



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, October 11, 2018
SCRD Boardroom, 1975 Field Road, Sechelt, B.C.

AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

PRESENTATIONS AND DELEGATIONS

2. Ulrich Scheidegger, VP Land and Resource, BURNCO Rock Products Ltd. Verbal
Regarding Zoning Amendment Bylaw No. 310.147 (BURNCO Rock Products Ltd).

REPORTS

3. Manager, Planning and Development – Zoning Amendment Bylaw No. 310.147 Annex A
Consideration for First Reading (BURNCO Rock Products Ltd.)
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) pp 1 - 9
4. Manager, Planning and Development – Egmont/Pender Harbour Official Annex B
Community Plan Bylaw No. 708, 2017 - Third Reading and Adoption pp 10 - 139
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
5. Senior Planner – Zoning Amendment Bylaws to Implement Short Term Rental Annex C
Accommodation Regulations pp 140 - 158
(Rural Planning) (Voting – A, B, D, E, F)
6. Senior Planner – Introduction of Pender Harbour Ocean Discovery Station Annex D
(PODS) Development pp 159 - 199
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
7. Senior Planner – Provincial Referral CRN00066 for a Private Moorage (Bear Annex E
Cabin Retreat Ltd.) – Electoral Area B pp 200 - 233
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)
8. Planner – Public Participation Phase 1 Zoning Bylaw 310 Update Annex F
(Rural Planning) (Voting – A, B, D, E, F) pp 234 - 260
9. Planning Technician – Development Variance Permit DVP00039 (Barclay) – Annex G
Electoral Area A pp 261 - 267
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F)
10. General Manager, Planning and Community Development – Planning and Annex H
Community Development Department - 2018 Q3 Report pp 268 - 282
(Planning and Community Development) (Voting – All)
11. General Manager, Infrastructure Services – Infrastructure Services Department Annex I
- 2018 Q3 Report pp 283 - 295
(Infrastructure Services) (Voting – All)

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|--|-------------------------|
| 12. Fire Chief Special Projects - Fire Underwriters Survey Results for SCRD Fire Departments (Fire Protection) (Voting – A, B, D, E, F, Gibsons) | Annex J pp 296 - 297 |
| 13. Chief Administrative Officer – Mount Elphinstone Land Use Planning (Rural Planning) (Voting A, B, D, E, F) | Verbal |
| 14. Electoral Area A (Egmont/Pender Harbour) APC Minutes of Sept. 26, 2018 Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) | Annex K pp 298 - 300 |
| 15. Electoral Area B (Halfmoon Bay) APC Minutes of Sept. 25, 2018 Electoral Area B (Rural Planning) (Voting – A, B, D, E, F) | Annex L pp 301 - 303 |
| 16. Electoral Area D (Roberts Creek) APC Minutes of Sept. 17, 2018 Electoral Area D (Rural Planning) (Voting – A, B, D, E, F) | Annex M pp 304 - 305 |
| 17. Electoral Area E (Elphinstone) APC Minutes of Sept. 26, 2018 Electoral Area E (Rural Planning) (Voting – A, B, D, E, F) | Annex N pp 306 - 308 |
| 18. Electoral Area F (West Howe Sound) APC Minutes of Sept. 25, 2018 Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) | Annex O pp 309 - 310 |

COMMUNICATIONS

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (k) of the Community Charter – “negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages...”

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 11, 2018

AUTHOR: Andrew Allen, Manager, Planning and Development

SUBJECT: **Zoning Amendment Bylaw No. 310.147 Consideration of First Reading - (BURNCO Rock Products Ltd.)**

RECOMMENDATIONS

THAT the report titled Zoning Amendment Bylaw No. 310.147 Consideration of First Reading - (BURNCO Rock Products Ltd.) be received;

AND THAT Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.147 be forwarded to the Board for First Reading;

AND THAT Zoning Amendment Bylaw No. 310.147 be referred to the following:

- a) West Howe Sound Advisory Planning Commission;
- b) Natural Resources Advisory Committee;
- c) Skwxwú7mesh Nation;
- d) Town of Gibsons;
- e) Gambier Island Local Trust.

AND THAT an amenity contribution subject to Board Policy 13-6410-11: Community Amenity Contribution for Independent Power and Resource Projects be considered and brought forward in 2019;

AND FURTHER THAT BURNCO Rock Products Ltd. host a public information meeting pertaining to the zoning bylaw amendment.

BACKGROUND

A zoning bylaw amendment application was received from BURNCO Rock Products Ltd (Burnco) in 2012 to rezone a part of the land holdings in McNab Valley to accommodate the proposed processing of mined aggregates. The proposal is to amend zoning from Rural Two (RU2) to Industrial 5 (I5) for two of the parcels. At that time the Board resolved to put the bylaw amendment request on hold pending results of the provincial and federal environmental assessments.

On March 18, 2018, the BC Minister of Environment and Climate Change and the Minister of Energy, Mines and Petroleum Resources issued the Environmental Assessment Certificate (EAC) for the BURNCO Aggregate Project. Subsequently on May 10, 2018 the Federal Minister of Environment and Climate Change announced that the project is unlikely to cause significant adverse environmental effects and referred review of the project to Fisheries and Oceans Canada to ensure implementation of the mitigation measures.

The provincial Environmental Assessment Certificate includes a Certified Project Description (CPD) which indicates project components related to the processing and storage of sand, gravel and rock are:

- A processing plant, which includes dry screens, conveyors, crushing plant, wash plant, water tanks, groundwater well, fines/silt press/storage, electrical facilities, hoppers and associated infrastructure. Crushing and screening units will be enclosed; and
- Sand, gravel, and rock stockpiles, conveyors and associated infrastructure.

The project components relating to sorting and processing are subject to a zoning bylaw amendment. The present RU2 zone is a rural resource zone, which permits a number of residential and auxiliary uses. Gravel extraction is permitted through the provincial *Mines Act*; however, auxiliary uses such as sorting, processing and distributing are subject to local zoning. A comparable scenario is forestry; logging is permitted on the land though additional uses such as sawmill or value-added improvements to wood are subject to zoning approval.

At this time Burnco requests to proceed with the Zoning Amendment Bylaw No. 310.147, which has not yet been considered for First Reading.

The processing area location is shown on a map included in Attachment A.

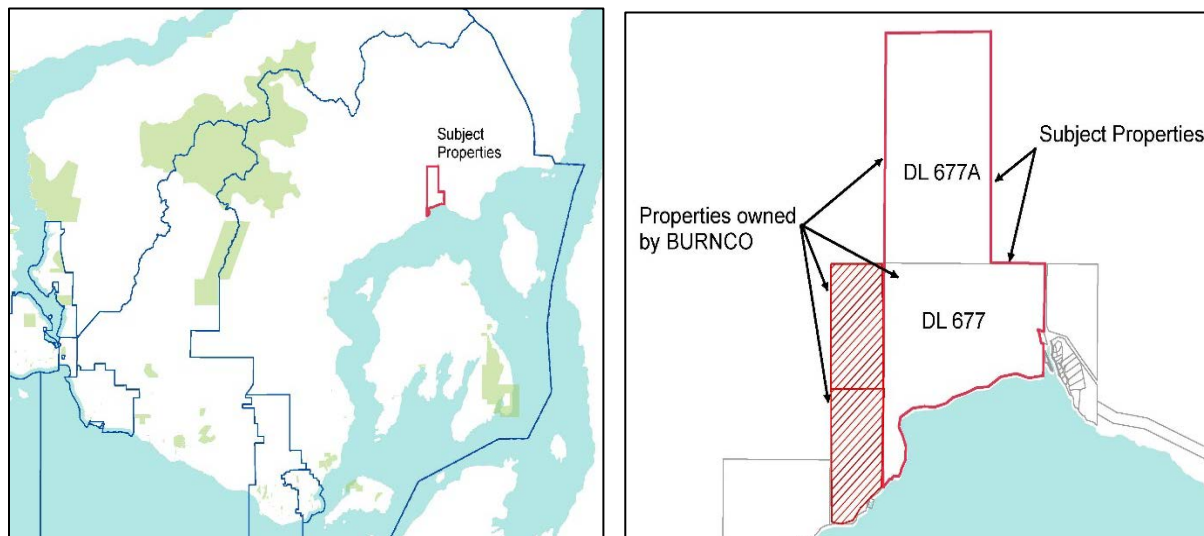


Figure 1 - Location

The purpose of this report is to provide information on the application and obtain direction from the Planning and Community Development Committee on moving forward with consideration of First Reading, referrals to SCRD advisory groups and external agencies as well as consideration of community amenity contribution pursuant to SCRD Board Policy: Community Amenity Contribution for Independent Power and Resource Projects.

| | | |
|---------------------|--|-------------------------------|
| Owner / Applicant: | 0819042 BC LTD / BURNCO | |
| Location: | Site near McNab Creek, Howe Sound | |
| Legal Description: | District Lot 677 and District Lot 677A | |
| Electoral Area: | F (West Howe Sound) | |
| Parcel Area: | DL 677: 125.5 hectares, DL677A: 130 hectares | |
| OCP Land Use: | Outside of official community plan boundary | |
| Land Use Zone: | Current – RU2 (Rural Two) | Proposed I5 (Industrial Five) |
| Application Intent: | To permit mineral, sand and gravel processing to support an aggregate mine | |

Table 1 - Application Summary

DISCUSSION

Analysis

Zoning Bylaw No. 310

The parcels are currently zoned RU2 which permits residential uses as well as a range of commercial activities on parcels exceeding 1.75 hectares, including:

- campground and recreational vehicle sites;
- construction camp; and
- sawmill and shakemill excluding chippers and planers.

The proposed mineral, sand and gravel processing is not a permitted use in the RU2 zone. The application proposes to rezone to I5 (Industrial Five) which permits that use in addition to other uses such as:

- wood processing including shakemills and sawmills
- auto wrecking, auto storage yards;
- log booming and sorting;
- refuse disposal grounds; and
- manufacture of concrete products.

Staff consider that the full range of uses in the I5 zone could present concerns in the future should the land be sold or focus of the development evolve. The I4 zone has a more limited range of permitted uses and is likely a better fit for the property. This zone permits mineral, sand and gravel processing.

The applicant noted that the project may require a temporary concrete plant during construction and will need to store gasoline/oil for fuel to run mine operations.

The temporary use for manufacturing concrete for onsite use could be considered either through a temporary use permit or as a site specific use in the I4 zone, which would make it a permanent use.

Some of the activities that have been taking place on the site relate to forestry activity. Forest management which is permitted under the current RU2 zoning and would continue to be permitted in the surrounding area. Bylaw No. 310.147 could also include uses such as forest management, log storage and sorting identified as site specific permitted uses.

The area that would be rezoned could either encompass the entire area or each parcel or be limited to the area identified in the EA as the location for processing. The advantage of rezoning entire parcels is that it allows for flexibility to make some location adjustments once the project is being developed. The advantage of limiting the location is that it will provide a greater degree of certainty to the neighbouring property owners. Staff understand that as part of the EA approvals the location shown for the processing area forms part of the approved development plan. This creates some certainty regarding the processing area's location.

Staff recommend that Bylaw No. 310.147 include both parcels and that the location be refined as the rezoning process proceeds. The area to be rezoned can be amended at Second Reading if necessary.

The specific component relating to on-site processing is a minor, yet important component of the mine operation. The range of potential impacts relating to the processing activity is likely to be a relatively small component yet significant to residents of the adjacent strata community. Noise from processing can have a significant impact for nearby properties and sound can travel a significant distance over water.

It may be possible to place some controls beyond the SCRD Noise Bylaw, for example the hours of operation could be restricted. The EA Certificate included a condition related to hours of operation (Attachment B).

Temporary Use Permit

A temporary Use Permit (TUP) could be used as an alternate approach for permitting the processing area. The area would need to be designated in Zoning Bylaw No. 310 as a TUP area through a bylaw amendment.

The process for issuing and renewing a TUP includes a requirement for public notice but the *Local Government Act* does not require a public hearing. Procedures and Fees Bylaw No. 522 does not require a public meeting but does require notification of the application be delivered to parcel owners/occupiers within the prescribed distance of the subject property.

The advantage of a TUP is that SCRD may consider how the operation is performing and any issues that arise will inform consideration of renewing (which is allowed once) or issuing a new permit.

The disadvantage is the mine is likely to operate for up to 16 years which is beyond what could be considered temporary. There will be significant staff resources to manage the TUPs to ensure that renewals and new TUPs are processed. There will be at least three permits with each being renewed assuming that the permits are for the maximum three year period. In addition the structures and buildings installed to operate the processing area may be expensive and substantial, and the applicant will want assurance of being able to separate them for their intended lifespan.

Thus it may be most functional to include the proposed use within the zoning amendment.

Options

The following summarize the options to consider at this time for land use approval:

Option 1: *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.147 be forwarded to the Board for First Reading and commence consultation.*

The EA approval set out environmental, navigation, noise and visual impacts and allowed for the public to comment on the accuracy of the information provided by the applicant.

The application to rezone two parcels to allow gravel processing is part of the permitting process that BURNCO needs to undertake in light of the EA approvals.

Bylaw No. 310.147 proposes to amend the zoning DL 677 and DL 677A from RU2 to I4 with the following site specific uses:

- a) permit log sorting and storage
- b) permit forest management
- c) temporary use permit area for concrete batch plant

Staff recommend this option.

Option 2: *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.147 be abandoned.*

Community concern was expressed by owners of an 18 lot subdivision adjacent to the site (McNab Strata), residents of Gambier Island and residents and local governments around Howe Sound. The Board could decide not to proceed with this application to rezone the site to allow for gravel processing.

However this would not stop the mine from proceeding as it is possible to mine the site and remove the gravel for processing elsewhere. This is likely to increase the number of shipments as the loads are likely to include material that is not required.

Option 3: *Temporary Use Permit be used to permit the processing facility.*

TUPs could provide a level of oversight by the SCRD regarding actual impacts on local residents regarding issues such as noise and dust. This would inform Board decisions on renewing or issuing new TUPs over the life of the project.

Staff consider that the nature of the development, with a 16 year term and installation of substantial machinery does not lend itself to the use of TUPs.

Amenity Contribution

In 2015 the Board adopted a Policy 13-6410-11: Community Amenity Contribution for Independent Power and Resource Projects Organization and Intergovernmental Implications. The intent of this policy is to provide guidance for the Board, SCRD, staff and proponents regarding negotiating community amenity contributions.

Community amenity contributions are voluntary and entirely at the discretion of both the proponent and SCRD. The intent is to achieve acceptance with voluntary actions that can be undertaken by the proponent to improve local communities' economic, social and environmental well-being or to reduce the negative impacts. Voluntary actions are those that go beyond legislative/legal obligations.

Organization and Intergovernmental Implications

Operation of the gravel mine is expected to be in compliance with the federal and provincial environmental certificates. Referrals to other organizations may determine additional implications and considerations.

Timeline for next steps or estimated completion date

Consultation and referrals will proceed if directed and a report with results will be provided to a subsequent Committee.

Communications Strategy

Public information meetings were held as part of the EA process and could be considered sufficient to have met the requirement for the rezoning process. However these meetings did not include a specific component relating to rezoning nor were the comments specifically directed to the SCRD by participants. Therefore it is recommended that the applicant should be required to hold an information meeting as part of the rezoning process.

Referrals are recommended to be sent to:

- a) West Howe Sound Advisory Planning Commission
- b) Natural Resources Advisory Committee
- c) Skwxwú7mesh Nation
- d) Town of Gibsons
- e) Gambier Island Local Trust

STRATEGIC PLAN AND RELATED POLICIES

Review of the application for the development variance permit supports the SCRD Values of Collaboration and Transparency, Equity and Environmental Leadership.

CONCLUSION

Bylaw No. 310.147 considers the processing of gravel as a component of the gravel mine, which was granted approval this year within both the federal and provincial environmental

assessment process. SCRD authority extends to the sorting and processing through zoning, rather than the mine project itself.

Staff consider that the change in zoning should be to the more restrictive I4 zone with a site specific condition added to the zone that the manufacture of concrete products for the subject properties (DL 677 and 677A) is not a permitted use while forest management, log storage and sorting are permitted uses. The area should also be designated as a Temporary Use Permit Area to allow the SCRD to consider TUPs for activities such as a temporary concrete batch plant for the project.

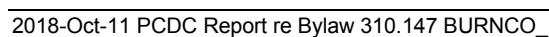
Staff recommend that Bylaw 310.147 should be forwarded to the Board for First Reading and that referrals commence.

Attachments

Attachment A: Proposed Project Area

Attachment B: Environmental Assessment Certificate: Condition 10 - Hours of Construction and Operation

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



ATTACHMENT B

Environmental Assessment Certificate: Condition 10 - Hours of Construction and Operation

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|-----|---|
| 10. | <p>Hours of Construction and Operation</p> <p>The Holder must comply with the following hours during Construction and Operations. Construction and Operations may only occur during daylight hours.</p> <p>a) Construction</p> <ul style="list-style-type: none"> i) On days that are not Sundays or Statutory Holidays, Construction may only occur between 7:00 am and 9:00 pm; and ii) On Sundays and Statutory Holidays, Construction may only occur between 9:00 am and 6:00 pm. <p>b) Operations – Summer Hours</p> <p>The Holder must comply with the following from the Friday before Victoria Day in May until the Tuesday after Labour Day in September:</p> <ul style="list-style-type: none"> i) On days that are not Saturdays, Sundays or Statutory Holidays, Operations may only occur between 7:00 am and 9:00 pm; ii) On Saturdays, Operations may only occur between between 9:00 am and 6:00 pm; and iii) Operations are not permitted on Sundays or Statutory Holidays. <p>c) Operations – Regular Hours</p> <p>The Holder must comply with the following between the Tuesday after the Labour Day long weekend in September and the Friday before the Victoria Day long weekend in May:</p> <ul style="list-style-type: none"> i) On days that are not Sundays or Statutory Holidays, Operations may only occur between 7:00 am and 9:00 pm; and ii) On Sundays and Statutory Holidays, Operations may only occur between 9:00 am and 6:00 pm. <p>Activities that do not generate noise or light emissions detectable beyond the Certified Project Area, such as routine maintenance work, office work, non-Construction activities, and activities that do not involve the extraction of sand, rock and gravel are exempt from these requirements.</p> |
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SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 11, 2018

AUTHOR: Andrew Allen, Manager, Planning and Development

SUBJECT: **EGMONT/PENDER HARBOUR OFFICIAL COMMUNITY PLAN BYLAW No. 708, 2017 -**
THIRD READING AND ADOPTION

RECOMMENDATIONS

THAT the report titled Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017 – Third Reading and Adoption be received;

AND THAT pursuant to the input received at the Public Hearing, Part Four: Regional Planning of the draft OCP be amended;

AND THAT *Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017* be forwarded to the Board for Third Reading as amended and Adoption;

AND FURTHER THAT the Egmont/Pender Harbour Official Community Plan Review Committee be acknowledged and thanked for their efforts and contributions in creating the new Official Community Plan.

BACKGROUND

Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017 received First Reading on April 27, 2017 and Second Reading on July 27, 2018. A public hearing was held on September 5, 2018 at the Pender Harbour Community Hall in Madeira Park. This report includes a summary report of the public hearing as well as recommendations for amendments.

This part of the OCP bylaw process includes consideration of amendments based on feedback received at the public hearing and a determination if the amendments can be made without changing use or density within the document. If amendments are to be made and there is no alteration of use or density then Third Reading of the bylaw as amended can be considered followed by adoption. Conversely if the amendments include a change of use and/or density then the bylaw can be considered for second reading as amended and a new public hearing would be planned.

DISCUSSION

Analysis

Public Hearing

There were 127 people who signed in to confirm attendance at the public hearing to observe the opening presentation and to contribute written and verbal submissions into the public record. The hearing included 18 individual speakers, 22 letters as well as the submission of a petition containing 160 signatures.

A number of issues were raised at the public hearing. The inclusion of parts of the shíshálh Nation Strategic Land Use Plan within Part Four (Regional Planning Context) of the official community plan (OCP) was the most significant issue and the subject of the petition. Many speakers, letter writers and signatories of the petition feel the way this plan is integrated could pose a threat to privately held property and that its role relative to the OCP has not been clearly explained. The petition requests that wording be added to Part Four of the OCP, which specifically states:

“The shíshálh Nation Strategic Land Use Plan. We Envision: Regional Sustainability Plan and Climate Action Plan are regional planning documents. Part Four summarizes and references these documents as written at the time of adoption. The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein.”

The three components of Part Four are summaries and references to external documents.

1. shíshálh Nation Land Use Plan refers to the Nation's Strategic Land Use Plan and SCRD's working relation with the Nation.
2. We Envision is a regional sustainability plan that was endorsed by SCRD, municipalities as well as other governmental and service organizations as well as local businesses. This sets direction for sustainable land use and community development provides strategic direction and was used as a foundation for the Sustainable Land Use Principles.
3. The Climate Action section is a brief summary of the Community Energy and Emissions Plan, which the SCRD adopted in 2009. This section contains content, which is mandatory pursuant to the *Local Government Act*.

Part Four could be changed to present an introductory statement, and policy statements which identify the presence of the external plans, what each means to regional planning and where to find more detail. This is consistent with the recommendation from the Egmont/Pender Harbour Advisory Planning Commission received during referral. Changes to this effect have been made to the OCP document and are shown in track changes for review. The changes do not alter land use or density and can be made at the time of third reading, which will enable the adoption of the OCP. This meets the requirement of Section 470 of the *Local Government Act*.

Related consequential changes to the introduction and housekeeping changes, for example updating the name of VCH, are also suggested.

Comments were also received respecting the process of the OCP review, including notification, time between readings, timing of public hearing and desire for more consultation, as well as other concerns such as the prospect of higher taxes and unknown impacts. The sequence of reading, notification and hosting of public hearing were all conducted within the scope of the *Local Government Act* and consistent with process applied for other SCRD OCPs.

There were some specific comments pertaining to support for affordable housing and rental accommodation. Support for affordable housing has been indicated throughout the review process and the densification strategies, which were recently adopted into other OCPs were included in this OCP at 2nd reading in July of this year.

There were also specific requests for amendment. A letter was received requesting re-designation of a property in Garden Bay from Rural Residential to Tourist Commercial for the purposes of campground with related amenities. A change like this would be best accommodated through a site-specific rezoning application made by the property owner outside of this OCP adoption process. This approach would allow a more detailed analysis and specific neighbourhood engagement.

There was also a request to change Policy 2.16 (f) within the Rural Residential section of the Land Use Designation chapter. The intent of the request was to lessen the impact of land uses adjacent to lake shores. This section notes that additional uses are permitted depending on parcel size. It does not identify the specific parcel size, however this is indicated in the zoning bylaw. For example, the RU1A zone in Bylaw 337 prevalent on Sakinaw Lake permits a number of auxiliary uses but only when the property exceeds two hectares. Therefore, the zoning which applies the specifics largely supports limited uses on lakeshore properties and particularly properties less than 2 hectares in size.

A summary report of the public hearing is appended as Attachment A and the written submissions are appended as Attachment B. Some correspondence has been received in the days following the public hearing. Pursuant to the *Local Government Act* and statements made by the Chair of the public hearing this information will not be shared with the Committee.

The OCP including suggested changes based on input received at the public hearing is appended as Attachment C. Amendments are shown in track changes for ease of review. If the changes are accepted a copy will be produced which consolidates the changes into a complete OCP document to be attached to Bylaw No. 708 for Third Reading as amended and Adoption.

Organizational and Intergovernmental Implications

With respect to organizational implications, the First Reading of Bylaw 708 in April 2017 included an examination of the draft Official Community Plan in respect to the Financial Plan and Solid Waste Plan. Subsequent changes to the OCP have been minor in nature and additional text is not substantive enough to trigger another review.

Should amendments be made to Part Four: Regional Planning there may be impacts respecting relations with the shíshálh Nation. SCRD's relationship with the Nation in all respects and not limited to the Egmont/Pender Harbour OCP project is important. At a government-to-government level SCRD will continually strive for partnership and transparency. This was

reflected throughout the OCP review process. Future land use recommendations and decisions will continue to include consultation with the shíshálh Nation.

Legal Review

This report and attached OCP, with track changes, were sent to SCRD Solicitor for review. The review confirms that SCRD Board may amend Part 4 of the OCP without triggering the need for further public hearing.

Financial Implications

As previously reported in April 2017, the Board considered that the OCP is consistent with both the SCRD's 2017-2021 Financial Plan and 2011 Solid Waste Management Plan.

Timeline for next steps or estimated completion date

Bylaw No. 708 with the attached OCP, as amended can be forwarded to the Board for consideration of Third Reading and adoption.

Communications Strategy

Should Bylaw No. 708 be adopted and Bylaw No. 432 be replaced the OCP page on the SCRD website will be updated to reflect this. Members of the Egmont/Pender Harbour Advisory Planning Commission will be provided with newly-published copies of the OCP. Social media advertising can also be used to inform members of the public as well as an update placed within the SCRD bulletin board section of local weekly and monthly newspapers.

The Egmont/Pender Harbour Official Community Plan Review Committee will be acknowledged and thanked for their efforts and contributions in creating the new official community plan.

STRATEGIC PLAN AND RELATED POLICIES

Many of the values from the Board Strategic Plan are directly reflected in the OCP and development process, including: collaboration, environmental leadership and transparency.

Along this same line many of the key strategic priorities of the plan are reflected within the OCP, including: supporting sustainable economic development, enhanced collaboration with shíshálh Nation and community development.

CONCLUSION

The public hearing on September 5, 2018 was a significant milestone in the development of Bylaw No. 708: Egmont Pender Harbour Official Community Plan. Leading up to and at the public hearing there were many comments pertaining to the inclusion of Part Four: Regional Planning.

An amendment to Part Four is recommended where detail of each of the three referenced plans is omitted and a brief policy statement and note explaining their respective relationship to the

OCP is added. With this change it is recommended that Bylaw No. 708 be forwarded to the Board for Third Reading, as amended and adoption.

Attachments

Attachment A: Public Hearing Summary Report

Attachment B: Letters and Petition received at public hearing

Attachment C: Egmont/Pender Harbour Official Community Plan, with proposed amendments in track changes

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

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD AT
Pender Harbour Community Hall
12901 Madeira Park Road, Madeira Park, B.C.
September 5, 2018

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

| | | |
|---------------|--|--|
| PRESENT: | Chair, Area B Director Alternate Chair, Area A Director | G. Nohr F. Mauro |
| ALSO PRESENT: | Manager, Planning and Development Chief Administrative Officer Recording Secretary Members of the Public Media | A. Allen J. Loveys A. Ruinat 127 signed in 2 |

CALL TO ORDER

The public hearing for *Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 708, 2017* was called to order at 6:38 p.m.

