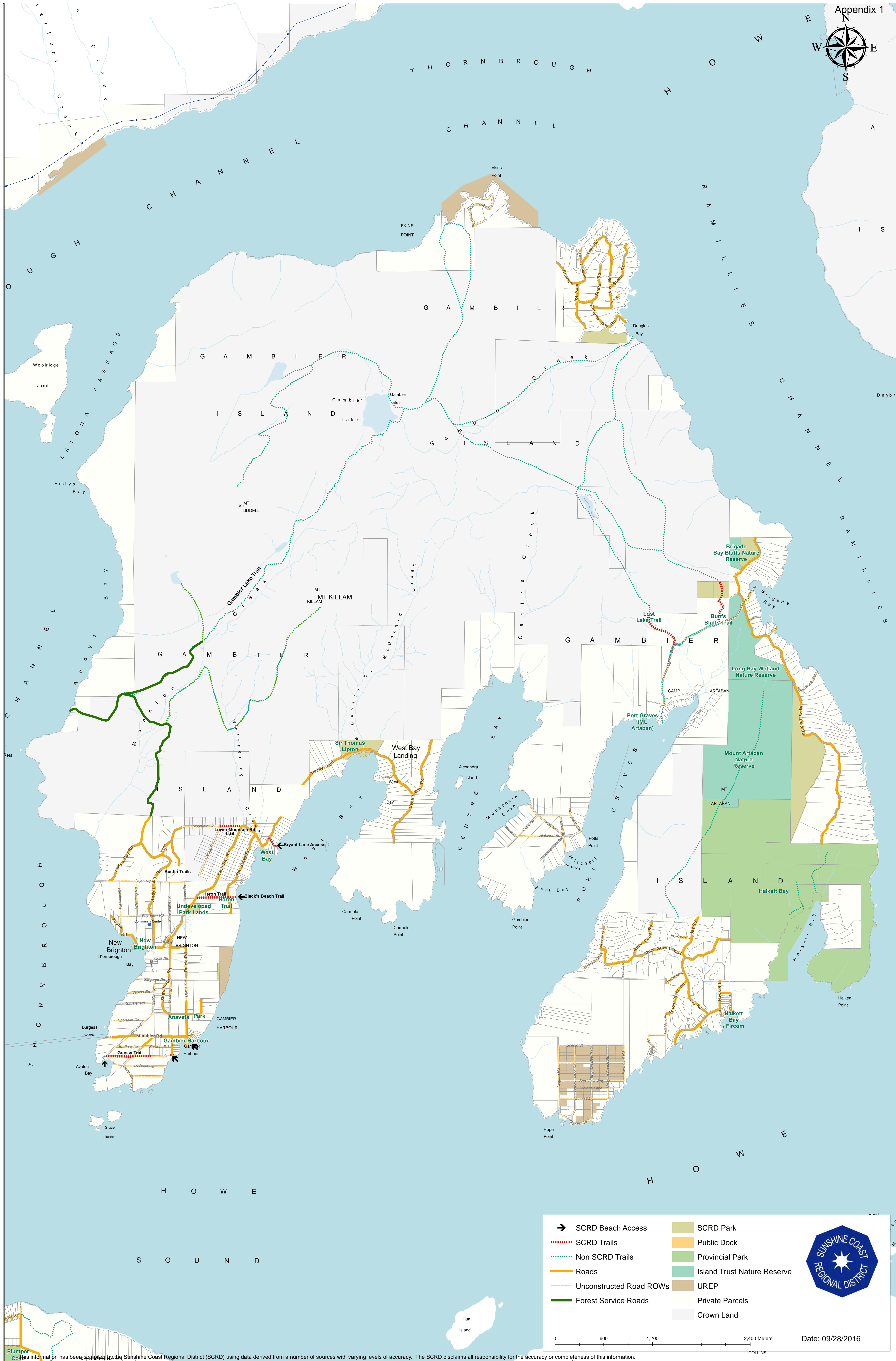
Appendix 5 – Trail Inspection Checklist

Appendix 6 - Task Force Completed Matrix

Appendix 7 –Task Force Rational and Recommendations, September 2, 2017

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

GAMBIER ISLAND OVERVIEW MAP



TERMS OF REFERENCE

Sunshine Coast Regional District Trail Network Task Force

Gambier Island SW Peninsula

February 2017

1. Purpose

The purpose of the Sunshine Coast Regional District Trail Network Task Force Gambier Island SW Peninsula (Trail Network Task Force) is to provide input toward the development of a Trail Network Plan for the South West (SW) Peninsula of Gambier Island by:

- a. Acting on results from public survey conducted in summer 2016;
- b. Engaging in the development of trail development guidelines as well as a prioritized list of trails to be developed.

2. Duties

2.1 The Trail Network Task Force will:

- a. Review background information on priorities and challenges relating to trail development;
- b. Provide technical recommendations to the SCRD for future trail development and management strategies to mitigate concerns related to:
 - i. privacy and security
 - ii. water quality
 - iii. fire hazards
 - iv. trail maintenance and
 - v. limited amenities and facilities.
- c. Provide prioritized recommendations for the implementation of the trail network plan.

2.2 The Trail Network Task Force will be dissolved upon completion of a trail network plan for the Gambier Island SW Peninsula expected to occur in October, 2017.

3. Membership

3.1 The Trail Network Task Force is comprised of the following members:

- a. Seven residents of the SW Peninsula area. Members will be made up of a diversity of relevant interests, expertise and knowledge. Knowledge of local geography/land use, environmental stewardship, landscape architecture and/or watershed management is preferred. Consideration will be given to a diversity of residential perspectives including full-time, part-time and weekend residence.
- b. Members shall be appointed for a term of six months.

3.2 Regional District staff will be assigned to serve technical expert and leadership capacity. The role of the staff liaison will include:

- a. providing information and professional advice
- b. facilitating and chairing meetings
- c. write reports and recommendations to the Board
- d. bringing such matters to the task force's attention as are appropriate for it to consider in support of Regional District Board direction
- e. serving as one of the communication channels to and from the Board and
- f. providing advice to the SCRD Board that may be at variance to a task force recommendation.

4. Operations

4.1 A majority of the voting members of the task force, as listed in section three will constitute a quorum.

4.2 The Trail Network Task Force will meet a maximum of six scheduled meetings and attend one open house to complete its mandate.

4.3 The Trail Network Task Force meeting location will be in a central location which facilitates maximum attendance by members. The meeting time and location are to be determined upon selection of the committee.

4.4 All Task Force meetings must be open to the public except where the task force resolves to close a portion of it pursuant to Section 90 of the *Community Charter*.

4.5 The authority of the Task Force is limited as follows:

- a. The Trail Network Task Force does not have the authority to bind the SCRD in any way, nor engage or otherwise contact third parties, consultants, organizations or authorities in a manner which may appear to be officially representing the SCRD.

- b. The Trail Network Task Force may communicate with external organizations and agencies to collect information and make inquiries.
 - c. Where the Trail Network Task Force wishes to express opinions or make recommendations to external organizations and agencies, it must first obtain authorization from the SCRD Board.
- 4.6 Task Force members are encouraged to:
 - a. attend and participate in meetings of the Task Force
 - b. share experiences and ideas while maintaining an open mind to others' perspectives
 - c. report back to the appropriate Standing Committee and Regional District staff
 - d. be able to dedicate approximately 20 hours per month to the work of the Task Force
- 4.7 Members who are absent for two consecutive regularly scheduled meetings will be deemed to have resigned their position unless the absence is because of illness or injury or is with the leave of the SCRD Board.
- 4.8 In carrying out its mandate, the Task Force will work towards conducting operations in a way that:
 - a. improves the economic, environmental and social well-being for present and future generations
 - b. encourages and fosters community involvement
 - c. enhances the friendly, caring character of the community
 - d. maintains an open, accountable and effective operation
 - e. preserves and enhances the unique mix of natural ecosystems and green spaces in the SCRD
 - f. is consistent with the goals and objectives of the SCRD's strategic plan and
 - g. recognizes advisory committees are one of many channels that the Regional Board may utilize to obtain opinions and advice when making decisions.
- 4.9 The SCRD will provide a recording secretary whose duties may include:
 - a. distributing meeting agendas to the Task Force members in advance of the meeting
 - b. preparing minutes of all meetings using SCRD standard practices
 - c. forwarding the approved minutes to the Trail Network Task Force for further consideration and approval.
- 4.10 Unless otherwise provided for, meetings shall be conducted in accordance with the rules of procedure set out in the SCRD Procedures Bylaw No. 474.

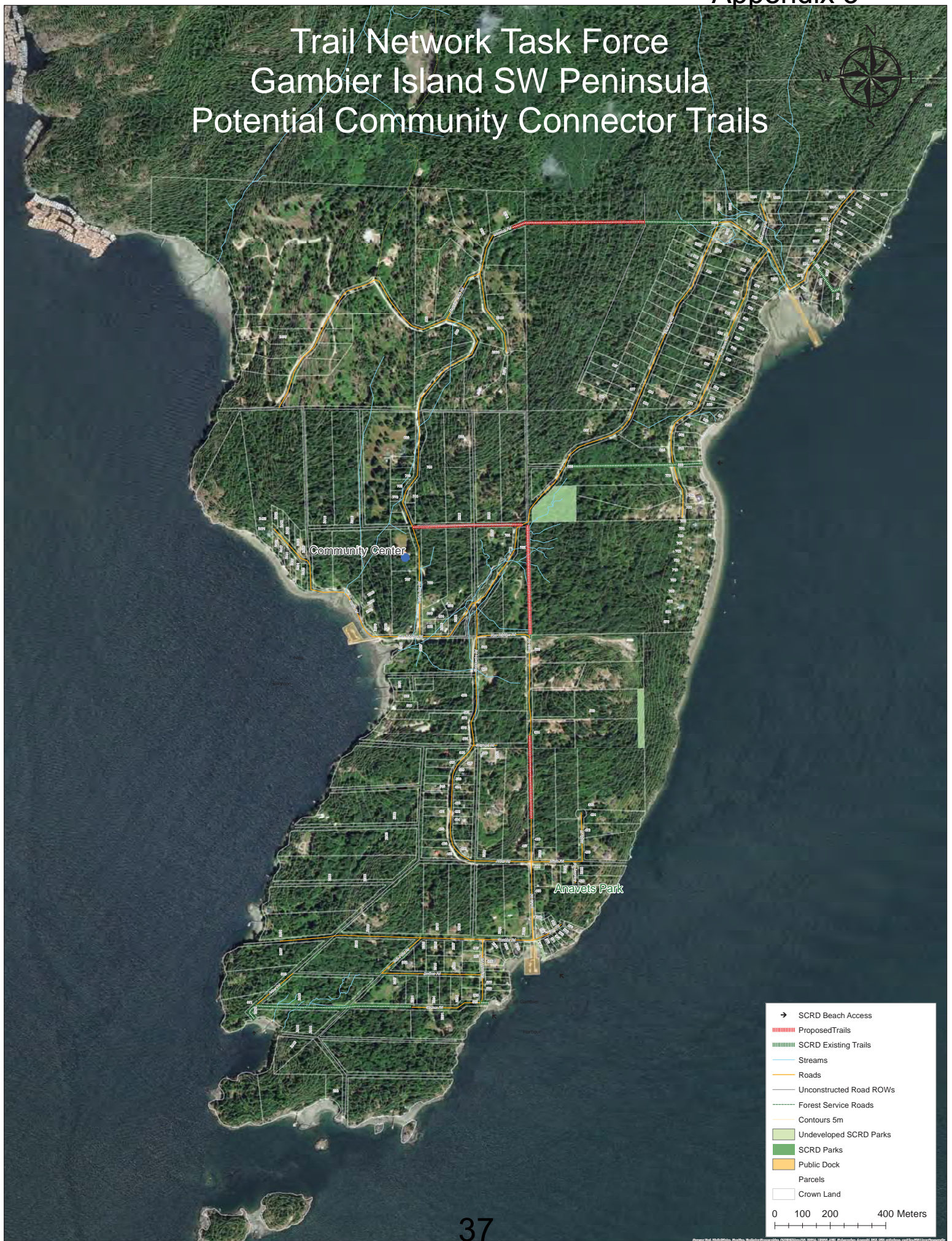
- 4.11 Task Force members are subject to the Conflict of Interest legislation outlined in Section 100 – 109 of the *Community Charter*. The terms “Council” and “Committee” shall be interchangeable for the purpose of interpretation of these sections.
- 4.12 Committee members must respect and maintain the confidentiality of the issues brought before them.
- 4.13 Committee members serve without remuneration but may be eligible to have reasonable expenses reimbursed in accordance with the SCRD Policy on Committee Volunteer Meeting Expenses.

5. Reference Documents

- 5.1 SCRD Procedure Bylaw No. 474
- 5.2 *Community Charter*, Section 100 – 109 – Conflict of Interest
- 5.3 *Community Charter*, Section 90 – Open/Closed Meeting
- 5.4 Islands Trust Gambier Island Official Community Plan - 2001

Approval Date:	February 23, 2017	Resolution No.	080/17 Rec. #12
Amendment Date:		Resolution No.	
Amendment Date:		Resolution No.	

