



SUNSHINE COAST REGIONAL DISTRICT



**REGULAR BOARD MEETING TO BE HELD
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.**

THURSDAY, NOVEMBER 22, 2018

AGENDA

CALL TO ORDER 1:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of November 15, 2018

Annex A
Pages 1-3

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PRESENTATIONS AND DELEGATIONS

3. Gayle Neilson, Elphinstone Community Association
Regarding District Lot 1313 (A93884)
4. Ross Muirhead, Elphinstone Living Forest (ELF)
Regarding BC Timber Sales Cutblock A93884

Annex B
pp 4-12

Annex C
pp 13-22

REPORTS

5. Planning and Community Development Committee recommendation Nos. 1-8 of November 15, 2018
6. Infrastructure Services Committee recommendation No. 1 of November 15, 2018
7. Chief Administrative Officer's Report

Annex D
pp 23-26

Annex E
pp 27-28

Annex F
pp 29-30

COMMUNICATIONS

MOTIONS

BYLAWS

DIRECTORS' REPORTS

Verbal

NEW BUSINESS

IN CAMERA

ADJOURNMENT

UPCOMING MEETING DATES

SCRD Board, Committee, and Advisory Committee Meetings (to December 31, 2018)

Roberts Creek (Area D) Advisory Planning Commission	November 19 at 7:00 p.m.
Corporate and Administrative Services Committee	November 22 at 9:30 a.m.
Regular Board	November 22 at 1:30 p.m.
Halfmoon Bay (Area B) Advisory Planning Commission	November 27 at 7:00 p.m.
West Howe Sound (Area F) Advisory Planning Commission	November 27 at 7:00 p.m.
Egmont / Pender Harbour (Area A) Advisory Planning Commission	November 28 at 7:00 p.m.
Elphinstone (Area E) Advisory Planning Commission	November 28 at 7:00 p.m.
Special Corporate and Administrative Services Committee (Pre-Budget)	November 29 at 9:30 a.m.
Special Corporate and Administrative Services Committee (Pre-Budget)	November 30 at 9:30 a.m.
Planning and Community Development Committee	December 13 at 9:30 a.m.
Regular Board	December 13 at 1:30 p.m.
Natural Resources Advisory Committee (NRAC)	December 19 at 3:30 p.m.

Other SCRD Meetings (Intergovernmental, Public Hearings, Information Sessions)

Island Coastal Economic Trust (ICET) North Island-Sunshine Coast Regional Advisory Committee (Chair)	November 30
Zoning Bylaw 310 Public Open House	December 5 at 5:00 p.m.
Zoning Bylaw 310 Public Open House	December 6 at 5:00 p.m.
SCRD Field Road Office Holiday Closure	December 25 to January 1

Please note: Meeting dates are current as of print date (November 16, 2018).



SUNSHINE COAST REGIONAL DISTRICT

November 15, 2018

MINUTES OF THE MEETING OF THE BOARD OF THE SUNSHINE COAST REGIONAL DISTRICT HELD IN THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	L. Pratt
	Directors	D. Siegers L. Lee A. Tize D. McMahon M. Hiltz K. Julius B. Beamish T. Lamb
ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	Sr Mgr, Administration and Legislative Services	A. Legault
	GM, Corporate Services / Chief Financial Officer	T. Perreault
	GM, Planning and Community Development	I. Hall
	GM, Infrastructure Services	R. Rosenboom
	Deputy Corporate Officer / Recorder	S. Reid
	Media	1
	Public	5

CALL TO ORDER 2:33 p.m.

AGENDA It was moved and seconded

321/18 THAT the agenda for the meeting be adopted as presented.

CARRIED

MINUTES

Minutes It was moved and seconded

322/18 THAT the Regular Board meeting minutes of October 25, 2018 be adopted as presented.

CARRIED

Inaugural Minutes It was moved and seconded

323/18 THAT the Inaugural Board meeting minutes of November 8, 2018 be adopted as presented.

CARRIED

REPORTS**Appointments It was moved and seconded**

324/18 THAT the report titled 2018 / 2019 Chair Appointments be received;
AND THAT the list of Chair appointments be affirmed as follows:

Corporate & Administrative Services Committee

Chair Darnelda Siegers
Vice Chair Andreas Tize

Planning & Community Development Committee

Chair Bill Beamish
Vice Chair Andreas Tize

Infrastructure Services Committee

Chair Donna McMahon
Vice Chair Mark Hiltz

Transportation Advisory Committee

Chair Donna McMahon
Vice Chair Leonard Lee

Sunshine Coast Policing Committee

Chair Mark Hiltz
Vice Chair Leonard Lee

CARRIED

BYLAWS**Bylaw 310.177 It was moved and seconded**

325/18 THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.177, 2018* be adopted.

CARRIED

DIRECTORS' REPORTS

Directors provided a verbal report of their activities.

ADJOURNMENT It was moved and seconded

326/18 THAT the Regular Board meeting be adjourned.

CARRIED

The meeting adjourned at 2:52 p.m.