The Chair introduced elected officials and staff in attendance. The Chair read prepared remarks with respect to the procedures to be followed at the public hearing. The Chair indicated that following the conclusion of the public hearing the SCRD Board may, without further notice or hearing, adopt or defeat the bylaws or alter and then adopt the bylaws providing the alteration does not alter use or increase density. The Chair asked Andrew Allen, Manager, Planning and Development, to introduce *Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 708, 2017*.

PURPOSE OF BYLAW

Staff began the presentation by summarizing an Official Community Plan as follows:

- Long term vision, goals and objectives.
- Creates policies for land use and related servicing
- SCRD Bylaw No. 708, 2017 is proposed to replace Bylaw 432, 1998

The OCP boundary area map was presented.

Staff outlined the OCP Review Committee process as follows:

- Comprised of residents and property owners recruited through a public request and approved by the SCRD board.
- The Committee attended Public Participation Events.
- 15 OCP Review Committee meetings were held.
- Created Vision Statement and Goals for the OCP document.
- Made policy recommendations and assisted in refining the OCP.

Staff highlighted Public Participation activities during the OCP Review process as follows:

- 2015: Two project initiation meetings were held.
- 2016: SCRD Community Dialogues event, Pender Harbour Days, Pender Harbour Advisory Council AGM, Information meeting at Pender Harbour Community Hall, Sakinaw Lake Community Association at Dellbrook Community Hall in North Vancouver.

Staff provided the Bylaw 708 timeline and reading dates as follows:

- April 2017: First Reading from SCRD Board and the OCP officially became Bylaw 708, 2017
- Remainder 2017: Referrals to external agencies including: Vancouver Coastal Health, Agricultural Land Commission, Ministry of Transportation and Infrastructure, and shíshálh Nation.
- Spring 2018: Updates and revisions based on referral comments.
- July 2018: Second Reading from SCRD Board.

Staff summarized the amendments at Second Reading as follows:

- Support for protection of greenfield development and green technologies.
- Buffer on rural properties adjacent to Agricultural Land Reserve (ALR).
- Clarity that Agricultural Land Commission is decision maker on ALR lands.
- Densification strategies to support affordable housing (broad set of additions to SCRD OCPs).
- Clarity on provincial oversight of community sewage treatment systems.
- Clarity on use of provincial riparian area plans.
- Clarification on purpose of Section 4: Regional Planning

Staff reviewed the structure of the Official Community Plan document as follows:

Part One: Introduction:

- Acknowledgements
- Summary of Advisory Group
- Introduction
- Vision and Goals

Part Two: Land Use Designations:

- Residential, Comprehensive Residential, Rural Residential, Multi-Family
- Resource
- Agriculture
- Industrial
- Public Use and Utilities
- Community Recreation and Conservation
- General Commercial
- Tourist Commercial

Part Three: Community Planning:

- Natural Environment
- Land Transportation System
- Marine Transportation System
- Service Utilities
- Water Service
- Liquid Waste Management

- Solid Waste
- Stormwater Management
- Development Permit Areas

Part Four: Regional Planning

- shíshálh Nation Strategic Land Use Plan
- We Envision: Regional Sustainability Plan
- Climate Action

Part Five: Map Schedules, Glossary and Conversion Scale

- Map 1 – Land Use
- Map 2 – Development Permit Areas
- Map 3 – Transportation

Large scale copies of the map were on display at the public hearing for attendees to view.

Staff outlined the new content of the proposed Official Community Plan as follows:

1. Introduction of a Community Vision and updated Goals;
2. Extension of the boundary of the OCP along the eastern edge to reflect the boundary of Electoral Area A;
3. Recommendation for an additional planning process to create zoning on the water (fresh and salt);
4. Recommendation for a Harbour Management Plan with focus on the harbour areas of Pender Harbour, Earls Cove and Egmont;
5. Replace Marine Study and Marine Upland Study areas with land use designations similar to existing zoning and settlement patterns;
6. Updated geotechnical hazard reconnaissance conducted by Kerr Wood Leidel Consulting Engineers and introduction of Development Permit Areas;
7. Southeast portion of Francis Peninsula changes from Comprehensive Residential A to Residential A;;
8. Many rural residential and lake watershed protection designations converted to Rural Residential A and B;
9. Introduction of a chapter referencing the shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan, Climate Action.

Staff noted that the purpose of the Public Hearing is to receive feedback on matters contained within Bylaw 708 – Egmont/Pender Harbour Official Community Plan. Verbal and written submissions may be received from those in attendance at the public hearing.

Staff stated that the next step is to prepare a report of the Public Hearing with recommendations to be considered by the SCRD Board within the next 6 weeks. Options for the SCRD Board include:

1. Third Reading and Adoption of the bylaw

2. Minor amendments and adoption without changing use or density
3. Alter use and density and schedule another Public Hearing

PUBLIC SUBMISSIONS PRIOR TO PUBLIC HEARING

Staff noted that 20 written submissions were received prior to public hearing. The submissions form part of the official public record and are attached this report as follows:

Appendix 1 – Alan R. Skelley, received September 3, 2018
Appendix 2 – Heather Paget, received September 4, 2018
Appendix 3 – William and Lynda Charlton, received September 4, 2018
Appendix 4 – Kerry Grieve, received September 4, 2018
Appendix 5 – John Farquhar, received September 4, 2018
Appendix 6 – Wouter Zanen, received September 4, 2018
Appendix 7 – Alain Catteau and Kathie Tweedie, received September 4, 2018
Appendix 8 – Joanne Mellquist, received September 4, 2018
Appendix 9 – Bob and Evie Rolston, received September 4, 2018
Appendix 10 – Monte Watson, received September 5, 2018
Appendix 11 – Keith and Kim Maurer, received September 5, 2018
Appendix 12 – Ken Mellquist, received September 5, 2018
Appendix 13 – Judy Renouf, received September 5, 2018
Appendix 14 – Benjamin Klikach, received September 5, 2018
Appendix 15 – Jim Reid, received September 5, 2018
Appendix 16 – Myrtle Winchester, received September 5, 2018
Appendix 17 – Ken Mellquist, received September 5, 2018
Appendix 18 – Jane Reid, received September 5, 2018
Appendix 19 – Bill Klikach, received September 5, 2018
Appendix 20 – Benjamin Klikach, received September 5, 2018

Staff concluded the presentation.

Director Mauro made statements regarding the OCP review process and acknowledged the members of the Area A OCP Review Committee for their service. Director Mauro thanked those in attendance.

The Chair clarified the procedures to be followed at the public hearing and called a first time for submissions.

PUBLIC SUBMISSIONS AT PUBLIC HEARING

**Mark Durland, Managing Director & Co-Owner, Garden Bay Resort & Campground Ltd.
4460 Garden Bay Road, Garden Bay**

Mr. Durland submitted a letter at the public hearing for the record. (Appendix 21)

**Peter Robson
14052 Mixal Road, Garden Bay**

Mr. Robson noted that he was the Chair of the Area A OCP Review Committee. Acknowledged the members of the Area A OCP Review Committee present at the public hearing. Summarized the process of the Area A OCP Review Committee. Mr. Robson believes that the OCP is a very good overall document and feels that the committee accomplished its objectives. Expressed concern regarding the

current wording in the proposed OCP Introduction Part 4. Concerned that the external plans referenced, shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan were not prepared by the OCP Review Committee and feels that they do not belong in the OCP. Acknowledged that they are required in the OCP by the SCRD, but feels that the plans should be external references instead of summaries. Suggested that the summary of the plans be omitted from the OCP and replaced with a few sentences for reference purposes. Concerned that the contents of the plans cannot be verified. Feels that the inclusion of the plans assumes that the residents of Area A agree with the documents. Expressed specific concern for the inclusion of the shíshálh Nation Strategic Land Use Plan. Stated that the inclusion of the shíshálh Nation Strategic Land Use Plan in the OCP gives the impression that the residents of Area A agree with the Nation's Land Use Planning policies, whereas this may not be the case. Acknowledged that the OCP should recognize the traditional territory of First Nations and consult when necessary but does not believe the OCP should give legitimacy to the shíshálh Nation land use plan. Believes that this issue should be resolved between the Province and Indian Band.

Mr. Robson suggested consideration of wording changes to the Introduction Part 4 and stated that another public submission would address this topic.

Sandy Hegyi
13380 Harbour Peak Drive, Garden Bay

Mr. Hegyi believes that Part 4 of the OCP is problematic for people to understand. Suggested that more public consultation after the election regarding this topic would be helpful for residents. Feels that the process has not been very well thought out and does not believe there has been enough meaningful consultation on this issue.

Sean McAllister
5007 Panorama Place, Garden Bay

Mr. McAllister spoke against the inclusion of the SIB Land Use Policy (SLUP) in the OCP. Mr. McAllister stated that once the OCP becomes a bylaw, all works undertaken by the Board must be consistent with the plan. He asked if this means that all future works must be consistent with Chapter 4 of the OCP document. Believes that Chapter 4 is confusing and it is not clear if it is to be read alongside the OCP or if it is incorporated into the OCP. Suggests that the SCRD make it more clear if the SLUP is a reference document as a convenience for the reader or if it is incorporated as a whole document as part of the OCP. The wording on page 1 of Chapter 4 should be revised to make this explicitly clear. Suggested that a simply statement on how to access the document would be sufficient.

Expressed concern that if the SLUP is incorporated into the OCP, it cannot be challenged in court in the future. By including the SLUP in the OCP, the SCRD is paving the way for SIB claim to aboriginal title. Mr. McAllister stated that aboriginal title trumps fee simple land title and inclusion of the SLUP in the OCP puts everyone's property rights at risk. The SCRD does not have the mandate to insert the SLUP in the OCP, the land claim issue is provincial jurisdiction.

Mr. McAllister concluded his submission by stating that the Egmont/Pender Harbour Advisory Planning Commission has made recommendations to exclude the SLUP from the OCP. He suggested to exclude the SLUP from the OCP, however if it is kept, it should state that it is for reference purposes only and that it is not accepted by the community.

William Charlton
12921 Oyster Bay Road, Garden Bay

Mr. Charlton expressed concern that the OCP received Second Reading without an additional public meeting. He feels that the OCP is complex and needs to be explained in more detail as it leaves many property owners in doubt about what it means to them. He noted that some property owners find it challenging to find their property on the maps in order to determine if they are affected by the changes to the OCP.

Mr. Charlton believes that a summary of the SLUP implies that the community agrees to the territorial land claims of the SIB and land use parameters. Requested that Third Reading adoption of the OCP be delayed until after the election for a new Board to consider.

Mr. Charlton requested time during the public hearing to allow for those in attendance that wish to sign a petition that asks for wording changes to the introduction to Part Four (page 57) as follows:

"The shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan are regional planning documents. Part Four summarizes and references each of these documents as written at the time of OCP adoption. The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein.

If plans referred to in this section are updated the new version or replacement plan will become the source document to be reviewed and utilized for land use recommendations and decisions."

Mr. Charlton stated that the petition will be circulated during the public hearing and submitted for public record before the close of the hearing.

Brigitte Wright
13009 Oyster Bay Road, Garden Bay

Ms. Wright commented that the document is difficult to understand and requested that the process be extended so residents have an opportunity to have their questions answered. Expressed concern around the timing of the process in the summer months. The OCP will directly impact her lifestyle and finances.

Ben Klikach
5203 Westjac Road

Mr. Klikach read excerpts from his written statement (Appendix 20) submitted prior to public hearing, summarized as follows:

Mr. Klikach believes the OCP presents serious issues for the community and future. Mr. Klikach stated that his concerns are for Title, Rights and Equality. The OCP amendment in 2015 is coming to Third Reading with a completely new OCP. He believes that most of the public don't know what the SLUP is or what it means. Mr. Klikach feels that the public has not had reasonable time to provide their comments or concerns prior to the public hearing.

He stated that every single fee simple property owner in the area map has their interests affected by the SCRD severity of importance to helping along an aboriginal claim on the backs of fee simple owners. Aboriginal title and fee simple title have essentially the same rights of title, except fee simple can be sold. Fee simple properties were purchased with a valid contract from Crown and free and clear of aboriginal

claim. He believes that individual land title rights should be retained for all lands: fee simple, aboriginal and Crown.

Mr. Klikach stated that to suggest the Sechelt Indian Band will now manage the lands in the map area under SLUP is not something that should be part of a community plan. He feels the map is deceptive, as it implies that the SIB has title to hundreds of thousands of hectares which it does not. If the Supreme Court of Canada is stumbling over these issues it is a good reason for the SCRD to remain neutral until some kind of clarification and equality is achieved. Expressed concern that the lands identified in the SLUP are part of aboriginal claim and it is not easy to identify the specific lands they own on the map included in the OCP.

Daryl Hegyi
12867 Sunshine Coast Hwy

Mr. Hegyi expressed concerns regarding the Pender Harbour Dock Management plan and shortage of medium-term housing rentals. Mr. Hegyi believes that the OCP should reference medium-term rentals and incorporate zoning allowances to support transition from short-term (Airbnb) to medium-term rentals.

Catherine McEachern
16257F Sunshine Coast Hwy

Ms. McEachern read from a prepared statement that was submitted for the public record and is attached as Appendix 22.

Ms. McEachern stated that she serves on the Egmont/Pender Harbour Advisory Planning Commission (APC) and was a member of the OCP Review Committee. Expressed concern regarding the process and lack of adequate opportunity for community input. Also expressed concern that the OCP changes: minimum parcel size for density, setbacks, and land use changes will likely impact almost every landowner.

Ms. McEachern feels that opportunity for public comment in November 2017 and at the public hearing, mid-week, just after Labour Day is too short notice. Expressed concern that the meetings were not held at convenient times for the over 40% seasonal summer residents of Pender Harbour.

Ms. McEachern noted that there was a one-year delay between the draft OCP document and Second Reading of the implementing bylaw. Ms. McEachern stated that the Area A APC expressed concerns regarding the inclusion of Part 4: the Regional Sustainability Plan and the shíshálh Nation Strategic Land Use Plan.

Ms. McEachern stated that the OCP in its present form has not been approved by the OCP Review Committee or Area A APC and believes this to be a disregard for local community input.

Ms. McEachern expressed specific concerns regarding land use designations changes as follows:

- Part 10 of the current OCP had specified 11 different rural zones including Rural Residential A, B, C, D, Rural Resource and RU5 Rural Watershed Protection. The areas under the Rural Watershed Protection have now been designated as part of Rural Residential B in the proposed OCP.
- There are now only two designations for Rural Residential: A and B.
- The current RU5 designation permits only single family dwellings and maybe a second dwelling or bed and breakfast on parcels of a certain size.

- The proposed OCP now provides in Section 2.1.4(f) that many other uses: agriculture, home based businesses, garden nurseries, auxiliary light industry, transition houses, riding stables and campground will be allowed in the Rural Residential B zone.
- Section 2.1.6(c) was intended to limit the land uses in Rural Residential A and B zones for lakefront properties. The expanded uses permitted in Section 2.1.69(f) do not reflect the community's wishes for lake and lakeshore preservation.
- Does not support the expanded permitted uses and objects to them being included in the OCP and zoning bylaw.

Ms. McEachern concluded by suggesting that a standing OCP Committee be created and included as a provision in the OCP (as an amendment to the proposed OCP prior to adoption).

The Chair called a second time for submissions.

Yovhan Burega
12502 Baker Road, Madeira Park

Mr. Burega said that he is a member of the Area A Advisory Planning Commission. Does not believe it is legal for the SCRD to include the shíshálh Nation Strategic Land Use plan in the OCP for the following reasons:

- Under the *Local Government Act* a government cannot impose another level of government into an OCP;
- If the shíshálh Nation Strategic Land Use Plan is included, the SCRD is by default granting them status. This circumvents the treaty process;
- Agrees with a lot of the principles of the shíshálh First Nation, however feels it should be ancillary and only referenced and not included in the OCP.

Tom Sealy
12751 Lagoon Road, Madeira Park

Mr. Sealy feels that the community does not support the OCP and the document is full of inequalities. Mr. Sealy is concerned that the reconciliation process will affect personal property rights.

The Chair called a third time for submissions.

Sam Hughes
16562 Timberline Road, Earls Cove

Ms. Hughes stated that she agrees with the submission made by Catherine McEachern and the other speakers.

Carolyn Farrand
5989 Dubois Road

Ms. Farrand stated that she agrees with the submissions made at that hearing and in particular Sean McAllister.

Elaine Park
4748 Hotel Lake Road

Ms. Park stated that she agrees with the submissions made by Peter Robson, Sean McAllister and Catherine McEachern.

Ms. Park expressed concern for the inclusion of language in the OCP regarding Pender Harbour as Cultural Emphasis Areas within the shíshálh Nation Strategic Land Use plan. Ms. Park read an excerpt from the OCP document on page 58 as follows:

“Although there is no blanket prohibition on industrial land use in a shíshálh kw’enit sim alap, in some cases specific sites may prohibit some or all forms of development while in other locations terms and conditions may be placed on appropriate land use to protect cultural values or sites, cultural use activities, wildlife and their habitats, or tourism values. The bulk of the Plan area from Madeira Park through to Egmont is located within a Cultural Emphasis Area. Land in this area should be managed in a way that promotes protection of cultural use and activities.”

Ms. Park believes that including this language in the OCP will restrain and restrict almost all land use and land use planning within the area. Feels this is a legal issue that needs more opportunity for community comment. Ms. Park requested that the SCRD allow the community to have more time to consider the implication of this language included in the plan.

Penny Gotto
4981 Panorama Place

Ms. Gotto stated that she agrees with the submission made by Sean McAllister, William Charlton and other speakers.

Ms. Gotto provided comments on Part 4 of the OCP as a builder in the local area. Feels that the OCP has been well drafted and feels that the bulk of the plan is not controversial. Ms. Gotto noted challenges for explaining to property owners that an archaeological impact assessment is a condition of development for all properties within the shíshálh Nation’s territorial lands. Ms. Gotto expressed concern regarding the large economic impact on development projects whereby property owners need to spend \$10,000 - \$30,000 on an archaeological impact assessment.

Charlie Park
4736 Klevins Road, Garden Bay

Mr. Park stated that he agrees with the submissions made by Peter Robson, Sean McAllister and William Charlton.

Mr. Park noted that the OCP is complex and should be explained in ordinary terms so that the public can understand it better.

Keith Maurer
4636 Gerrans Bay Road

Mr. Maurer urged the SCRD to extend the process to allow for further written submission. Mr. Maurer stated that he agrees with the points that have been put forward. Mr. Maurer disagrees with having the SLUP written in as part of the OCP. Mr. Maurer believes it should be an addendum and not part of the document.

Brigitte Wright
13009 Oyster Bay Road, Garden Bay

Ms. Wright feels that the OCP has not been very well explained to the public.

Bob Stickley
13491 Lakeview Road, Garden Bay

Mr. Stickley read an excerpt from the OCP document on page 59 as follows:

“Development applications on both private and public land will be referred to the shíshálh Nation for review, pursuant to the shíshálh Nation Lands and Resources Decision Making Policy. The subsequent referral comments will be considered by the SCRD in the approval process.”

Mr. Stickley expressed concern regarding this paragraph and believes that the SLUP should be a reference document rather than incorporated within the OCP.

Ben Klikach
5203 Westjac Road

Mr. Klikach asked if the SCRD will refuse to issue a building permit if he chooses not to be involved in an aboriginal claim, nor pay for an archaeological survey.

Staff answered the question by stating that if a property owner wants to apply for a Development Variance Permit, Board of Variance Permit or Rezoning Bylaw Amendment, as a matter of course the SCRD sends a referral to the shíshálh Nation.

Staff clarified that if a property owner applies for a Building Permit, which meets the zoning and building permit, the SCRD will still do a review of the provincial archaeological database and mapping to highlight if there may be any archaeological sites close by. If there were any sites (known or unknown) in the area the SCRD provides property owners with an information package regarding the responsibilities of the owner to not damage the site as per the provincial *Heritage Conservation Act*.

Mr. Klikach further asked that if the property owner did not want to pay for the studies, would a building or development permit be refused.

Staff stated that depending on the type of application, for example a rezoning bylaw amendment, a condition of approval could be a preliminary field archaeological reconnaissance study be undertaken. If the building permit met all zoning and code, then a building permit would be issued. However, if the SCRD is aware of an archaeological site at the location of proposed building, the SCRD would strongly recommend to respect the provincial *Heritage Conservation Act* which is enforceable by the RCMP.

Mr. Klikach expressed concern that the new OCP will add to the fees property owners will have to pay for archaeological studies on their private property. Mr. Klikach asked if it is a mandatory requirement to fulfil aboriginal claims in order to get a building permit.

Staff stated that if the permit meets all the zoning and building code and the SCRD knows there is an archaeological site on the building location; the SCRD would advise the property owner of the *Heritage Conservation Act*, provincial legislation for protecting archaeological sites, and advise the property owner to contact the shíshálh Nation Rights and Titles department regarding building plans.

Karen Strong
13054 Hassan Road

Ms. Strong stated that she agrees with the submission made by Elaine Park and feels that the community needs more time to consider the OCP.

William Charlton
12921 Oyster Bay Road, Garden Bay

Mr. Charlton stated that he agrees with the submissions made by Sean McAllister.

Mr. Charlton requested 5 minutes to submit the petition.

The public hearing recessed from 8:15 p.m. until 8:20 p.m.

Mr. Charlton submitted a 13 page petition with 154 signatories during the public hearing. The petition formed part of the public record and is attached to the public hearing minutes as Appendix 23.

CLOSURE

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Egmont /Pender Harbour Official Community Plan Amendment Bylaw No. 708, 2017* closed at 8:25 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

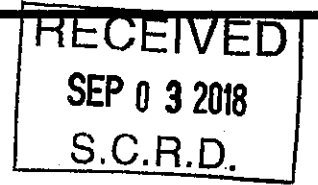
Prepared by:

G. Nohr, Chair

A. Ruinat, Recording Secretary

Andrew Allen

From: Alan Skelley
Sent: Monday, September 03, 2018 3:33 PM
To: Andrew Allen; Planning Department
Cc: Sean McAllister; Peter Robson; Yovhan Burega
Subject: Bylaw No. 708, 2017 Egmont / Pender Harbour Area A OCP: Public Meeting and Consultation precedent to 3rd Reading of Bylaw.



I am writing concerning the proposed integration of 3 External Planning Documents in the Area A OCP:

1. The Shishalh Nation Strategic Land Use Plan, 2. The Regional Sustainability Plan, and 3. The Climate Action Plan

As you are aware the proposed inclusion of these documents has proven to be contentious and has been discussed fully on 3 occasions at separate meetings of the Area A Advisory Planning Commission.

On every occasion, it has been the recommendation of the APC that the existence and location of the said documents might be referenced but that they not be written in as forming part of the new By-Law.

As Chairman of the APC on each instance I fully support this recommendation.

A proposed amendment to the wording providing for the inclusion of these items in the by-law has been circulated and reads as follows:

"The Shishalh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan are regional planning documents. Part Four summarizes and references each of these documents as written at the time of OCP adoption. The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein."

I strongly support and urge the adoption of this amendment or of one of similar tenor, and ask that this letter and opinion form part of the proceedings of the forthcoming Public Hearing scheduled for 05 September, 2018.

I remain very concerned when the recommendation of chosen community organizations drawn together to advise on matters of local governance are ignored repeatedly.

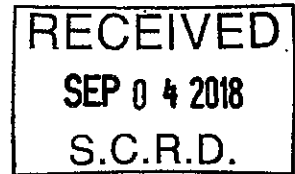
Respectfully,

Alan R. Skelley,

Chair, Advisory Planning Commission, Area A _____ This email was scanned by Bitdefender

Andrew Allen

From: Peter & Heather Paget
Sent: Tuesday, September 04, 2018 1:12 PM
To: Andrew Allen
Subject: Pender Harbour Official Community Plan



As a resident of Pender Harbour I am opposed to the above Proposed Plan being made law without any consultation after the recent changes added in July.

It is unfair to make this Plan final without allowing the Pender Harbour Community time to read, understand and digest the impact this Plan will have. For the SCR D to refuse to recognize the recommendations of:

The Area A Official Community Plan Review Committee

The Area A Advisory Planning Commission

The Pender Harbour Advisory Council

is appalling and I question if it is legal.

Please reconsider and use tomorrow night's meeting (Sept. 5th at the Community Hall) as a time for discussion, input and feedback.

Thank you,

Heather Paget

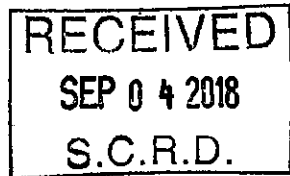
4641 Gerrans Bay Rd.

Madeira Park, BC

This email was scanned by Bitdefender

Andrew Allen

From: bill lyn
Sent: Tuesday, September 04, 2018 2:55 PM
To: Andrew Allen
Subject: AREA A OFFICIAL COMMUNITY PLAN(OCP)



Dear Andrew, you may have already heard from others, that residents of Pender Harbour are very concerned with the contents of the new OCP.

We too are concerned and wish to be on record as being opposed to 3rd reading and bylaw implementation of the OCP in its present form. It appears that additions have been made to the OCP which were not agreed to by the citizens committee that was struck to develop the plan. The addition of the Sechelt Indian Band Land Use Plan (SLUP) is our main concern. In its present form, the OCP appears to agree with whatever is in the SLUP, which is not the case. It is patently obvious that the SCRD is pre judging the SIB land claims and inappropriately taking on a judicial role, i.e. agreeing to unproven land claims. SCRD responsibilities do not extend beyond consultation when making land use decisions and this is not evident when one reads the plan.

We therefore recommend that either the SLUP be removed in its entirety or, reference to the SLUP contain a disclaimer that its inclusion is for reference purposes only and does not constitute agreement to any claims made by the SIB. Additionally, we are concerned with the the lack of time citizens have been allowed to review the plan, the timing of the Wednesday meeting just after a long weekend when many property owners are not in town, inadequate advertising of the meeting and the impression that its being rammed through just before an election. At the very least 3rd reading should not occur until a new area A representative is elected.

We will be attending the SCRD meeting tomorrow with other like minded citizens to remind our elected representatives of why they were elected, to promote the agenda of the taxpayers in area A.