Trail Network Task Force Gambier Island SW Peninsula Potential Community Connector Trails



Principles for Trail Development on Gambier Island

Principle 1: Privacy

Engage potentially affected residents (property owners) early in the consultation process. Employ design features such as trail location and topography to help enhance and preserve privacy for trail neighbours.

Action Item:

- *When circumstances warrant, consider screening or other materials as a method to help preserve privacy*

Principle 2: Fire Safety

When building trails on the South West Peninsula extra care should be given to design, construction, and maintenance to help mitigate fire hazards. Community-level fire safety education and awareness are also important.

Action Items:

- *Where applicable construct trails with 0.5-1metre of exposed mineral soil or other similar surface and clear fine fuels to 2 metres on either side of the trail during construction;*
- *Work with the community and Squamish Nation to install a large “Fire Hazard” sign at the New Brighton Dock to educate residents and visitors to hazards or conditions. Install these signs at other public docks on the South West Peninsula (Gambier Harbour, West Bay);*
- *Work with the Community and the Squamish First Nation, and emergency services stakeholders to conduct public “fire safety” open houses and provide information to residents and visitors;*
- *Work with emergency stakeholders to align and enhance emergency and evacuation transpiration routes incorporating trails where applicable;*
- *Explore the possibilities and authority to shut down trails during high fire season (such as SCRD Parks Bylaw amendment or through the Province).*

Principle 3: Water Quality

Protect potable water and the environment by using a robust environmental screening tool to evaluate and guide potential trail locations (see [Provincial Trail Environmental Screening Tool](#) as an example).

Action Item:

- *Involve a Qualified Environmental Professional (QEP) in the project scoping phase when riparian conditions exist.*

Principle 4: Amenities and Emergency Services

Inform visitors and potential visitors about the lack of amenities on Gambier Islands South West Peninsula by working with BC Ferries, the Squamish Nation, and other stakeholders. Offer clear signage and routes to get visitors to the backcountry.

Action Items:

- *Provide signage and markers to help guide visitors through the community and to backcountry designated route(s).*
- *Use multiple communication platforms to inform visitors and potential visitors.*

Principle 5: Maintenance

SCRD Trails on Gambier Island, once developed, will be maintained at a level which is appropriate for their location and use. To facilitate the trail maintenance program the SCRD has developed a trail inspection checklist

Action Item:

- *Standards for trail maintenance and inspection will be adopted and implemented and will apply to all SCRD trails on the South West Peninsula.*

Principle 6: Trail Selection and Prioritization

Potential trails will be evaluated and their development prioritized in accordance with an evaluation matrix (see following section for details) taking into consideration important criteria such as environment, community needs, and cost. High priority trails may be developed incrementally within the context of local/regional process reflective of the community's desires and SCRD funding.

Action Item:

- *Design features should align with local character and limit motorized access.*

Matrix – Criteria for Prioritization Trail Selection and Development

To help evaluate and prioritize trail development the task force developed a matrix.

General Overview of Matrix

- Matrix adapts and expands the list of Principles for practical evaluation of potential trails;
- The Principles remain the overarching considerations for a trail network program and potential trail development.
- Each matrix criteria is measured as follows: High (5) Medium (3) Low (1) The higher the score the more desirability the trail has.

Criteria For Prioritizing Trail Selection and Development Matrix Template								
Trail Name	Network Contribution	Privacy	Accessibility	Appeal	Environmental Impact	Safety	Cost	Total Score
Trail X (Example)	3	3	1	1	3	5	5	21

Table 1 Matrix Template

Matrix Criteria Definitions

- **Network Contribution:** Would the trail connect with other trails or road systems, either existing or proposed?
- **Privacy:** Will a nearby dwelling be in sight of the trail?
- **Accessibility:** Are there existing physical barriers to accessing the potential trail?
- **Appeal:** Does the trail increase accessibility to desirable locations?
- **Environmental Impact:** Are there environmental issues that could be impacted by trail development?
- **Safety:** Are there safety concerns with this trail?
- **Cost:** What is the anticipated construction costs? (low (\$10,000 – \$15,000), medium (\$15,000-\$25,000) or high (\$25,000+))



Trail Inspection Checklist

Trail: _____ Area _____ Inspector Name: _____

Date of Inspection _____ Time of inspection _____ AM/PM

Weather & General Conditions: _____

Nature of Inspection: Scheduled ___ Non-scheduled ___ Public Feedback ___ Accident/Incident ___

1.0	Trailheads(s), Parking Area(s), Access(es)	Yes	No	N/I	N/A
1.1	Litter present				
1.2	Trailhead/kiosk/signage visible, present and in good condition				
1.3	Trailhead access road and parking area clear of debris, to grade & with no puddles or potholes.				
1.4	Trailhead access, walk-thru, stile, gate, fences – present & in good condition				
1.5	Vegetation management required (invasive plants, windfall or undergrowth of concern)				
1.6					

N/I – Not Inspected N/A = Not Applicable

Comments & Deficiencies – Reference above section. Include location, action taken and/or action needed.

Urgency of Action (circle): Extreme High Moderate Low

2.0	Trail Surface	Yes	No	N/I	N/A
2.1	Riling, slumping, tire ruts, cracking/uneven pavement/concrete, low spots present – greater than 6” or otherwise dangerous				
2.2	Washouts, slides, pooling, sections of trail are excessively muddy				
2.3	Exposed stumps, roots, rocks rebar, loose rocks, undermined logs or other trip hazards present				
2.4	Surface material needed, re-grading, raking				
2.5	Evidence of recent motorized or non-authorized uses or modifications.				
2.6	Riparian crossings (except bridges) negotiable, intact, safe				

2.7	Recent detours or braiding of trail				
2.8	Trailside litter and/or debris				
2.9A	Winter maintenance – surface acceptable, salt or sand added to slippery areas/steps/curbing				
2.9B	Vegetation management required on trail bed or trail side (invasive plants, windfall, undergrowth of concern)				

N/I – Not Inspected N/A = Not Applicable

Comments & Deficiencies – Reference above section. Include location, action taken and/or action needed.

Urgency of Action (circle): Extreme High Moderate Low

3.0	Trail Structures	Yes	No	N/I	N/A
3.1	Drainage Structures – culverts, water bars, cross-ditches, trailside ditching, swales – intact, free of debris, functioning, free of erosion/undermining				
3.2	Boardwalks, steps, handrails – intact and sturdy, free of sharp or protruding objects, free of damaged or loose materials, free of support structure decay				
3.3	Bridge & handrails – free of damaged, missing or loose planking, free of protruding nails, stringers secure and free of rot, handrails are secure, fasteners in place				
3.4	Fencing, gates, stiles, walk-thru's, barriers, bollard- intact and secure, free of missing materials, free of protruding nails or sharp objects, free of damaged or loose materials, functioning				
3.5	Benches, seating – free of splinters, missing materials, vandalism/graffiti, fasteners are present and secure.				
3.6	Retaining walls, cribbing, etc. – free of any signs of rot, compromise				
3.7	Technical Trail Features (i.e. mtn. biking obstacles) – if present are in a safe & reasonable condition				

N/I – Not Inspected N/A = Not Applicable

Comments & Deficiencies – Reference above section. Include location, action taken and/or action needed.

Urgency of Action (circle): Extreme High Moderate Low					
4.0	Vegetation	Yes	No	N/I	N/A
4.1	Adequate buffer between trail surface and adjacent vegetation (i.e. good sightlines are present)				
4.2	Mowing of grass/vegetation around kiosk, parking areas, trailhead required				
4.3	Vegetation is impeding sightlines, signage or trail markers				
4.4	Danger tree assessment and removal required – trail, access, parking lot				
4.5	Slope re-vegetation or reseeding of ground disturbance required anywhere				
4.6	Sensitive vegetation and habitats are being protected				
4.7	Invasive plants – species present/concerns				
N/I – Not Inspected N/A = Not Applicable					
Comments & Deficiencies – Reference above section. Include location, action taken and/or action needed.					
Urgency of Action (circle): Extreme High Moderate Low					

5.0	Signage	Yes	No	N/I	N/A
5.1	All necessary kiosks/signage in place and in good condition (i.e. free of damage, graffiti, stains, structural concerns and fading)				
5.2	All necessary trail markers/cairns in place, visible and in good condition				
5.3	Emergency numbering signage is in place, visible and in good condition				
5.4	All necessary hazard signage is in place, visible and in good condition				
5.5	Any new signage required?				
N/I – Not Inspected N/A = Not Applicable					
Comments & Deficiencies – Reference above section. Include location, action taken and/or action needed.					
Urgency of Action (circle): Extreme High Moderate Low					

6.0	Miscellaneous
Number of vehicles observed at trailhead(s) during inspection:	
Number & type of trail users observed during inspection and/or estimated level of recent use:	
Wildlife or livestock observed, concerns:	
Additional questions, comments, concerns from inspector:	

Signed: _____

Date: _____

Task Force Completed Matrix

Following the “Walk and Talk” the task force populated the matrix during their final meeting on September 2, 2017 and then provided rationale and made recommendations for trail development.

Criteria For Prioritizing Trail Selection and Development Matrix*								
(Task Force Completed September 2, 2017)								
Trail Name	Network Contribution	Privacy	Accessibility	Appeal	Environmental Impact	Safety	Cost	Total Score
<i>Mountain Road to Austin Trails</i>	3	1	3	1	2**	5	5	20
<i>West Bay Connector</i>	4	1	5	3	1	3	3	20
<i>Dulcie Road Central</i>	3	***	1	1	1	3	1	10
<i>Dulcie Road South</i>	1	1	1	1	3	1	1	9

Table 1 Matrix – Task Force Completed September 2, 2017

* Each criterion should be measured as follows: High (5) Medium (3) Low (1). Higher scores indicate more desirability.

** Where Task Force opinions were divergent an average of the measurements was used.

** Task Force was unable to visit the length of this trail and was therefore unable to evaluate privacy for Dulcie Road Central.

Task Force Rational and Recommendations September 2, 2017

Dulcie Road Central – Total Matrix Score 10

Rationale for Scores:

- Environmental Impact – wetlands, requirement for a bridge, Grennan Creek headwaters
- Cost – would be high as a survey is needed, QEP, cost of materials, labour for constructing boardwalks.
- There is an Islands Trust covenant on a property in the vicinity of this considered trail corridor.

The Task Force does not recommend pursuing this trail option.

Dulcie Road South – Total Matrix Score 9

Rationale for Scores:

- The Task Force consensus was that this is not a viable trail to be developed due to cost, accessibility, appeal and low network contribution.

The Task force does not recommend perusing this trail option.

Mountain Road – Total Matrix Score 20

Rationale for Scores:

- The Task Force agreed on a score of 3 for network contribution as it would complete a full circle of the road and trail network. A QEP is required.
- The Task Force feels that the safety issues and cost would be minimal.
- The Task Force noted concerns with wildlife (cougar) and safety concerns.
- Privacy and impact on adjacent owners was noted as a concern from Task Force and community members.
- It was noted by the Task Force that feedback from Austin Heights and West Bay residents indicated that there is not much desire for this trail.

The Task Force does not recommend pursuing this trail option at this time.

West Bay Connector – Total Matrix Score 20

Rationale for Scores:

- Could act more as a shortcut to get to the Community Hall, gathering place.
- The Task Force agreed to a score of 4 for network contribution as it could also be used for emergency services access.
- There may be a bog in this area and would require a QEP.
- Would require stairs for the slightly steep sections.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – May 10, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Zoning Amendment Bylaw 310.180 Consideration for First Reading - Toma Subdivision

RECOMMENDATIONS

THAT the report titled Zoning Amendment Bylaw 310.180 Consideration for First Reading - Toma Subdivision be received;

AND THAT Zoning Amendment Bylaw No. 310.180, 2018 be forwarded to the Board for First Reading;

AND THAT Zoning Amendment Bylaw No. 310.180, 2018 be referred to the Halfmoon Bay Advisory Planning Commission, *shíshálh* Nation, the Ministry of Transportation and Infrastructure and the Vancouver Coastal Health Authority for comment;

AND FURTHER THAT a Public Information Meeting be held with respect to Zoning Amendment Bylaw No. 310.180, 2018.

BACKGROUND

The SCRd received a Zoning Bylaw amendment application for amending Subdivision District from E to D to facilitate a 10-lot subdivision near Sargeant Bay in Electoral Area B - Halfmoon Bay (Attachment A – Proposed Subdivision Plan). Table 1 below provides a summary of the application.

Table 1: Application Summary

Owner/Applicant:	Alister Toma
Legal Description:	Lot 1 District Lot 1582 Group 1 New Westminster District Plan BCP32014
PID:	027-177-343
Electoral Area:	Area B
Civic Address:	Not Applicable
Parcel Area:	4.2 hectares (10.3 Acres)
Existing Land Use Zone:	RU1
Existing OCP Land Use:	Residential B
Existing Subdivision District:	E
Proposed Use:	Residential
Proposed Land Use Zone:	Unchanged
Proposed OCP Land Use Designation:	Unchanged
Proposed Subdivision District:	D

Site and Surrounding Uses

The subject property (Figure 1) is located south of Redrooffs Road and west of Kenyon Creek near Sargeant Bay in Halfmoon Bay. The terrain of the property generally slopes down from Redrooffs Road on the north to the shoreline on the south. The property is surrounded by rural residential parcels on the east, north and west sides and the ocean on the south side.