Certified correct _____

Corporate Officer

Confirmed this _____ day of _____

Chair

To the Board of the Sunshine Coast Regional District

Nov. 22, 2018

From Elphinstone Community Association

Thank you for the opportunity to present our concerns about DL 1313

The remaining intact forest in Area E, known locally as Reed Road Forest, occupies a key location on the lower slopes of Mount Elphinstone adjacent to residential properties. A mature, mixed forest, grown up since the fire of 1906, we strongly urge the SCRD to advocate for its preservation in line with the Elphinstone OCP recommendation: B-10.3 (a) 2008, p. 60 (see attachments). There are many reasons why DL 1313 has natural values far in excess of any possible commercial value if logged:

- in addition to one hundred plus year old Douglas firs, the mixed deciduous, cedar, hemlock forest offers great potential for wildlife viewing as well as recreational and educational opportunities
- provides ideal habitat for a wide variety of plants and wildlife; many types of fungi have been seen as well as red-legged frogs and we note that giant huckleberry bushes, many surpassing 6' grow there
- crossed by numerous north-south running streams, it provides important hydrological benefit to the Area E residents downstream who depend on well water and has been identified as a watershed reserve
- two streams that flow north to south down the eastern section of the forest are important feeder streams to Chaster Creek
- the forest acts as a buffer from the recent clearcut to the west and industrial activity to the east, and in these times of advancing climate change, provides an important carbon sink
- this older, mixed forest helps with slope retention as this area is quite steep; with increasing winter rains and summer droughts becoming the norm with climate change, ensure slope stability
- Reed Road forest is easily accessible to all in our community and provides the only remaining forest of a type that once covered all of Area E

- A recent report by Allen Banner (MSc., RPBio, RPF) investigating the ecology of this forest and a block in Roberts Creek states:

"Historically, this District Lot (DL1313) was given Watershed Reserve status (MapArt Publishing 2002; The Local Weekly 2014) and is designated in the Elphinstone Official Community Plan as "Park, which should be acquired for current and future park use and environmental protection" (Sunshine Coast Regional District Staff Report 2016). Such historical precedents should be considered as candidates for conservation within a focussed strategy for rare and threatened ecosystems." p. 13 http://www.loggingfocus.org/wp-content/uploads/2018/07/A_Banner_Elphinstone-Logging-Focus-July-04_2018-1-1.pdf

We note that the letter from BCTS (see attached) mentions that the SCRD was given a chance to contact them about this block. We would like to know when the SCRD was in touch with them to support its conservation, also recommended by the Elphinstone APC. What discussion has the SCRD had with the Minister of Forests, Lands and Natural Resources and the Ministry of the Environment?

Given the BCTS plan to put DL 1313 (Timber Sale License A91376) to auction in January 2019, we request the SCRD immediately write to the Minister of Forests, Lands and Natural Resources and the Ministry of the Environment, copy to BC Timber Sales, to intervene and advocate for its protection.

Thank you for your help and support in this matter,

On behalf of Elphinstone Community Association and the local neighbours,

Gayle Neilson, Secretary, Elphinstone Community Association

Ron Neilson, Chair, Elphinstone Community Association

Hermann Ziltener, concerned neighbours group

Elphinstone Community Association – Reasons why preserving 1313 is essential April 2018

DL1313 is an old low elevation mixed forest of a type that used to cover the area but is only found in this one location in Elphinstone now. The forest regenerated naturally after the 1904 forest fire and other than some hand logging has never been logged

It can be easily be accessed and enjoyed by the community and provides educational value and is recognized by the Sunshine Coast Regional District and past and present residents as needing protection as evidenced by the Elphinstone Official Plan (March 2008, updated in January 2018)*

Due to its mature state and size, the forest supports a rich biodiversity (wildlife mammals bears, coyotes, bobcats, cougars, deer, bats etc.) birds and amphibians (frogs and newts), as well as a natural buffer for adjacent residences which depend on water from the mountain for their wells

Several creeks run through DL1313 including three that flow into Chaster Creek, the largest creek in our area and a fish-bearing stream. It is bounded on its west side by Walker Creek which forms the boundary of a large logging operation - DL1312

With climate change and more severe weather events it is essential to have significant areas of forest protected in perpetuity and this forest is the only one we have in Elphinstone Regional Area E

Adjacent neighbours have specific concerns about the negative consequences of logging, including:

- impact of logging on the drinking water supply and the potential for flooding and mudslides.
- slash that is inevitably left behind after logging will increase the risk of fires to all the houses close to DL1313 especially since there is no pressurized water (hydrants) in the area.
- with increasingly heavy winter rains, the risk of flooding (which already occurs) likewise increases especially if the mountainside is denuded of trees
- if flooding damages houses, land or crops downhill of DL 1313, who will pay for this? BCTS, the Provincial Government, logging companies?
- if neighbours wells run dry/become contaminated, who carries responsibility, what recourse will residents have? Is the logging company required to ensure enough contingency funds to cover this (should not be the taxpayer)?
- if creeks run dry and fish habitat is destroyed is there a mechanism to repair the damage and who pays?
- will the people who make these logging decisions be held responsible if damage to wells, flooding etc. occurs. Will engineers who have assessed this to pose no flooding risk be held responsible in the event of flooding? Are there mechanisms that the engineers and companies have to cover the damages?