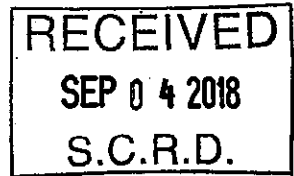
Sincerely

William and Lynda Charlton
12921 Oyster Bay Road
Garden Bay BC
V0N 1S1

This email was scanned by Bitdefender

Andrew Allen

From: Kerry Grieve
Sent: Tuesday, September 04, 2018 3:35 PM
To: Andrew Allen
Subject: Pender Harbour Official Community Plan



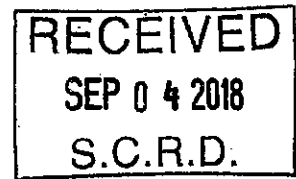
I am a property owner/resident in Madeira Park, and I've become aware that there were a lot of recent amendments to the proposed OCP, and I understand a number of residents are concerned that approval of this OCP is being rushed through. I have not had a chance to digest the plan, or the changes, but I gather there are many questions concerning the plan, the amendments, and ramifications. I am not able to attend the meeting but I do wish to voice my concern and suggest that more information needs to be provided to the concerned members of the public, and more time for review needs to occur before this OCP is approved. Thank you.

Kerry Grieve

This email was scanned by Bitdefender

Andrew Allen

From: John Farquhar
Sent: Tuesday, September 04, 2018 4:06 PM
To: Andrew Allen
Subject: Pender Harbour/Egmont OCP



Dear Sir,

We are most disturbed by what appears to us to be actions to pass the OCP at the third reading without any chance for the residents to voice there concerns.

My understanding is that points of concern raised by The Pender Harbour Advisory Council have been ignored.

You need to listen to the community.

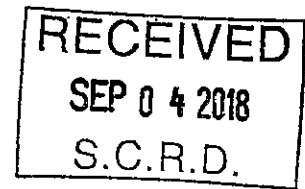
Regards

John Farquhar

This email was scanned by Bitdefender

Andrew Allen

From: Wouter Zanen
Sent: Tuesday, September 04, 2018 4:19 PM
To: Andrew Allen
Subject: Pender Harbour OCP
Importance: High



Hello Andrew,

I am the owner of 4294 Orca road , Garden Bay and I am extremely concerned regarding the third reading and FINAL adoption by the SCRÐ of the new Pender Harbour / Egmont OCP.

Recent additions to the OCP were not adequately explained, the terms are vague and there is no Government agreement with the Sechelt First Nations land claims. We were not notified either by mail or local news paper (Harbour Spiel).

I demand the SCRÐ postpone the OCP approval !

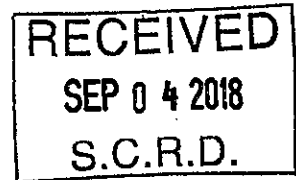
Contact me anytime if you have questions.
Thank you very much.
Best regards

Wouter Zanen , CAIB
Direct :

This email was scanned by Bitdefender

Andrew Allen

From: Alain Catteau
Sent: Tuesday, September 04, 2018 5:10 PM
To: Andrew Allen
Subject: Pender Harbour/Egmont OCP



Alain Catteau and Kathie Tweedie

12895 Dogwood Drive,

Madeira Park, B.C.

V0N 2H0

September 4, 2018

Mr. Andrew Allen,

Recently, it has come to our attention there will be a third reading with a subsequent impending vote by the SCRD, of the OCP, for Pender Harbour/Egmont.

In our opinion, there has been a clear lack of consultation and information with the residents of Pender Harbour/Egmont, regarding this document. This document, as is, will have major ramifications for the residents of Pender Harbour/Egmont. More time is needed for the residents to be able to provide input.

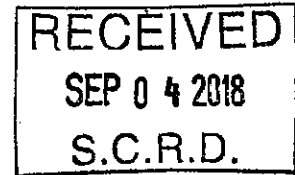
We respectfully request that the third reading and final vote on the OPC, by the SCRD, be postponed until such time that the SCRD and associated stakeholders make a presentation to the residents and allows time for the residents to read and discuss such documents, with our representatives.

Sincerely,

Alain Catteau and Kathie Tweedie

Andrew Allen

From: Joanne Mellquist
Sent: Tuesday, September 04, 2018 6:51 PM
To: Andrew Allen
Subject: OCP

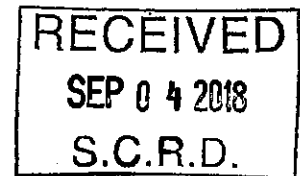


Hello.
I own a house at 5288 Daniel Road on Gunboat Bay.
I believe fair notice needs to be served for this meeting you are having on Wed.. It is as if you really don't want anyone to show up so that plans will get railroaded through without input from the residents. This is not democracy. The information being discussed needs to be distributed to each and every property owner in Pender Harbour. You need to appeal to all residents to submit in writing their views and concerns. Government appears to have forgotten that they work for the public, not the other way around. As Pender Harbour has a substantial number of part time residents who pay their taxes as if they were full time residents, supporting schools, parks and government, an allowance must be made so that they can submit in writing. I wish I had more time to write a more effective letter, but I only just now found out about this meeting.
Do not so this without our input!
Respectfully,
Joanne Mellquist

This email was scanned by Bitdefender

Andrew Allen

From:
Sent: Tuesday, September 04, 2018 7:25 PM
To: Andrew Allen
Subject: regarding the meeting at Pender Harbour tomorrow



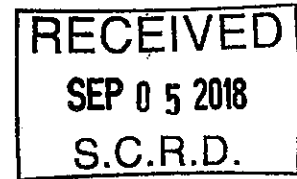
I am shocked at the possible outcome of the meeting tomorrow at Pender Harbour. We have had no notification of these issues. We are fortunate to own 3 properties: one in West Vancouver, one in Whistler and our Pender property. Based on values the Pender property is taxed at a rate that is double that of WV or Whistler. To think that you could increase it further is outrageous. And the fact is that we get almost no benefits at Pender. We even have to drive miles to pay to get rid of our garbage. Our roads are private; we had to pay 6 k to get water and there are almost no amenities. Please do your best to put the interest of the people of Pender Harbour ahead of any special plans to punish us.

Thanks, Bob & Evie Rolston

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Andrew Allen

From: Monte Watson <.....>
Sent: Wednesday, September 05, 2018 6:38 AM
To: Andrew Allen
Subject: OCP meeting for Sept. 2018



Hello,
We are a property owners in Gunboat Bay and writing Regarding the OCP meeting scheduled for September of 2018.

We were very concerned about the lack of notification, publication and information available regarding this months meeting.

There is a feeling that plan is being released in a similar fashion to the dock management plan, that it is secretive, and not well publicized, these are major issues that deserve far more study and input.

We are opposed to the current water body zoning, which remains in a state of controversy, and is far from ready to be adopted as part of the OCP.

We are also opposed to many of the other issues and request, the SCRD postpone this OCP approval until further notification, study, and input are available.

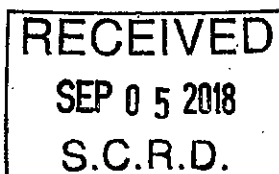
This meeting was of very short notice to us and are therefore unable to attend. The issues are extremely important to all, and would again ask to postpone the OCP approvals.

sincerely,
Monte Watson

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Andrew Allen

From: Keith Maurer
Sent: Wednesday, September 05, 2018 7:34 AM
To: Andrew Allen
Subject: OCP



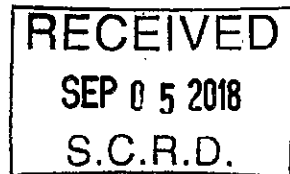
Andrew, as full time residents at 4636 Gerrans Bay Rd in Madeira Park, Pender Harbour, we want to express to you our concern regarding both the manner in which the OCP has quietly slipped through its readings and the late addition of a "Strategic Landuse Plan" brought forward by the Shishalah Nation. The OCP as written needs to receive greater input from the Pender Harbour/ Egmont community! The late addition, in July, of a Strategic Plan that has huge effect on property owners is nothing less than disrespectful! We urge the SCR D to postpone acceptance of the new OCP and actively engage the Pender/Egmont community in discussions around its potential impact. This new plan is being rammed through and property owners are not being given adequate opportunity to respond.

Sincerely,
Keith and Kim Maurer

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Andrew Allen

From: Kenneth Mellquist
Sent: Wednesday, September 05, 2018 7:44 AM
To: Planning Department
Subject: Bylaw 708, 2017 Area A OCP



Andrew,

My name is Ken Mellquist. My wife, Joanne, and I own two contiguous properties in Gunboat Bay in Pender Harbour. We have owned the properties and spent considerable time in Pender Harbour, mostly in the summers, since then. It is a fantastic community, with incredible spirit and resolve. It is also a beautiful place that allows access to some of the most amazing locales, marine and land based, in BC.

We received an email yesterday advising of the meeting relating to the official community plan. We unfortunately cannot attend. I am currently trying to make my way through the draft document and the other materials relating to the same, and will do my best to provide you with some commentary today.

My current comment, however, is about notice and engagement:

- This is the first that we, as part-timers, have heard about the proposed community plan. I see, from the draft plan on the SCRD website, that work has been ongoing for some time relating to the plan, but we and I would think many other part-timers have been in the dark and not engaged. Perhaps that is our fault, and I will willingly take some blame, but that does not negate from the fact that many part-timers and local residents were not aware of the steps relating to the community plan. Given the unique nature of Pender Harbour, with 41% of the homes being owned by part-timers, I believe better efforts need to be made to ensure that all residents are made aware of changes that effect "our" community. We are part of the community, after all. For example, why not hold a meeting in the summer when part-timers are around? Why not include notices with tax notices? Why not collect emails and make a list so you can send information out? If all community members are not engaged, then the process is flawed.

- On engagement, you have put together a group of local representatives to participate in the process, but how many of these people are part-timers? You need to engage those who do not live in the area full-time. I am certain the people who are part of the steering group have worked diligently and honestly. There are some good people on that group. People devoted to the community. BUT, you need to ensure all members of the community are engaged.

Like I said above, that is all I have to say for now. I will try to make my way through the draft today and provide some comment. I am sure there are lots of "positive improvements" in the document.

Please do not hesitate to reach out to me by email or phone at :

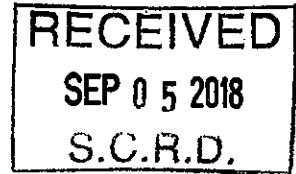
Ken Mellquist

Sent from my iPad

This email was scanned by Bitdefender

Andrew Allen

From: Judy Renouf
Sent: Wednesday, September 05, 2018 10:41 AM
To: Andrew Allen; Planning Department
Subject: Egmont/Pender Harbour OCP



Dear Andrew Allen and the SCRD planning department,

I respectfully request that the more time and community consultation be given to members of the Egmont/Pender Harbour communities to consider the recent new additions to the plan before the OCP is finalized.

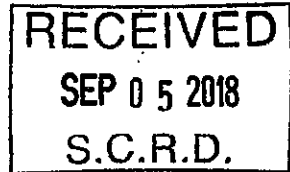
Thank you,

Judy Renouf
13702 Camp Burley Rd.
Garden Bay, BC

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Andrew Allen

From: Ben K
Sent: Wednesday, September 05, 2018 10:58 AM
To: Andrew Allen
Cc: Ben K; Klikcorp
Subject: OCP proposal
Attachments: 2017-Aug-04 Bylaw 337 Consolidation(1).pdf



Dear Andrew Allen and the SCRD,

I have a more important email I will be sending after this one today. This is a less important issue in review of the new OCP, however we wish to express a possible interest conflict with much uncertainty in the formulation of this proposed OCP. We are not willing to agree to any affects in changes on our interests in lands as purchased on the Sunshine Coast as written and unclear in the SCRD proposed OCP. We do not agree to Aboriginal Title holders in the area to become our land managers on Fee Simple Title Land they do not own.

LOT 4 Claydon Rd. PID: 026-020-831. This property has RU-1 zoning in Subdivision District "C" with a minimum 2000 square metres

Lot 20 Daniel Rd. PID: 010-343-016. This property has RU-1 zoning in Subdivision District "B" with a minimum 1000 square metres.

These 2 properties are also backing a recent rezoning of same zoning to a commercial ammendment and accomodation approvals as of recently.

4726 Davis Rd. PID: 025-175-556. This property has R3-A zoning in Subdivision District "C" with a minimum 2000 square metres.

Any alteration limiting the zoning and any possibilities as we purchased these propertiesand any others in fee simple title, well aware of what they were "as is" would affect our interests if this new OCP is proposing that in any way.

I've attached the SCRD present requirements. No one has had enough time to determine what this new OCP is all about, my next letter will address the real problem with its proposal to a community.

Regards, Benjamin Klikach
 on Behalf of myself, Bill Klikach, Linda Klikach and KLIKORP.

Best regards,
 Ben

<mailto:ben@klikcorp.com>

This email was scanned by Bitdefender

Andrew Allen

From: Jim Reid
Sent: Wednesday, September 05, 2018 3:14 PM
To: Andrew Allen
Subject: Strategic Land Use Plan for the Sechelt Nation

RECEIVED
SEP 05 2018
S.C.R.D.

Andrew, I have just been informed by email of tonight's meeting regarding the possible agreement to the replacement of the existing Bylaw No. 432. I will not be able to attend tonight's meeting but I want to register my opposition to the proposed changes.

My home address is:

13129 Narrows Road,

Madeira Park, BC.

VON 2H1

I can be reached by phone at _____ or by return email.

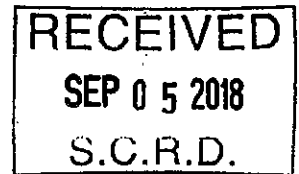
Regards,

Jim Reid

This email was scanned by Bitdefender

Andrew Allen

From: Myrtle Winchester
Sent: Wednesday, September 05, 2018 3:56 PM
To: Andrew Allen
Subject: Area A OCP concerns



Hi Andrew,

I am unable to attend the Public Hearing in Madeira Park this evening, having just become aware of it a few days ago, but would like to go on record as being in strong opposition to approval of Third Reading of this plan at this time.

Recent updates to the plan have not been adequately presented to the community, making it impossible for any reasonable and intelligent person to make a decision so quickly on whether or not this is what we want for the future of Pender Harbour-Egmont. As well, I feel that the plan hangs on many invalid premises including presumed ownership and control of the area by the shishalh nation, and broad environmental surveys (rather than legitimate environmental studies). There is far more than I will attempt to include in this brief email, but I assume you understand my intent.

I urge you to delay Third Reading to allow at least one more, well-publicized (including an ad in the Harbour Spiel, which is the only source of news and local events for most residents) Open House in Pender Harbour.

Thank you for your attention to this very important matter,

Myrtle Winchester

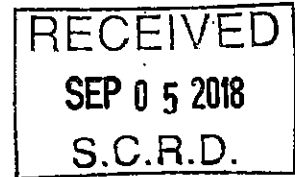
5941 Dubois Road
 Madeira Park BC
 V0N 2H1

 Myrtle Winchester

This email was scanned by Bitdefender

Andrew Allen

From: Kenneth Mellquist
Sent: Wednesday, September 05, 2018 3:56 PM
To: Planning Department
Subject: Bylaw 708, 2017 Area A OCP



Andrew Allen,

I wrote earlier today relating to the above OCP. I have now had an opportunity to review the document (quickly) and have a number of additional comments and concerns:

1. The maps attached to the OCP, including the First Nation map, are difficult to read and understand. For example, we own properties at SL2 and 3, 5288 Daniel Road in Gunboat Bay. I cannot tell from reviewing these maps whether we are within any sensitive areas identified on the First Nation map. Nor can I specifically indicate what OCP Hazard areas we might fall within. Is there any way for residents to determine these matters?

2. As the OCP is a long and complicated document, and most will not understand large portions of this document, I would encourage the preparation of an explanatory document that would (i) identify changes being made relative to the prior OCP and (ii) explain how a particular property might be impacted by, for example, being located within a Slope Hazard or Coastal Flooding area. Commercial and industrial users and others might also find this useful. This is of particular interest to me because we do own the two properties in Gunboat Bay, and we may well fall within sensitive areas for the First Nation and Hazard areas as are identified in the OCP. If we are within a sensitive area for the First Nation, how does this impact our ownership, use, etc of our property? Do I still own the property, or is my ownership something less than full fee simple ownership because of the assertion of ownership by the First Nation? All residents need to know the answers to these questions. Likewise, one of our properties is largely undeveloped (we have a small bunk house on the property, but no home). What does being potentially located within a Hazard area mean (in plain language) when it comes to developing this property? What will the additional costs be to develop the property? What additional studies will have to be completed, and hoops jumped through? Is the value of the property diminished because of these issues? What if my home on the other property burns down or is damaged, will my ability to rebuild be impacted and how?

3. The OCP talks about a working harbour and access to the water for commercial and recreational purposes. It also talks about the need to build respect and understanding between residents, government, First Nations, etc. Yet, the dock management plan was imposed on residents and property owners in Pender Harbour without meaningful consultation or input, after negotiations held in camera between the Provincial Government and the First Nation. Furthermore, reasoned recommendations put forward by Mr. Penner after discussion and review of the process were for the most part ignored by the Provincial Government and the First Nation. I feel strongly that if you are developing a community plan, that access to the water for landowners should be an integral part of the community plan, it should not be dictated through private negotiations that have not engaged or considered the rights and interests of local residents and property owners. A main reason we purchased property in Pender Harbour, and in particular Gunboat Bay, was because we wanted to be able to access the marine environment from our property. This is being taken away from us and others in Pender Harbour, and to the extent that this access is still being allowed, it is being done without meaningful explanation and at a tremendous expense to the local community. By my reckoning, the cost to the local community of the DMP will be somewhere north of \$15 million over time. How is this calculated - 300 docks, none meet new criteria under the DMP, so 300 docks will have to be dismantled and disposed of (in community refuse facilities, probably) at a cost of approx. \$5000 per, 300 new dock applications will have to be prepared at a cost of approx. \$5000 per (archaeological studies and environmental studies, never mind surveys, etc.) and 300 new docks will have to be built and installed, including in some cases putting in new pilings to meet North South orientation rules at a cost of minimum

\$25000 per. If you are doing an official community plan for Pender Harbour and Egmont, it should include this issue as well and the SCR D should be standing up for the interests of the residents and owners of Pender Harbour and Egmont.

4. Are there background documents to indicate why particular areas are environmentally sensitive, and also why certain areas are designated as culturally sensitive to the First Nation. I still do not understand, after reading the Province's environmental study, why Gunboat Bay is more environmentally sensitive than other areas of Pender Harbour and why it is also more culturally sensitive, setting it apart for special treatment in the DMP.

5. The SCR D and the First Nation needs to provide more detail as to how the SLUP impacts home owners. Do I own my property anymore, or am I occupying only until I am told to move off? These are important questions and many people are concerned. These issues deserve explanation and "engagement".

6. The OCP indicates the harbour authority is to be responsible for regulating mooring buoys. Can someone tell me how this will be done and what this means? Will I have to get authorization from the harbour authority to put in a mooring buoy in front of my property? Costs? Restrictions? ? ? ?

These are preliminary concerns. I may have others and other residents and owners will also have others. I strongly recommend further explanation and consultation on this OCP, including engaging part time residents in the process.

I also believe that some additional notice methods should be developed to ensure all local residents and owners are kept informed moving forward. Advertising in local papers and putting up local notices does not work when close to half the property owners are not full time residents. Please add my email to a list if you are developing one.

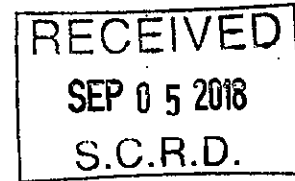
Ken Mellquist

Sent from my iPad

This email was scanned by Bitdefender

Andrew Allen

From: Jane Reid
Sent: Wednesday, September 05, 2018 3:59 PM
To: Andrew Allen
Subject: Area A- OCP



Mr. Allen,

I am unable to make it to the meeting tonight regarding the OCP so want to have my comments recorded for the record.

I am opposed to this document going to 3rd reading after tonight's Hearing without more public consultation.

The "Updates" to the OCP that have received 2nd reading on July 26, 2018 have never been scrutinized by the residents as there was not an opportunity to do so in a public format such as an open house.

These "Updates" are very broad and will be open to various interpretations in the future. This could be detrimental to the area.

This plan as is should be sent back to the Advisory Committee then on to a Public Open House prior to 3rd reading.

Jane Reid

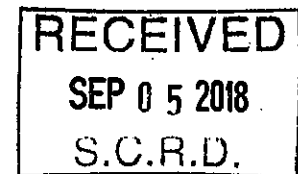
Former Regional Director Area A.

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

This email was scanned by Bitdefender

Andrew Allen

From: Bill K
Sent: Wednesday, September 05, 2018 4:31 PM
To: Andrew Allen
Subject: Postpone the OCP approval.



Att: Andrew Allen
Planning and Development;

I have various concerns about the OCP approval, process and contents. There has been little public knowledge, awareness or content information forthcoming from the SCRD. It seems all aspects of this plan have been very low key including notification of the submission deadline and the third and final meeting deadline! The community deserves transparency, accurate detailed information of the proposed changes the reasons for the change and their potential future impacts. Without this information how can the community make informed realistic decisions for adoption of the proposed plan. Therefore I respectfully request the SCRD POSTPONE the OCP approval until the changes have been adequately explained.

Of paramount importance and concern is inclusion of SLUP. Given the recent DMP and recent demands placed upon dock owners in Pender Harbour the plan contains many unrealistic issues based upon seemingly fabricated content. SLUP can apply to the Aboriginal title lands not fee simple or Crown.

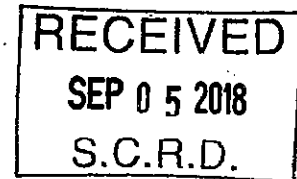
Regards
Bill Klikach

Sent from my iPhone

This email was scanned by Bitdefender

Andrew Allen

From: Ben K
Sent: Wednesday, September 05, 2018 1:43 PM
To: Andrew Allen; Planning Department
Cc: Ben K; : Klikcorp; Linda Klikach
Subject: Community Uncertainty in the proposed OCP



Hello Andrew Allen and the Sunshine Coast Regional District,

I'll ask you guys to forgive my spelling, punctuation and sentence structure or whatever, because I have some pages to write. Please get the overall Spirit even if I make a sentence error... Bold type is reference material*

Please read this through, I didn't want to read 70 plus pages of a proposed OCP 5 times or the thousands of pages of court cases involving aboriginal title claims and court dealings. I would far prefer to catch a fish and have a beer but this OCP stuff presents some serious issues for our community and our Future.

Andrew, this is not directed at you either but to the overall and final decision making that approved this OCP for public consideration. It is also not directed at the majority of SIB members or my fellow aboriginal equal human beings, as I well know most are as unfamiliar with all of this as is the general public. With respect to all races ok. This is about Title, Rights and Equality.

The mention of a SCRD OCP amendment in 2015 is now coming to a 3rd reading with a completely New OCP.

I realize the SCRD may be well along in thought in this 70 or so page OCP but the general public still knows little to nothing about it.

I suppose the first public meeting held about this new official community plan may begin to help the public start to understand 3 years of devising and planning in your jobs but at the moment most of the public with other jobs don't even know what Slup is or means.

We've clearly seen what these aboriginal claims can do to a Maritime Harbours history and the costs associated with it. A few hundred people in Pender now are supposed to pay and rebuild every dock to accommodate a claim. Even the claim of a few hundred dollar fee to the public turned out to be a multi multi million dollar lie.

I'm sure you are aware of many things and it's obvious the SCRD is just plain in bed with these claims and fully supporting it while completely ignoring the Rights and Title of Fee Simple Owners which make up the majority of our community.

It says on the SCRD website that if anyone feels their interests are being affected that we are supposed to let you know it for the public record. I'll record that this was sent to you in advance of the unreasonable close time for comments to affected interests of our entire community.

Everyone's interest is being affected by having their concerns void on September 5th, 2018 at 4pm, the public meeting starts at 6:30pm later that day. This is wrong on so many levels I can't believe you guys can print this stuff. The public has not had reasonable time to determine that their interests are being affected by this unbalanced plan that is more about aboriginal land management than a community.

Every single Fee Simple Property owner in the area map has their interests affected by the Sunshine Coasts Regional Districts severity of importance to helping along an aboriginal claim on the backs of fee simple owners. Aboriginal Title and Fee Simple Title have essentially the same rights of Title. Except fee simple can be sold.

Fee simple is the Right to manage the land

Fee simple is the Right to decide its use

Fee simple is the Right to privacy and to decide who may not trespass.

The Right to have their own beliefs and refuse spiritual blessings from a foreign religion and language.

Fee Simple Properties were purchased with a valid contract from Crown and free and clear of

aboriginal claim.

Does the SIB want people coming on to their "Title properties" and offering prayers and blessing in a language they don't understand for a cost? Wouldn't they get them removed or arrested? Would they like to give up their Right and Title to decide how their land should be managed? Our individual Land Titles give us those Rights. Those rights belong on Aboriginal Title lands, Fee Simple Title Lands and Crown Title Lands. All of them.

Fee Simple Title is not compatible with Aboriginal Title. Each essentially retains the same type of rights and title.

Giesbrecht vs British Columbia is a Supreme Court Case (SCC) this year on May 17, 2018 that reminds us of this issue. It is something that continues to be brought up in all court cases involving aboriginal claims. Look it up on the SCC site for the full court case.

Here is a media summary:*

PRIVATE LAND OWNERS CAN ARGUE "EXTINGUISHMENT" IN ABORIGINAL TITLE CASES

Published: 05/25/2018

By Thomas Isaac, Jared Enns

On May 17, 2018, the British Columbia Supreme Court upheld that "extinguishment" is a viable defence to argue in cases of claims of Aboriginal title to fee simple lands.

The Plaintiff, Kwikwetlem First Nation, commenced a claim for Aboriginal title on February 9, 2016, seeking, among other things, a declaration of Aboriginal title over a "claim area within the Coquitlam watershed."1 Notably, the "claim area" includes both Crown Land and lands held in fee simple title.

Accordingly, and in response to the relief sought by the Plaintiff, the Defendants, the Government of British Columbia, and the fee simple landowners, Metro Vancouver, among others, advanced the following defences:

that any Aboriginal title had been "displaced" by the granting of fee simple title;

that any Aboriginal title had been "extinguished" by the granting of fee simple title; and

that Aboriginal title and fee simple title are incompatible interests in land.