Figure 1 Aerial photo and location of subject parcel



Proposed Uses

The applicant proposes to subdivide the 4.2-ha subject parcel into 10 strata lots. All of these lots will be for residential uses. The proposed internal Road A and Road B will provide access from Redrooffs Road to all lots of the subdivision.

DISCUSSION

Halfmoon Bay Official Community Plan (OCP) Policies

Residential Land Use

The Residential designation applies to lands in proximity to the waterfront from Sargeant Bay to Wood Bay. The residential designation is divided into three categories: A, B and C. The subject property is located within the Residential B designation. This designation includes many existing smaller properties and some areas of land that have future development potential. The minimum parcel size in this designation is based on an average or minimum of 3500 m² for the purpose of subdivision. The proposed subdivision has an average lot size of 3523 m², therefore it conforms to the OCP policy.

One of the objectives of the Residential designation is to provide for a variety of housing types and parcel size. The proposed subdivision has 6 larger lots (4000 m²) and 4 smaller lots (2800 m²).

Another objective of the OCP is to ensure that parcel sizes and residential density are appropriate for the level of services and utilities that can be provided. The entire subdivision of 10 lots will be serviced by a community septic system located on the east side of the parent parcel. According to the applicant's engineer, the system will have sufficient capacity to treat waste water generated by the residential uses of the subdivision. A new water main will also be installed to service the subdivision. The design of the water and sewerage systems will be reviewed by the SCRD Utilities Division through the subdivision approval process.

Parkland Dedication

The OCP identifies that the properties surrounding Kenyon Creek could provide an opportunity for waterfront access at the eastern end of the OCP boundary through parkland dedication for subdivision and land. However, there are large amount of park lands and water access opportunities provided by the Sargeant Bay Provincial Park which is located less than 500 m away. Eight of the ten lots of the subdivision have water frontage. The road right-of-way west of the site can also provide public water access. Therefore SCRD Parks staff consider that additional parkland around this area is unnecessary, and money in lieu of parkland is preferred over land contribution at this time.

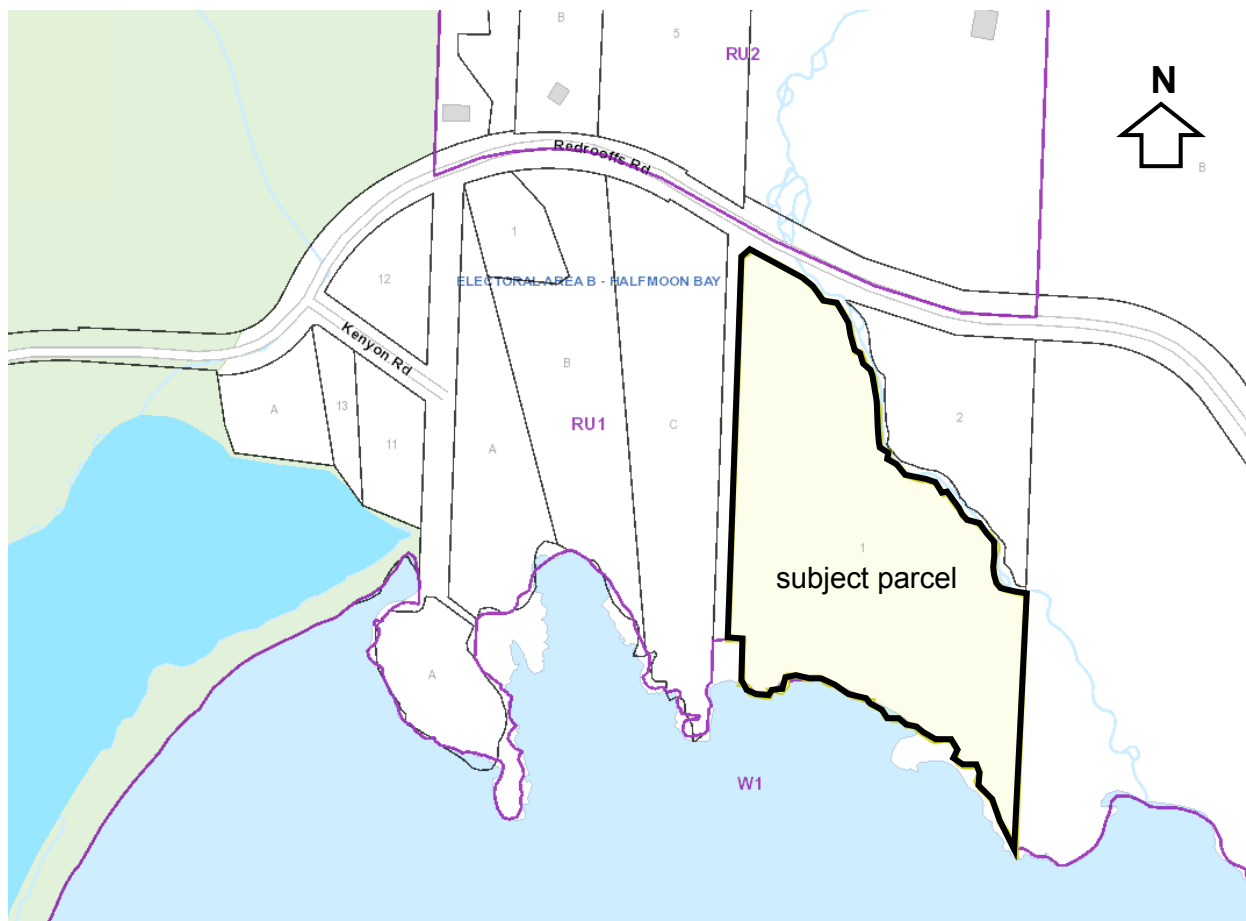
Zoning Bylaw No. 310 Land Use Designations

Under Zoning Bylaw No. 310, the subject property is zoned Rural One (RU1) (Figure 2), and is within Subdivision District E. The average minimum lot size for subdivision purposes is 5000 m² in Subdivision District E. Within this Subdivision District, 7 lots can be created in the subject parcel.

The applicant proposes to create 10 lots with an average lots size of 3523 m², therefore a zoning amendment to amend the Subdivision District from E to D is required. The minimum average lot size for subdivision purposes in Subdivision District D is 3500 m², which is suitable for the creation of the proposed 10 lots.

Given that the difference in the number of lots that can be created between Subdivision District E and D is only three, the change is not likely to have a significant impact on the overall density or rural residential character in the area. The proposed density is compliant with the OCP, and the zoning amendment will make the subdivision district for the property more consistent with OCP density policy for the Residential B designation.

Figure 2 Map showing zoning



Development Considerations

Parts of the parent parcel are within Development Permit Areas 2A – Creek / River Corridor, 1B – Coastal Slope and 1A – Coastal Flooding and Tree Cutting Permit Areas. Development permits to address requirements of those Development Permit Areas will be required as part of the conditions for subdivision approval.

Access to the lots of this subdivision will be through internal Road A and Road B. The road design will be reviewed by the Ministry of Transportation and Infrastructure (MOTI). As the approval authority of subdivisions, MOTI will enforce its conditions as well as conditions from the SCRD and other agencies prior to approval of the subdivision.

The subdivisions will need to be serviced by SCRD water. The water connection and the design of the proposed community sewer system will be reviewed by the SCRD through the subdivision approval process. The SCRD can also consider implementing water conservation measures for this new subdivision through a covenant as a condition for the final approval of the zoning amendment. The applicant's engineer confirms that the daily design flow of the proposed community sewage system is less than 22.7 m³ and the effluent will be disposed on land. Based on the sewage system flow of less than 22.7m³ the SCRD will not be responsible for wastewater plant operation.

Organization and Intergovernmental Implications

It is recommended that the application be referred to the Halfmoon Bay Advisory Planning Commission, *shíshálh* Nation, Ministry of Transportation and Infrastructure, and Vancouver Coastal Health Authority for comment.

Timeline for next steps

A public information meeting will be organized and consultation with agencies and First Nations will occur.

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

Communication Strategy

Information on this application will be posted on the SCRD website. The public information meeting 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.

CONCLUSION

The SCRD received a zoning bylaw amendment application to facilitate a subdivision in Halfmoon Bay. The proposed subdivision will create 10 lots and make a variety of lot sizes available. The impact of the proposed small density increase in this area is considered minor.

Staff support this application, subject to reviewing comments received after the referral and public consultation process, and recommend that the bylaws be presented to the Board for First Reading.

Attachments

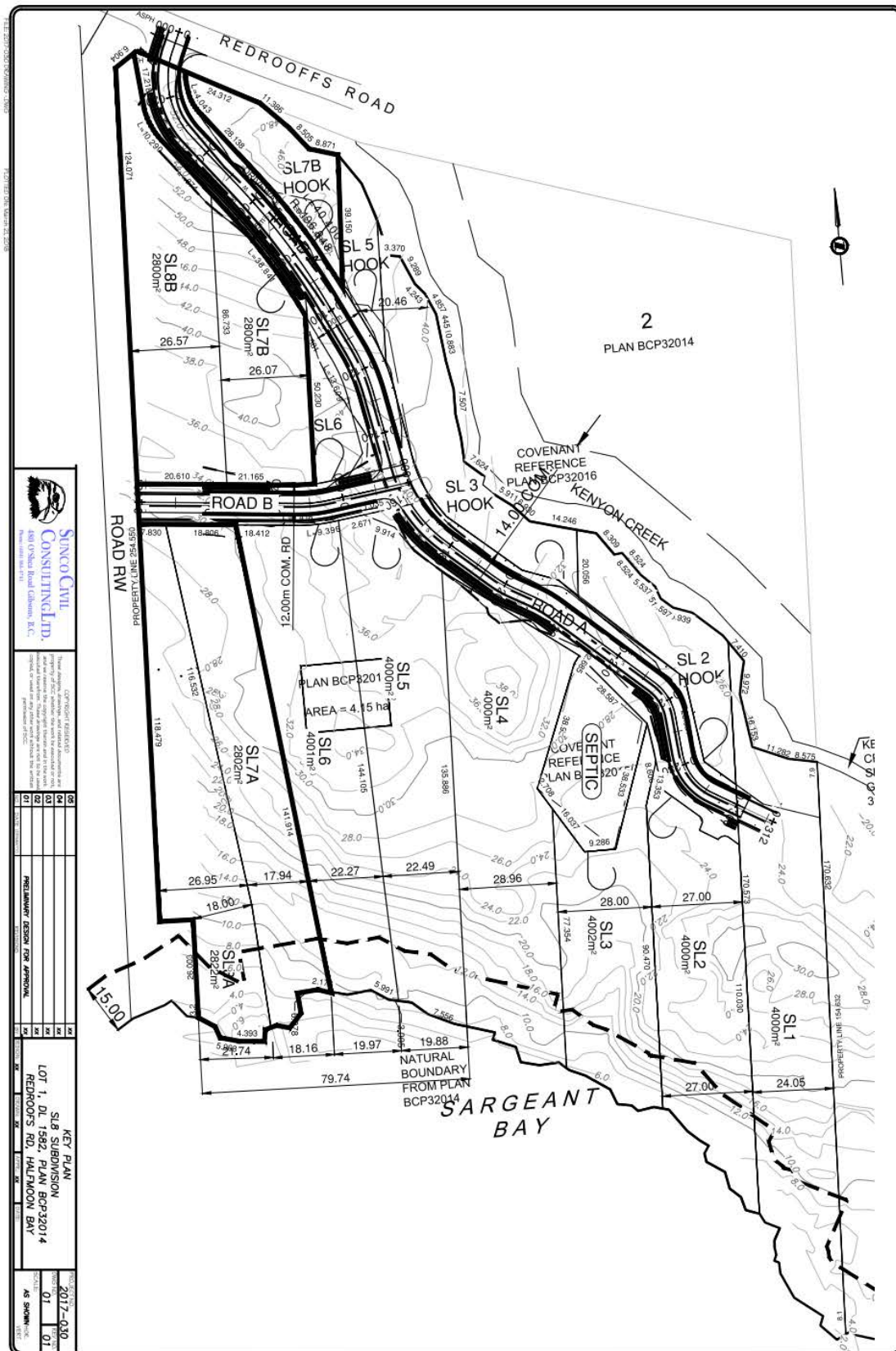
Attachment A – Proposed Subdivision Plan

Attachment B – Zoning Amendment Bylaw for First Reading

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

Attachment A

Proposed Subdivision Plan



Attachment B Zoning Amendment Bylaw for First Reading

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.180

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. 310.180, 2018.*

PART B – AMENDMENT

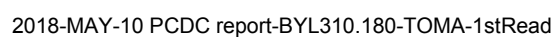
2. Schedule B of Zoning Bylaw No. 310, 1987 is hereby amended by amending Subdivision District from Subdivision District E to Subdivision District D for Lot 1 District Lot 1582 Group 1 New Westminster District Plan BCP32014, as depicted on Appendix A, attached to and forming part of this bylaw.