In conclusion, there have been community meetings about Reed Road Forest as well as several dozen letters written to the ministries involved, to BCTS and to the SCRD advocating the preservation of this forest. Many community members have met for ECA sponsored walks into the forest and a memorable one on a very hot day in the summer, made us realize another important aspect of this intact forest – it was very cool despite soaring temperatures.

** The Elphinstone Official Plan (Bylaw 600, March 2008) states the need to protect DL 1313:*

B-10.3 (a) Future Community or Regional Park No. 1 District Lot 1313 – Old Gibsons Watershed Reserve

This large 48 ha. (120 acre) site includes land sloping northward towards Mount Elphinstone and is covered by the largest areas of mature coniferous forest and wetland identified in the Sunshine Coast Sensitive Ecosystem Inventory (2003) within the Elphinstone OCP. The land is crossed by Smales Creek, Walker Creek and two upper branches of Chaster Creek incised in steep ravines. p.60



File 18046-40/DSC/03-Annual Op Plans
October 29, 2018

Transmitted electronically:

Re: BC Timber Sales Operational Plan 2018-2022

Dear Stakeholder:

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

BCTS refers operating plans to First Nations and stakeholders on the Sunshine Coast, annually. This information sharing process is a venue for people to provide direct feedback to BCTS regarding proposed forest harvest activities.

Timber Sale Licence A91376 (DL1313) was first shown on our Operating Plan in 2013. BCTS has had ongoing dialog with the Sunshine Coast Regional District (SCRD), local environmental groups and residents regarding their concerns. Amendments to block design have included: additional retention and fire proofing techniques given that this licence is within an urban-rural interface area.

The auction of TSL A91376 has been delayed on multiple occasions to allow further discussion with the SCRCD and other stakeholders. Following the 2013 publication of BCTS' Operating Plan, BCTS learned of the SCRCD's desire to create a regional park in the area. As a result, BCTS delayed auction until spring of 2017 to provide the SCRCD with time to pursue a change in land use status. BCTS delayed auction of TSL A91376 for the SCRCD again in 2017 and 2018. TSL A91376 is now scheduled for auction in January 2019.

BCTS and the SCRCD's Electoral E (Elphinstone) Advisory Planning Commissions (APC) will be meeting in the next couple of months to continue discussions related to concerns brought forward by local land owners. We would like to thank the SCRCD for committing to have the meeting professionally facilitated. We hope that the APC meeting will provide the appropriate venue for BCTS and residents can come to an agreement on how to move forward on this block.

BCTS takes concerns raised by people who have a vested interest in the land seriously. We are committed to sound forest stewardship, which requires a multi-disciplinary team of professionals when developing forest harvest proposals. Below is a summary of the main concerns BCTS has received related to TSL A91376 and some of the work BCTS has considered and/or completed to try and mitigate potential impacts:

- **Protection of water and prevention of landslides:** BCTS has commissioned an independent professional assessment of terrain stability, sedimentation, and hydrologic hazard associated with its harvest plans. In summary, the hazards associated with harvesting TSL A91376 for

Page 1 of 2

terrain stability, sedimentation, and hydrology (to downstream water licences and wells) has been assessed to be very low to low, and measures to protect these features will be incorporated into cutblock and road designs. Drainage issues associated with existing forestry roads built to historical standards will be ameliorated, thereby mitigating ongoing risk factors in the area.

- **Biodiversity and Parks:** The *Sunshine Coast Regional District Parks and Recreation Master Plan* (September 10, 2013) identifies the supply of parkland and open space available for recreation across the SCRD at 15,400 hectares. Approximately, 12,200 hectares of that amount is classified as Provincial Park and 1,800 hectares is Crown land available for the use, recreation, and enjoyment of the public. In addition to parks, the existing network of non-harvestable areas is used to assist in achieving biodiversity targets on the land base. For example, in the Mount Elphinstone area alone, there are more than 2,900 hectares of Old Growth Management Areas.
- **Recreation:** BCTS works closely with local user groups to manage and maintain recreational experiences within the working forest. We support collaborative engagement with the SCRD and recreational groups and consider the *Sunshine Coast Regional Trails Strategy* during our planning process.
- **Increased fire risk due to logging:** The *BC Wildfire Regulation* requires that industrial users not increase the fire risk on a site. BCTS is committed to ensuring that all operational activities are compliant with regulation through monitoring and collaboration with other agencies.

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

To be notified of future operating plan releases, please request to be added to the annual referral list by emailing: BCTS.Powell.River@gov.bc.ca.

Thank you for writing and sharing your views.

Sincerely,



Noel Poulin

Woodland Supervisor

BCTS – Chinook Business Area

PC: Donna McMahon, Director for Area-E, Sunshine Coast Regional District

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

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

B-11: PARK LAND USE DESIGNATION & ACQUISITION POLICIES

Objectives

1. To recognize the need for park opportunities at the neighbourhood, community, regional and provincial levels to fulfil the recreational needs of residents.
2. To coordinate future park and recreational development with facilities of School District No. 46 so as to minimize public expenditure.
3. To reserve land and water areas with high scenic natural recreational potential for future parks.