On March 5, 2018, the Plaintiff brought an application to strike these defences; in their entirety, on the basis that it was "plain and obvious" these defences would fail. In this regard, the Plaintiff advanced three primary arguments:

Aboriginal title and fee simple title are compatible interests2;

the defence "displacement" of Aboriginal title "is a doctrine unknown to the law and therefore unavailable" to the Defendants3; and

in order to demonstrate "lawful extinguishment" of Aboriginal title, the Defendants "must satisfy the court that [the Crown] had the clear and plain legislative intent to extinguish the aboriginal right."4 The Defendants could not merely rely on the grants of title as evidencing the intent to extinguish, but must be able to point to express statutory provisions enacted by a "constitutionally competent legislature."5

On May 17, 2018, the British Columbia Supreme Court in its decision of Giesbrecht v British Columbia, 2018 BCSC 822 (Giesbrecht) dismissed, in its entirety, the Plaintiff's application to strike the defences of displacement and extinguishment of Aboriginal title on the basis that it was not plain and obvious these defences would fail.

In dismissing the Plaintiff's application, the Honourable Justice Affleck stated that he agreed "with the submissions of the defendants" because:

the Court was not "referred to binding authority in which the relationship between existing Aboriginal title to land and Crown grants of title in fee simple to that same land has been squarely addressed"6;

the "legal theory [of displacement] may fail but it has not been tested in the courts", nor was there any "basis on which to determine that it [displacement] is devoid of merit"7;

the law has not reached "a state of stasis on the relationship between Aboriginal title and fee simple title"8; and

the issues relating to the relationship between "Aboriginal title to land and the validity of fee simple title to that land have long been looming in the background of aboriginal land claim litigation in British Columbia" and the "attempt to remove or attenuate those issues" in a summary way "would be inappropriate."9

Accordingly, Justice Affleck concluded that the Plaintiff had not met its onus of establishing that it was "plain and obvious" that the defences, raised by the Defendants in response to the claim of Aboriginal title, would fail.

This decision is significant because it serves as a reminder that the relationship between Aboriginal title and fee simple title remains largely unresolved. While many governments are avoiding the use of the term and concept of extinguishment, it is clear that this legal principle is still relevant in understanding the relationship, if any, between the rights of fee simple land owners with those of Aboriginal peoples claiming Aboriginal title.
End of summary*

To suggest that the sechelt Indian band will now manage the lands in the map area under SLUP is not something that should be part of a community plan. It doesn't involve the community, the map is an outright deception which paints the picture that the SIB has title to hundreds of thousands of hectares which it does not. If the Supreme Court of Canada is stumbling over these issues it is a good reason for our Regional District to remain neutral until some kind of clarification and equality is achieved.

Here is the list of Sechelt Band lands on the Government site which by all means they should manage under slup:

*

No.NameLocationHectares07956SECHELT BAND LANDS (BARGAIN HARBOUR) 24NEW WESTMINSTER DIST. LOT 5525 ON EAST SHORE OF BARGAIN BAY ON MALASPINA STRAIT6.6007957SECHELT BAND LANDS (BOULDER ISLAND) 25NEW WESTMINSTER DIST., LOT 5529, ABOUT 1 MILE SOUTH OF SKOOKUMCHUCK NARROWS IN SECHELT INLET OF JARVIS INLET407942SECHELT BAND LANDS (CHELOHSIN) 13NEW WESTMINSTER DISTRICT ON NORTH SHORE OF QUEEN'S REACH JERVIS INLET AT MOUTH OF POTATO CREEK1.3007937SECHELT BAND LANDS (CHICKWAT) 9NEW WESTMINSTER DIST. RIGHT BANK OF THE TZOONIE RIVER, 3 MLS NORTH OF MOUTH ON NARROWS INLET, SECHELT INLET207955SECHELT BAND LANDS (COKQUENEETS) 23NEW WESTMINSTER DISTRICT, ON THE NORTH SHORE OF MALASPINA ST AND THE RIGHT BNK OF THE LOIS RIVER AT MOUTH OF LONG BAY24.3007958SECHELT BAND LANDS (EGMONT) 26NEW WESTMINSTER DIST. LOT 5526 ON N.EASTERLY SHORE OF SHOOK- UMCHUCK NARROWS OF JERVIS INLET, 2 MILES S.E. OF EGMONT PT.0.2007939SECHELT BAND LANDS (HUNAECHEIN) 11NEW WESTMINSTER DIST. AT HEAD OF QUEENS REACH OF JERVIS INLET AT MOUTH OF HUNAECHEIN CREEK105.4007932SECHELT BAND LANDS (KLAALTH) 5NEW WESTMINSTER DISTRICT ON EAST SHORE OF PORPOISE BAY, SECHELT INLET1.4007933SECHELT BAND LANDS (KLAYEKWIM) 6NEW WESTMINSTER DISTRICT ON EAST SHORE OF NARROWS INLET SECHELT INLET OPPOSITE I.R. NO. 7107934SECHELT BAND LANDS (KLAYEKWIM) 6ANNEW WESTMINSTER DISTRICT, ON EAST SHORE OF NARROWS INLET SECHELT INLET, LOT 5527, Goup 154.6007935SECHELT BAND LANDS (KLAYEKWIM) 7NEW WESTMINSTER DISTRICT ON WEST SHORE OF NARROWS INLET OF SECHELT INLET21.4007936SECHELT BAND LANDS (KLAYEKWIM) 8NEW WESTMINSTER DISTRICT AT THE HEAD OF NARROWS INLET OF SECHELT INLET AT MOUTH OF THE TZOOMI RIVER79.3007931SECHELT BAND LANDS (OALTHKYIM) 4NEW WESTMINSTER DISTRICT ON THE WEST SHORE OF PROPOISE BAY SECHELT INLET AT SNAKE BAY1.9007943SECHELT BAND LANDS (PAYKULKUM) 14NEW WESTMINSTER DISTRICT ON NORTH SHORE OF QUEENS REACH JERVIS INLET1.9007950SECHELT BAND LANDS (SALLAHLUS) 20NEW WESTMINSTER DISTRICT, BETWEEN PENDER AND BARGAIN HARBOURS ON FRANCIS PENINSULA107951SECHELT BAND LANDS (SALLAHLUS) 20ANNEW WESTMINSTER DISTRICT, ON GERRANS BAY, PENDER HARBOUR OF MALASPINA STRAIT, ADJACENT TO LOT 10200.2007954SECHELT BAND LANDS (SAUGHANAUGHT) 22NEW WESTMINSTER DISTRICT, ON THE SREAM FROMSAKINAW LAKE TO AGAMEMNON CHANNEL AT MOUTH OF MALASPINA STRAIT14.2007949SECHELT BAND LANDS (SAWQUAMAIN) 19ANNEW WESTMINSTER DISTRICT, ON GARDEN BAY, PENDER HARBOUR OF MALASPINA STRAIT0.1007929SECHELT BAND LANDS (SECHELT) 242 KM NW/NO OF/DE CITY/VILLE DE VANCOUVER241.2007952SECHELT BAND LANDS (SEKALETON) 21NEW WESTMINSTER DISTRICT, A ROCKY ISLAND NEAR ENTRANCE TO PENDER HARBOUR OF MALASPINA STRAIT0.5007953SECHELT BAND LANDS (SEKALETON) 21ANNEW WEST. DIST., 3 SMALL ISLDS OF SKARDON GP. LTS 5522,23,& 24, G.1, NEAR ENTR, TO PENDER HARBOUR OF MALASPINA STRAIT0.2007960SECHELT BAND LANDS (SHANNON CREEK) 28NEW WESTMINSTER DISTRICT, LOT 4688,G.1, ON EAST SHORE OF PORPOISE BAY OF SECHELT INLET18.3007959SECHELT BAND LANDS (SKOOKUMCHUCK) 27NEW WESTMINSTER DISTRICT, LOT 5528, G.1, AT SOUTH ENTRANCE TO SKOOKUMCHUCK NARROWS, N. OF SECHELT INLET ON W. SHORE103.2007946SECHELT BAND LANDS (SKWAWKWEHM) 17NEW WESTMINSTER DIST. AT HEAD OF VANCOUVER BAY, PRINCE OF WALES REACH OF JARVIS INLET, AT MOUTH OF VANCOUVER RIVER5.3007945SECHELT BAND LANDS (SLAYATHLUM) 16NEW WESTMINSTER DISTRICT, ON WEST SHORE OF HERVIS INLET, AT THE HEAD OF PR. OF WALES REACH, AT MOUTH OF BRITAIN RIVER6.4007947SECHELT BAND LANDS (SMESHALIN) 18NEW WESTMINSTER DIST. NORTH OF THE HEAD OF PENDER HARBOUR OF MALAPINA STRAIT, SURROUNDED BY LOT 1025407948SECHELT BAND LANDS (SUABIN) 19NEW WESTMINSTER DISTRICT, ON NORTH SHORE OF GARDEN BAY PENDER HARBOUR, MALASPINA STRAIT2.6007930SECHELT BAND LANDS (SWAYCALSE) 3NEW WESTMINSTER DISTRICT, ON WEST SHORE OF PORPOISE BAY, SECHELT INLET4.6007940SECHELT BAND LANDS (SWAYWELAT) 12NEW WESTMINSTER DISTRICT, ON POINT AT MOUTH OF PRINCESS LOUISA INLET, QUEENS REACH OF JERVIS INLET4.6007941SECHELT BAND LANDS (SWAYWELAT) 12ANNEW WESTMINSTER DISTRICT, LOT 5530, G.1, A SMALL

ISLAND AT MOUTH OF PRINCESS LOUISA INLET, NEAR I.R. NO. 120.2007938SECHELT BAND LANDS (TCHAHCHELAILTHENUM) 10NEW WESTMINSTER DISTRICT, ON EAST SHORE OF SECHELT INLET, OPPOSITE SKOOKUM ISLD, 3 MLS N.W. FROM MOUTH OF NARROWS INLT7.7007928SECHELT BAND LANDS (TSAWCOME) 1NEW WESTMINSTER DISTRICT, AT MOUTH OF WILSON CREEK ON STRAIT OF GEORGIA, 25 MILES NORTHWEST OF VANCOUVER18.9007944SECHELT BAND LANDS (TSOAHHDIE) 15NEW WEST. DIST, ALG SHORE OF DESERED BAY, FROM RIGHT BANK OF STAKAWUS CRK TO MOUTH OF DESERED RVR, JERVIS INLET293.20*

Looks to be about 1027 hectares on my first count. Somewhere in there anyway. I know the SCRD is quite aware of this as in the new OCP you have noted the difference between a territory claim and the Sechelt Indian Band "private lands". Page 3, in the 2nd paragraph where it says the plan area "includes private shishálh Nation land holdings". Those are the only lands they have Title to. Would the SCRD like to include "all" the "private Land holdings" in their Community plan?

The Slup map is a pure deception. It does not respectfully or accurately depict the different ownership of the community of peoples and their individual Rights and Titles. Crown Title is missing, Fee Simple Title is missing, even plain English is missing. The worst part is a map depiction of ownership to a one band claim that only has Title to a fraction of 1 percent to the area on the map. Ie: the map is bullshit. If you coloured in where the Aboriginal Title actually exists it would barely be noticeable on the map.

Crowns duty to consult is Crowns duty. The foreshore claim in Pender Harbour certainly did not show any respect to Riparian Rights or the Legal Tenure Contracts from Crown or the Homeowners who purchased their properties with a taxed lease on the foreshore.

But I guess at the end of the day, they say you don't own the foreshore and so now the average owner can expect to lose their existing cost in structures, pay for removal and then rebuild to a new standard all with uncertainty that it can even remain. Our situation alone asks for a cost and loss of over 200,000.00 dollars for one property and I imagine for most it won't be much different. Cough up 50 million waterfront owners....

This alone is a compelling reason to be concerned about further Aboriginal claims on the Sunshine Coast including SLUP. I think more people are waking up to this as it certainly involves more than a few hundred dock owners on round 1.

You should also note that "Crown Title" has asserted themselves in the Dock Plan, and removed the SIB logo from the management plan letters recently sent.

The difference between the foreshore and Fee simple Title is that we do actually own the property within those pins. And while I know the general public will respect Aboriginal Rights and Title, no one will respect a one way reconciliation that imposes absurd costs and stress to peoples earned money, property titles and lives.

Fee simple owners have the Right and Title to decide their own use of their own land and until the Supreme Court Canada rules that Aboriginal Title claims can somehow overrule Fee Simple Title and sets Canada on a blazing fire... we have the right to say "no trespassing" to anyone who may affect our interests. You should note that most aboriginal claims have withdrawn claim to fee simple title in the courts.

The SCRD could balance the one sided strategy by informing the public clearly that Fee Simple Title owners have the right to manage their own land free of Aboriginal, Slup, SIB and any other party claim not on their Title. You know like, if my fee simple owner neighbor says "hey ... I'll manage your land"... I'll say"no, you won't". There is only one neighbor I'm aware of doing that very thing, and the SCRD is outlining that idea in a community plan.

Will the SCRD refuse simple building and development permits if Fee Simple Owners refuse to give up their Title Rights to unsettled claims? In other words will you refuse a building or development permit to homeowners who do not wish to participate in Aboriginal claims, prayers/blessings, expensive requirements, studies, fees of the day etc? Will you refuse these permits to the Fee Simple Title Owner if they wish to simply exercise their own Rights to Title? A Purchased Clear Title Free of aboriginal claim...?

It is not the legal duty of innocent third parties to consult with aboriginals or their claims, and it is not the duty of fee simple title holders to pay for Aboriginal Band grievances that they did not commit.

The SCRD needs to remove this from the community plan. It might be that our community in Pender Harbour/Egmont needs to set up their own regional district that doesn't lie in bed and supports a one way reconciling aboriginal claim while they ignore the Rights and Title of the majority Community they are supposed to serve.

I respectfully submit that this new OCP is unbalanced in its objective to uphold Rights and Title to one group of people while ignoring the Rights and Title of the majority Community who own Fee Simple Title Lands. The introduction of SLUP is only creating more confusion and uncertainty in our community. This is no path to peace and reconciliation.

The SCRD should cautiously wait as these Supreme Court Decisions unfold and until there is clarity

given on any kind of compatibility with Fee Simple Title and Aboriginal Title, the SCRD should uphold and respect the current rights of each Title Rights as they stand. As they stand, they are on their face, incompatible legal Rights. Fee Simple Title has no right to decide land use for Aboriginal Title and vice versa.

An Official "Community" Plan should reflect this within its pages of writing and truthfulness in its mapping. An Official Community Plan should also create certainty and understanding for all of the people living in the area, that's what a community is... everyone.

As we can clearly see the Sechelt Indian Band will continue fighting for their Rights and Title, even ones they do not currently have. For them to receive further Rights and Title in the methods demonstrated so far, the Community of people here will need to lose their Rights and perhaps even Titles as we are seeing.

It's time for the Community of Fee Simple Owners to fight too and not for additional Rights, but to keep the ones we earned and paid for. Our Community will do this and I can assure you no one is giving up their Rights and Title as clear as the SIB won't give up theirs.

The SCRD is making it clear that their loyalty is with one aboriginal band and its claims. In my opinion the SCRD in its present position is unqualified and unfit to be making an Official Community Plan in their present course of direction and loyalties.

Regards, Benjamin Klikach

P.S. if anything your doing affects my interests on my private lands or my families, friends, or neighbors lands?

I do not agree.

--

Best regards,

Ben

[mailto:](#) _____

This email was scanned by Bitdefender

Garden Bay Resort & Campground Ltd.

Request to change the OCP for 4460 Garden Bay Road, Garden Bay

Request to Change the OCP from Rural Residential to Tourist Commercial / CD - Comprehensive Development. There will be a need for a split zoning to accommodate the Campground / RV Park and the rental units

Community Goal

Develop the property offering outdoor amenities such as a play field for baseball / soccer, playground for the children and an outdoor pool. The property can be used community events, farmers markets and other events to bring the community together.

The property will provided additional affordable rentals housing which there is a shortage and demand

The Resort / Campground will provide the need for the shortage of campground sites and RV sites which there is a shortage and demand. The Resort will provide future employment to locals and that there would huge economic spin off from the development to the area.

Permitted Uses for the Future:

Lodge
 Campground / Recreational Vehicles & Furnished Cabins
 Restaurant / Coffee Shop
 Outdoor recreation facility
 Auxiliary Uses including retail outlet, laundry facilities for the use of guests & residents, open air recreation use and pub / restaurant
 Senior Citizen dwelling units
 Rental housing Units
 Two - One Dwelling units, 1 for the Owner & 1 for staff accommodation
 One - Caretaker suite located in the lodge
 Host weddings, corporate & group retreats and cultural events

Campground Density

Maximum number of campsites and recreational vehicle / cabin sites in a campground is 30 per hectare of the parcel area

RECEIVED
2018

Garden Bay Resort & Campground Ltd.

Rental Units

No more than 24 rental units may be located on the site with the exception of the RV / Campground. The area for rental will be off of Claydon Road.

This find this is as our formal request to have this heard for the Public Hearing of September 5th, 2018

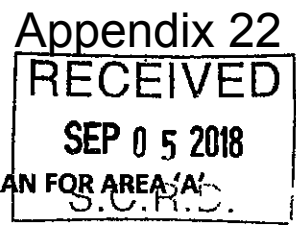
Mark Durland

Managing Director & Co-Owner

Garden Bay Resort & Campground Ltd

email:

(604) 740-2486



PUBLIC HEARING TO CONSIDER BY-LAW TO ADOPT A NEW OFFICIAL COMMUNITY PLAN FOR AREA 'A'

SUBMISSION FOR THE PUBLIC RECORD PRESENTED BY CATHERINE MCEACHERN ON SEPT. 5, 2018

By way of introduction, I am a resident of Area "A", a permanent resident living at the North end of Ruby lake. I have also served on the Area "A" Advisory Planning Committee for almost 8 years. I was also a member of the OCP Planning Committee formed over two years ago.

I have two areas of concern.

Process and Lack of Adequate Opportunity for Community Input

Many in this room may not realize it but if one has a zoning issue you may, in some cases, apply to the District and ask for a variance. This process can take 2-3 months and likely much longer. If the issue is a bigger one you may be required to apply for a rezoning but if your requested change is not compliant with the Official Community Plan you must also apply to have the Official Community Plan rezoned. This is a big deal and involves a formal public hearing, maybe a public information meeting and can take over a year, if all goes well. The point is, Area A has a very detailed Official Community Plan, setting out minimum parcel sizes for density, setbacks and land use, so that changes in the OCP will likely impact almost every landowner.

Also, although this draft OCP is better organized and has attempted to reduce the different zoning designations, it is an extremely complicated document to understand.

For these reasons I feel one information meeting in November and a public hearing in the middle of the week, just two days past Labour Day has failed to provide an opportunity for adequate public input. I raise this specifically in the context of seasonal residents. At the very first meeting in this hall concerning the OCP the SCRD was specifically requested to have these meetings conducted at times suitable for the seasonal (ie. summer) residents to attend. There were further requests for scheduling times more convenient to the seasonal residents and although I am sure the meetings were not deliberately scheduled to exclude them, it certainly doesn't look that way to over 40% of the residents in Area A.

As part of my concern for process, there was considerable delay between preparation of a draft OCP plan and the second reading of the implementing by-law (over a year). Part of this delay may have been concerns expressed by the Advisory Planning Committee as to the inclusion of Part 4: the Regional Sustainability Plan and the Shishalh Nation Strategic Use Plan at the instigation of SCRD staff.

The OCP under consideration, in its present form, has not, in fact, been approved by either the Pender Harbour Advisory Planning Committee or the Area A Advisory Planning Committee, which I believe to be a significant disregard for local community input.

Streamlining Land Use Designations and Unintended Consequences for Lakeshore Areas

My concern here is a very specific one. In attempting to reduce the number of land use designations, this draft OCP has expanded land uses in many areas. Part 10 of the current OCP had specified 11

different "rural" zones including Rural Residential A,B,C,D Rural resource and RU5 Rural Watershed Protection. The areas under this last designation Rural Watershed Protection have now been designated as part of Rural Residential B in the proposed OCP. There are now only two designations for Rural Residential : A and B. The current designation (RU5) permits only single family dwellings and perhaps a second dwelling or bed and breakfast home on parcels of a certain size. Actually I am not sure the bed and breakfast use is still allowed. But the **proposed** OCP now provides in s. 2.1.4 (f) that many other uses: agriculture, home based businesses, garden nurseries, auxiliary light industry, transition houses, riding stables and campgrounds (to name a few) will now be allowed in Rural Residential B areas.

It is my belief that s. 2.1 .6 (c) was intended to limit the land uses in Rural Residential A and B for lakefront properties. It is certainly hard to reconcile 2.1.6 (c) with the wider wording of 2.1.6 (f) and I believe these expanded uses do not reflect community wishes for lake and lakeshore preservation.

I submit this wide range of uses is not compatible with: preservation of water quality, keeping development consistent with infrastructure, preservation of the environment and minimizing visual impact in lakeshore areas. I wish this objection registered before adoption of the draft OCP and implementation of any relevant zoning by-law changes.

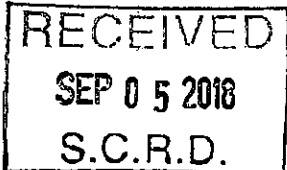
Standing OCP Committee

I had the opportunity to meet Sunshine Coast residents from all of the other "Areas" as part of the community input efforts as those areas proceed to the phase of implementing new OCP provisions into by-law changes.

The Roberts Creek Area provides in their OCP for a standing OCP Committee. Instead of gathering a group of people for the volunteer job of reviewing OCP issues every ten years or so, this committee meets regularly to review issues as they come up. One actually has to volunteer on the OCP Planning Committee to realize how much more effective this would make the process and how it would result in much more effective community guidance. This committee could be appointed every two years from 3 volunteer members of each of: the Pender Harbour Advisory Committee and the Area A Advisory Planning Committee with an overall goal of balanced geographic representation within Area A. The purpose of the Committee would be to make recommendations concerning OCP changes during the next review process, based on concerns raised by residents. This standing committee could meet every three months, or as they deem necessary. I believe I could get written support for this from both those groups and would ask that the SCRD seriously consider an amendment to the OCP if this is obtained. In my view this would be a "non-substantive" change.

Respectfully submitted,

Catherine McEachern



Petition: To the board of the Sunshine Coast Regional District

Regarding July 2018 draft of Area A's Official Community Plan

We the undersigned are respectfully requesting wording changes to the introduction to Part Four (page 57) of the most recent draft of the OCP. In part, we would like to see the introduction reworded to include the following sentence: "The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein."

We request that the introduction be rewritten and shortened as follows:

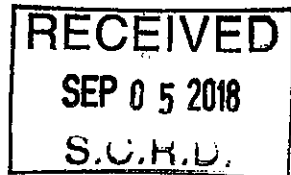
"The shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan are regional planning documents. Part Four summarizes and references each of these documents as written at the time of OCP adoption. The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein."

If plans referred to in this section are updated the new version or replacement plan will become the source document to be reviewed and utilized for land use recommendations and decisions."

Dated this date, September 5, 2018, at the Public Hearing prior to final reading of the OCP. As a petitioner, I have read, understand and agree with the petition before I signed.

| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|-------------------------------|-------------|
| CAROLYN FARRAND | 5989 DUBOIS RD | [Signature] |
| Rob Delaplace | 5079 Panorama Dr. | [Signature] |
| JOHN KING | 4258 JOHNSTONE HEIGHTS | [Signature] |
| FRANCES KING | " " " " | [Signature] |
| SANDRA AIKENHAW | 13011 OYSTER BAY RD | [Signature] |
| John McDonald | 12549 Warnock Rd Madeira Park | [Signature] |
| Jeanne Hoeller | 4624 GERRANS BAY RD " " | [Signature] |
| Charles Hoeller | 4624 GERRANS BAY RD | [Signature] |
| Bombino | Charles Island | [Signature] |
| HOBB MITCHELL | SANDERS BAY, SAKINAW LAKE. | [Signature] |
| Phil Campbell | 4671 FRANCIS PEN RD | [Signature] |
| RAY DESHARNAIS | 13219 DAMES RD GARDEN BAY | [Signature] |
| Sue Wells | 5958 N. Lake Rd. Egmont. | [Signature] |
| Raimo Vaire | 4742 Webb Rd | [Signature] |
| MARIA L. VARE | " " | [Signature] |
| Ingmar Banks | 4366 Francis peninsula Rd | [Signature] |
| Gino Massullo | 12997 OYSTER BAY ROAD | [Signature] |
| RIK VIERE | 5010 JOHNSTONE RD. | [Signature] |
| DONNA VIRE | " " " " | [Signature] |
| R.H. TITE | 4970 JOHNSTONE RD | [Signature] |
| Lindsay Harrison | 1336 NARRANS ROAD M.P. | [Signature] |

It is important to all people of Pender Harbour and Egmont that public discussions of the above issue remain respectful and civil.



Petition: To the board of the Sunshine Coast Regional District

Regarding July 2018 draft of Area A's Official Community Plan

We the undersigned are respectfully requesting wording changes to the introduction to Part Four (page 57) of the most recent draft of the OCP. In part, we would like to see the introduction reworded to include the following sentence: "The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein."

We request that the introduction be rewritten and shortened as follows:

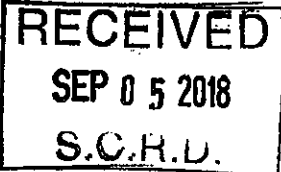
"The shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan are regional planning documents. Part Four summarizes and references each of these documents as written at the time of OCP adoption. The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein."

If plans referred to in this section are updated the new version or replacement plan will become the source document to be reviewed and utilized for land use recommendations and decisions."

Dated this date, September 5, 2018, at the Public Hearing prior to final reading of the OCP.
As a petitioner, I have read, understand and agree with the petition before I signed.

| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|--|-----------------------|
| Lynda Charlton | 12921 Oyster Bay Rd. Garden Bay | Lynda Charlton |
| William Charlton | 12921 Oyster Bay Rd. Garden Bay | William Charlton |
| Richard Paton | 4930 Francis Peninsula Rd. Madras Park | Richard Paton |
| Leonard Lee | 4208 Orca Road Garden Bay | Leonard Lee |
| Dave Davies | 4281 Backstrom Dr. Garden B. | Dave Davies |
| Mike Price | 348-5160 Deane Bay Rd. Seddt | Mike Price |
| STANISLAW | 5007 Panorama Pl. G.B. | Stanislaw |
| Penny Gatto | 4981 Panorama Pl. GB | Penny Gatto |
| FRANK ALLEN HEAT | 13011 - OYSTER BAY RD GARDEN BAY | Frank Allen Heat |
| Duigite M. Wainwright | 13009 - " " | Duigite M. Wainwright |
| Lorraine Whitham | 13268 Deller Rd Garden Bay | Lorraine Whitham |
| Keith Maurer | 4636 Gerrans Bay Road | Keith Maurer |
| ELIZABETH WOOD | #13-12716 Longport Rd. Mad Park | Elizabeth Wood |
| ALEX THOMSON | ✓ ✓ ✓ ✓ ✓ | Alex Thomson |
| Heather Paget | 4641 Gerrans Bay Rd. Mad Park | Heather Paget |
| PETER PAGET | ✓ ✓ | Peter Paget |
| ROBERT STICKLEY | 13491 LAKEVIEW RD GARDEN BAY | Robert Stickley |
| CAROL STICKLEY | " " | Carol Stickley |
| John | 11400 to 16221 SUNSHINE COAST RD. | John |
| Diana Rege | 15451 Hollowell Rd. Ruby Lake | Diana Rege |
| John Rege | 15451 HOLLOWELL RD RUBY LAKE | John Rege |

It is important to all people of Pender Harbour and Egmont that public discussions of the above issue remain respectful and civil.