PART C – ADOPTION

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

Corporate Officer

Chair



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – May 10, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **Zoning Bylaw Amendment No. 310.177, 2018 - Elphinstone Crossing Estate Phase Two Consideration for Second Reading**

RECOMMENDATIONS

THAT the report titled Zoning Bylaw Amendment No. 310.177, 2018 - Elphinstone Crossing Estate Phase Two Consideration for Second Reading be received;

AND THAT Zoning Amendment Bylaw No. 310.177, 2018 be forwarded to the Board for Second Reading;

AND THAT a public hearing to consider Bylaw 310.177 be scheduled for 7:00 pm, June 12, 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 January 25, 2018, the SCRD Board adopted the following resolution:

026/18 **Recommendation No. 5** *SCRD Zoning Amendment Bylaw No. 310.177, 2018*

THAT the report titled Sunshine Coast Regional District Zoning Bylaw Amendment No. 310.177, 2018 for amending Subdivision District from I to G for Elphinstone Crossing Estate Phase Two be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.177, 2018* be forwarded to the Board for First Reading;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.177, 2018* be referred to the West Howe Sound Advisory Planning Commission, Skwxwú7mesh Nation, the Ministry of Transportation and Infrastructure and the Vancouver Coastal Health Authority for comment;

AND THAT a Public Information Meeting be held with respect to *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.177, 2018*;

AND FURTHER THAT discussions take place with the proponent regarding community amenities.

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.

DISCUSSION

Referral Comments

The first staff report for this application and the draft bylaw were referred to the West Howe Sound Advisory Planning Commission, the Agricultural Advisory Committee, Skwxwú7mesh Nation, the Ministry of Transportation and Infrastructure and the Vancouver Coastal Health Authority. A summary of agency and committee comments can be found in the following table.

Referral	Comments
Skwxwú7mesh Nation	No comments received.
Ministry of Transportation and Infrastructure	The Ministry's interests are not affected. Preliminary approval is granted for the rezoning for one year pursuant to Section 52.3.a of the Transportation Act, (meaning the Ministry is agreeable to the rezoning being applied to the area controlled by the Ministry).
Vancouver Coastal Health Authority	No comments received.
West Howe Sound Advisory Planning Commission	The APC recommended that Subdivision Application SD000029 (Rockford) and SCR D Zoning Amendment BL310.177, 2018 (Rockford) be supported for the following reasons: <ul style="list-style-type: none">• Support a covenant on Lots 12 and 13 to restrict subdivision of the larger agricultural lots;• Support the proposed sizes of the lots;• Support extending development in Area F towards Port Mellon.
Agricultural Advisory Committee	The Agricultural Advisory Committee supports the Application for Subdivision in the ALR at Elphinstone Crossing Estate Phase Two (ALR00009) as proposed.

Public Information Meeting

A public information meeting was held on February 26, 2018. A number of topics were discussed regarding the subdivision layout, site condition, water supply, fire protection, road connection, community amenity, etc. There was no objection to the application by the attendants. The meeting notes can be found in Attachment A.

Discussion of Key Topics

The following is a summary of key topics that emerged from the public information meeting and discussion on how they can be addressed.

Subdivision Density

Rationale for the proposed density exchange between the east and west parts of the subdivision was discussed in the January 11, 2018 staff report. Additionally, the applicant stated that the east part has a higher water table and the west part is generally more suitable for rural residential development in terms of topography and site condition. In order to support this

subdivision scheme, the applicant intends to preserve two large lots (Lots 12 and 13) on the east part by registering a covenant to prevent their further subdivision in the future. Staff consider this approach reasonable. Such a covenant can be part of the conditions for adoption of the Amendment Bylaw.

Fire Protection

As discussed in the January 11, 2018 report, the property is outside of areas serviced by regional fire protection and thus fire protection is the responsibility of the property owners. This is not an uncommon situation in similar rural areas.

Community Amenity

The applicant proposes setting aside a small area of Lot 3 near the intersection of Cascadia Parkway and Storvold Road as a picnic area with park benches and a few parking spaces. This area can provide a resting and parking area for people who come up to this plateau area for hiking and enjoying the mountain scenery. The applicant owns this lot and proposes to maintain the picnic area. The applicant also proposes to create a short trail within the road right-of-way between Lots 13 and 14, which will connect the northern terminus of the new subdivision road with the Creeks Road right-of-way and further to a forest service road to the north which leads to the flank of Mount Elphinstone. The applicant plans to construct the trail after the northern portion of the new road is completed and provide basic maintenance of the trail. The provision of these amenities can be secured by a covenant which can form part of the conditions for adoption of the Bylaw.

Timeline for next steps

If the Board gives the Bylaw Second Reading, a public hearing will be scheduled. 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.

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.

CONCLUSION

Through the agency referral and public information meeting process, the proposed zoning amendment was generally supported by the public and agencies. A number of key issues including subdivision density, fire protection and community amenity contribution were identified and addressed, demonstrating that the proposed subdivision can be facilitated through a density exchange and conditions to be put in place prior to the final adoption of the bylaw.

Staff recommend that the bylaw be presented to the Board for second reading and a public hearing be arranged.

Attachments

Attachment A – Public Information Meeting Notes

Attachment B – Proposed Subdivision Plan

Attachment C – Zoning Amendment Bylaw for Second Reading

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

Attachment A Public Information Meeting Notes

Official Community Plan & Zoning Bylaw Amendment related to DL1354 (Elphinstone Crossing)
February 26, 2018 at Eric Cardinal Hall in West Howe Sound (Meeting Start Time: 7:00pm)

Attendees:

- Ian Winn (SCRD WHS Director)
- Yuli Siao (SCRD Planner)
- Tim Rockford (Developer/Applicant) and Family (Lisa Rockford – Wife, Children: Hannah, Jackson, Colten)
- Zoey and Friend (Delegates of Chad Hershler & Sandy Buck – 1747 Storvold Rd)

1) Tim summarized his efforts to visit each adjacent property to DL1354 that were highlighted by SCRD Planning and then speak with any residents on those properties to inform them of their Dev Plans and Subdivision Rezoning Application.

a. Tim hand-delivered PIM Notice and spoke with residents for most of these adjacent properties that had a residence on them (anybody home) – good conversations and no significant concerns raised. I also asked them to come to the Public Info Meeting, if they had any concerns and/or wanted to discuss anything further related to this topic.

b. Tim left PIM Notice and personal Note on Site in waterproof bag for those that weren't Home

c. Tim also sent (via Registered Mail) the PIM Notices to the Mailing List of adjacent property owners provided by SCRD Planning

2) Tim discussed their proposed development approach to completing the Elphinstone Crossing Estates within DL1354 (focused on this Phase 2 portion):

a. Current zoning (Western portion: RU2 and I = 4.0ha), (Eastern portion: AG and G = 1.75ha)

b. Residential suitability (most of this area in DL1354 was previously identified by SCRD as being either (S1-Most Suitable) or (S2- Moderately Suitable). Reference is the previously published Residential Suitability Map related to an earlier version of the WHS OCP (Schedule A1 to Bylaw 304)

c. Tim summarized their development approach and request via this OCP and Zoning Amendment, as follows: Rezoning the western portion of DL1354 from subdivision district 'I' (min. lot size = 4.0 ha) to 'G' (min. lot size = 1.75 ha), which will allow them to best utilize the remaining land of the DL1354 property to complete the Elphinstone Crossing Estates Property Development in an effective manner, while still working within the existing total number of lots (= 18) that are allowed to be created from this property based on the areas across its existing split zoning (Western Portion = 'RU2' and 'I'; Eastern Portion = 'AG' and 'G'). This proposed approach is net lot density neutral overall and places the majority of these 18 allowable lots within the western portion of the remainder of DL1354 - which is the area that is the most suitable for development as rural residential acreage lots; while the eastern portion would then be configured into a fewer number of lots, including the creation of several larger size lots that would also be suitable for a range of uses including both agricultural and rural residential. The lot sizes proposed here are well in keeping with many of the other developed lots that exist within the surrounding area.

d. Discussed Watercourses feeding Northern Branch of Hutchinson Creek & Southern Branch of Ouillet Creek

e. Slopes near water courses (moderate ravines, observe prescribed setbacks)

f. Detailed Riparian Area Assessment has already been conducted and setbacks established

3) Yuli discussed proposed Subdivision Zoning change for Western Portion of DL1354 from 'I' (minimum 4.0 hectares) to 'G' (minimum 1.75 hectares)

- a. RU2 and ALR Land Use designations will remain as they already are
- b. SCRD Planning Report will summarize inputs for 2nd & 3rd Readings and a final decision by SCRD Board

4) Tim presented proposed lot layout

- a. Will follow targeted MOT right of way
- b. Proposed road course has a gentle slope, will be drivable in all weather conditions
- c. T&L Rockford will create a small seating/viewing area near the edge of Lot 3 on the cul-de-sac of Phase I with a picnic bench, as a community amenity for those local residents who like to take in the nice views across Howe Sound from this location.
- d. This new road extension for the Phase 2 area of Elphinstone Crossing will end in a cul-de-sac and T&L Rockford will construct a modest yet appropriate trail from there along the Road allowance ROW going northward to the edge of DL 1354, where it can then link with the corresponding Road allowance ROW in the neighboring DL4451 that could then allow trail walkers to get to the existing logging road that cuts across DL4451 and then goes well upward above these properties on the flank of Mt. Elphinstone.
- e. A question was raised around any required building setback from the BC Hydro right-of-way
- f. A question was raised about the number of dwellings allowed – Yuli believes it is two
- g. Underground services will be established, no street lights – desire to reduce light pollution
- h. Plan is for covenants in favour of the SCRD to be placed on the larger lots (#12 and #13) proposed here within the ALR portion, so that no further subdivision could occur in future for these 2 Lots (preventing future densification moves that may try to otherwise further subdivide these specific Lots).
- i. Driveway access only for Lot 13 from Port Mellon Hwy at 200 metres from road curve near Twin Creek Rd intersection
- j. Plan for a building scheme for Phase II, very similar to what is already in place for the Phase 1 area of Elphinstone Crossing

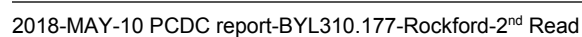
5) Discussions between participants to wrap up the Meeting with no significant concerns raised.

6) Yuli and Ian stated that an associated Public Hearing would be scheduled by the SCRD in ~ the April-2018 Timeframe, as this Application move forward.

7) Yuli suggested Tim to move forward with submitting an associated Subdivision Application with MOTI

8) Meeting adjourned at about 7:45 pm (Tim stayed until approximately 8:30pm cleaning up within the venue)

Proposed Subdivision Plan



Attachment C Zoning Amendment Bylaw for Second Reading

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.177

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. 310.177, 2018*.

PART B – AMENDMENT

2. Schedule B of Zoning Bylaw No. 310, 1987 is hereby amended by amending the subdivision district from Subdivision District I to Subdivision District G for the west portion of District Lot 1354 Group 1 New Westminster District Except: Firstly; Part in Highway Plan 14999 Secondly; Part Subdivided by Plan BCP40761, as depicted on Appendix A, attached to and forming part of this bylaw.

PART C – ADOPTION

READ A FIRST TIME this	25 th DAY OF	JANUARY	2018
READ A SECOND TIME this	DAY OF	MONTH	YEAR
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
READ A THIRD TIME this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

Corporate Officer

Chair



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – May 10, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Application for Subdivision in the Agricultural Land Reserve (ALR00009) for Elphinstone Crossing Estate Phase Two

RECOMMENDATIONS

THAT the report titled Application for Subdivision in the Agricultural Land Reserve (ALR00009) for Elphinstone Crossing Estate Phase Two be received;

AND THAT ALR00009 Application for Subdivision be supported on the condition that a covenant be secured against further subdivision of lots 12 and 13 as part of the subdivision approval process;

AND THAT SCRD's conditional support for the application be forwarded to the Agricultural Land Commission.

BACKGROUND

The SCRD received a referral from the Agricultural Land Commission (ALC) regarding a subdivision application within the Agricultural Land Reserve (ALR). The proposed 18-lot subdivision is known as the second phase of the Elphinstone Crossing Estate development located in West Howe Sound (Attachment A – Proposed Subdivision Plan).

The second phase (lots 9-26) of the development lies to the northwest of the first phase (lots 1-8). The second phase of the subdivision comprises two parts. The east part contains 5 lots (lots 9-13) ranging from 1.77 ha to 8.31 ha, and the west part contains 13 lots (lots 14-26) ranging from 2 ha to 3.9 ha. The two parts will be divided by a new road proposed to join with Storvold Road to the south. The 5 lots on the east part (highlighted in red in Attachment A) are within the ALR and are the subject of the subdivision application with the ALC. As part of the application process, the ALC considers comments from the SCRD. The SCRD in turn, considers comments from both the West Howe Sound Advisory Planning Commission and the Agricultural Advisory Committee.

The subject property (highlighted in yellow in Figure 1) is located north of the Langdale neighbourhood, southwest of the Williamsons Landing neighbourhood and west of the Port Mellon Highway in West Howe Sound. The terrain of the property generally slopes down from southwest to northeast. The property is surrounded by agricultural, rural residential and natural resource parcels. A BC hydro right-of-way lies along the west side of the property. According to the applicant, the property was logged 12-15 years ago. It was previously classified by the ALC as having marginal agricultural capability; and there have never been agricultural activities on the property. The property was once owned by Canfor and was used as a private forestry cut-block.

In 2007, a subdivision created 8 parcels, which were located in the Agricultural Land Reserve. The approval at that time was for subdivision within the ALR. The approval was on a one-time-

only basis and therefore to consider another subdivision at this time an additional application is required.