-
- . To enhance the public's access and use of ocean and forest environments in a manner that minimizes detrimental effects on these environments.

B-11.1 Parks Land Use Designation Main Policy

1. Lands identified as *Park* on *Map 3 – Land Use Designations* and on *Map 4 - Parks and Recreation* should be acquired for current and future park use and environmental protection.
2. Land and water areas identified as *Public Recreation* on *Map 3* are designated to provide for nature- and water-oriented recreational opportunities for the public.

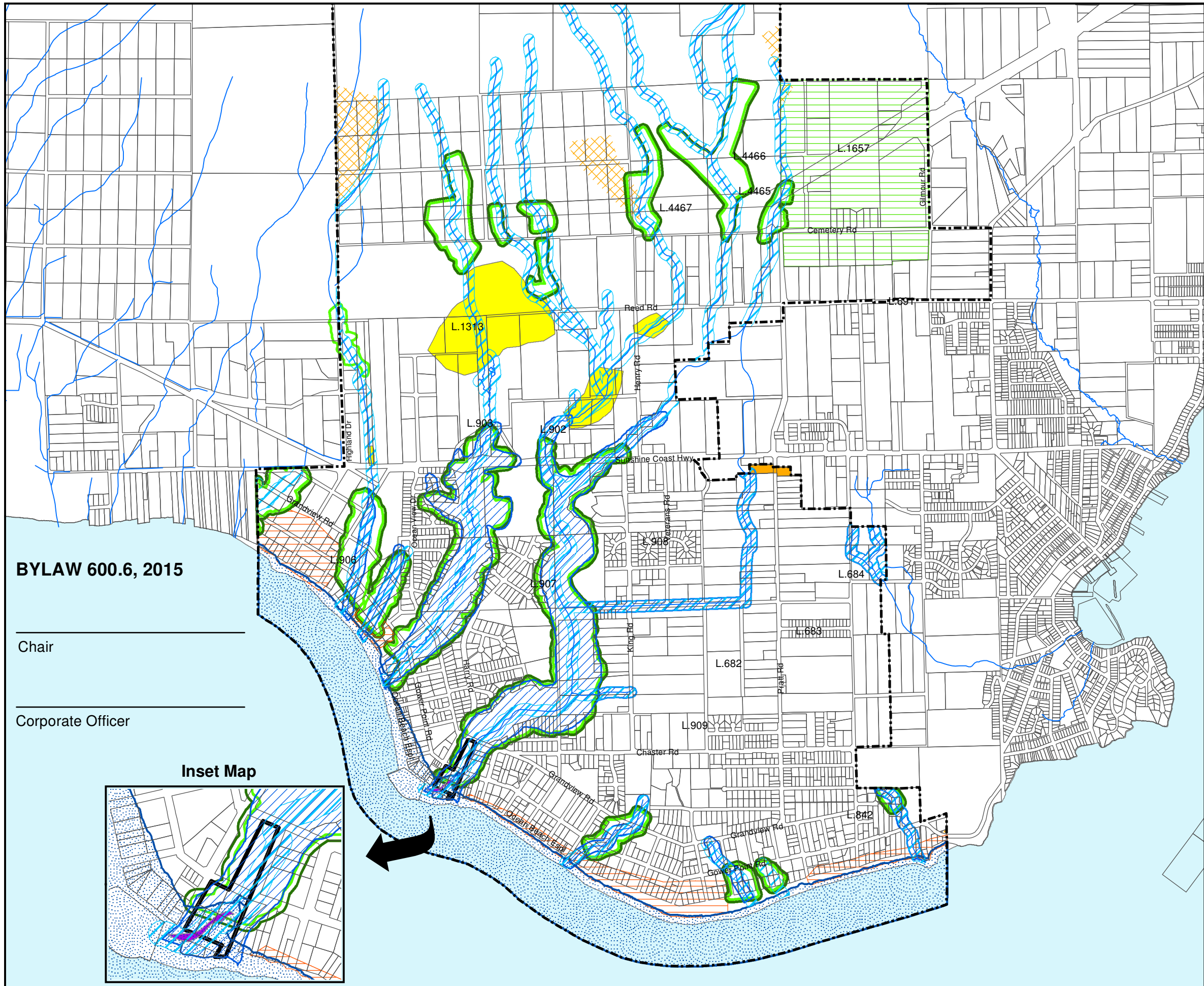
B-11.2 Neighbourhood and Mini Park Policies

1. A minimum park requirement of 1.0 hectares (2.47 acres) per 1,000 population and a 0.5 kilometre service radius should be utilized as a guideline for planning neighbourhood level parks of 1.0 hectares (2.47 acres) or greater in size.
2. Neighbourhood level parks should be developed for recreation opportunities such as junior-sized playing fields, children's play equipment and tennis courts.
3. The creation of smaller mini parks shall only be pursued to provide supplementary neighbourhood-level facilities in areas where there will be insufficient population to warrant a full-size neighbourhood park. Such parks may include amenities such as playgrounds or play courts as desired by the community.
4. Parks shown as *Future Neighbourhood or Mini Park Dedication* on *Map 4* should be established through dedication at time of subdivision and other methods as outlined below:

(a) Future Neighbourhood Park No. 1

Chaster Creek at Fitchett Road

This park site is proposed to include a relatively level site of approximately 0.55 ha. (1.36 acres) to the east of Chaster Creek shown on *Map 4* to be dedicated to the Regional District at the time of subdivision or a rezoning. A further park area

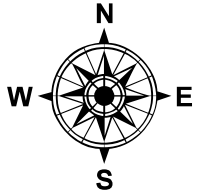
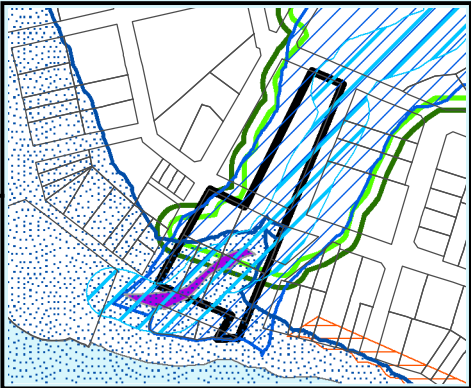


BYLAW 600.6, 2015

Chair

Corporate Officer

Inset Map

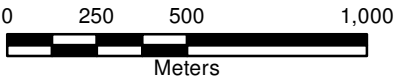


Legend

- Plan Area Boundary
- Land Parcels
- Streams
- DPA #1A - Coastal Flooding
- DPA #1B - Coastal Slopes
- DPA #2A - Creek/River Corridor
- DPA #2B - Ravines (15m)
- DPA #2B - Ravines (30m)
- DPA #2C - Floodplain
- DPA #2D - Low Channel Confinement (Fan)
- DPA #3 - Slope Hazards
- DPA #4 - Stream Riparian Assessment Areas
- DPA #5 - Route 101 Commercial Industrial Mixed Use
- DPA #6 - Bonniebrook Lodge Tourist Commercial
- DPA #7 - Rural Industry

All mapped and unmapped streams are designated DPA No. 4.

UTM Zone 10, NAD 83



*Sunshine Coast
Regional District*



BYLAW 600

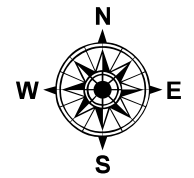
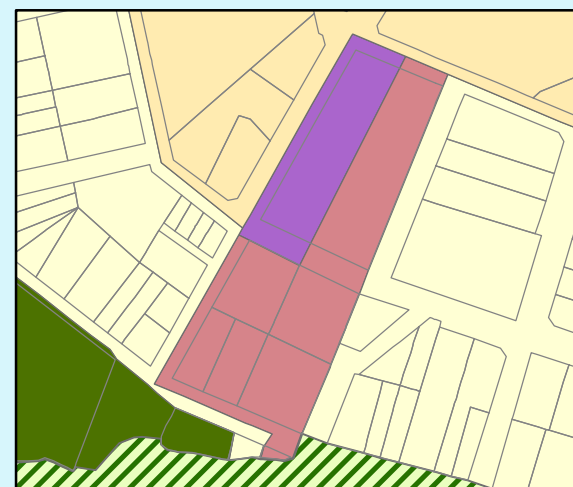
Chair

Corporate Officer

"Rural Forest" designation continues to cover remainder of Plan Area shown on Map 1.

As of December 10, 2009
This subject area was removed
from Electoral Area E and is under
the jurisdiction of the Town of Gibsons.
Please contact the Town of Gibsons
for further information.

Inset Illustrates Bonniebrook Area



- OCB Boundary
- Land Parcels
- Streams
- Agricultural A
- Agricultural B
- Rural Forest
- Rural
- Rural Residential
- Residential A
- Residential B
- Residential C
- Residential D
- Mobile Home Park
- Commercial Industrial Mixed Use
- Tourist Commercial
- Park
- Public Recreation Use
- Institutional
- Comprehensive Development Cluster Housing Areas

Policies under:

OCP Section B-3.1.3 apply to CDCHA Nos. 1, 2, 3 & 4

OCP Section B-8.4.5 & B-8.4.6 apply to CDCHA Nos. 2 & 5

OCP Section B-8.5.5 & B-8.5.6 apply to CDCHA No. 6

0 250 500 1,000
Meters

Scale 1:22,000
UTM Zone 10, NAD 83



Sunshine Coast Regional District
**Elphinstone Official
Community Plan**

MAP 3
Land Use Designations

CLACK CREEK FOREST – KEY SECTION
OF AN EXPANDED MT. ELPHINSTONE
PARK STILL REQUIRES PROTECTION!