Petition: To the board of the Sunshine Coast Regional District

Regarding July 2018 draft of Area A's Official Community Plan

We the undersigned are respectfully requesting wording changes to the introduction to Part Four (page 57) of the most recent draft of the OCP. In part, we would like to see the introduction reworded to include the following sentence: "The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein."

We request that the introduction be rewritten and shortened as follows:

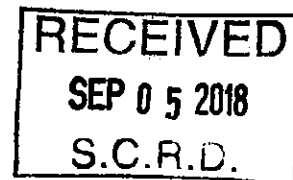
"The shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan are regional planning documents. Part Four summarizes and references each of these documents as written at the time of OCP adoption. The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein."

If plans referred to in this section are updated the new version or replacement plan will become the source document to be reviewed and utilized for land use recommendations and decisions."

Dated this date, September 5, 2018, at the Public Hearing prior to final reading of the OCP. As a petitioner, I have read, understand and agree with the petition before I signed.

| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|-------------------------------|-------------------|
| PATELLIK | 15451 NALLAWELLER RUBY LAKE | P. Patel |
| Lauren | 4746 WEBB RD | Lauren |
| Ryan | 4746 WEBB RD | Ryan |
| David Cleve | 3948 FRANKLIN RD | David Cleve |
| James Brown | 4798 SINCLAIR BAY RD | James Brown |
| GEORGE BROWN | 4798 SINCLAIR BAY RD | George Brown |
| DOUG CAPPADOCIA | 12963A OYSTER BAY RD | Doug Cappadocia |
| BILL ROBINSON | 4847 GARDEN BAY RD | Bill Robinson |
| SHIRLEY EARL | 13135 NARROWS ROAD | Shirley Earl |
| JOHN EARL | 12846 GILDEIN ROAD | John Earl |
| LANCE SEABROOK | 13135 NARROWS RD MADEIRA | Lance Seabrook |
| BILL KIKACH | 13010 GUNBAY BAY RD MADEIRA | Bill Kikach |
| Sen KIKACH | 5203 WES JAC RD MADEIRA PARK | Sen Kikach |
| Carol Anne Arthur | 12918 DOGWOOD RD MADEIRA PARK | Carol Anne Arthur |
| Mark Durland | 4460 GARDEN BAY RD | Mark Durland |
| Belinda Morrison | 13093 NARROWS RD | Belinda Morrison |
| Gina | 555 FRANKLIN RD, GILDEIN | Gina |
| Al Egan | 4792 BRUSARD RD | Al Egan |
| Gill | 4903 GB RD GILDEIN | Gill |
| Rex Brown | 4590 SINCLAIR BAY RD | Rex Brown |

It is important to all people of Pender Harbour and Egmont that public discussions of the above issue remain respectful and civil.



Petition: To the board of the Sunshine Coast Regional District

Regarding July 2018 draft of Area A's Official Community Plan

We the undersigned are respectfully requesting wording changes to the introduction to Part Four (page 57) of the most recent draft of the OCP. In part, we would like to see the introduction reworded to include the following sentence: "The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein."

We request that the introduction be rewritten and shortened as follows:

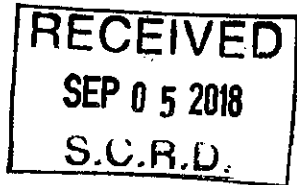
"The shishálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan are regional planning documents. Part Four summarizes and references each of these documents as written at the time of OCP adoption. The inclusion of these external summaries is not to be construed as an admission of the alleged facts contained therein."

If plans referred to in this section are updated the new version or replacement plan will become the source document to be reviewed and utilized for land use recommendations and decisions."

Dated this date, September 5, 2018, at the Public Hearing prior to final reading of the OCP.
As a petitioner, I have read, understand and agree with the petition before I signed.

| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|-------------------------------|-------------|
| DAVID REES | 12835 GILDER RD | [Signature] |
| JAYNE REES | | [Signature] |
| RICHARD MASSULLO | 12558 WARNOCK Rd | [Signature] |
| David Massullo | 12815 Madeira Park Rd | [Signature] |
| EDWARD RAMPONE | 43-4622 SINCLAIR BAY RD | [Signature] |
| Diana S Rampone | 43-4622 Sinclair Bay Rd | [Signature] |
| LUCY ARTHUR | 4422 RADENBURG RD | [Signature] |
| CAROL PASHNIAK | 4914 PANDORA G. BAY | [Signature] |
| Wilma Thompson | 13243 Pool Rd Garden Bay | [Signature] |
| Sheila Munro | 12650 MEADOW CR MCDONALD | [Signature] |
| M. M. Munro | 13093 NORWICH RD | [Signature] |
| JIRINA KULISKOVA | 16211 SUNSHINE COAST HWY | [Signature] |
| PAVEL KULISKEK | 16211 SUNSHINE COAST HWY | [Signature] |
| Man Helcolan | 4540 PANDORA GARDEN BAY | [Signature] |
| Kim SMAIL | 12821 HARBOUR VUE RD. MADEIRA | [Signature] |
| Fick Creek | 13204 FORKUS RD NP | [Signature] |
| BRADLEY WHITE | 5002 FRANCIS PENNSULA | [Signature] |
| GORDON CAMPBELL | 5569 E OYSTERS BAY RD | [Signature] |
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Petition: To the board of the Sunshine Coast Regional District

Regarding July 2018 draft of Area A's Official Community Plan

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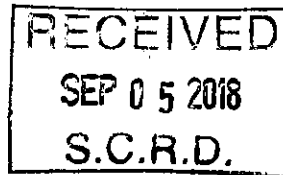
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Dated this date, September 5, 2018, at the Public Hearing prior to final reading of the OCP.
As a petitioner, I have read, understand and agree with the petition before I signed.

| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|------------------------------|-------------|
| DEBRA SPRINGER-BOWMAN | 13059 SUNBOAT BAY Rd | [Signature] |
| Katie Bowman | " " | [Signature] |
| Kathie Tweedie | 12895 Dogwood Drive | [Signature] |
| COLIN CHALK | 11415 SC Highway | [Signature] |
| BARRON MORTON | 4247 FRANK PENDER | [Signature] |
| JOHN STARK | 4021 FRANCIS PEN RD | [Signature] |
| DOREEN STARK | " " | [Signature] |
| Kari JOHANSEN | 6037 Menachos Rd Maderia | [Signature] |
| BARBARA SHANKOFF | 6037 MENACHOS RD MADERIA | [Signature] |
| YOHAN BUREGA | 12502 BAKER Rd. MADERIA | [Signature] |
| RICHARD SIGMAN | 4011 FRANK PENDER RD MID PK | [Signature] |
| Joanne Ellis | 13287 Keelson Rd. Garden Bay | [Signature] |
| Paula Vickars | 5125 Hammond Rd Garden Bay | [Signature] |
| DAVID GOBLE | 5557 GARDEN BAY RD. | [Signature] |
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Petition: To the board of the Sunshine Coast Regional District

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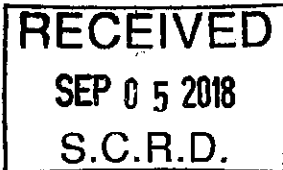
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| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|-----------------------------------|-------------|
| SIM+GLORIA CREE | 13044 GUNBOAT BAY RD | [Signature] |
| Allyson Nelson | 4804 5063 Panorama Dr, Garden Bay | [Signature] |
| Terry Barron | 5202 Daniel Rd | [Signature] |
| Parvulito Orchard | 5202 DANIEL RD | [Signature] |
| John Watson | 12768 Lagoon Rd | [Signature] |
| Gael Watson | | [Signature] |
| Jay Mitchell | 12820 GILDON RD | [Signature] |
| Cassandra Batticelli | 12820 Gildon Rd | [Signature] |
| Fathi Soos | 12695 Merrill Cres. | [Signature] |
| Anne Pino | 12681 Merrill Cres | [Signature] |
| Cathy McEachern | 16257 S.C Hwy | [Signature] |
| Romy Dorian | 16141 S.C Hwy | [Signature] |
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Petition: To the board of the Sunshine Coast Regional District

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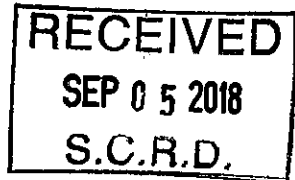
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| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|--------------------------------------|-----------------|
| Karen Dyck | 22-4622 Sinclair Bay Road G.B.VONISO | Karen Dyck |
| Barb McAllister | PO BOX 5, Garden Bay BC VONISO | Barb McAllister |
| Valerie Heat | 4356 Francis Pen. Rd. VON 2H1 | Valerie Heat |
| ELAINE PARK | 4748 HOTEL LAKE RD. / VONISO | Elaine Park |
| John Fargnoli | 13422 LEE RD G.B. | John Fargnoli |
| Pauline Orchard | 5202 Daniel Rd 6B | Pauline Orchard |
| Jessie Marvan | -11- | Jessie Marvan |
| Mike Carson | 11269 Sunset Cove Rd. | Mike Carson |
| Charlie Park | 4736 Klevins Rd Garden Bay | Charlie Park |
| Debra Jackowich | 4199 Francis Pen. Rd. | Debra Jackowich |
| Jennifer Park | 4736 Klevins Rd G. Bay | Jennifer Park |
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Petition: To the board of the Sunshine Coast Regional District

Regarding July 2018 draft of Area A's Official Community Plan

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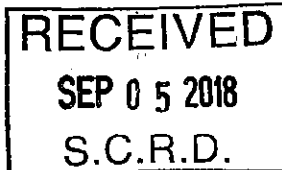
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As a petitioner, I have read, understand and agree with the petition before I signed.

| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|----------------------------|-----------------|
| Rose Everett | Box 170 Garden Bay VON 1S0 | Rose Everett |
| MARG SKELLEY | Box 105 W.P. VON 2H0 | M Skelley |
| SANDY HEGYI | 13380 HARBOUR DEAN C.B. | Sandy Hegyi |
| Sam Ennis | 6671 Egmont Rd Egmont | Sam Ennis |
| Mary Mackey | 12712 Munnell Cres | Mary Mackey |
| Alan Stewart | 12833 Murdoch Rd, Ind Bc | Alan Stewart |
| Paula Stewart | 12833 Murdoch Rd, Ind Bc | Paula Stewart |
| Naomi Lazar | 14111 Mixal Herghl Rd | Naomi Lazar |
| M. G. Struthers | 13316 Sunview Rd. P.H. | M. G. Struthers |
| DR Rick Smalley | 13404 LEE Rd VON 1S1 | Rick Smalley |
| BRENDA SCOLAR | 4673 FRANCIS PEN Rd | Brenda Scolar |
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Petition: To the board of the Sunshine Coast Regional District

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| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|--------------------------------|----------------|
| Peter Carson | 14052 Mixon Rd Garson Bay | Peter Carson |
| Gary Strong | 13054 Hassan Road Madeira Park | Gary Strong |
| Karen Strong | 13054 Hassan Road Madeira Park | Karen Strong |
| Sage Robson | 14052 Mixon Rd G.B. | Sage Robson |
| Daryl Meggie | 12867 S.C. Hwy | Daryl Meggie |
| Bob Krooke | 15451 Hollowell Rd Ruby Lake | Bob Krooke |
| Kelly Johnston | 6147 NORTH LAKE RD EGDMONT | Kelly Johnston |
| Ron Johnston | 6147 N. LAKE RD EGDMONT | Ron Johnston |
| DAVE CRADDOCK | 4437 FRAN PEN RD | Dave Craddock |
| Melissa Groat | 15319 Hollowell Rd. | Melissa Groat |
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S.C.R.L.

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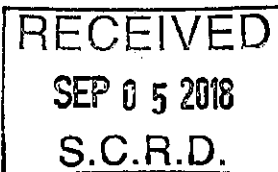
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[illegible]

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10/13



Petition: To the board of the Sunshine Coast Regional District

Regarding July 2018 draft of Area A's Official Community Plan

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| Petitioners Name(Printed) | Address(Printed) | Signature |
|---------------------------|------------------|-----------|
| Peter Babik | 4276 ORCA Rd. | |
| Joe McEwen | 4882 F.B. | |
| Pauline Lee | 4130 F.B. Rd | |
| Don Campbell | 4371 F.B. Rd. | |
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Egmont/Pender Harbour Official Community Plan

July~~October~~, 2018

Photo Credit-Jeff Byak, request to remove photo credit

Table of Contents

| | |
|--|-----------|
| PART ONE: INTRODUCTION | 1 |
| 1.1 ACKNOWLEDGEMENTS | 1 |
| 1.2 EGMONT/PENDER HARBOUR OFFICIAL COMMUNITY PLAN ADVISORY GROUP | 1 |
| 1.3 INTRODUCTION | 2 |
| 1.4 EGMONT/PENDER HARBOUR OCP: COMMUNITY VISION AND GOALS | 4 |
| PART TWO: LAND USE DESIGNATIONS | 5 |
| 2.1 RESIDENTIAL, COMPREHENSIVE RESIDENTIAL, RURAL RESIDENTIAL AND MULTI-FAMILY | 5 |
| 2.2 RESOURCE | 12 |
| 2.3 AGRICULTURE | 14 |
| 2.4 INDUSTRIAL | 16 |
| 2.5 PUBLIC USE AND UTILITIES | 20 |
| 2.6 COMMUNITY RECREATION AND CONSERVATION | 22 |
| 2.7 GENERAL COMMERCIAL | 24 |
| 2.8 TOURIST COMMERCIAL | 26 |
| PART THREE: COMMUNITY PLANNING | 28 |
| 3.1 DENSIFICATION STRATEGIES TO SUPPORT AFFORDABLE HOUSING | 28 |
| 3.2 NATURAL ENVIRONMENT | 30 |
| 3.3 LAND TRANSPORTATION SYSTEM | 35 |
| 3.4 MARINE TRANSPORTATION SYSTEM | 38 |
| 3.5 SERVICE UTILITIES | 40 |
| 3.6 WATER SERVICE | 41 |
| 3.7 LIQUID WASTE MANAGEMENT | 42 |
| 3.8 SOLID WASTE | 44 |
| 3.9 STORMWATER MANAGEMENT | 45 |
| 3.10 DEVELOPMENT PERMIT AREAS | 47 |
| PART FOUR: REGIONAL PLANNING | 55 |
| 4.1 REGIONAL PLANNING CONTEXT | 55 |
| PART FIVE: MAP SCHEDULES, GLOSSARY AND CONVERSION SCALE | 65 |

Part One: Introduction

1.1 Acknowledgements

The Sunshine Coast Regional District (SCRD) acknowledges the time and valuable contribution made by the following residents in preparing the Egmont/Pender Harbour Official Community Plan (OCP). An advisory group was established to assist in guiding the public engagement process and providing insight into the vision, goals, objective and policies which shape this plan.

1.2 Egmont/Pender Harbour Official Community Plan Advisory Group

Peter Robson, Chair

Les Falk

Joe Harrison

Sid Quinn, *shíshálh* Nation and returning
OCP advisory group member

Gordon Littlejohn

Catherine McEachern

Din Ruttelynck

Karen Dyck

Bob Fielding

Kal Helyar

Maureen Juffs

Steve Luchkow

Patti Soos

The Official Community Plan was prepared during the elected term of Director for Electoral Area A: Egmont/Pender Harbour, Frank Mauro, who attended as an ex officio member and guide to the Advisory Group.

The Advisory Group would like thank of Andrew Allen, SCRD Manager, Planning and Development for the meeting preparation and writing of this document.

This current OCP builds on the work of the original Egmont/Pender Harbour OCP that was also created with the assistance of a public advisory group. The current advisory group and SCRD thank the public advisory group which helped create the original OCP, which provided a foundation for this OCP.

1.3 Introduction

Official Community Plans (OCPs) are described in the *Local Government Act* and must contain a number of goals, objectives and policies pertaining to community planning and development. An OCP is a high level document which guides decision making on land use, water and sewer service, road development, parks and use of Crown land. Ultimately an OCP forms recommendations for land use and zoning but is not to be used as zoning bylaw. Zoning bylaws implement the ideas of an OCP and provide details to carry out the intent of the OCP.

An OCP also provides specific detail on the development of sensitive properties in the Development Permit Areas chapter. Development Permit Areas are in place for a variety of reasons, including environmental protection and geotechnical safety.

Official Community Plans must have policies suitable for at least five years and are often valid for upward of 15 to 20 years. The first OCP for Egmont/Pender Harbour was adopted in 1998, and remained in place through to the adoption of this OCP. In 2005 there were several changes made to Zoning Bylaw 337 to implement many of the policies within the OCP and as well there have been other changes throughout the years to accommodate community growth and changes in provincial legislation.

In the years since the initial OCP completion, Egmont/Pender Harbour has seen a modest population increase and a sharper increase in the average age. The average age in Egmont/Pender Harbour is higher than the average on the Sunshine Coast as a whole, which is significantly higher than the provincial rate.

According to the 2016 Census, the percentage of the population over the age of 15 years was 87% within the Plan area. This compares to 77% for the Sunshine Coast as a whole and close to 71% across British Columbia. It is evident that the population in Egmont/Pender Harbour is growing older. Efforts need to be made to create a more balanced community to ensure a prosperous and sustainable future.

Another indicator of local settlement and population is the distinction between full and part time residents within the community. From the census data in 2016, there were 2,329 dwellings and 1,381 or 59% of these were occupied by full time residents, this is compared to an average of 80% for the Sunshine Coast and 91% for the province. Again, this indicates a unique character of the community, a real mix between full time and part time residents, indicating the seasonal population differences.

The OCP serves as the guiding document for land use and community development and provides options for moving forward into the future and reflects the values of the community. An effective OCP is based on a mix of science and community preference and which meets values of the community at the time of adoption and that is flexible enough to move into the future.

The goal of an OCP is to steer the community in a favourable and sustainable direction that can assist in creating a balanced community; which can manage the best possible mix of land uses in both a cost effective and environmentally sensitive manner.

A balanced community aims to provide sustainable social and economic growth and this starts with an effective OCP.

The Egmont/Pender Harbour Plan area includes the more settled and partially serviced portion of Electoral Area A covering close to 25,000 hectares including a 300 metre off-shore buffer area into the ocean. The entire Plan area is within the *shíshálh* Nation territory and includes private *shíshálh* Nation land holdings in Bargain Harbour, Madeira Park, Kleindale, Garden Bay, Sakinaw Lake and Skookumchuck Narrows.

The Plan area extends north and west of Electoral Area B (Halfmoon Bay) near Wood Bay to the northern end of the Sechelt Peninsula at Egmont and across the water into East Egmont and the surrounding hillside. Within the Plan area there are several distinct neighbourhood areas including Middlepoint, Francis Peninsula, Madeira Park, Kleindale, Garden Bay, Irvines Landing, Daniel Point, Sakinaw and Ruby lakes, Earls Cove and Egmont.

The Plan area is blessed with numerous lakes, ranging in size from less than 10 hectares in area to 686 hectares for Sakinaw Lake. From smallest to largest, the more accessible lakes include Katherine Lake, Lily Lake, Ambrose Lake, McNeil Lake, Hotel Lake, Klein Lake, North Lake, Mixal Lake, Garden Bay Lake, Waugh Lake, Ruby Lake and Sakinaw Lake. These lakes and their shore areas provide many benefits for natural fish and wildlife habitat, in some cases community water supply, recreational and seasonal settlement. Multiple demands and uses are put on many of the lakes within the Plan area, including environmental and recreational considerations.

The primary commercial services and focal points for the community are located in Garden Bay and Madeira Park for the Pender Harbour area as well as Egmont.

Recognizing that the Egmont/Pender Harbour area falls within the territory of the *shíshálh* Nation, the OCP goals and policies offer respect and recognition to the *shíshálh* Nation and their land use planning. ~~This OCP includes a chapter dedicated to a summary~~[Part Four: Regional Planning provides](#) description of the *shíshálh* Nation strategic land use plan and how it relates to this OCP and decision making at the SCRD.

The OCP commences with the community vision and goals and is followed by the land use designations in Part 2. Parts 3 and 4 comprise community and regional planning initiatives.

1.4 Egmont/Pender Harbour OCP: Community Vision and Goals

COMMUNITY VISION

Our vision is to foster a unified, vibrant, healthy, safe, and diverse community within our unique lake, mountain, and marine coastal landscapes that balances economic opportunities with the natural environment.

COMMUNITY GOALS

- To build a strong sense of community based on respect and understanding amongst plan area residents, the *shíshálh* Nation, and SCRD.
- To promote and attract a thriving, diverse and balanced community which allows economic and employment opportunities able to support healthy lifestyles for current and future generations.
- To recognize and preserve the area's historical, heritage and archaeological sites.
- To protect the quality and quantity of all water sources.
- To ensure that there are sufficient and efficient infrastructure and services available to support the community interests and values.
- To respect and enhance our environment and recognize it as the foundation of our past, present, and future.

Part Two: Land Use Designations

2.1 Residential, Comprehensive Residential, Rural Residential and Multi-Family

According to the *Local Government Act* an Official Community Plan must contain statements and land use designations to indicate the location, amount, type and density of residential development to meet anticipated needs for a period of at least 5 years. The objectives and policies within this chapter meet this requirement.

Part two is the land use designation chapter, which outlines where certain uses can occur and distinguishes between residential, rural and commercial areas. Within the different land use designations there are specific objectives and policies which outline current and future land uses. The policies are to be reflected in the zoning bylaw, which provides the details and specifics. The land use designations provide direction for current and future land uses.

In some cases the zoning bylaw permits the uses noted with the specific land use designation, whereas in other cases amendments to the zoning are required to implement the policies.

Parcel size designations in this plan have attempted to strike a balance between soil suitability for on-site sewage disposal, the community's desire for an affordable supply of land as well as protection of important environmental features, including the various lakes.

Variability of soil and slope conditions make it difficult to assign exact minimums for parcel size designations. Therefore plan designations only generally reflect soil capability for on-site sewage disposal.

Availability of community water, community sewer, road access, historical settlement patterns, habitat conditions, and proximity of geotechnical assessment areas are all additional factors influencing parcel size designations in this part of the OCP.

A variety of dwelling and building types are permitted in residential zones. The definitions and parameters of the dwellings and buildings are described within the SCRD zoning bylaw for the Plan area.

Part 3.1 of this OCP, within the Community Plan section, provides clarity regarding the value of using densification methods in the right location to increase housing supply and providing diverse housing choices for residents within the community. Housing availability and choices will assist in providing options for new-comers and long-time residents alike.

2.1.1 Objectives

- (a) To focus future residential growth in appropriate community areas.
- (b) To minimize residential conflicts and air quality impacts by establishing appropriate buffer zones to industrial and resource activities, including forestry and agriculture.

- (c) To minimize residential impact on sensitive habitat by establishing buffers to significant natural habitat features.
- (d) To minimize the impact of residential development activity on community watersheds within the Plan area.
- (e) To encourage subdivision design and development which provides a variety of parcel sizes.
- (f) To minimize, where possible, land clearing activity at all phases of residential development.
- (g) To support development in brownfield sites (previously developed) as a priority over greenfield sites (undeveloped land).
- (h) To encourage dwelling design and siting which takes advantage of opportunities for energy efficient homes including passive solar heating.
- (i) To encourage the building of a range of housing types and opportunities to address affordable, rental, seniors and special needs housing, including persons with disabilities and low-income residents.
- (j) To provide for cluster housing opportunities in appropriate residential areas.
- (k) To discourage additional driveway access onto the Sunshine Coast Highway.
- (l) To provide for home occupation employment opportunities compatible in scale and character with residential and rural neighbourhoods.
- (m) To provide rural lifestyle opportunities through larger parcel sizes and compatible rural land uses.
- (n) To provide for auxiliary small scale commercial and light industrial activity in appropriate areas.
- (o) To provide for a greater variety of agricultural activities, including local food production and sales.
- (p) To reduce the risk of wildfire hazard in residential areas.
- (q) To encourage sustainable uses when considering development approval of land.

2.1.2 Policies

- (a) Opportunities for affordable rental, seniors and special needs housing shall be made available through zoning providing for auxiliary dwellings, duplexes, suites within houses, mobile homes, special rental housing, transition homes, and full size second dwellings in most parts of the Plan area subject to parcel size and other requirements.
- (b) Through the subdivision review process for subdivisions and building permit applications, homeowners or developers are encouraged to organize their projects to capitalize on available opportunities for implementation of sustainable building strategies

for example, passive and active solar energy in off-grid areas, water conservation and green roofs.

- (c) Homeowners are encouraged to practice careful vegetation management in proximity of their homes in order to reduce the spread of forest fire and to reduce the threat of property damage from wildfire. This may include the removal of ladder fuels such as low branches on trees and fuel on the ground. Non-combustible finishing on houses and buildings may be considered to reduce the threat of spreading fire.
- (d) Map 1 designates select residential lands as Residential A & B, for which the principal use shall be single family detached housing and associated auxiliary uses, including auxiliary structures, limited commercial opportunities such as bed and breakfasts, home based business and food production and sales.
- (e) Parcel size and land use requirements for the residential land use designation, to be regulated within the zoning bylaw as described in the specific land use designations described below.
- (f) Property development in a Residential or Rural Residential designation adjacent to the Agricultural Land Reserve must include an on-site buffer to protect current and future agricultural uses.

2.1.3 Residential A

- (a) This designation is primarily located within neighbourhood and community core areas, which are primarily serviced by community water supply systems. The average size of new subdivided lots shall be 2,000 square metres subject to subdivision approval.
- (b) Provision for a second single family dwelling requires a minimum parcel area of 4,000 square metres in areas served by on-site septic disposal systems. A duplex, auxiliary dwelling or suite within a dwelling are supported for the provision of affordable housing options.
- (c) Additional land uses include a home-based business, as defined in the zoning bylaw, and bed and breakfast home.
- (d) Subdivisions and cluster homes with higher density can potentially be created with an average parcel size of 1,000 square metres to provide a housing and community benefit where approved septic treatment technology has been established to treat the effluent from the development.
- (e) The ability to create areas of higher density will likely require community sewage treatment and disposal facilities to be developed in accordance with the policies in Part 3.6.