The ALC is seeking an expression of support, denial or conditional support for this application from the SCRD. This report provides information and analysis about the referral and seeks Board's direction on a response to the ALC.

DISCUSSION

West Howe Sound Official Community Plan (OCP) Policies

Agricultural Land Use

The proposed lots 9-13 of the subdivision are designated Agricultural in the OCP. Due in part to mountainous topography and settlement patterns pre-dating the inception of the Agricultural Land Reserve, the overall agricultural potential is more focused on small-scale independent farms. As a result, agricultural production within the OCP area generally occurs on small farms as opposed to large-scale intensive agricultural operations. Small farms are loosely defined as a property having between 0.8 and 4 hectares of land under cultivation with a variety of crops. The minimum parcel sizes of 1.75 and 4 hectares apply to land that is designated Agricultural and is designated as ALR under the ALC Act. The portion of the proposed subdivision within the

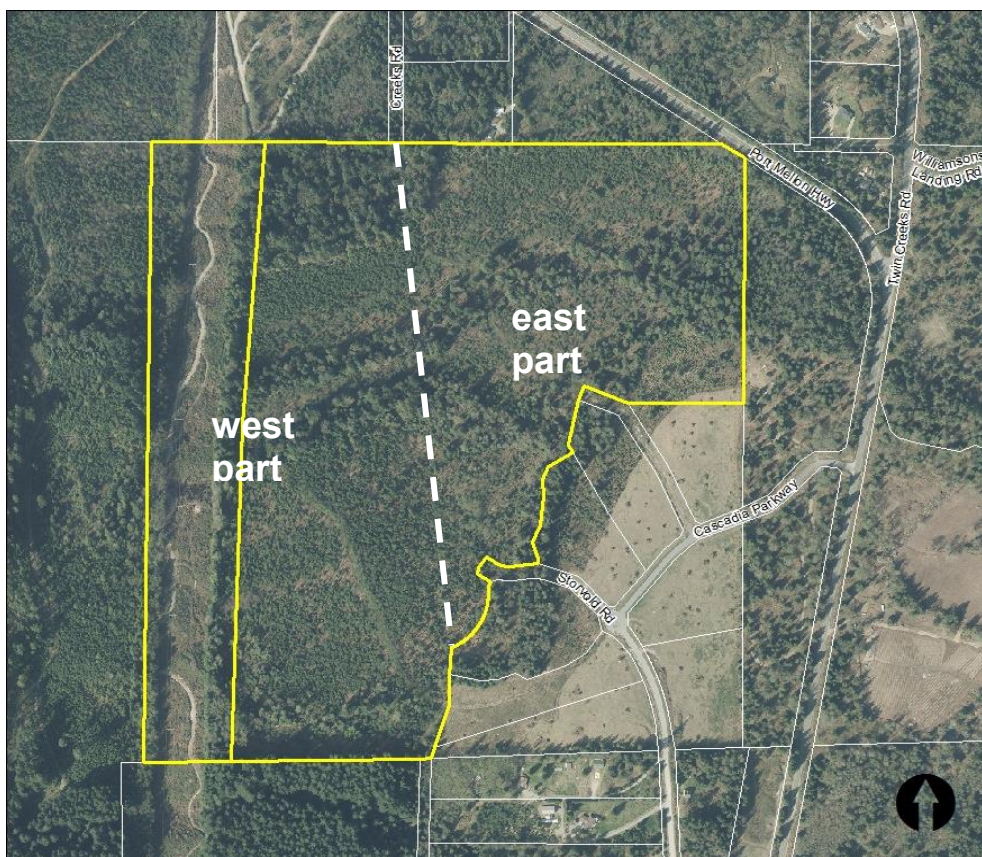


Figure 1 Aerial photo of the subject land

ALR will create a variety of lot sizes: 3 small lots with sizes ranging from 1.77 ha to 1.86 ha, and 2 large lots sized at 7.57 ha and 8.31 ha. The 3 small lots are comparable in size to phase one of the subdivision approved in 2007, and all lot sizes exceed OCP minimum lot size requirements that are suitable for small farms. The two large lots offer potential for larger-scale agricultural operation and are significantly larger than the 1.75 ha minimum parcel size noted in Zoning Bylaw No. 310.

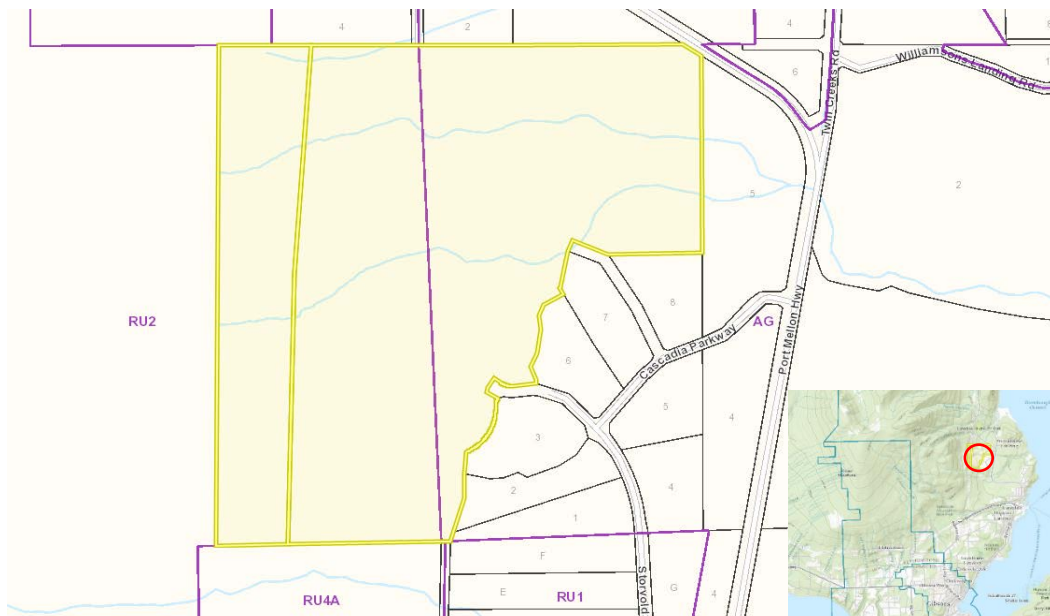
Development Permit Areas

The majority of the parcel is within Development Permit Area 4 for aquifer protection and storm water management, and parts of the parcel are within Development Permit Areas 1 for creek systems and 3 for stream riparian assessment. Development permits to address requirements of those Development Permit Areas will be required as part of the conditions for subdivision approval.

Zoning Bylaw No. 310 Land Use Designations

Under Zoning Bylaw No. 310, the east part (lots 9-13) of the proposed subdivision is zoned AG (Agricultural) (Figure 2) and is within subdivision district G. The minimum lot size for subdivision purposes is 1.75 in subdivision district G. The proposed lot sizes conform to this requirement.

Figure 2 Map showing zoning and location



Edge Planning

Appropriate interface between the two parts of the subdivision should be considered. The east part is within the ALR and zoned AG. The west part is outside of the ALR and zoned RU2. The RU2 zone permits a range of rural uses including agriculture. It is considered one of the most compatible zones adjacent to an AG zone. The proposed new road serves as a buffer separating the two zones. Additional treatments can be considered by property owners to further reduce interference between the two zones, such as vegetation buffers along the edge area and enlarged setback for residential buildings on the rural lots zoned RU2.

Agricultural Area Plan

The Agricultural Area Plan identifies protecting farms, improving farming opportunities and expanding access to land for agriculture as a strategic goal. The Plan calls for actions to adopt “no net loss to agriculture” criterion for evaluating land development proposals in order to help ensure the overall availability of arable land for agriculture is not compromised by other land uses.

The proposed subdivision will divide a large portion of the parcel within the ALR into a number of lots with a variety of sizes. This offers flexibility for various scales of farming operations and improves access to these lands. These parcels will continue to be used for agricultural purposes other than a suburban subdivision, resulting in no loss of agricultural lands. As such the subdivision may be considered to be in line with the strategies of the Agricultural Area Plan.

Agricultural Suitability

The applicant provided a recently completed land capability assessment of the subject property. The assessment indicates that the lands have marginal land capability for soil-bound agricultural purposes and there are significant limitations on improving the land capability across the majority of the property to a level that would be practical for productive agriculture.

AAC and APC Feedback

Both the Agricultural Advisory Committee and Advisory Planning Commission support the application. The APC emphasizes that in order to support the proposed density exchange, the two large lots (12 and 13) must not be further subdivided in the future and this must be secured by a covenant as a condition for the final approval of the subdivision.

Staff have reviewed APC minutes and recommend that a covenant be secured as part of subdivision approval.

Regional Sustainability Plan: We Envision for the Sunshine Coast

The Plan sets community food security as a strategic direction with the objective of increasing the amount of and access to locally grown and produced food.

The proposed subdivision is aligned with this strategic direction of the Plan as it creates an opportunity for farms of different scale and intensity, and improves access to diverse locally produced food.

Servicing and Infrastructure Considerations

The property is outside of areas serviced by regional water system, refuse collection and fire protection. Sewage treatment and water supply will be handled by individual septic systems and wells on each lot. Requirements of Vancouver Coastal Health Authority with respect to water and sewerage will be implemented through the subdivision approval process. A community reservoir or water storage tank can be set up for fire protection purposes. Refuse and other solid waste can be handled by on-site composting and self-hauling to private or SCRD facilities.

Access to the lots of this subdivision will be through a new road that will connect with Storvold Road to the south. The road design will be reviewed by the Ministry of Transportation and Infrastructure (MOTI). As the approval authority of subdivisions, MOTI will enforce its conditions as well as conditions from the SCRD and other agencies prior to approval of the subdivision if approved by the ALC.

Timeline for next steps

Once this report has been presented to the SCRD Board for consideration, the Board will adopt a resolution noting its recommendation for either support, denial or conditional support of the application. If denied, the subdivision will not be permitted. If supported, final comments will be forwarded to the Agricultural Land Commission for a final decision.

CONCLUSION

The SCRD received a referral from the ALC regarding a subdivision application within the ALR as part of the Phase 2 of the Elphinstone Crossing Estate development. The ALC is seeking a response from the SCRD with respect to this application.

The proposed subdivision will create a variety of lot sizes suitable for agricultural uses. The proposal complies with the OCP, zoning bylaw and a number of relevant strategic documents of the SCRD. The proposal is supported by the Agricultural Advisory Committee and the Advisory Planning Commission.

Staff recommend supporting this application for subdivision within the ALR on the condition that a covenant preventing further subdivision of lots 12 and 13 be registered on title and forwarding this conditional support to the ALC.

Attachments

Attachment A – Proposed Subdivision Plan

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

Proposed Subdivision Plan



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – May 10, 2018
AUTHOR: Yuli Siao, Senior Planner
SUBJECT: District of Sechelt Referral - OCP and Zoning Amendment Application 3370-20 2018-02 (BC Housing Building)

RECOMMENDATIONS

THAT the report titled District of Sechelt Referral - OCP and Zoning Amendment Application 3370-20 2018-02 (BC Housing Building) 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 room 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 review the materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion.
5. Consideration should be given to providing 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 May 10, 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 from 100 units / ha to 220 units / ha and create a new zone for a proposed BC Housing building located near Downtown Sechelt. Density is measured in the number of units per hectare. In this case the density for the proposed 40 housing units on 0.18 ha of land is 220 units / ha. Excerpts from the referral package are included in Attachment A.

In order to provide timely feedback, staff recommend this report be forwarded to the May 10, 2018 regular Board meeting.

DISCUSSION

The subject parcel proposed for development is located at the south end of Hightide Avenue in Sechelt (see Location Plan in Attachment A). The proposal is for a 3-storey building comprised of 40 independent supportive residential units and common facilities such as reception, office, laundry, kitchen and dining hall. Outdoor garden and landscaped areas and 4 parking spaces are also provided. The proposed closure of the south end section of Hightide Avenue would enlarge the parcel by 209 m² and provide greater setback from adjacent properties to the south.

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 220 units / ha. Therefore an OCP amendment is required to allow for the density increase. The site is zoned R4 in the District of Sechelt Zoning Bylaw. To accommodate the development, a new 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 enhance the overall housing supply, especially the supply of residential units for people with special needs at the regional level. 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.

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 room 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 review the materials accepted at the Sechelt Landfill and sort accordingly 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 SCRDC 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

The development is not expected to have 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

Consideration should be given to providing sufficient turn-around space for Handy Dart bus pickup near the entrance area of the property.

CONCLUSION

The SCRD received a referral from the District of Sechelt regarding an OCP and zoning bylaw amendment to facility a BC Housing building. 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.