**SUPPORT A MOTION REQUESTING THAT BC
TIMBER SALES CANCEL OR DEFER BLK A93884
IN THE CLACK FOREST AREA**

- The Clack Creek Forest (BCTS A93884) has always been seen as a key forest in an expanded Mt. Elphinstone Provincial Park
- SCR D supports the expanded park as expressed in Bylaw 641 – part of the Roberts Creek Official Community Plan
- In 2014 the SCR D Board supported ELF's proposal to conduct a Conservation Review covering the full 2,100Ha expanded area
- That report, completed in June 2015 by well-known, conservation-biologist Wayne McCrory (RPBio) was submitted and received by SCR D
- McCrory recommended full protection of the 2,100Ha area connecting up the 3 isolated park islands resulting in an integrated forest & wildlife habitat ecosystem

MAP OF NEW PARK BOUNDARY & BCTS
PROPOSED LOGGING

OLIVE GREEN LINE SHOWS THE
EXPANDED PARK



BROWN SHAPES INDICATE LOGGING ZONES



**EXAMPLES OF THE OLD GROWTH DOUGLAS-FIR FOUND IN THE
PARK EXPANSION. AN AREA 5X THE SIZE OF STANLEY PARK.
HUGE NATURAL ASSET FOR THE LOWER SUNSHINE COAST**



WHY IS THE CLACK CREEK FOREST CRITICAL TO BE ADDED TO NEW PARK BOUNDARIES?

- Provides forest and wildlife habitat connectivity between park island #2 and #3
- Contains B.C.'s highest density of the blue-listed (threatened with extinction) native plant *Rubus Nivalis* (snow bramble). McCrory cites a leading study that urges 1,000Ha protective zones around At-risk plants
- In 2004, a Ministry of Environment contract Biologist studied habitat needs for Red Legged and Coastal Tail Frogs (blue listed) and recommended that the step-pool streams that border this BCTS block and ones that run through it, be protected as a Wildlife Habitat Area – but was never implemented
- The forest contains red-listed (risk to extinction) Red Cedar – Sword Fern and blue-listed Red Cedar – Foamflower plant communities ranked as 'good occurrences' by Allen Banner, RPBio, RPF – ret.) in a 2018 field study of this forest.
- This forest has never seen industrial logging – it's a Natural Forest rare at low elevations. Easily accessible for the public to visit. A new provincially-supported park will drive tourism for the lower Sunshine Coast. First Nations to be consulted on how to best steward the area and be invited in as co-managers.

WILDFIRE DISTURBANCE FROM
THE 1860'S HAS SHAPED THE
LANDSCAPE IN UNIQUE WAYS



CLACK CREEK FOREST TYPE

FUNCTIONS AS OLD GROWTH WITH
A MULTI-STOREY CANOPY



WESTERN HEMLOCK DRY MARITIME
RARE LOW ELEVATION FOREST



CLACK CREEK FOREST ATTRIBUTES

STEP-POOL STREAM HIGH-VALUE
AMPHIBIAN HABITAT



EMERGING OLD-GROWTH AMONGST
DEAD STANDING WILDLIFE TREES



PLEASE SUPPORT A MOTION TO
SAVE THIS CRITICAL FOREST FOR
THE PARK EXPANSION

This logging block is up for sale by the province between October 1 and December 31, 2018 so could be sold anytime now. Once its sold it's a much harder task to undo a contractual relationship.

- We ask the SCRD Board to write to BCTS explaining why The Clack Creek Forest is important to the overall park expansion initiative
- Ask them to defer, or cancel, the block while a Mt. Elphinstone Land Use Plan is given an opportunity to be discussed between SCRD and the province
- Respect new Forest Practices Board and province guidelines that call for higher protection of these At-Risk Plant Communities
- Logging At-Risk ecosystems should be a thing of the past. Decisions must be made considering all scientific studies (McCrary & Banner) and regional planning objectives
- Please support a Motion calling for a letter to be sent to BCTS' Chinook Division requesting a 10-12 month deferral or cancelation of A93884.

THANK YOU FOR YOUR TIME TODAY ON THIS
TIME-SENSITIVE MATTER
ELPHINSTONE LOGGING FOCUS (ELF)
ENDANGERED RUBUS NIVALIS



**SUNSHINE COAST REGIONAL DISTRICT
PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE**

November 15, 2018

RECOMMENDATIONS FROM THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT AT 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Chair	B. Beamish
	Directors	A. Tize L. Lee L. Pratt D. McMahon M. Hiltz K. Julius D. Siegers T. Lamb
ALSO PRESENT:	Chief Administrative Officer Sr Mgr, Administration and Legislative Services GM, Planning and Community Development Manager, Planning and Development Senior Planner Administrative Assistant / Recording Secretary Public Media	J. Loveys A. Legault I. Hall A. Allen Y. Siao (part) A. O'Brien 7 (part) 1

CALL TO ORDER 9:30 a.m.

AGENDA The agenda was adopted as amended as follows:

- Add Regional Growth Strategy Options Report under New Business

PRESENTATIONS

Ian Hall, General Manager, Planning and Community Development and Andrew Allen, Manager, Planning and Development provided an overview of Planning and Community Development Services.

Andrew Allen, Manager, Planning and Development provided an overview of Geotechnical Considerations in SCRD Planning.

The Chair thanked staff for their presentation.