2.1.4 Residential B

- (a) This designation is located primarily along Highway 101 and outside of community water supply areas and has a larger parcel size pattern. The minimum size of new subdivided lots shall be 1 hectare, subject to subdivision approval, due in part, to moderate constraint of soil types and terrain characteristics for on-site sewage disposal common to residential acreage properties, generally located outside of community and neighbourhood core areas.
- (b) Consideration may be given to smaller parcels in waterfront areas where additional highway accesses are not required.
- (c) Specific land uses may include a variety of housing forms, including second dwellings or duplexes, as well as bed and breakfast home and home-based business. Bed and breakfast inn (maximum five bedrooms) and supportive housing may serve as additional uses.

2.1.5 Comprehensive Residential

- (a) Map 1 designates select residential lands as Comprehensive Residential for which the principal use is residential but may include auxiliary commercial uses and auxiliary light industry, as defined in the zoning bylaw.
- (b) The average parcel size for newly subdivided lots shall be 2,000 square metres in areas served by a community water system and 10,000 square metres in areas not yet served by a community water system.
- (c) Subdivisions with higher density will be considered, with an average parcel size of 1,000 square metres, in neighbourhood areas where there is an affordable housing component and a community benefit. High density developments shall be serviced by community water supply and approved septic treatment technology.
- (d) Actual parcel size shall be determined on site at time of subdivision approval and the ability to create an average of 2,000 square metre parcels on a broad basis will likely require community sewage treatment and disposal facilities to be developed in accordance with the policies in Part 3.6.
- (e) Compatible land use include a variety of housing types as well as bed and breakfast home and home-based business. Light industry, bed and breakfast inn, mixed housing types, a broad range of auxiliary commercial activities, sleeping units, and campground may be permitted as additional uses depending on parcel size.
- (f) The density for sleeping units and campgrounds shall be 10 units per hectare up to a maximum of 30 units on properties.

2.1.6 Rural Residential

- (a) Map 1 designates as Rural Residential A and Rural Residential B. These areas provide a transition zone from the more dense residential areas to the less dense rural areas and encourage a range of land uses to promote community diversity while also providing a buffer to the lakeshore and watershed protection.
- (b) The minimum size of new subdivided lots with Rural Residential A shall be 1.75 hectares along the lakeshores and 1 hectare for other properties, subject to subdivision approval, and a minimum of 4 hectares within Rural Residential B. Both designations require a minimum lakeshore frontage of 60 metres.
- (c) Lakefront properties may be permitted to have a second single family dwelling or a bed and breakfast home on parcels exceeding 2 hectares.
- (d) Terrain characteristics and soil types pose mainly moderate development constraints for on-site sewage disposal, road development and site preparation. Geotechnical reviews may be required during future development.
- (e) Development in proximity to lakeshores is subject to Development Permit Area #4 and the policies contained within Part 3.1.3: The Aquatic Environment.
- (f) Additional land uses may include up to two detached single family dwellings, a variety of housing types as well as bed and breakfast home, agriculture, and home-based business. Auxiliary light industry, bed and breakfast inn, garden nursery, riding stable, transition house, storage, and campground may be permitted as additional uses depending on parcel size. The density for sleeping units and campgrounds shall be 10 units per hectare up to a maximum of 30 units.
- (g) Existing non-conforming lakefront campgrounds, such as Hotel Lake shall be enabled to maintain operations, pursuant to the provisions of the *Local Government Act*. Future expansion of the campsite may be subject to a zoning bylaw amendment to accurately reflect the use and will be subject to riparian and sewage treatment reviews.
- (h) A 30 metre assessment area for structures and land development and alteration from the natural boundary of all lakes and creeks in the Plan area is required pursuant to the Riparian Areas Regulation for the purpose of habitat protection, vegetation retention, water quality protection and geotechnical constraints, and as further described in Development Permit Area 4: Riparian Assessment Areas. The 30 metre assessment is in addition to the recommended 20 metre building setback.
- (i) Ecological interpretive assemblies and related field study centres operated on a non-profit or public basis may also be a compatible use on sites where there is no conflict with community water supply and where such use demonstrates environmental stewardship within the watershed protection area.
- (j) Subdivision approval for water access only properties is contingent upon off-site parking on suitably zoned lands. Properties located at the north end of Sakinaw Lake in proximity to the boat launch on Sakinaw Lake Road and Lakeshore Road have been

identified as properties within the Rural Residential A designation that may be suitable in the future for off-site parking subject to a zoning bylaw amendment.

- (k) Other properties within the Rural Residential designations may be considered in the future for off-site parking on water access lakefront properties, subject to review by the SCRD and the community in the zoning bylaw amendment process. A future bylaw amendment for on-site parking must consider nearby creeks and spawning areas as well as other important environmental considerations. Stormwater management, visual and noise buffering shall also be considered.
- (l) To protect existing and future agricultural activities from potential conflicting non-agricultural uses within and adjacent to the Agricultural Land Reserve.

2.1.7 Multi-Family

- (a) Map 1 designates as Multi-Family, land where existing zoning recognizes established multi-family housing opportunities, at densities no less than one unit per 500 square metres of land, providing alternative and affordable housing opportunities, such as cluster housing, town houses and apartments and mobile home parks.
- (b) Market restricted affordable housing may also be considered as part of a development approval for future multi-family developments.
- (c) The mobile home park located at 12248 Sunshine Coast Highway shall remain as a mobile home park or similar multi-family long-term housing development.
- (d) Proposals for additional multi-family sites may be considered in residential areas except for properties fronting Highway 101, unless alternative access is readily available, and will be evaluated on criteria that includes the following site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw:
 - i. served by on-site sewage disposal and community water service;
 - ii. in proximity to facilities and services such as convenience shopping and commercial retail areas;
 - iii. the proposed development will not pose a detrimental impact on environmentally sensitive areas and watercourses and geotechnical hazard areas as indicated on Map 2: Development Permit Areas;
 - iv. in proximity to a major collector road forming part of the Major Road Network as shown on Map 3 in order that traffic generated by the development does not adversely affect established residential properties;
 - v. access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure in terms of safety and efficiency of traffic flows;
 - vi. vehicular access to a proposed development will be provided in a location which, through sensitive siting and design, causes minimal impact on adjacent properties;

- vii. the traffic demand and impact from the proposed development will be compatible with the capacity, character and traffic patterns of adjacent roads and with the character of the area;
- viii. liquid waste disposal from the overall development must be acceptable to the SCRD, Vancouver Coastal Health [Authority](#) or Ministry of Environment, depending upon sewage volume;
- ix. developments that compensate for increased density by dedicating areas not to be built on as green space or open space will be encouraged and re-development on brownfield sites is encouraged;
- x. a proposed development in residential or rural areas should respect existing neighbourhood character through compatible architectural design and landscaping, sensitive siting of all buildings and an appropriate overall scale;
- xi. building height and building mass shall be reviewed in relation to the impact on the surrounding properties.
- xii. a community amenity shall be provided for those residing in the cluster housing development, such as a tennis court, exercise room, public meeting or green spaces to create social hubs for the neighbourhood and overall community.

2.2 Resource

This land use designation is focused primarily on [Crown-Provincial](#) resource lands typically used for either resource development or without a present identified use, which includes forest lands and managed provincial forest. These resource lands provide employment opportunities to the region through forestry and are also used for recreation and non-timber harvesting of foraged food product. Land use controls which have been introduced seek to protect this land base and its resource, while offering a level of protection and certainty to nearby residents.

Large blocks of private land in East Egmont where resource uses are most appropriate also fall within this designation.

This land base is within the territory of the *shíshálh* Nation and resource and land use decisions will be reviewed in the context of this OCP and shall be referred to the *shíshálh* Nation respecting the consistency with the Strategic Land Use Plan.

2.2.1 Objectives

- (a) To provide for forestry related and other compatible resource activities, including non-timber harvesting within and adjacent to the managed Provincial Forest.
- (b) To preserve managed forest lands for forestry and other compatible resource uses.
- (c) To support uses such as outdoor recreation and education.
- (d) To allow for sand and gravel processing activities, subject to zoning allowance, in appropriate locations within this designation where significant recoverable deposits of these materials exist.
- (e) To minimize conflicts between agricultural, sand and gravel processing operations, forestry related operations and adjacent land uses.
- (f) To provide adequate protection to the environment as a whole including, air quality and watersheds which contribute to water supplies and overall health of the forests.
- (g) To minimize residential conflicts within the Resource designation.
- (h) To review all land uses within the Resource Designation for compatibility with the *shíshálh* Nation Strategic Land Use Plan.
- (i) To encourage the protection of important ecological and recreation areas on both public and private lands.

2.2.2 Policies

- (a) Map 1 designates select parcels and other land as Resource, for which the principal use shall be resource activities such as the establishment, management, and harvesting of the forest cover for timber and other forest products and values, silviculture practices and integrated resource management.

- (b) The minimum size of new subdivided lots shall be 100 hectares to limit residential development and to minimize the potential for alienation of land from the working forest land base.
- (c) Compatible land use will include management and harvesting of the forest cover, silviculture, agriculture, forest or wilderness recreation, outdoor natural science education or research, and non-timber harvesting.
- (d) Pursuant to the 2104 SCRD and BC Timber Sales communication protocol forest stewardship plans and operational plans are to be shared with the SCRD and the community in advance of the proposed harvest date to ensure suitable feedback and comments on the proposed forest harvesting operations.
- (e) Gravel extraction opportunities must be consistent with the *Mines Act* and any assembly and sorting of gravel on-site may be subject to zoning requirements.
- (f) Expansion and new facilities for gravel extraction and related operations in this designation will be considered consistent with the OCP. Bylaw amendment approvals will consider the following development approval information:
 - i. community consultation;
 - ii. noise and dust control;
 - iii. visual buffers from adjacent and nearby properties;
 - iv. protection of nearby agricultural, recreational, cultural and environmental values including water resources; and
 - v. reclamation plans.
- (g) The Provincial Government shall be encouraged to send referrals for resource extraction on ~~Crown~~ Provincial land within the *shíshálh* Nation territory will to both SCRD and the *shíshálh* Nation.
- (h) Outdoor recreation is permitted within the Resource designation, where appropriate and site specific zoning allowances may be required along with a license of occupation from the Provincial Government if located on Crown land.
- (i) Pursuant to the *Local Government Act*, land within the Resource designation on Map 1 is designated as a Temporary Use Permit Area.

2.3 Agriculture

The agricultural lands within the Plan area are located in two areas: Kleindale and in the McNeil Lake community watershed area. With improvability to Class 2, 3, and 4 (Canada Land Inventory) these lands are comparable to other useable agricultural soils on the Sunshine Coast. Commercial agricultural operations take place on privately owned Agricultural Land Reserve properties in the Kleindale area on Garden Bay Road. The McNeil Lake area is within the Crown Provincial Forest and within the watershed of the South Pender Harbour water service area. Overlapping priorities are recognized in the McNeil Lake area and water quality from the lake shall not be compromised by agriculture, or any other use.

The OCP provides input into land uses within the Agricultural Land Reserve and provides direction for the SCR D to work in collaboration with the Agricultural Land Commission in its role as a decision maker for agricultural land.

The use of agricultural land is subject to both the local zoning bylaw and *Agricultural Land Commission Act*, Regulations and Orders of the Agricultural Land Commission. In the future the zoning bylaw can be amended to more explicitly permit agricultural uses within the agricultural land reserve to support an increase in local food production.

2.3.1 Objectives

- (a) To protect agricultural land and support agricultural opportunities.
- (b) To preserve agricultural land by maintaining large parcel sizes.
- (c) To provide for a greater variety of agricultural activities, including the opportunity for marketing locally produced agricultural products in accordance with the *Agricultural Land Commission Act*, Regulations, and Orders of the Agricultural Land Commission.
- (d) To encourage the inclusion of quality arable land into the Agricultural Land Reserve.
- (e) To ensure that agricultural activities do not adversely impact water quality and quantity within lake, watercourse corridors and foreshore areas.
- (f) To support the development of small scale business opportunities consistent with the provisions of the *Agricultural Land Commission Act*, Regulations, and Orders of the Agricultural Land Commission.

2.3.2 Policies

- (a) Map 1 designates select parcels and other non-parcelized land as Agricultural.
- (b) Land is to remain in the Agricultural Land Reserve with a minimum parcel size designation of 4 hectares in the Kleindale area and 100 hectares around McNeil Lake.
- (c) Subdivision of land within the ALR is not normally supported. Although not likely to be support, subdivision may be considered where the intent is to improve the agricultural production of the land. The subdivision district zoning is a guideline for minimum parcel

size and is not necessarily relied upon for subdivision within the ALR as the goal is to preserve agricultural land and encourage farming opportunities.

- (d) SCRCD may consider permanent second dwellings within the ALR in accordance with policies established in the zoning bylaw, providing that the second dwelling is a benefit to the on-site agricultural operation. A request for second dwelling is also referred to the Agricultural Land Commission for approval.
- (e) The zoning bylaw shall contain policies specifically applicable to the ALR for the purposes of regulating land uses and parcel sizes within the ALR.
- (f) The Regional District shall allow sale of farm products through on-site small produce stands in accordance with the *Agricultural Land Commission Act*, Regulations, and Orders of the Agricultural Land Commission.
- (g) Any land considered for inclusion into the ALR shall have proven agricultural potential, based on the findings of a detailed capability assessment, and shall be either of significant size or contiguous with an existing parcel in the agricultural designation.
- (h) Future roads and major utility or communication corridors, where possible, are to be directed away from the ALR.
- (i) The use, storage and management of agricultural waste shall take place in accordance with the provisions of the Code of Agricultural Practice for Waste Management.
- (j) To protect aquatic habitat and improve marine and freshwater water quality the Regional District encourages the following restrictions:
 - i. Agricultural buildings and storage areas to be setback a minimum of 30 metres from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;
 - ii. Confined livestock areas and manure storage structures must be located at least 30 metres back from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;
 - iii. Storage sites for petroleum, pesticides, and other chemicals to be located a minimum of 30 metres from any well and from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;
 - iv. Maintain groves of trees, or provide some shade such as a roofed shelter beyond the natural boundary of any watercourse, wetland, lake or the ocean to draw livestock from these sensitive areas;
 - v. Manure should not be applied within 30 metres horizontal from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;
 - vi. The quality and quantity of the drinking water supply at McNeil Lake and surrounding area is a priority over agriculture; and
 - vii. Agricultural use shall be undertaken in a careful manner which does not create additional water run-off onto adjacent properties, nor should it impede the existing natural run-off.

2.4 Industrial

Industrial land use activity contributes to the economic diversity of the community. The presence of industries such as fishing, forestry, wood processing, aggregate extraction, barge loading and marine facilities recall the area's early history and contribute to the social fabric of the overall community.

The policies within this chapter recognize the industrial areas within the Plan area boundary and provide an opportunity for an expansion of industrial zoning and temporary industrial use permits.

2.4.1 Objectives

- (a) To recognize water and land areas currently zoned or utilized for industrial and marine industrial activities.
- (b) To support the creation and expansion of industrial and marine industrial activities where the expansion will have a minimal impact on properties designated for residential purposes.
- (c) To support industries that will not have a deleterious impact on sensitive habitat areas or the natural environment due to air, water or land pollution.
- (d) To encourage and protect the continued presence of the fishing community.
- (e) To encourage higher value manufacturing and the establishment of new industrial businesses.
- (f) To recognize existing opportunities for light industry in appropriate areas, provided that impact on adjacent and nearby properties is minimized.
- (g) To recognize existing opportunities for small scale industrial activity in all areas as home-based business, as defined in the zoning bylaw.
- (h) To consider temporary use permits for industrial activity located within a different designation that is temporary in nature, likely due to a construction project, such as a mobile plant during highway construction or works project. Any industrial activity within the ALR shall be conducted in accordance with the *Agricultural Land Commission Act*, Regulations, and Orders of the Agricultural Land Commission.

2.4.2 Policies

- (a) Map 1 designates land for industrial uses. Industrial uses shall be permitted except where they will have a deleterious impact on sensitive habitat areas or the natural environment due to air, water or ground pollution. Land use requirements in the industrial areas for a variety of uses shall be as follows:
- i. Light Industrial:

The minimum size of new subdivided lots shall be 2,000 square metres in areas served by community water and 1.0 hectare in areas not served by community water, subject to Provincial ministry approvals.

Properties designated as Light Industrial are recognized as having potential for activities such as light industry, as defined in the zoning bylaw, such as retail, wholesale and storage...
 - ii. Heavy Industrial:

The minimum size of new and existing parcels subdivided lots shall be 2.0 hectares, subject to Provincial ministry approvals.

Properties designated as Heavy Industrial are recognized as having potential for activities such as mineral, aggregate, asphalt, concrete or wood processing, log booming, shakemill, sawmill, auto wrecking, auto storage yards, landfill, refuse transfer station and recycling depot, airport, heliport, marine freight handling facility as well as all uses permitted in the Light Industrial designation.
 - iii. Aquaculture:

The minimum size of new subdivided lots shall be 2.0 hectares, subject to Provincial ministry approvals.

Properties designated as aquaculture are recognized as having potential for activities such as the storage, processing and distribution of fish, shellfish and other marine products as well as one caretaker residence is permitted as a benefit to the industrial operation.

~~The Regional District~~ [SCRD](#) may support applications for shellfish tenures over marine foreshore areas where upland conflicts are minimized and where natural habitat conditions are least impacted. Upland developments related to such a tenure will require appropriate zoning.
- (b) Land within this designation shall remain within the industrial land base for present and future use.
- (c) The area between Menacher Road and Garden Bay Road at Kleindale is well suited as an alternate primary commercial centre for the Plan area. Map 1 designates land as General Commercial; however light industrial uses may also be suitable.

- (d) The scale of development may be limited due to lack of water servicing. Any large scale development involving habitable or combustible buildings may require an on-site reservoir to provide fire protection.
- (e) The extension of zoning to permit additional facilities described in the Industrial designations may be considered for land located in proximity to existing industrial uses. Any proposed rezoning will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* & SCRD Procedures and Fees Bylaw:
 - i. the proposed development does not pose a detrimental impact on environmentally sensitive areas and geotechnical hazard areas as indicated on Map 2: Development Permit Areas;
 - ii. access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;
 - iii. sewage disposal from the proposed development is acceptable to the Regional District and to the Provincial authority, either ~~the~~ Vancouver Coastal Health ~~Authority~~ or the Ministry of Environment;
 - iv. availability of off-street parking; and
 - v. ability to buffer proposed commercial and industrial uses from adjacent residential uses.
- (f) Under certain circumstances it may be advisable to consider allowing establishment of an industrial or commercial use on a temporary basis. This enables the SCRD to put a maximum time limit on certain uses. Issuance of a temporary use permit may be accomplished by an examination of the following guidelines:
 - i. pursuant to the *Local Government Act*, land within Industrial designation on Map 1 is designated as a Temporary Use Permit Area;
 - ii. applications for temporary use permits will be evaluated in terms of their consistency with the policies of this plan respecting the scale, type and location of industrial development; the expected duration of the use; potential impacts on adjacent uses; and the environmental suitability of the land for the use proposed;
 - iii. temporary use provisions are intended to accommodate heavy industrial uses such as asphalt manufacturing or high impact commercial outdoor recreation ventures. Uses such as PCB storage, chromium manufacturing and other high impact chemical plants; fish/animal rendering plants; and noxious industries are deemed to be incompatible uses within the Plan area and therefore will not be considered for temporary industrial permits;
 - iv. no additional permanent structures are to be constructed in conjunction with a temporary industrial use. Financial security shall be required to ensure that temporary structures are removed upon expiration of a permit and that the land is restored to a satisfactory condition if it has been altered;

- v. all applications for temporary uses must conform with the Ministry of Transportation and Infrastructure access requirements; Vancouver Coastal Health [Authority](#) sewage disposal regulations for small sewage systems, and Ministry of Environment for large scale sewage systems; Ministry of Environment/Federal Fisheries habitat protection guidelines and any other agency regulations as may be necessary.
- (g) Efforts shall be made to secure the former maintenance yard on Francis Peninsula Road owned by the Ministry of Transportation and Infrastructure for public use or ownership for a variety of community level industrial opportunities.

2.5 Public Use and Utilities

Institutional uses are those which provide for community, social and educational services within the Plan area. These essential services contribute greatly to the character of the community.

2.5.1 Objectives

- (a) To recognize established institutional uses.
- (b) To provide for additional institutional uses that can be appropriately located in the Plan area to serve existing and future residents.
- (c) To ensure the protection of cemeteries and other known burial sites.

2.5.2 Policies

- (a) Map 1 designates land and buildings as Institutional for public and community uses in facilities such as schools, community halls, churches, fire halls and training, educational and science and research facilities.
- (b) The Pender Harbour Fire Protection District and the Egmont and District Volunteer Fire Department provide fire and emergency response within the Plan area and provide mutual aid for the ambulance service, emergency fire and rescue with one another and with the Provincial Government.
- (c) A heliport with safe landing sites should be developed to enhance access to the Plan area in the event an emergency.
- (d) School District 46 and SCR D shall be encouraged to maintain the Egmont School site for public use.
- (e) School District 46 is strongly encouraged to maintain full K-12 school facilities in the Plan area.
- (f) Community schools are supported for the purpose of promoting community access to schools and resources, with a priority of providing for additional programs for youth and seniors.
- (g) Institutional uses such as public offices, training centres, colleges and research facilities are encouraged.
- (h) Pender Harbour Health Centre shall be maintained and expansion supported if required.
- (i) Existing and future community projects, current examples include the Egmont Heritage Centre and Sarah Wray Hall in Irvines Landing should be supported.
- (j) Government services with strong marine capabilities such as RCMP, DFO, Conservation, Coast Guard, RCM SAR, and *shíshálh* Nation are encouraged to maintain their presence in the Plan area.
- (k) Increased communication options such as high speed internet, cable and telephone are encouraged throughout the Plan area for emergency communications.

- (l) The provision of public washroom and laundry facilities at public wharves and marinas, shopping areas and swimming areas are encouraged.
- (m) Provision of electric vehicle charging stations at public and community facilities is encouraged.
- (n) Cemeteries are managed by the SCRD Parks Function and first nation burial sites are protected by the *shishálh* nation heritage policy and the *Heritage Conservation Act*.
- (o) BC Hydro is encouraged to take measures to reduce the noise and light pollution at transmission sub-stations.
- (p) Public Utilities and businesses are encouraged to comply with the SCRD Outdoor Lighting Guidelines.
- (q) Shared use of transmission corridors for low-impact recreational purposes is encouraged and will be explored where practical.

2.6 Community Recreation and Conservation

The Community Recreation and Conservation designation includes properties that are formally designated parks as well as Crown lands used for recreation and conservation purposes. This includes SCRD parks: Pender Hill, Katherine Lake, Dan Bosch Park, and smaller neighbourhood parks; Provincial Parks: Garden Bay Marine Park, Francis Point and Skookumchuck.

Within this designation not all lands are used exclusively for recreation or conservation; therefore possible future uses must also be recognized.

The Parks and Recreation Master Plan is the guiding document that provides direction on site specific planning for parks owned and managed by the SCRD. The OCP provides additional direction for parks and indoor and outdoor recreation areas in the Plan area.

2.6.1 Objectives:

- (a) To recognize the need for park opportunities at neighbourhood, community, regional and provincial levels to fulfill the recreational needs of residents and visitors.
- (b) To support outdoor recreational opportunities and public access to the backcountry throughout the Plan area.
- (c) To increase public access to the waterfront of both lakes and the ocean, for example, by pursuing the development of road rights-of-way.
- (d) To recognize that major watercourse areas are a valuable environmental, economic and recreation resource that need to be protected to preserve land and water areas with natural recreational potential for public use.
- (e) To enhance public access and use of water resources in a manner that minimizes detrimental effects on the environment and adjacent land uses.
- (f) To develop relations with the community and in particular community groups that can provide stewardship and oversight for beach access trails and road accesses;
- (g) To support additional recreation opportunities such as pickle ball, tennis and gyms.

2.6.2 Policies:

- (a) SCRD and Provincial Parks within the Plan area as shown on Map 1 are designated as Community Recreation and Conservation.
- (b) Existing waterfront accesses shall be maintained and enhanced and remain viable into the future.
- (c) SCRD will not support a request to close or alienate roads leading to the waterfront.
- (d) In areas noted Future Park/Trail Opportunity on Map 1, dedication of land at the time of subdivision for park purposes shall be a priority for the SCRD.

- (e) Dan Bosch Park shall continue to provide day use beach access at Ruby Lake.
- (f) Lions Park shall provide a sports field for the Plan area.
- (g) Future dedication of land within the Katherine, Mixal and Sakinaw Lake area should be explored to complete hiking trail circuits.
- (h) SCRD and *shíshálh* Nation should explore means of acquiring District Lot 4700 between Ruby Lake and Sakinaw Lake. Future plans to construct a public boat launch, campground or any other use would be subject to an environmental assessment conducted by a Registered Professional Biologist and public consultation with both Ruby and Sakinaw Lake landowners and the general community.
- (i) Bicycle and walking paths accessible to all users should be developed in the Plan area.
- (j) Access to the waterfront is to be secured at the time of subdivision or other development approval, where applicable.
- (k) Park acquisition during subdivision and development stage shall be consistent with the Parks and Recreation Master Plan and the SCRD Board Parks Acquisition Policy.
- (l) Map 1: Land Use Designations show areas where park dedication would be favourable during subdivision development. These areas are marked by insignias on the map and are general locations of potential future park dedications. Any land accepted in this area would be subject to on-site analysis, general agreement with land developer and SCRD.
- (m) The Ministry of Forests, Lands and Natural Resource Operations and Rural Development is encouraged to decommission only those roads that are urgently required to be decommissioned due to safety concerns. Existing logging roads and forest recreational trails continue to provide multi-purpose recreation routes and back-country activities.
- (n) An alternative route shall be developed for the portion of the Suncoaster Trail that is presently located Highway 101.
- (o) To support community groups that can provide stewardship and oversight for beach accesses and trails.

2.7 General Commercial

The general commercial designation applies to the commercial areas, particularly the Madeira Park commercial core and to the expanding commercial area in Kleindale in proximity to the intersection of Highway 101 and Garden Bay Road. There are other spot designations throughout the Plan area which identify commercial uses.