Attachments

Attachment A – Excerpts from District of Sechelt referral package

Reviewed by:			
Manager	X – A. Allen X – K.Preston	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

Attachment A Excerpts from District of Sechelt referral package



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: 3370-20 2018-02				<input checked="" type="checkbox"/>	OCP
				<input checked="" type="checkbox"/>	Zoning
APPLICANT	Mobius Architecture (for BC Housing)		APPLICANT'S ADDRESS	Suite 3 - 4720 S. C. Highway, Sechelt	Subdivision
SITE ADDRESS	Lot 1 Hightide Ave.		Date	February 21, 2018	Dev. Permit
LEGAL	Lot	1	Block		Dev. Variance
	District Lot	304	Plan	BCP36628	OTHER:
	Zoning	Existing	Proposed	New Zone	
OCP Future Land-use Designation	Existing	Multifamily / Mixed Residential	Proposed	No change	

PLEASE RESPOND TO THIS REFERRAL BY MARCH 22nd, 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: The proposal is a 3-storey, 40-unit independent supportive housing building, with rental residential units of approx. 32 square metres (350 sq.ft.) each. Accessory support services (example- meal services) are included. The application, in support of the proposal, is for: (a) an amendment of the Official Community Plan Part Four Land Use Policies (residential policies), to increase the maximum allowable density from 100 residential units/ha to 220 residential units/ha; and (b) an amendment to the Zoning Bylaw to create a new zone; (c) partial closure of the southern portion of Hightide Ave. will permit a greater setback to neighbouring residential properties.

GENERAL LOCATION: Downtown Sechelt- Hightide Ave. and Lamprey Lane

OTHER INFORMATION:

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.

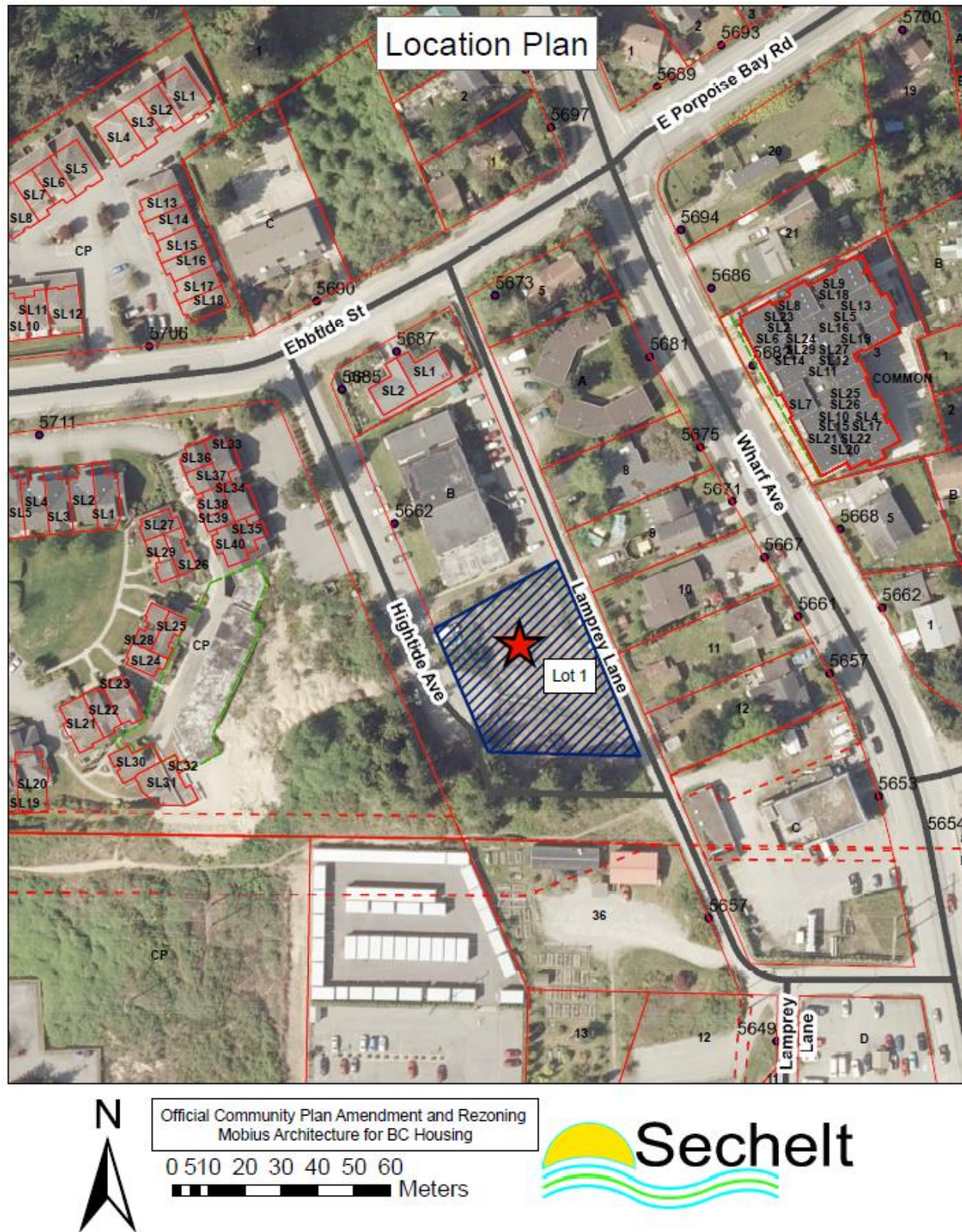
[Signature] Municipal Planner

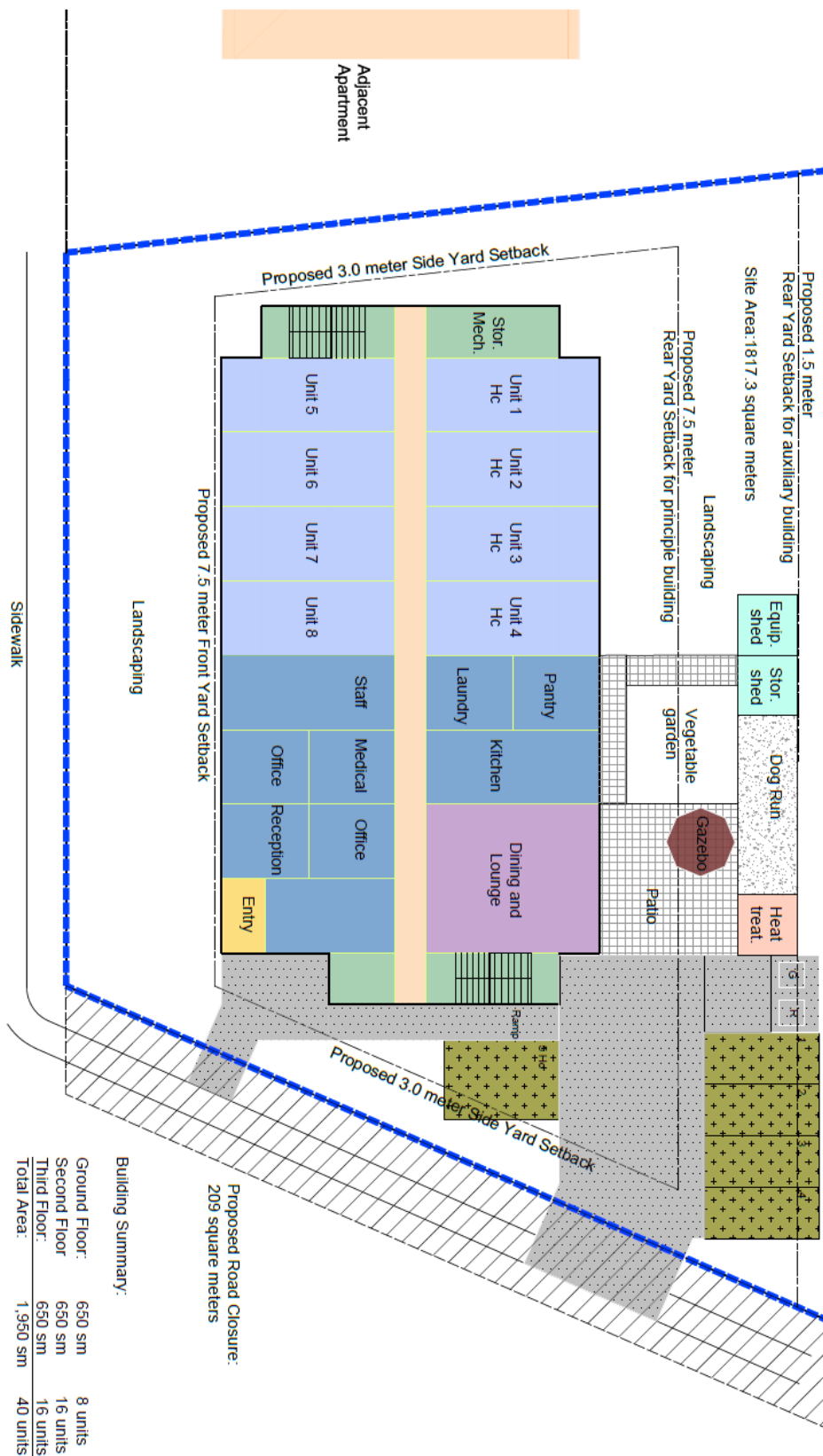
This referral has also been sent to the following agencies:

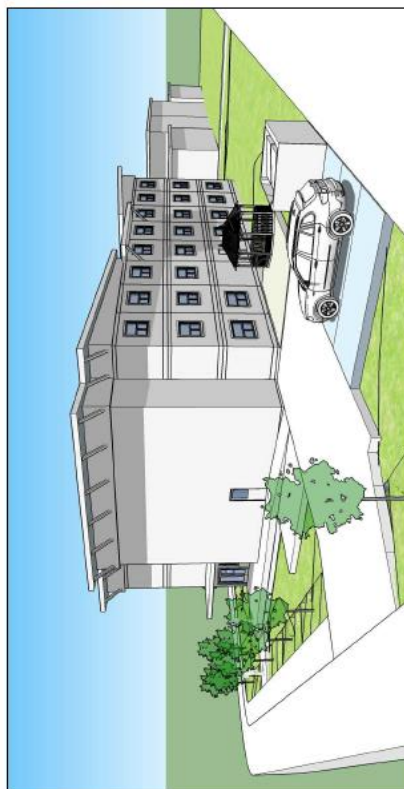
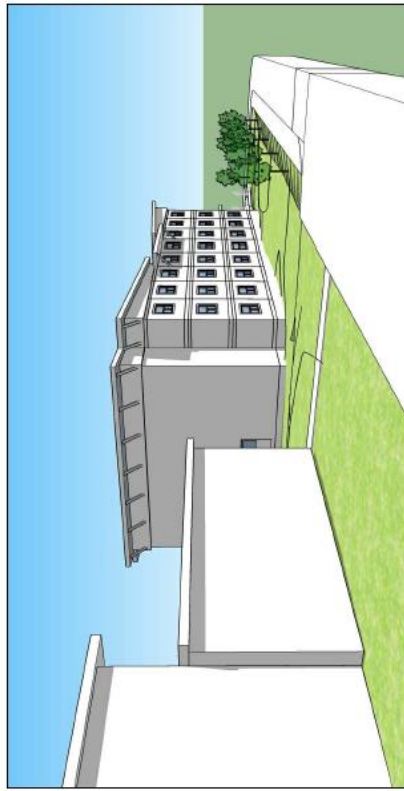
<input checked="" type="checkbox"/>	District of Sechelt Engineering	<input checked="" type="checkbox"/>	Sechelt Volunteer Fire Department
<input checked="" type="checkbox"/>	District of Sechelt Public Works	<input checked="" type="checkbox"/>	FortisBC Energy / Energy Services Advisor
<input checked="" type="checkbox"/>	District of Sechelt Parks	<input checked="" type="checkbox"/>	Telus
<input checked="" type="checkbox"/>	District of Sechelt Building	<input checked="" type="checkbox"/>	B.C. Hydro / BC Transmission Co
<input checked="" type="checkbox"/>	SC Regional District	<input checked="" type="checkbox"/>	Coast Cable -Eastlink
<input checked="" type="checkbox"/>	Sechelt Indian Government	<input checked="" type="checkbox"/>	Canada Post
<input checked="" type="checkbox"/>	Vancouver Coastal Health Authority	<input checked="" type="checkbox"/>	School District #46
<input checked="" type="checkbox"/>	Ministry of Transportation & Infrastructure	<input checked="" type="checkbox"/>	APC
	Agriculture Land Commission	<input checked="" type="checkbox"/>	Accessibility Advisory Committee
	Archaeology Branch of SIB & BC	<input checked="" type="checkbox"/>	Council – for information

Community Associations

<input checked="" type="checkbox"/>	East Porpoise Bay	<input checked="" type="checkbox"/>	Downtown Village	<input checked="" type="checkbox"/>	West Sechelt	<input checked="" type="checkbox"/>	Tuwanek
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SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – May 10, 2018

AUTHOR: Sven Koberwitz, Planning Technician

SUBJECT: DEVELOPMENT VARIANCE PERMIT DVP00028 (VAN EGMOND) - ELECTORAL AREA B

RECOMMENDATIONS

THAT the report titled Development Variance Permit DVP00028 (Van Egmond) - Electoral Area B be received;

AND THAT Development Variance Permit DVP00028 to permit an auxiliary dwelling above a garage be issued with the following sections of Zoning Bylaw No. 310, 1987 varied:

1. The maximum floor area of a building containing a free standing auxiliary dwelling, per Section 502(8)(b), from 55 square metres to 99 square metres;
2. Permit a free standing auxiliary dwelling to include a garage as part of the building, per Section 502(8)(c);
3. Increase the maximum height of a building which is separate from the principal residence and which contains an auxiliary dwelling, per Section 503(7), from 4.5 metres to 7.5 metres.