REPORTS

Recommendation No. 1 *Policy for Geo-Hazard Acceptability in Development Approval*

The Planning and Community Development Committee recommended that the report titled Policy for Geo-Hazard Acceptability in Development Approval be received;

AND THAT the existing SCRD Board Policy No. 13-6410-8 – Risk Assessment and Liability be replaced by the Policy for Geo-Hazard Acceptability in Development Approval as contained in the staff report dated November 15, 2018;

AND FURTHER THAT Board Policy 13-6410-4 – Development Permits be repealed.

Recommendation No. 2 *Introduction of Proposed Roberts Creek Official Community Plan Amendment for Remainder District Lot 1312*

The Planning and Community Development Committee recommended that the report titled Introduction of Proposed Roberts Creek Official Community Plan Amendment for Remainder District Lot 1312 – Electoral Area D be received;

AND THAT staff continue to work with the applicant to refine the application and provide a report to the Committee in 2019 with regard to First Readings of:

- a. *Roberts Creek Official Community Plan Amendment Bylaw No. 641.11*; and
- b. *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.182*;

AND FURTHER THAT this report be referred to the Roberts Creek Advisory Planning Commission, Roberts Creek Official Community Plan Committee and Elphinstone Advisory Planning Commission for initial comments.

Recommendation No. 3 *Provincial Referral CRN00070 for annual removal of gravel from Rainy River (Howe Sound Pulp and Paper Corp.)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00070 for annual removal of gravel from Rainy River (Howe Sound Pulp and Paper Corp.) – Electoral Area F be received;

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

Subject to the following conditions, SCRD has no objections to the proposed annual removal of gravel from Rainy River (Provincial Reference Number 300378):

- a. a Qualified Environmental Professional (QEP) be present on site during the works to ensure impact is minimized and that the QEP's report be provided to the Province and the SCRD;
- b. a remediation plan be developed and implemented with the Ministry of Environment and Fisheries and Oceans Canada to compensate for any lost or damaged fish habitat;
- c. Howe Sound Pulp and Paper Corp. contacts the SCRD, the Province, Skwxwú7mesh Nation and Fisheries and Oceans Canada if it becomes apparent that emergency work is required to address water needs;
- d. Howe Sound Pulp and Paper Corp. be encouraged to consider alternatives to annual gravel removal;
- e. If emergency gravel removal is requested, the work not be conducted during flood season and salmon runs (between the months of March and July).

Recommendation No. 4 *Provincial Referral 104755529 - 001 for a Private Moorage (Pinder)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral 104755529 - 001 for a Private Moorage (Pinder) – Electoral Area A be received;

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

Subject to the following conditions, SCRD has no objections to the proposed residential private moorage fronting Lot 45, District Lot 1488, Plan LMP 32269 New Westminster District, Provincial Referral Number 104755529 - 001:

- a. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- b. Critical Habitat including eelgrass beds in or near the tenure area should be identified by field study and protected;
- c. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;
- d. Public access to the tenure area should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure area should be designed to maintain public access along the foreshore and emergency refuge;
- e. The proponent should implement both Provincial and shíshálh Nation's Best Management Practices for building and maintaining marine moorage facilities and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems;
- f. Ensure that the shíshálh Nation is consulted and that all activities undertaken comply with the *Heritage Protection Act*;
- g. Current and future uses of the rocky islet be subject to approvals by the Province of BC and the shíshálh Nation.

AND FURTHER THAT comments from the Egmont/Pender Harbour Advisory Planning Commission be provided to the Ministry.

Recommendation No. 5 *Provincial Referral CRN00067 for a Private Moorage Facility (Cordy-Simpson)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00067 for a Private Moorage Facility (Cordy-Simpson) - Electoral Area A be received;

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

Subject to the following conditions, SCRD has no objections to the proposed residential private moorage fronting District Lot 5341, Provincial File Number 2412041:

- a. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility;
- b. Critical Habitat including eelgrass beds in or near the tenure area should be identified by field study and protected;

- c. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage;
- d. Public access to the tenure area should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure area should be designed to maintain public access along the foreshore and emergency refuge;
- e. The proponent should implement both Provincial Best Management Practices for building and maintaining moorage facilities and shíshálh Nation Best Management Practices for Marine Docks and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems;
- f. Ensure that shíshálh Nation is consulted and that all activities undertaken comply with the *Heritage Conservation Act*.

AND FURTHER THAT comments of the Egmont/Pender Harbour Advisory Planning Commission be provided to the Province.

Recommendation No. 6 *Frontage Waiver for Subdivision SD000045 (Watson)*

The Planning and Community Development Committee recommended that the report titled Frontage Waiver for Subdivision SD000045 (Watson) – Electoral Area D be received;

AND THAT the requirement for 10% road frontage for Lot 5 in the proposed subdivision of Lot 18 Block 8 District Lot 1318 Plan 7087 be waived.

Recommendation No. 7 *Area D APC Minutes of October 15, 2018*

The Planning and Community Development Committee recommended that the Roberts Creek Advisory Planning Commission minutes of October 15, 2018 be received.

NEW BUSINESS

Recommendation No. 8 *Regional Growth Strategy Options Report*

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

IN CAMERA

ADJOURNMENT 11:10 a.m.

Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT
INFRASTRUCTURE SERVICES COMMITTEE**

November 15, 2018

RECOMMENDATIONS FROM THE INFRASTRUCTURE SERVICES COMMITTEE MEETING
HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT AT 1975
FIELD ROAD, SECHELT, BC

PRESENT: Chair D. McMahon

Directors M. Hiltz
L. Lee
L. Pratt
A. Tize
K. Julius
D. Siegers
T. Lamb
B. Beamish

ALSO PRESENT: Chief Administrative Officer J. Loveys
GM, Infrastructure Services R. Rosenboom
GM, Corporate Services/Chief Finance Officer T. Perreault (part)
Sr. Mgr., Administration and Legislative Services A. Legault
Recording Secretary T. Ohlson
Media 1
Public 4

CALL TO ORDER 1:30 p.m.

AGENDA The agenda was adopted as presented.

PRESENTATIONS and DELEGATIONS

Wastewater Treatment Facilities

Remko Rosenboom, General Manager, Infrastructure Services, gave a presentation titled Wastewater Treatment Facilities.

The Chair thanked staff for their presentation.

REPORTS**Recommendation No. 1** *SCRD Electoral Areas Wastewater Treatment Review*

The Infrastructure Services Committee recommended that the report titled SCRD Electoral Areas Wastewater Treatment Review be received for information.

IN CAMERA

The Committee moved In-Camera at 2:05 p.m.

That the public be excluded from attendance at the meeting in accordance with Section 90(1) (c) and (k) of the *Community Charter* – “labour relations or other employee relations” and “negotiations and related discussion respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public”.

The Committee moved out of In Camera at 2:28 p.m.

ADJOURNMENT 2:28 p.m.

Committee Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – November 22, 2018

AUTHOR: Janette Loveys, Chief Administrative Officer

SUBJECT: CHIEF ADMINISTRATIVE OFFICER'S REPORT

RECOMMENDATION(S)

THAT the report titled Chief Administrative Officer's Report be received for information.

BACKGROUND

This report provides information on the activities of the Chief Administrative Officer (CAO).

DISCUSSION

Administration:

The CAO and Senior Leadership Team (SLT) would like to take this opportunity to welcome the new SCRD Directors and thank them for their commitment and service to the Regional District and our community.

Work continues to move forward on a number of key initiatives with the new Board; such as, Board orientation, 2019 Pre-Budget meetings and associated Service Plans along with the initiation of the 2018-2022 SCRD Strategic Plan.

Over the past few weeks, the SLT and managers have prepared the 2019 budget initiatives with the goal to ensure effective service delivery and addressing compliance matters. Pre-Budget meetings for the 2019 Budget process are scheduled to start November 29th and 30th. Staff continue to work on improving our internal systems.

The November 9 Leadership Forum theme was Procurement 101 Introduction. The session assisted staff to better understand what governs public procurement and how Trade Agreements, Contract law and Board Policies affect SCRD's Procurement Practices. The session also covered the procurement cycle and key foundations about open, fair and transparent competition. A Board policy will be forthcoming later in 2019.

The CAO continues to work collaboratively with other CAOs and Association of Vancouver Island Coastal Communities (AVICC) staff with respect to the AVICC Special Committee on Solid Waste Management and the Ministry of Transportation and Infrastructure.

The SCRD has been successful in receiving the 2018 North American Occupational Safety & Health (NAOSH) Regional Government award. This marks the 4th consecutive year that the SCRD has been recognized and awarded for its efforts.

"On the Go with the CAO" is a series of staff meetings across the various work sites. A number of corporate updates and information are shared with staff. The next On the Go

meeting series (six) is scheduled for December. The COA travels to various locations to have open discussions with staff. This is an opportunity for staff to ask questions and engage with other staff from different departments. The well-received series was started in 2015.

The CAO is participating on the *Ethical Public Servant* panel at the February 2019 CAO Forum - After the Election - Embracing and Leading Change. Some topics to be discussed include: the need to guide the work/lead with professional conduct, build ethical accountable decision-making.

SCRD Staff Development and Engagement:

- November 27 Leadership Forum themes are risk related to claims and the grant process.

External Engagements:

- November 6 - a joint meeting was held with ice and dry floor groups to discuss the facility allocation process, how it can be more inclusive of all the users and focus discussions on a shared interest approach.
- December 7 - LGLA webinar Strategic Planning Made Simple

STRATEGIC PLAN AND RELATED POLICIES

The Strategic Plan is a key document for the CAO's office and provides the overall administrative guidance for the business of the SCRD.

Strategic Priority: Ensure Fiscal Sustainability

Strategic Priority: Embed Environmental Leadership

Strategic Priority: Support Sustainable Economic Development

Strategic Priority: Enhance Collaboration with the shíshálh and Skwxwú7mesh Nations

Strategic Priority: Facilitate Community Development

Strategic Priority: Enhance Board Structures and Processes

Strategic Priority: Recruit, Retain and Acknowledge Staff and Volunteers

Strategic Priority: Enhance Board Structures and Processes

CONCLUSION

The CAO provides a written report summarizing key initiatives which align to the priorities of the Strategic Plan and Board's direction.