There is support for a mix of commercial uses and a pedestrian friendly street market appeal, particularly within Madeira Park.

The Kleindale area is an area with a mix of rural residential, light industrial and commercial uses. The existing land use zoning shall remain in place and, as residential properties transition into industrial or commercial properties individual zoning bylaw amendment applications may be required to implement commercial uses.

2.7.1 Objectives

- (a) To maintain existing commercial facilities on land and water areas, and to provide for additional facilities and a variety of commercial enterprises in appropriate areas.
- (b) To provide for smaller commercial outlets to allow for small scale neighbourhood commercial opportunities.
- (c) To encourage the development of centralized street markets in the commercial areas.
- (d) To consider the impact from traffic, noise and visual pollution on the surrounding area.

2.7.2 Policies

- (a) Map 1 designates select lands as General Commercial, for land and water parcels for commercial facilities which include retail sales, commercial marinas, motels, gasoline service stations, and food and drink sales amongst other commercial uses.
- (b) Land within this designation shall remain within the general commercial land base.
- (c) The minimum size of new subdivided lots shall be 2,000 square metres in areas served by community water, and 1 hectare in areas not served by community water. Smaller parcel sizes may exist within historical subdivision patterns. The creation of smaller parcels is contingent upon advanced sewage treatment systems.
- (d) The SCRD and business community shall investigate options and funding for a central sewage treatment system as described within Part 3.6.
- (e) The area between Menacher Road and Garden Bay Road at Kleindale is located within a transition zone where there is a mix of industrial, commercial and residential properties. The area shall be designated as commercial, though rural residential zoning in the zoning bylaw will remain in place until such time that amendments to the zoning bylaw are requested through applications by property owners.

- (f) The extension of zoning to permit additional facilities described in the Commercial designation is to be considered for land located in proximity to existing commercial uses. Any proposed rezoning will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw:
- i. the proposed development will not pose a detrimental impact on environmentally sensitive areas, as determined by a qualified environmental professional;
 - ii. if the proposed development is located within or in proximity to identified geotechnical hazard areas the property must be considered safe for the use intended and within the parameters of the SCRD risk assessment hazard threshold policy;
 - iii. the access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;
 - iv. liquid waste disposal from the overall development must be acceptable to the SCRD (for community sewer systems under SCRD ownership) or Vancouver Coastal Health Authority or Ministry of Environment (depending upon sewage volume);
 - v. availability of off-street parking;
 - vi. ability to buffer proposed commercial uses from adjacent residential uses; and
 - vii. the development will be referred to the *shíshálh* Nation for review.
- (g) Madeira Park has a commercial core as shown on Map 1. The Madeira Park commercial area has historically been used for commercial purposes. In the long term additional commercial development will require a strategy for stormwater and liquid waste disposal if more intensive development is proposed. Short term development will be constrained by existing septic field disposal limitations. Stormwater management is further described in Section 3.8.
- (h) The development of new commercial facilities and the redevelopment of existing facilities within the Madeira Park and Egmont commercial area is to be consistent with local character to promote business growth and to foster community identity.
- (i) Open markets with mobile vending and locally grown agricultural produce, fresh seafood and/or crafts shall be supported for the Madeira Park, Kleindale and Egmont commercial areas.

2.8 Tourist Commercial

The tourist commercial properties are an important part of the Egmont/Pender Harbour community. They provide an economic and social benefit are frequented by residents and tourists alike for boating, camping and dining out opportunities.

Future expansion of existing facilities or establishment of new facilities requires careful consideration of the surrounding properties and the natural environment.

2.8.1 Objectives

- (a) To recognize existing tourist commercial services and facilities throughout the Plan area, including historic uses with residential and rural areas.
- (b) To encourage additional marine oriented and land based commercial recreational activities that have minimal impact on residential properties and on sensitive habitat areas.
- (c) To enhance public spaces within the Plan area, including public meeting spaces located within commercial properties and businesses.
- (d) To consider the impact from traffic, noise, light and visual pollution from commercial areas on the surrounding area.

2.8.2 Policies

- (a) Map 1 designates select lands as Tourist Commercial, for land and water parcels providing services for tourist commercial purposes, such as: accommodations, including lodges, motels, sleeping units and campgrounds, restaurants/pubs, general stores and marinas.
- (b) Land within this designation shall remain within the tourist commercial land base.
- (c) The minimum size of new subdivided lots shall be 2,000 square metres in areas serviced by community water supply, and 1 hectare in areas not served by community water supply. Smaller parcel sizes may exist within historical subdivision patterns. The creation of smaller parcels is contingent upon advanced sewage treatment systems.
- (d) A maximum of 30 campsites per parcel.
- (e) Future Tourist Commercial sites not yet designated on Map 1 may be considered consistent with the OCP. A proposed amendment to the zoning bylaw will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw:
 - i. the proposed development will not pose a detrimental impact on environmentally sensitive areas, as determined by a qualified environmental professional;

- ii. if the proposed development is located within or in proximity to identified geotechnical hazard areas the property must be considered safe for the use intended and within the parameters of the SCRD risk assessment hazard threshold policy;
- iii. the proposed expansion over tidal waters will not pose a navigational hazard;
- iv. the access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;
- v. vehicular access to the property and on-site parking shall be provided in a location which, through siting and design, causes minimal impact on adjacent properties;
- vi. the development will be referred to the *shíshálh* Nation for review;
- vii. consideration be given to the traffic and noise from tourist commercial areas impact on the surrounding area;
- viii. liquid waste disposal from the overall development must be acceptable to the SCRD and Vancouver Coastal Health ~~Authority~~ or Ministry of Environment (depending upon sewage volume); and
- ix. proposed developments in residential or rural areas shall respect existing neighbourhood character through compatible architectural design and landscaping, sensitive siting of all buildings, parking and an appropriate overall scale.

Part Three: Community Planning

3.1 Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas. [The intent of these strategies is to provide a set of criteria for evaluating densification proposals and tools to support and secure contribution to affordable housing.](#)

3.1.1 Objectives

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

3.1.2 Policies

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

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

- i. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
- ii. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a

housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- (c) Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
- (d) Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
 - i. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 - ii. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- (e) Affordable or higher-density housing shall be developed ~~to in a way that~~ integrates with the inter-rural communities community 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.
- (f) Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

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

3.2 Natural Environment

The Natural Environment chapter provides broad level policies that apply to all lands and waters throughout the Plan area. Further on into this document there are more specific policies which apply to certain land use designations or even particular properties. However, the objectives and policies in this chapter provide general direction for the use of land and water within the Plan area. The chapter is divided into the 'Upland Environment' and the 'Aquatic Environment'.

The upland environment includes all lands within the Plan area from neighbourhood areas, rural properties, to the resource lands and the slopes of the Caren Range. The aquatic environment includes all of the tidal, non-tidal, and watercourse areas.

UPLAND ENVIRONMENT

3.2.1 Objectives

- (a) To focus settlement and related facilities as well as commercial and industrial development on terrain most suitable for such developments so that constraints such as land slip, flooding, detrimental marine processes, and environmental problems are least likely to occur.
- (b) To maintain and improve the existing environmental quality within the Plan area.
- (c) To encourage a sense of community pride and to make provisions to ensure generally tidy and attractive neighbourhoods, while recognizing the nature of a 'working-harbour' community.
- (d) To develop a program to recognize and manage invasive species. To recognize the unique environment of the Plan area and to encourage homeowners and developers to manage for the retention of indigenous trees and vegetation for aesthetic, natural habitat, and erosion control reasons.
- (e) To develop a program to stop illegal dumping and support the SCR D Good Samaritan program of free dumping at the transfer station for community clean up events.

3.2.2 Policies

- (a) Policies within this OCP, particularly geotechnical hazard areas and riparian areas, shall be used to protect watercourses and adjacent areas during the course of development.
- (b) Development applications or referrals which include the release of smoke, noxious chemicals or odours shall be carefully assessed with the objective of maintaining air quality in the community.
- (c) Applicants shall be encouraged to design residential subdivisions in a manner that maintains and enhances the natural attributes of the site, including the retention of

indigenous vegetation and providing walking links within the neighbourhoods and existing trails.

- (d) The use of cosmetic pesticides is prohibited on SCRD property and discouraged on all lands within the Plan area, with the exception of pesticide use on noxious weeds or invasive species that pose significant risk to the environment, economy, or public health per the SCRD Pesticide Use and Invasive Species Policy.
- (e) Federal and Provincial agencies shall be discouraged from using pesticides for cosmetic purposes.
- (f) Restore and protect habitats that support native species of both plants and animals and address threats to biodiversity from invasive species and land development in sensitive areas.
- (g) Work with the community to build awareness on the impact of invasive species through developing mitigation measures, best practices and opportunities to participate in volunteer eradication programs; and co-ordinate efforts with the Coastal Invasive Species Council.
- (h) Effective enforcement of the noise bylaw is a priority for the Plan area, particularly where there are conflicting land uses within close proximity.
- (i) Outdoor storage of personal materials on parcels shall be appropriately screened through the use of fencing or a natural vegetation buffer, pursuant to the zoning bylaw.
- (j) During subdivision or other property developments, wherever possible, stormwater shall be managed by creating permeable surfaces and using retention measures rather than directing onto adjacent lands and roads.
- (k) Land developers are required to ensure that natural drainage conditions are retained, including subsurface flows to springs, wells, wetlands and streams.
- (l) Illegal dumping on public land shall be reported to the BC Conservation service.
- (m) Illegal dumping and storage of trash on private property shall be reported to the SCRD Bylaw Compliance Officer.
- (n) The SCRD should consider continuing to offer the Good Samaritan Program to support free tipping fees for the proper disposal of trash collected from illegal dump sites.

AQUATIC ENVIRONMENT

3.2.3 Objectives

- (a) To protect the quality and quantity of tidal, non-tidal and watercourse areas and groundwater sources and surrounding riparian areas for the purpose of maintaining the natural environment as well as drinking water supply sources.
- (b) To provide direction and oversight through zoning and information to regulatory government agencies with respect to the private use of waterbodies for moorage and other tenures.

3.2.4 Policies

- (a) Approval for treated shared sewage ocean outfalls will only be considered where a minimum of a high level secondary treatment meeting the Regional District Subdivision and Servicing Bylaw is proposed. Treated sewage should only be disposed of into the ocean in areas with high flush capacity in a tidal waterbody. Effort is to be made to re-use water for on-site irrigation or retention to reduce to amount of effluent discharge, subject to approval from Environmental Health Officer of the Vancouver Coastal Health Authority.
- (b) Working together with provincial agencies the SCR D will assist in identifying solutions for individual sewage outfalls to be eliminated and ground disposal and alternate solutions are to be utilized.
- (c) Malfunctioning septic systems, particularly adjacent to waterbodies, shall be reported to the Vancouver Coastal Health Authority for appropriate action.
- (d) The flushing of holding tanks, boat heads, and bilges shall be prohibited in low flush tidal areas, such as Pender Harbour and densely populated and ecologically sensitive zones be prohibited pursuant to the Vessel Pollution and Dangerous Chemicals Regulation.
- (e) The Vancouver Coastal Health Authority shall be encouraged to continue water quality monitoring in the lakes and watercourses.
- (f) Foreshore tenures shall match the upland use zoning and use in terms of the size and the scale of the facility. Consideration is to be given to creating a zoning designation on the foreshore to enable the Regional District to provide specific comments to the provincial government and shíshálh Nation and other organizations when there are applications for moorage or other tenure on the water and foreshore area.
- (g) Development of zoning on water bodies is to take place in a separate process after adoption of the OCP. The process of creating zoning over the water shall be a local solution that works for the community complete with input and guidance from a community advisory group. The intent of the zoning is to ensure that the foreshore use is an appropriate match for the upland use and to determine that there may be limits on the size and use of moorage structures. The development zoning shall review existing uses

and recognize the difference between fresh and salt water and include the entire Plan Area. Fresh water zoning is considered to be a priority.

- (h) Private moorage structures shall not obstruct use and access in foreshore areas used by the public nor be detrimental to existing aquatic habitat.
- (i) Vessels used as dwellings shall be prohibited on non-tidal waters and shall be permitted on tidal water only in accordance with all Transport Canada holding tank and sewage discharge requirements and comply with the requirement to use an approved pump out station for sewage discharge, as described in Part 4.3.
- (j) Setbacks, and use of toxic substances on fresh and salt water bodies shall follow provincial and federal moorage best practices guidelines.
- (k) A 30 metre assessment area for structures and land development and alteration from the natural boundary of all lakes and creeks in the Plan area is required pursuant to the Riparian Areas Regulation for the purpose of habitat protection, vegetation retention, water quality protection and geotechnical constraints, and as further described in Part 4.9.10: Development Permit Area 4: Riparian Assessment Areas
- (l) If a development permit has been issued within the 30 metre assessment area, the setback shall be no less than 20 metres for new construction adjacent to all lakes.
- (m) SCRD may give consideration to additions to existing lakefront dwellings that do not conform to the established lakefront setbacks through a development variance permit application to a maximum floor area of 28 square metres, including deck space, subject to the following considerations:
 - i. the addition does not encroach any closer to the lake;
 - ii. the parcel complies with current standards and requirements for a septic disposal system pursuant to the Sewerage System Regulation;
 - iii. a qualified environmental professional in accordance with the Riparian Areas Regulation assesses the proposal, provides recommendations and identifies the streamside protection and enhancement area;
 - iv. a covenant is registered on the title of the property to protect the native vegetation within the Streamside Protection and Enhancement Area (SPEA) and to confirm that the addition is on a one-time-only basis and all future buildings and structures shall meet the setbacks established within the zoning bylaw.
- (n) Marinas and related commercial facilities, in particular fuel sales, shall not be permitted on lakes and fresh water within the Plan area.
- (o) SCRD will investigate options for additional boat launches, parking areas and public access to the lakes in the Plan area. The preservation of the natural environment will be a priority in the consideration of additional access points, along with enhanced public access and neighbourhood/traffic safety.
- (p) Properties that are subdivided along a lakeshore shall have a minimum frontage of 60 metres along the lake.

- (q) It is recommended to add Pender Harbour to the list of designated Marine Areas as a no sewage discharge area as defined in the Pleasure Craft Sewage Regulation of the *Canada Shipping Act*.
- (r) SCRCD shall work with community associations around the lake areas to agree upon best practices for water craft operations to ensure safe use and best practices on the lake.
- (s) Support for any future referrals from the Ministry of Environment respecting outfall renewals and permits and renewals shall be contingent upon a high level of sewage treatment.

3.3 Land Transportation System

Planning the road network is a collaborative effort between the SCRD and the Ministry of Transportation and Infrastructure. The hierarchy of road types in the Plan area consists of trunk highways, major collector roads, minor collector roads and local roads. The ministry has jurisdiction over all public roads throughout the Plan area and makes the final decision on road dedication, construction and maintenance considerations. However, the OCP and other guiding documents such as the Integrated Transportation Study (2011) guide the decision making process to ensure the development of an efficient and multi-modal transportation system.

The Integrated Transportation Study is primarily focused on the Highway 101 corridor and the intersections leading into neighbourhoods. Additional objectives and policies within this chapter apply to neighbourhood roadways.

Future transportation planning must include more than consideration of private automobiles; public transit, cycling and walking also form a part of transportation decisions.

3.3.1 Objectives

- (a) To utilize the SCRD Integrated Transportation Study in future road improvements and planning
- (b) To encourage the development of a balanced system of roads that promote safe, active transportation while efficiently providing for through traffic and for the needs of residents and visitors, while having minimal impact on the rural residential character of the Plan area.
- (c) To work with various partners including the Ministry of Transportation and Infrastructure, developers and community groups to coordinate bicycle and walking path routes along road ways that will promote safe and efficient bicycle and pedestrian movement.
- (d) To encourage the development of local transportation options to serve the Plan area, including ride shares and other public and private transportation options.
- (e) To assure the provision of adequate off street parking and safe access to serve residential, commercial, and industrial activities in order to ensure no parking spillover onto the Sunshine Coast Highway and other major roads.
- (f) To encourage property owners to maintain a vegetative treed buffer between their property and the adjacent road.
- (g) To consider social, environmental, agricultural and health impacts in the planning of future bypass highways.
- (h) To provide opportunities within road allowances to be used as bicycle and pedestrian access corridors.
- (i) To co-operate with land owners, visitors and the Ministry of Transportation and Infrastructure to ensure that roads remain safe and accessible for emergency vehicles.

- (j) To work together with the Ministry of Transportation and Infrastructure when considering approval of subdivisions in difficult to access locations.
- (k) To support park and ride locations in proximity to the highway and collector roads.
- (l) Support the creation of private facilities for public parking to accommodate water access only properties.
- (m) Parking facilities should contain washroom facilities for customers.

3.3.2 Policies

- (a) The Ministry of Transportation and Infrastructure is encouraged to maintain and improve their existing standards of road development.
- (b) The Major Road Network Plan shown on Map 3 is intended to integrate major roads with the Provincial Highway to ensure efficient traffic movement and safety.
- (c) Through the Major Road Network Plan the SCRD and Ministry of Transportation and Infrastructure shall facilitate the provision of efficient and safe transit, ride share, pedestrian and bicycle traffic and on-street parking.
- (d) Paved shoulders, with a minimum 1.5 metre width, and paved driveway aprons shall be provided along highways and major roads for bicycles and pedestrians.
- (e) All future major realignments along the Sunshine Coast Highway shall be done in a safe and efficient manner and take into account the recommendations contained within the 2011 SCRD Integrated Transportation Study.
- (f) Any future highway bypass around Pender Harbour shall be planned in consultation with the community. It must also be constructed and located in a manner that does not have an overall negative impact on the community water supply from McNeil Lake and the environment in general.
- (g) The Ministry of Transportation and Infrastructure and the SCRD shall cooperate to enforce on-street parking infractions in high priority areas such as boat launches and community cores.
- (h) Parking plans are to be developed for the community core areas to minimize the impact of vehicle parking.
- (i) Off-street parking and staging areas for water access only subdivisions in lake areas are required.
- (j) A multi-use pedestrian and bicycle bridge link across Gunboat Bay from Madeira Park to Garden Bay shall be considered by the Ministry of Transportation and Infrastructure and SCRD in consultation with the local community.
- (k) Where feasible subdivision developments shall contain linkages and connectivity to neighbourhoods and amenities for bicycles and pedestrians.
- (l) View areas and rest stops should be provided along Sunshine Coast Highway 101 as well as along local roads for public foreshore access.

- (m) The Ministry of Transportation and Infrastructure shall be encouraged to consider flexibility of road access and design requirements during the development approval stage.

3.4 Marine Transportation System

The marine transportation system is an integral part of the Plan area. There are harbours in the Plan area, which are both working harbours and destinations for pleasure crafts and tourists.

The Harbour Authority of Pender Harbour manages three docks within Pender Harbour: Madeira Park Government Wharf, Hospital Bay Government Wharf and Gerran's Bay Government Wharf.

Key considerations in this OCP include a recommendation for zoning on the water as well as an integrated harbour use management plan to determine management of harbours within the Plan area.

3.4.1 Objectives

- (a) To recognize existing marine public transportation facilities throughout the Plan area.
- (b) To promote marine safety initiatives, including oil spill response and other environmental concerns.
- (c) To recognize the need for diverse marine transportation facilities located in appropriate areas.
- (d) To support the Harbour Authority of Pender Harbour in its jurisdiction of the three public wharves for the benefit of the fishing industry as well as the general public throughout the Plan area.
- (e) To explore ways to increase access to the foreshore throughout the Plan area.
- (f) To provide better access to docks and enable the docks to be shared, which will enable the harbour areas to be more attractive for marine tourism and business.
- (g) To work with stakeholders from all levels of government, as well as the community to develop an integrated harbour use action and management plan, which will create a needs assessment for harbour and marine uses within the Plan area.

3.4.2 Policies

- (a) Map 3 highlights the existing public wharves and the Earl's Cove ferry terminal. These facilities shall continue to be utilized for this purpose, with upgrading or expansion being undertaken as required.
- (b) Marine transport safety is encouraged through recognition of Department of Transport and Canadian Coast Guard regulations and co-operation and collaboration with these and other senior government agencies and the local Royal Canadian Marine Search and Rescue.
- (c) ~~Crown~~ Provincial leases for existing government wharves and other public facilities should be for the benefit of both the commercial marine industry and the general public.

- (d) Harbour areas shall continue to be used by the local pleasure craft, commercial and tourist commercial industry as well as other resource-based industries.
- (e) Parking shall be provided by marina facilities to provide pick up and drop off areas for passengers and supplies.
- (f) Derelict vessels shall not be left anywhere within the Plan area and the SCR D shall work with senior levels of government to come to a resolution on this issue.
- (g) Sewage discharge into local waters from live-aboard vessels shall not be permitted.
- (h) Vessels and boats shall not be moored in the harbour areas for the purpose of advertising billboards and signs.
- (i) The Harbour Authority of Pender Harbour should be granted the authority to manage mooring buoys.
- (j) Additional marine service facilities, public docks and boat ramps are supported, subject to being located and constructed in a manner that reduces conflict with surrounding properties and reduces the impact on the foreshore environment.
- (k) An integrated harbour use action and management plan shall be considered the entire Plan area, with a focus on the harbour areas, such as Pender Harbour, Earl's Cove and Egmont.

The study shall create a vision for marine use as well as a needs assessment. An integrated harbour use management study would be undertaken in conjunction and cooperation from other harbour users and stakeholders including government, *shíshálh* Nation and industry.

The study shall reflect adjacent upland uses as well as collect the aquatic and biophysical information of the harbour areas and provide an action plan to protect and enhance the environmental qualities of the harbour areas.

- (l) Future commercial or high density residential developments in the Oyster Bay area shall require an individual on-site environmental study as a condition of development approval.

3.5 Service Utilities

Utilities include hard infrastructure such as community water and waste-water systems, hydro, telephone, cellular, fibre optics and natural gas supply lines. This form of service is essential to the development of a community.

3.5.1 Objectives

- (a) To recognize existing public utilities.
- (b) To maintain the environmental qualities and aesthetics by utilizing common utility corridors.
- (c) To promote efficient energy supplies to facilitate cost effective residential, commercial and industrial development.
- (d) To support the expansion of natural gas into the Plan area.
- (e) To support the expansion of high speed internet and mobile phone service and other technological improvements.
- (f) To support the development of renewable and small scale green energy production.

3.5.2 Policies

- (a) Utilities such as the major BC Hydro power transmission line, cellular transmission towers, natural gas line, public water supply lines and water storage facilities will be permitted throughout the Plan area subject to impact assessment requirements and consultation with the community.
- (b) Service providers, such as BC Hydro are strongly encouraged to share vegetation and pest management plans prior to implementation.
- (c) Utilities be it private or public shall be strongly encouraged to share in the use of transmission corridors in an effort to reduce costly duplication of poles, roadside hazards, and visual clutter.
- (d) SCRD shall engage the public as new policies and bylaws pertaining to local energy production are established.

3.6 Water Service

Community drinking water supply is provided by the SCRD through the North and South Pender Harbour, Earls Cove and Egmont water service areas. Individual parcels outside water service areas are served by surface or ground supplies.

Impacts from growth on surface water quality, limited summer-time reserves, and the detection of ground water arsenic have all raised community concerns. Additional domestic water sources need to be investigated to accommodate expected growth into the future. Water master plans are developed by the SCRD to determine the needs for infrastructure growth. This official community plan points to the areas within the community that are considered most suitable for community growth.

3.6.1 Objectives

- (a) To identify and protect surface and ground water supply sources from contamination and diversion.
- (b) To supply sufficient quality and quantity of ~~Regional District~~ water for domestic consumption and fire protection purposes in areas serviced by a Regional District water system that are guided by water supply master plans.
- (c) To support future integration of water systems in the Plan area.

3.6.2 Policies

- (a) Develop and maintain reservoirs and storage, water supply mains and other facilities required to provide clean and sufficient water to the water service areas.
- (b) A comprehensive water supply and management strategy shall be updated for the Plan area that identifies potential community ground and surface water supply sources to serve existing residents and future growth and identify any expansion and system connection opportunities.
- (c) A water supply and management system shall be practical, cost effective and supported by the community.
- (d) The lakes within the Egmont and Pender Harbour area shall be viewed as a system, which can feed one another and provide flexibility in the supply side.
- (e) Demand reduction is a priority for new and existing developments.
- (f) Protection of water supply is a priority for the community and the SCRD.
- (g) If an expansion of a water system is required to serve a development, this expansion must be conducted by the developer with approval from both Vancouver Coastal Health ~~Authority~~ and SCRD.

3.7 Liquid Waste Management

The methods of sewage disposal within the Plan area includes the standard septic tank and drain field system, private package-treatment plants, community sewer systems, and ocean outfalls. Higher density areas and commercial areas such as Madeira Park and Garden Bay will require future liquid waste management planning to accommodate redevelopment and future growth.

Replacement of aging septic systems and implementation of modern systems consistent with current Vancouver Coastal Health ~~Authority~~ standards will assist in environmental protection for both marine, lake and watercourse areas.

Consideration must be given as to how a community sewage system can benefit core neighbourhood and commercial areas. This is to be investigated for higher density areas such as Madeira Park and Garden Bay to be utilized for both existing connections and new developments.

3.7.1 Objectives

- (a) As a priority to develop and adopt a liquid waste management strategy for the Plan area.
- (b) To support proven and reliable new technologies for individual on-site sewage disposal for both new installations and for replacement systems.
- (c) To design and maintain common sewage disposal systems to the standards for community sewage disposal systems as established by the SCRD Bylaw in a way that reinforces the desired settlement pattern, provides cost efficiency, and protects the health of the community.

3.7.2 Policies

- (a) On-site sewage treatment systems shall continue to be the preferred method of effluent disposal in the Plan area and be subject to the requirements of the appropriate governing authority be it ~~the~~ Vancouver Coastal Health ~~Authority~~ or Ministry of Environment along with the SCRD.
- (b) A liquid waste management study will identify where any future community sewer systems could be developed, and to confirm areas to be serviced by on-site septic systems. Attention is to be given to the provision of community sewer to serve the community commercial centres and higher density neighbourhoods.
- (c) ~~The~~ Vancouver Coastal Health ~~Authority~~ through the Municipal Sewage Regulation is responsible to establish, maintain, and enforce a health-related non-pollution standard for septic effluent disposal on land based sewerage systems. The Ministry of Environment through the Municipal Wastewater Regulation is responsible to establish, maintain, and enforce a health-related and non-pollution standard for effluent from larger sewerage systems that treat waste water and eventually discharge to land, water bodies or ocean.