AND THAT the Development Variance Permit DVP00028 be issued subject to:

1. There being no internal connection between the garage and auxiliary dwelling;
 2. Consideration of comments received from the *shíshálh* Nation within the 60 day referral period.
-

BACKGROUND

SCRD has received a development variance permit application to enable the conversion of a studio area above a garage to an auxiliary dwelling. A building permit for a garage with a studio above was issued in November 2017 and the building is currently under construction. The studio is not considered a dwelling as it does not contain cooking facilities. A garage with a dwelling above is commonly referred to as a 'coach house' and this configuration is not permitted as an auxiliary dwelling in Zoning Bylaw No. 310.

The subject property is a waterfront property located on Truman Road in Electoral Area B. It is located in the R2 zone and is larger than 2000 square metres, therefore a single family dwelling and an auxiliary dwelling are permitted uses.

The waterfront lot has a varied topography with several rock outcroppings and filled areas on the upper portion adjacent to Truman Road. A large portion of the property is undevelopable as it drops off sharply to the ocean below. The property is accessed by a shared driveway access

easement and further limits the developable area of the subject property as structure cannot be built within the easement area.

Owner / Applicant:	Nadia Van Egmond		
Civic Address:	9211 Truman Road		
Legal Description:	Lot 82 District Lot 2394 Plan 19698		
Electoral Area:	Halfmoon Bay (B)	Parcel Area:	2662 m ²
OCP Land Use:	Residential A	Land Use Zone	R1
Application Intent:	To enable the conversion of a studio area above a garage, that is currently under construction, to an auxiliary dwelling.		

Table 1 - Application Summary

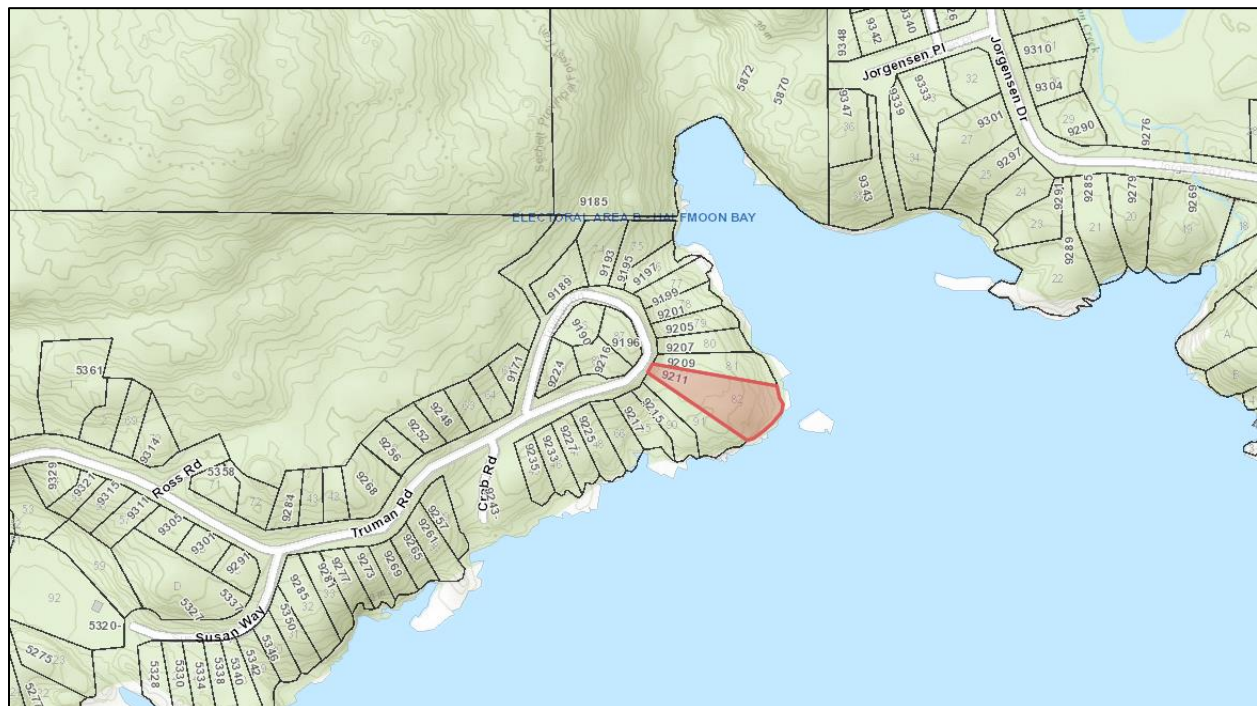


Figure 1 - Location Map

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

DISCUSSION

Analysis

Zoning Bylaw No. 310 requires that any free standing auxiliary dwelling be limited in height to 4.5 metres, not be attached to a garage, and not be contained in a building that is greater than 55 square metres. Together these regulations are intended to prevent 'coach houses'.

These regulations were introduced in a bylaw amendment in 1995 to address concerns related to the unauthorized conversion of garage space to living space resulting in an increase of auxiliary dwelling floor area.

The current Zoning allows the primary dwelling, auxiliary dwelling, and garage as three separate buildings. Zoning Bylaw No. 310 permits an auxiliary building to have a height of 11 metres and a free standing auxiliary dwelling a height of 4.5 metres without the need for a variance.

Locating separate buildings on the property would be challenging, requiring significant land alteration and resulting in increased parcel coverage.

The applicant provided rationale for the variance (Attachment A) and has indicated that locating a dwelling above the detached garage is better suited to the topography of the property and results in fewer impacts to adjacent property owners and to the natural setting of the property.

Planning staff have inspected the site and observe that the proposed development is suited for the natural topography of the property and would have less impact on the surrounding neighbourhood than three separate buildings. The building is currently under construction and located directly adjacent to a shared driveway access easement at the western part of the property with the garage doors facing the driveway. A catwalk/bridge will provide access to the upper level from a natural rock outcrop at the rear of the building.



Figure 2 - Aerial View of Property (2014)

In order to address concerns related to converting the garage space to habitable area the applicant has omitted any internal connection between the upper and lower floor. The studio space is only accessible from a single external entrance. Reconfiguration of the space to add internal stairs would be challenging and require a building permit for structural changes.

Staff note that Bylaw No. 310 is currently in the early stages of a review. This project will include a review of maximum floor area and building height for auxiliary dwellings.

Official Community Plan

The Halfmoon Bay OCP designate several development permit areas that affect the subject property.

Development permit area #1A (Coastal Flooding) and development permit area #1B (Coastal Slopes) are located on the property, however the specific location where the building under consideration is located is outside the development permit areas and therefore a development permit is not required.

Options

Possible options to consider:

Option 1: Issue the permit.

The applicant would be permitted to convert the studio space to an auxiliary dwelling. A condition of this option is that there be no internal connection between the auxiliary dwelling and garage.

This is staffs recommended option.

Option 2: Deny the permit.

Construction of the permitted auxiliary building (garage and studio space) would continue and the applicant could apply for a building permits to construct a free standing auxiliary dwelling in another location on the property.

Consultation

The development variance permit application has been referred to the following parties for comment:

Referral	Comments
SCRD Building Division	If variance is issued the building permit will need to be amended to reflect changes to the use of the building. No additional concerns with application.
shíshálh Nation	Referral sent April 12, 2018. No comments received to date.
Halfmoon Bay Advisory Planning Commission	The APC recommended support of the development variance permit application at a meeting on February 27, 2017.

Neighbouring Property Owners/Occupiers	Notifications were distributed on April 12, 2018 to owners and occupiers of properties within a 50 metre radius of the subject property. Three letters of objection have been received (Attachment E).
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Three letters raising concerns about the development variance permit application were received. Concerns expressed related to the size and siting of the building. As an auxiliary building (no cooking facilities or overnight accommodations) the building is in conformance with the regulations of Zoning Bylaw No. 310 and is well below the height and floor area limits for auxiliary buildings. The scope of the proposed variance is strictly whether a dwelling on the second level of the building is permitted. A condition that access between the upper floor and garage be prohibited have been recommended to prevent more than 55 m² of the building being used as a dwelling.

Some concerns were also raised about the proximity of the building to the shared driveway access easement. There may be misunderstanding amongst neighbours regarding the status of this easement. It is not a public road and therefore property line setbacks do not apply.

Staff believe the proposed inclusion of the dwelling in the auxiliary building is a better solution than the construction of another stand-alone dwelling that meets the requirements of Zoning Bylaw No. 310.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRD has received a development variance permit to vary regulations in Zoning Bylaw No. 310 to allow the conversion of studio space above a garage into an auxiliary dwelling.

An auxiliary dwelling is permitted on the property however several regulations prohibit an auxiliary dwelling above a detached garage. The detached garage/studio is currently under construction and permitted by a building permit issued in November 2017. The scope of this development variance permit application is strictly the inclusion of an auxiliary dwelling above the detached garage.

Planning staff support locating the auxiliary dwelling above the garage based on consideration of site constraints and impacts to the surrounding neighbourhood. Conditions have been recommended to prevent the conversion of the garage space into living space and thereby exceeding the 55 m² floor area limit for auxiliary dwellings.

Planning staff support this application subject to the recommended conditions.

Attachments

Attachment A - Variance Criteria submitted by Applicant
Attachment B - Site Plan
Attachment C - Elevations of Building
Attachment D - Site Photos taken by Planning Staff
Attachment E - Comments from Property Owners/Occupiers

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

Attachment A

Nadia Van Egmond
9211 Truman Road
Halfmoon Bay, B C VoN 1Y2

December 15, 2017

To Planning Department :

I am respectfully submitting a request for variance of Bylaw 310 to change the use of the space above the double garage for which permit # 1302 has been issued from studio/workshop to auxiliary dwelling.

It is my conviction that by doing so I will not be departing from the guiding principles of the Bylaw and that this will not negatively affect the neighbourhood. The property in question, lot 82, is approximately 2/3 acre and as such it could accommodate both a garage with studio and a free standing auxiliary dwelling. However it is my wish to minimize the buildings footprint and preserve as much of the natural setting as possible.

The main residence is not intended to contain a suite and an auxiliary dwelling is not only desirable but a security component to the property. I live alone and well past retirement age, therefore an auxiliary dwelling would allow for someone to live on the property, providing help if necessary and a deterrent to home invasion when I would be away caring for my grandchildren or travelling. It seems to me that modifying the use of the studio would have less environmental impact than adding a separate building.

The overall height of the building containing the auxiliary dwelling does not exceed the height allowed for an auxiliary building and the dwelling component, measured from the ground from which it would be accessed, is well below the 4.5 meter allowed. The dwelling would be conforming with the building code and, although above the garage, it would be a separate and distinct entity. Given the configuration of the terrain, its entrance would be approximately a couple of feet above ground level and in no way connected to the garage space.

The granting of this variance would allow to better preserve the natural characteristics of the site which is enjoyed by many of the neighbours who regularly stroll on the Len-Lloyd loop easement on my property. There would be more open space without adding another building on the site.

Having considered all the options, I do believe that this is the best solution for all parties affected by the variance, particularly the adjacent and nearby properties.

I will be happy to answer any questions or provide further information. My home phone number is [REDACTED] my cell. is [REDACTED] my email is [REDACTED]

I appreciate all the advice, guidance and help the staff in the planning and building departments have provided to me as I have discussed my needs and intentions with them from the start.

Best Regards



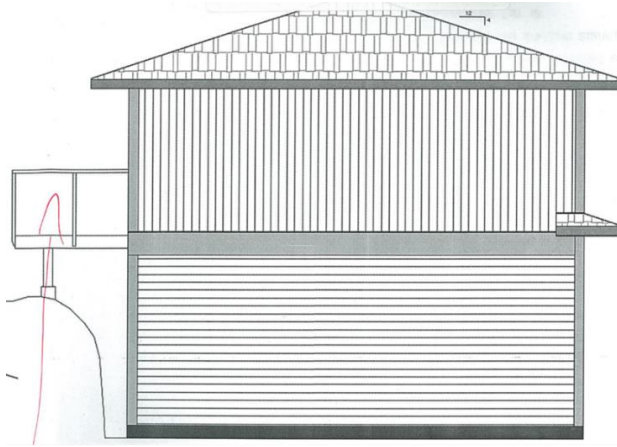
Nadia Van Egmond

Attachment B

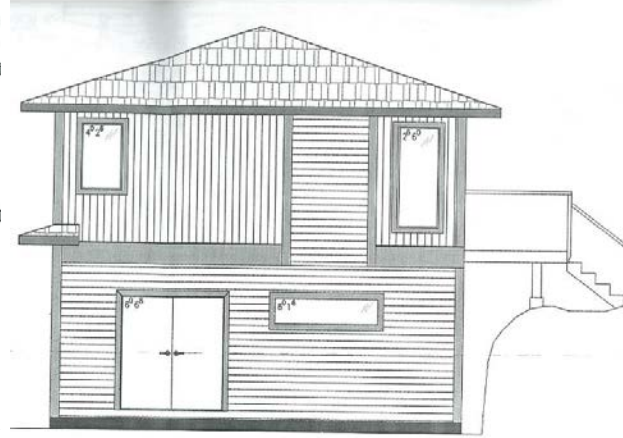


Attachement C

ELEVATIONS FROM BUILDING PERMIT APPLICATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



Figure 1 - View towards shared driveway and Truman Road above.



Figure 2 - View towards subject property from Truman Road.

Sven Koberwitz

From: Eric Lush <[REDACTED]>
Sent: April-30-18 10:16 AM
To: Planning Department
Subject: Development Variance Permit DVP 00028

To Sven Koberwitz - I am a resident at 9199 Truman Road - 5 doors down from Nadia Van Egmond's development property at 9211 Truman Road. I am concerned about the height variance as it is right at the entrance to the lower Truman Road and will change the appearance of our community and will open the door for others to consider larger additional buildings on their lots.

I am also concerned about an additional dwelling added to this property.
Any additional dwelling on any property in the area should be limited to personal use only and not be allowed for rental purposes or for any kind of commercial venture. We don't want our residential community opened up to the possibilities of VRBO's or similar rental situations.

Thank you for your consideration. Yours truly, Eric Lush.

This email was scanned by Bitdefender

Sven Koberwitz

From: Bill Clarke <[REDACTED]>
Sent: April-29-18 8:12 PM
To: Planning Department
Subject: Development Variance Permit DVP00028

I am opposed to the development variance permit DVP00028.

I have lived on the lower loop of Truman Road for more than 23 years. In my time, I have watched four new homes be built and one large renovation be completed without concern. This time, I am concerned.

I feel strongly that the application is not in keeping with the neighborhood setting. Of the thirteen home owners who use the lower loop to access their properties and homes, not one has located a building so close to the road or constructed one of this height and size.

I am not against further development on the property as I do appreciate the benefits of a garage. However, this building, that is already under construction, is placed as far from the main house and as close to the road as possible. The plans have the appearance of not really being a garage for the main house, but actually as a secondary two story dwelling.

The location chosen was not the easiest or most cost efficient for building. Three very large fir trees have already been removed as well as chipping and blasting of rock to create a building space far from the main house. The requested size increase from 4.5 metres in height to 7.5 metres and 55 square feet to 99 square feet appears to be excessive for a garage. The location and height of this auxiliary dwelling will crowd our narrow, one way road and will dramatically change the ambience and lighting of our cherished neighborhood.

In closing, I request the District to carefully consider the impact of this Development Variance Permit.

Thank you for your consideration

William D. Clarke

This email was scanned by Bitdefender

From: Judi Lees <[REDACTED]>
Sent: April-27-18 9:49 AM
To: Planning Department
Subject: Lot 28, 9211 Truman Road

Hello: Regarding the auxiliary dwelling to be located above the garage that is currently being built, I am not in favour of this application.

Certainly I agree that people have different needs and tastes but a very large, high structure close to the road is not fitting in our small loop neighbourhood. It is an area rich in gardens and trees, this structure will block out light especially since it is tight beside a beautiful garden and neighbouring yard. I realize these are aesthetic qualities but these are the qualities that most of us living on the Sunshine Coast abide to.

My other reason for objecting is that there is only one person on this large property, that has a very large house and one wonders about the need to make a larger footprint than necessary. I understand a garage but not a dwelling. Also, seems strange the garage is way in front of the house. Did some planning go askew here or what!?

I'm wondering why this building is already in progress when it almost doubles the square metres allowed and the plan is to be close to double the height? I thought the usual process was to go to variance before construction.

Thanks for giving the opportunity to comment on this. I will be away on May 10.

Judi Lees

**SUNSHINE COAST REGIONAL DISTRICT
POLICING COMMITTEE**

April 19, 2018

MINUTES OF THE SUNSHINE COAST POLICING COMMITTEE MEETING HELD IN THE CEDAR ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT 1975 FIELD ROAD, SECHELT, BC.

PRESENT:

(Voting Members)

Director, Electoral Area E, Chair
 Director, Electoral Area A
 Director, Electoral Area D
 Director, Electoral Area B,
 Director, Electoral Area F
 Councillor, District of Sechelt
 Councillor, District of Sechelt
 School District #46 Trustee

Lorne Lewis
 Frank Mauro
 Mark Lebbell
 Garry Nohr
 Ian Winn
 Alice Lutes
 Doug Wright
 Greg Russell

ALSO PRESENT:

(Non-Voting)

SCRD Chief Administrative Officer
 SCRd, Admin. Assist. Infrastructure Services
 Media

Janette Loveys
 Tracey Hincks
 1

CALL TO ORDER

1:40 p.m.

AGENDA

The agenda was adopted as presented.

PETITIONS AND DELEGATION**MINUTES****Recommendation No. 1***Minutes*

The Sunshine Coast Policing Committee recommended that the minutes of January 18, 2018 be received as presented.

COMMUNICATIONS**REPORTS****Recommendation No. 2***Monthly Crime Statistics – January 2018*

The Sunshine Coast Policing Committee recommended that the RCMP Monthly Crime Statistics for January 2018 be received.

Recommendation No. 3 *Monthly Crime Statistics – February 2018*

The Sunshine Coast Policing Committee recommended that the RCMP Monthly Crime Statistics for February 2018 be received.

Recommendation No. 4 *Monthly Crime Statistics – March 2018*

The Sunshine Coast Policing Committee recommended that the RCMP Monthly Crime Statistics for March 2018 be received.

Recommendation No. 5 *Invitation to Attend Policing Committee*

The Sunshine Coast Policing Committee recommended that a letter be sent to the Acting Staff Sergeant Michael Hacker inviting him to attend the Sunshine Coast Policing Committee meetings.

NEW BUSINESS / ROUNDTABLE**Noise Complaints**

It was noted that there has been an increase in noise complaints from short-term rentals.

The Committee recessed at 1:44 p.m. and reconvened at 2:30 p.m.

ADJOURNMENT 2:30 p.m.

Committee Chair

SUNSHINE COAST REGIONAL DISTRICT**EGMONT / PENDER HARBOUR (AREA A)****ADVISORY PLANNING COMMISSION****April 25, 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 Jane McOuat
ALSO PRESENT:	Area A Director	Frank Mauro
	Recording Secretary DVP00032	Kelly Kammerle Murray Warman
REGRETS:		Tom Silvey
		Sean McAllister
		Dennis Burnham
		Gordon Politeski
		Catherine McEachern
		Yovhan Burega

CALL TO ORDER 7:00 pm

AGENDA The agenda was adopted as presented.

DELEGATIONS

Murray Warman, Development Variance Permit Application DVP00032 (Pender Harbour Resort and Marina)

MINUTESArea A Minutes

The Area A APC minutes of March 28, 2018 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of March 27, 2018
- Roberts Creek (Area D) APC Minutes of March 19, 2018
- Elphinstone (Area E) APC Minutes of March 28, 2018
- West Howe Sound (Area F) APC Minutes of March 27, 2018
- Planning and Community Development Committee Minutes of March 8, 2018

REPORTS

BC Timber Sales Operations 2018-2022

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.

Development Variance Permit Application DVP00032 (Pender Harbour Resort and Marina)

Recommendation No. 2 *Development Variance Permit Application DVP00032 (Pender Harbour Resort and Marina)*

APC recommends approval of Development Variance Permit Application DVP00032 (Pender Harbour Resort and Marina) with the following comments:

- SCRD conditions are met.
- MOTI requirements are met.
- Adequate access for fire suppression is a concern and should be a condition of approval.
- This is a onetime only property line variance for this property.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING Wednesday, May 30th, 2018

ADJOURNMENT 8:15 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION****April 24, 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	Elise Rudland Barbara Bolding Guy Tremblay Bruce Thorpe
ALSO PRESENT:	Recording Secretary	Katrina Walters
REGRETS:	Members	Marina Stjepovic Lorn Campbell Eleanor Lenz Alda Grames Jim Noon
	Area B Director	Garry Nohr

CALL TO ORDER 7:01 p.m.

AGENDA The agenda was adopted with the following amendments:

Business Arising from Minutes and Unfinished Business

Zoning Bylaw 310 Advisory Meeting Summit

New Business

Chapman Water Treatment Plant Tour

MINUTES

Area B Minutes

The Area B APC minutes of March 27, 2018 were adopted as presented.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes, March 28, 2018
- Roberts Creek (Area D) APC Minutes, March 19, 2018
- Elphinstone (Area E) APC Minutes, March 28, 2018
- West Howe Sound (Area F) APC Minutes, March 27, 2018
- Planning and Development Committee Minutes, March 8, 2018.

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESSZoning Bylaw 310 Advisory Meeting Summit

To be held on Tuesday May 1, 2018 1 p.m. - 4 p.m.

REPORTSBC Timber Sales Operations 2018-2022

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.
- The staff member who wrote the report did a really good job; laying out the background etc.

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

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

NEW BUSINESSChapman Water Treatment Plant Tour

The Sunshine Coast Regional District has invited Area B APC members for a tour of the Chapman Water Treatment Plant as described in the email sent to APC members on April 17, 2018. Tours are available May 8-11, 2018.

NEXT MEETING May 22, 2018

ADJOURNMENT 8:16 p.m.

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

April 16, 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	Gerald Rainville Marion Jolicoeur Mike Allegretti Dana Gregory
ALSO PRESENT:	Electoral Area D Director Recording Secretary	Mark Lebbell Vicki Dobbyn
REGRETS:	Members	Heather Conn Danise Loftstrom
ABSENT:	Members	Nicola Kozakiewicz

CALL TO ORDER 7:04 pm

AGENDA The agenda was adopted as presented.

Area D minutes

The Area D APC minutes of March 19, 2018 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes of March 28, 2018
- Halfmoon Bay (Area B) APC Minutes of March 27, 2018
- West Howe Sound (Area F) APC Minutes of March 27, 2018
- Planning and Community Development Committee Minutes of March 8, 2018
- Elphinstone (Area E) APC Minutes of March 28, 2018

REPORTS

The report titled "Subdivision Referral SD000036 (White) – 3227 Hansen Road, Roberts Creek was received.

DISCUSSION

- Discussion ensued about the request for the panhandle driveway when there is an existing driveway from Hanson Road.
- Fire department would like to avoid panhandle driveways unless necessary.
- Considerations include existing culverts
- Traffic safety concerns for the more heavily trafficked Roberts Creek Road.
- Panhandle would need to be perpendicular to the road.
- It is not clear where the driveway will be for proposed Lot #1.
- No clear rationale for panhandle. We need to hear why.
- It seems like the design is meant to suggest a house would be built on the south end of Lot, but a more likely site would be the north end.
- Requires a waiver for frontage.

Recommendation No. 1

APC questions the current layout, specifically the proposed panhandle, and would like more information and a rationale for the layout of the subdivision. APC would not recommend approval of the panhandle without further clarification.

NEW BUSINESS

Invitation to APC Members to Bylaw 310 Advisory Committee Summit. The recording secretary will send confirmed date to members and Director Lebbell.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING **May 14, 2018 (one week early due to Statutory Holiday)**

ADJOURNMENT 8:03 pm

SUNSHINE COAST REGIONAL DISTRICT**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****April 24, 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	Doug MacLennan Bob Small Maura Laverty
ALSO PRESENT:	Director Recording Secretary	Ian Winn Diane Corbett
REGRETS:	Members	Susan Fitchell Laura Houle

CALL TO ORDER 7:07 p.m.

AGENDA The agenda was adopted as presented.

MINUTESWest Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of March 27, 2018 were approved as circulated.

Minutes

Minutes received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of March 28, 2018
- Halfmoon Bay (Area B) APC Minutes of March 27, 2018
- Roberts Creek (Area D) APC Minutes of March 19, 2018
- Elphinstone (Area E) APC Minutes of March 28, 2018
- Planning and Community Development Committee Minutes of March 8, 2018

REPORTS

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.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING **May 22, 2018**

ADJOURNMENT 8:25 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION****April 25, 2018**

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

PRESENT:	Chair	Mary Degan
	Members	Rod Moorcroft Dougald Macdonald Nara Brenchley Jenny Groves
ALSO PRESENT:	Electoral Area E Director Alternate Director Recording Secretary Members of the Public	Lorne Lewis Laurella Hay Diane Corbett 3
REGRETS:	Members	Lynda Chamberlin Bob Morris
ABSENT:	Members	Patrick Fitzsimons Rob Bone

CALL TO ORDER 7:05 p.m.

AGENDA

The agenda was adopted as amended with the addition under Unfinished Business if time permits:

- Continued Review of Zoning Bylaw No. 310.

MINUTESElphinstone (Area E) Advisory Planning Commission Minutes

The Elphinstone (Area E) Advisory Planning Commission minutes of March 28, 2018 were approved as circulated.

Minutes

Minutes received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of March 28, 2018
- Halfmoon Bay (Area B) APC Minutes of March 27, 2018
- Roberts Creek (Area D) APC Minutes of March 19, 2018
- West Howe Sound (Area F) APC Minutes of March 27, 2018
- Planning and Community Development Committee Minutes of March 8, 2018

REPORTS

BC Timber Sales Operations 2018 - 2022

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 DL1313.
- 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 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 Skwx wú7mesh 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 Sk̓wx̓ wú7mesh 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 SCRD 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.

DIRECTOR'S REPORT

The Director's report was received.

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

Continued Review of Zoning Bylaw No. 310 – *Not discussed*

NEXT MEETING **May 30, 2018** (*Rescheduled from May 23*)

ADJOURNMENT 8:35 p.m.