- (d) Residents are encouraged to consider proven and reliable alternate sewage disposal systems for single parcels as either replacement systems or for properties with limited soil for conventional systems. Such alternate systems must be designed and installed by authorized persons as required by the Municipal Sewerage Regulation.
- (e) Community sewage treatment systems shall be constructed to SCRD subdivision servicing bylaw standards and maintained by either the SCRD or a strata corporation, with a vision of integration with an overall community system developed in compliance with a liquid waste management strategy.
- (f) Support for sewage ocean outfalls will only be considered where a minimum of high level secondary treatment/tertiary treatment, pursuant to SCRD subdivision servicing bylaw standards is proposed to serve existing developments with an understanding that any approved facility be integrated into a future community sewer system recommended by an SCRD Liquid Management strategy.
- (g) Sewage discharge into local waters from live-aboard vessels shall not be permitted.

3.8 Solid Waste

Solid waste planning and services are guided by the SCRD Solid Waste Management Plan (2011). The plan identifies opportunities for waste reduction and diversion.

3.8.1 Objectives

- (a) To provide for the disposal of solid waste at the transfer station.
- (b) To encourage and facilitate waste reduction activities including source reduction, reuse and repair of items, and recycling of materials within the Plan area.
- (c) To encourage safe and responsible backyard composting within the Plan area that will minimize conflict with wildlife.
- (d) To support a commercial composting operation.

3.8.2 Policies

- (a) The Pender Harbour transfer station will continue to be the major disposal site for refuse from the Plan area as shown on Map 1.
- (b) Residents and commercial enterprises are encouraged to reduce the amount of waste they generate through waste reduction activities including source reduction, reuse and repair of items, and recycling of materials in order to meet the SCRD waste reduction and diversion target, as noted in the Solid Waste Management Plan.
- (c) Residents/property owners are encouraged, where safe, to undertake residential backyard composting of yard, garden, and food waste in order to meet the SCRD waste reduction and diversion target, as noted in the Solid Waste Management Plan.
- (d) To reduce the impact of illegal dumping the SCRD shall investigate options for local collection of invasive plants and other similar hard to dispose of products.

3.9 Stormwater Management

Management of drainage and stormwater in the SCRD has traditionally been overseen by the Ministry of Transportation and Infrastructure; however its mandate is focused on protecting the road system against flooding and damage rather than on the overland flow of stormwater which may impact properties.

The guiding principle for dealing with on-site stormwater is to not increase flow from the site and to return a property to its natural condition post development. Stormwater infrastructure should not funnel water into streams, particularly where there are geotechnical and environmental concerns. Managing stormwater on-site by creating permeable surfaces and using detention measures is the preferred approach to stormwater management. Soft solutions are preferred to hard engineered solutions such as planted swales over hard pipes.

Climate change predictions include the possibility of more numerous precipitation events of greater intensity and extended hot and dry periods. On-site management of stormwater, particularly through landscaping, must account for the possibility of more extreme weather events.

The SCRD will continue to work with the Ministry of Transportation and Infrastructure in their role of subdivision approving authority to ensure that adequate drainage management systems are implemented at the time of subdivision and development approval.

3.9.1 Objectives

- (a) To maintain the existing natural flow characteristics of watersheds within the Plan area by taking into account the cumulative impacts of development within the watershed areas.
- (b) To minimize the negative effects of stormwater runoff on streams and other watercourses and properties located below new developments.
- (c) To limit the percentage of total impervious area surfaces on properties.
- (d) To minimize the impact of stormwater and drainage at the subdivision and development stage.

3.9.2 Policies

- (a) Amend current zoning bylaws to include provisions limiting the percentage of impervious paving and building areas on a development to encourage on-site retention and to reduce surface runoff.
- (b) Through development approval consideration, require stormwater treatment and management strategies that prevent hydro-carbon run-off into nearby waterbodies.
- (c) Establish a protocol with the Ministry of Transportation and Infrastructure regarding requirements for site specific drainage plans to minimize the impact of stormwater at the time of subdivision both on the site and on properties downstream.

- (d) Amend the Subdivision Servicing Bylaw to ensure that developments requiring building permit or subdivision applications meet on-site and off-site stormwater management criteria. The criteria shall support the above stormwater objectives and address the following types of development:
 - i. a dwelling unit, duplex, multi-family unit development, expansion or development of a mobile home park;
 - ii. auxiliary buildings with a floor area exceeding 200 square metres;
 - iii. a commercial, industrial or institutional building; and
 - iv. Subdivisions that would result in a net increase in three or more parcels for any type of land use.
- (e) At the time of rezoning and other discretionary development applications, the retention of native trees and vegetation may be required to reduce the effect of rainfall on stormwater flows.
- (f) Where retention of native vegetation is not possible, re-vegetation using the Naturescape B.C. guidelines shall be undertaken to reduce the effect of rainfall on stormwater flows.
- (g) Stormwater planning shall take into account the full spectrum of rainfall events to maintain or replicate natural systems to the greatest possible extent.
- (h) Stormwater infrastructure shall relate to the size of the development and its potential impact on the area.
- (i) Stormwater infrastructure shall be planned and implemented in a way that does not negatively impact adjacent properties.
- (j) Development shall not result in the pollution of surface or groundwater supplies. Particular care shall be taken to ensure that there are no detrimental impacts to agricultural land, water wells or streams due to water pollution.

3.10 Development Permit Areas

In 2015 Kerr Wood Leidel Associates Ltd. Consulting Engineers (KWL) conducted an inventory of hazardous lands within the Egmont/Pender Harbour Official Community Plan area including creek flow areas and coastal and open slopes. In addition to the inventory of hazardous lands, KWL provided recommendations on the safe use of these lands.

Coastal zone hazards include flooding of lower-lying terrain (DPA 1A) and erosion and instability of oceanfront slopes (DPA 1B). Provincial Guidelines prepared by Ausenco Sandwell in 2011 establish the flood control guidelines and are further described below.

Creek hazards include flooding (DPA 2A), debris floods (DPA 2B), debris flow (DPA 2C) and slope instability associated with ravine sidewalls (DPA 2D). There are three categories within this DPA: creek corridor, ravines, and floodplain. Creeks in the Plan area were examined by the Kerr Wood Leidel consulting engineers; each creek contains its own set of potential hazards.

Slope hazards (DPA 3) include slope failure/landslides and rock falls. It is important to note that this DPA encompasses areas in the OCP where slope hazards have the highest probability to occur. However, slope hazards may occur in other areas not identified here due to changes in land use, land disturbance or extreme precipitation events.

Seismic-initiated slope hazards (earthquakes) need to be considered under the current guidelines for assessment of slope hazards developed by the Association of Professional Engineers and Geoscientists BC (2008). No map-based screening tool is currently available to identify seismic slope hazard areas and therefore is not an identified development permit area for this purpose.

Riparian Assessment Areas (DPA 4) applies to lakes and creeks pursuant to the Provincial Riparian Areas Regulation. There is a 30 metre assessment area along watercourses, which must be considered by a Qualified Environmental Professional prior to land alteration and development.

A development permit on lands identified on Map 2 as being within a development permit area is required for the following activities:

- (a) Subdivision as defined in the *Land Title Act* and *Strata Property Act*;
- (b) Building permits; and
- (c) Land alteration, which includes, but is not limited to, the removal and deposition of soils and aggregates, paving, removal of trees, and the installation of septic fields.

Forestry development subject to the *Forest Range and Practices Act* or *Private Managed Forest Land Act* is regulated separately and not subject to development permit requirements.

COASTAL ZONE HAZARDS

3.10.1 DEVELOPMENT PERMIT AREA 1A: COASTAL FLOODING

Rising sea level has been considered in the development of DPA 1A, but the impact of sea level rise on ocean slope erosion and stability is difficult to anticipate. Consideration shall be given to a regional study to define future coastal flood construction levels incorporating sea level rise.

DPA 1A extends from the ocean to eight metres Canadian Geodetic Datum (CGD - national reference standard for heights across Canada). Within this DPA, development applications require a coastal flood hazard assessment to define the coastal flood components, namely wave runup, wave setup and wind setup.

Guidelines to address coastal flood hazard and sea level rise have been released by the provincial Ministry of Forests, Lands and Natural Resource Operations and Rural Development. The guidelines define the coastal flood construction level (FCL) as the sum of a number of components, such as tide, sea level rise, storm surge, wave effects and freeboard.

A coastal flood hazard assessment within this development permit area would estimate the FCL for construction on a property. The following chart summarizes the components that make up the flood construction level:

| COMPONENT | NOTE |
|--|---|
| Tide | Higher high water large tide |
| Sea Level Rise | Recommended allowance for global sea level rise: 1 m for year 2100, 2 m for year 2200 |
| Storm Surge | Estimated storm surge associated with design storm event |
| Wave Effects | 50% of estimated wave run up for assumed design storm event. Wave effect varies based on shoreline geometry and composition |
| Freeboard | Nominal allowance = 0.6 m |
| Flood Construction Level = Sum of all components. | |

If areas on the property are below 8 metres CGD a coastal flood hazard assessment is required, that would include: estimation of coastal flood levels, consideration of future sea level rise and wave run-up effects as outlined in the Provincial Guidelines.

A report within DPA 1A shall include an analysis of the coastal flood hazard including the following:

- (a) An estimation of coastal flood levels for the expected life of the development; and

- (b) An outline all protective measures required to achieve the FCL (e.g. engineered fill or foundations or coastal bank protection or building envelope design).

3.10.2 DEVELOPMENT PERMIT AREA 1B: COASTAL SLOPES

Slope stability issues on oceanfront slopes have been considered in the development of the Coastal Slopes DPA 1B. Hazards may arise as a result of coastal erosion (e.g. undermining of the toe), poor or mismanaged drainage, gradual weakening, or seismic shaking.

Land is located within DPA 1B if the future estimated natural boundary is located 15 metres or less seaward of the toe of the bluff. If this is the case then the assessment area shall extend from the future estimated natural boundary will be located at a horizontal distance of at least 3 times the height of the bluff.

In some conditions, setbacks may require site-specific interpretation and could result in the use of a minimum distance measured back from the crest of the bluff. The setback may be modified provided the modification is supported by a report, giving consideration to the coastal erosion that may occur over the life of the project, prepared by a suitably qualified professional engineer.

A report within DPA 1B shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of land alteration and development shall also be considered. As well, slope stability assessments will consider potential coastal erosion under conditions of future sea level rise;
- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems and footing drains on local slope stability;
- (d) A recommendation of required setbacks based on slope height, erosion susceptibility, and stability from the crest of steep slopes, and a demonstration of suitability for the proposed use;
- (e) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works; and
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation.

CREEK HAZARDS

3.10.3 DEVELOPMENT PERMIT AREA 2A: CREEK CORRIDOR

DPA 2A applies to all creeks and extends 30 metres from the streamside natural boundary. Flood, debris flow and debris flow hazard assessments will be required within this development permit area. Riparian assessments, as described below in DPA 4 are also required.

A development permit in DPA 2A shall include a review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist as part of a development permit review process. The report shall include an analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration, including tree removal.

Flooding and associated creek processes are subject to assessment and hydrologic investigation at the time of subdivision or building permit or land alteration application. The assessment and investigation shall include a survey of the natural boundary of the creek, and the degree of confinement (e.g. typical cross-sections) and shall consider upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features.

Analysis shall include an estimate of the 200-year return period peak flow and corresponding flood elevation. In addition, consideration shall be given to potential for overbank flooding due to blockages in the creek, such as at upstream road crossings, or areas where debris accumulates.

3.10.4 DEVELOPMENT PERMIT AREA 2B: RAVINES

Ravine areas were defined using the crest lines mapped in the SCRD GIS mapping and based on consideration of stable angles of repose and the typical terrain seen on the Sunshine Coast. A 30 metre assessment from ravine crests defines the area that falls within DPA 2B. A 15 metre assessment line is also indicated.

A report within DPA 2B shall include the following:

- (a) A recommendation of required setbacks from the ravine crests and/or toes of ravine or other steep slopes, and a demonstration of suitability for the proposed use;
- (b) A field definition of the required setback from the top of a ravine crest or other steep slope; and
- (c) The required setback to top of ravine crests and recommendations relating to construction design requirements for the above development activities, on-site storm water drainage management and other appropriate land use recommendations.

3.10.5 DEVELOPMENT PERMIT AREA 2C: FLOODPLAIN

Floodplain areas are distinguished from the creek/river corridor based on their spatial extent. The creek corridor flood hazard applies to relatively well-confined creeks while DPA 2C applies

where there is a large area of low-lying land susceptible to flooding located adjacent to watercourses, which is not captured in DPA 2A. Flood and erosion hazard assessment will be required within DPA 2C.

3.10.6 DEVELOPMENT PERMIT AREA 2D: LOW CHANNEL CONFINEMENT

DPA 2D delineates alluvial fans or areas of low channel confinement. These may exist at several locations on a single creek, although typically at the mouth. These areas are either current or former deposition zones that provide opportunities for channel avulsions (significant erosion) to occur.

Available air photographs and contour mapping were used to identify potential areas of low channel confinement, which are included in DPA 2D. Flood and erosion, and channel avulsion hazard assessment will be required within DPA 2D.

A report within DPA 2C and 2D shall include the following:

- (a) A review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist;
- (b) An analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration including tree removal;
- (c) A hydrologic investigation and assessment of flooding and associated creek processes at the time of subdivision or building permit or land alteration application;
- (d) A survey of the natural boundary of the creek and degree of confinement (e.g. typical cross-sections) and consideration of upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features; and;
- (e) An estimate of the 200-year return period peak flow and corresponding flood elevation.

In addition, consideration shall be given to potential for overbank flooding due to creek blockages such as at upstream road crossings, or areas where debris accumulates.

SLOPE HAZARDS

3.10.7 DEVELOPMENT PERMIT AREA 3: OPEN SLOPE FAILURE AND ROCKFALL

Potential for open slope failures in the Plan area were identified where there are areas of moderately steep and steep terrain. Potential landslide impact areas were only estimated for slopes of 10 metres in height or greater. Impact areas were estimated based on the landslide travel angle details. Open slope crests where initiation of a landslide may occur (bluffs higher than 10 metres) are delineated in the DPA map. Landslide risk assessments will be required within DPA 3.

Different hazards have been identified within the general category of “steep slope hazards”; applications for subdivision, building permit or land alteration shall include a report from an appropriately qualified professional.

Within the Plan area, there are no extensive, tall rock bluff areas that present a significant rockfall hazard. However, there are small, isolated steep areas that consist of low rock hummocks projecting from surficial material cover. These areas present a low hazard and have not been specifically mapped.

Areas of potential rockfall hazard coincide with the open slope failure areas delineated for DPA 3. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered.

A report within DPA 3 shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered;
- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems, footing drains, etc. on local slope stability;
- (d) A recommendation of required setbacks from the crests and/or toes of steep slopes, and a demonstration of suitability for the proposed use;
- (e) A field definition of the required setback from the top of steep slope;
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation; and
- (g) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works.

RIPARIAN PROTECTION

3.10.8 DEVELOPMENT PERMIT AREA 4: RIPARIAN ASSESSMENT AREAS

Development Permit Area 4: Riparian Assessment Areas consists of the lakes and streams as shown on Map 2, including un-mapped streams and tributaries. The development permit area includes land adjacent to all streams, tributaries, wetlands and lakes connected to fish and fish habitat. The assessment area generally extends 30 metres on both sides of the stream, measured from the natural boundary and more specifically applies as follows:

A. Setbacks

- i. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the natural boundary to a point that is 30 metres beyond the top of the ravine bank;
- ii. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the natural boundary to a point that is 10 metres beyond the top of the ravine bank; and
- iii. 30 metres from the natural boundary of a lake.

B. Development Permits

Proposed developments shall include an analysis by a Qualified Environmental Professional (QEP) to determine the appropriate setback to the water course, known as the Streamside Protection and Enhancement Area (SPEA) and to determine the necessary measures to protect the SPEA both during and after construction.

Development Permits may require that:

- i. areas of land, specified in the permit must remain free of development, except in accordance with any conditions contained in the permit;
- ii. specified natural features or areas be preserved, protected, restored or enhanced in accordance with the permit;
- iii. required works be constructed to preserve, protect, restore or enhance watercourses or other specified natural features of the environment;
- iv. protection measures be followed, including retaining or planting vegetation to preserve, protect, restore or enhance fish habitat or riparian areas, or to control drainage or erosion or to protect banks; and
- v. a reference plan be prepared by a BC Land Surveyor, in conjunction with a subdivision plan to delineate the identified SPEA.

3.10.9 DEVELOPMENT PERMIT EXEMPTIONS

Development permits shall be required prior to: the subdivision of land; commencement of the construction or addition to a building or other structure; or alteration of land within Development Permit Areas Nos. 1A-B, 2A-D, 3 and 4 indicated on Map 2. The following are exemptions, which may apply. Exemption (a) applies to Development Permit Area 1A, whereas the remaining exemptions apply to all development permit areas.

- (a) Sundeck additions or other projecting features of non-habitable portions of a building within Development Permit Area 1A (Coastal Flooding).
- (b) For “Low Importance” structures or buildings that represent a low direct or indirect hazard to human life in the event of failure, including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences.
- (c) The proposed construction involves a structural change, addition, or renovation to existing conforming or lawfully non-conforming buildings or structures, provided that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land;
- (d) The planting of native trees, shrubs, or groundcovers for the purpose of enhancing the habitat values and/or soil stability within the development permit area;
- (e) A subdivision or rezoning application, where an existing or proposed covenant with reference plan based on a qualified professional's review of the subject development permit area, is registered on title or its registration secured by a solicitor's undertaking;
- (f) Construction commencing on a property within two years of a development permit or covenant, as described above, has been issued.
- (g) Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property provided they are undertaken in accordance with the provincial *Water Act*, *Wildlife Act*, and the *Federal Fisheries Act*, and are reported to the Regional District;
- (h) The lands are subject to the *Forest Act* or *Private Managed Forest Land Act*; and
The removal of up to 2 trees over 20 centimetres, measured at 1.5 metres in height, or 10 square metres of vegetated area per calendar year per lot, provided there is replanting of 4 trees, or re-vegetation of the same amount of clearing.

Part Four: Regional Planning

4.1 Regional Planning Context

When considering land use and community development within an OCP there are other plans, both from within SCRD and external that form a part of the bigger planning picture. In relation to this OCP plans that form a piece of the regional planning context are the shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan. The shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan are regional planning documents that coordinate with the OCP. Part Four summarizes and references- Each of these documents is referenced to demonstrate the inter-connectivity of land use and community development as well as legislative compliance. Each section make-Reference is made to these external plans, as written at the time of OCP adoption with acknowledgement that each can be updated or replaced without further amendment to the OCP.-

If plans referred to in this section are updated the new version or replacement plan will become the source document to be reviewed and utilized for land use recommendations and decisions.

The following policies demonstrate the relationship between the OCP and the source document.

4.1.1 Policies

(a) The SCRD has a close working relationship with the shíshálh Nation who are represented on the SCRD Board by a member of the shíshálh Nation Council. SCRD endeavours to ensure that land development is consistent with the *Heritage Conservation Act* and respects the Heritage Protocol Agreement with shíshálh Nation.

The shíshálh Nation Land Use Plan is utilized when reviewing development applications on both public and private lands. SCRD recognizes that lands within the Plan area are located within the territory of the shíshálh Nation.

Further information can be found at <https://shishalh.com/>.

(b) We Envision: Regional Sustainability Plan is the Sunshine Coast's long range sustainable direction vision, action and policy document. The plan outlines a set of core

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values for a sustainable region and thirteen interrelated strategic directions to align toward a sustainable future.

When examining land development applications and major policy projects, SCR D views proposals through the lens of the We Envision strategic directions and sustainable land use principles.

Further information can be found at <http://www.scrd.ca/Regional-Sustainability-Plan>

(c) Community Energy and Emissions Plan was created to examine the source of greenhouse gas emissions on the Sunshine Coast. Within this plan a goal has been set to reduce greenhouse gas emissions to 32% below 2007 levels by 2030 and 39% by 2050. These reductions can be achieved within a number of areas across the Sunshine Coast through strategic planning and management of land use.

Further information can be found at <http://www.scrd.ca/Climate--Energy>.

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4.2 *shíshálh* Nation Strategic Land Use Plan

Pursuant to the *Local Government Act* throughout the preparation of an Official Community Plan a local government must consider opportunities for early and ongoing consultation with first nations. SCRDC recognizes that lands within the Plan area are located within the territory of the *shíshálh* Nation. The SCRDC has a close working relationship with the *shíshálh* Nation who are represented on the SCRDC Board by a member of the *shíshálh* Nation Council. Elected officials and staff from both the SCRDC and the *shíshálh* Nation meet on an on-going basis to discuss issues of mutual interest and both are parties to several memoranda of understanding and agreements. SCRDC has engaged with the *shíshálh* Nation regarding the development of the Official Community Plan and will do so with any future requests for amendment to this plan and related zoning bylaw amendments.

Working in conjunction with the *shíshálh* Nation, the SCRDC is committed to the protection and, when appropriate, restoration of environmental, cultural and archaeological resources within the Plan area. The decision-making process related to land use will progress in an open and transparent fashion that meets the needs of the *shíshálh* Nation and the Egmont/Pender Harbour community.

The *shíshálh* Nation also has adopted a Strategic Land Use Plan (SLUP) which covers their entire territory, and was prepared through interviews with Elders, community members, and staff. It has also been formally approved by the Nation. Loosely translated, *lil xomit tems swiya nolh mos stutula* in the *shishishalh* language means “we are looking after our land, where we come from.”

The SLUP represents the Nation's summary of the values found across the territory, and describes how the Nation would like to see their intertidal and land resources protected, managed, and utilized now and into the future. The *shíshálh* Nation developed the SLUP in order to provide a more comprehensive and integrated view of their territory, so that they can be proactive in determining what happens in the future.

Further information about the SLUP and *shíshálh* Nation values, including how the Nation would like to see the intertidal and land resources protected, managed, and utilized now and into the future, can be found in the SLUP (www.shishalh.com).

The SLUP designates lands within the *shíshálh* Nation territory into land use zones including: Stewardship Areas, Conservation Areas, Cultural Emphasis Areas and Community Forests. Land use recommendations within this OCP and future decisions made by the SCRDC will consider the recommendations provided within the *shíshálh* Nation's Strategic Land Use Plan.

The *shíshálh* Nation has a *Resources Decision-Making Policy*, which identifies the principles and process through which the Nation reviews proposals for the use of lands and resources in their Territory.

The policy is consistent with and reflective of the principles enunciated by the Supreme Court of Canada, and provides a foundation for appropriately engaging together. Information is available on the Nation's website at: www.shishalh.com.

The following is a brief summary of the land use zones and their relationship to the land within the Egmont/Pender Harbour OCP area:

CONSERVATION AREAS

The conservation areas are of prime importance to the *shíshálh* Nation and the OCP supports conservation and appropriate land use within this area. The primary management intent for land within this zone is to protect and where necessary to restore their cultural and natural values, while maintaining and enhancing opportunities for cultural use. Industrial land uses and permanent land dispositions (public to private) are prohibited in the Conservation Areas, although appropriate low impact tourism and recreation is permitted.

lil xomit toms swiya (Conservation Areas) areas in the SLUP are acknowledged for their sensitive cultural, social, ecological, and special values. The primary management intent of a *lil xomit toms swiya* area is to maintain and if necessary restore the area to largely natural or wilderness condition for the benefit, education, and enjoyment of present and future generations. Additional purposes of the *lil xomit toms swiya* are to protect and restore the biological diversity and natural environments within *shíshálh* territory, including critical wildlife habitat values and riparian ecosystems; also to preserve, maintain, protect, and enhance the integrity of the *shíshálh* Nations' cultural use resources and activities, as well as their sensitive cultural and ecological values. Intensive tourism, industrial resource development, permanent land dispositions, new road access, and aquaculture sites are prohibited within *lil xomit toms swiya* in order to protect cultural values or sites, cultural use activities, wildlife and their habitats.

***solkant kwátámus lil xomit toms swiya* (Egmont Point Conservation Area)**

Egmont point is within the *solkant kwátámus lil xomit toms swiya* (Egmont Point Conservation Area), comprising approximately 941 hectares of protected area at the head of *ʔálhtulich* (Sechart Inlet), adjacent to *stl'ikwu* (Skookumchuk Narrows). This area is noted for its extremely high cultural and spiritual values, which include but are not limited to cultural harvesting resources, the location of the initial contact between the *shíshálh* Nation and Europeans, and ceremonial and spiritual use sites. Due to the significance of the area, *solkant kwátámus lil xomit toms swiya* has been supported for protection by the SCRD through a protocol agreement with the *shíshálh* Nation since 2006.

***spipiyus swiya lil xomit toms swiya* (Caren Range Conservation Area)**

Part of the southeastern portion of the Plan area enters into the *spipiyus swiya lil xomit toms swiya* (Caren Range Conservation Area). The *spipiyus swiya lil xomit toms swiya* (Caren Range Conservation Area), which comprises approximately 14,640 hectares located on Sechart Peninsula, extending northwest from *ch'állich* (Sechart) to east of the *kálpilín* (Pender Harbour) area. *shíshálh* community members use this area heavily for cultural harvesting activities, including hunting, plant gathering, and fishing. Protection of this area was strongly supported through the *shíshálh* land use planning community consultation process. The boundaries of *spipiyus swiya* include a community drinking watershed that supplies water to the *kálpilín* (Pender Harbour) area. This area is close to main *shíshálh* band lands, and is not only used for youth cultural education activities and spiritual activities, but is also home to one of the main

areas for *k'éyich* (elk) recovery and remnant patches of old growth, including the oldest recorded *tixw ay* (Yellow Cedar).

CULTURAL EMPHASIS AREAS

kw'enit sim alap (Cultural Emphasis Areas) are acknowledged in the SLUP for their sensitive cultural, social, and ecological values. Loosely translated, *kw'enit sim* means “we are watching”. The primary management intent of a *kw'enit sim alap* area is to protect and restore *shishálh* cultural use resources and activities, as well as sensitive cultural, ecological and/or tourism and recreation values, while at the same time allowing for appropriate resource development. Although there is no blanket prohibition on industrial land use in a *shishálh kw'enit sim alap*, in some cases specific sites may prohibit some or all forms of development while in other locations terms and conditions may be placed on appropriate land use to protect cultural values or sites, cultural use activities, wildlife and their habitats, or tourism values.

The bulk of the Plan area from Madeira Park through to Egmont is located within a Cultural Emphasis Area. Land in this area should be managed in a way that promotes protection of cultural use and activities.

***kálpilín*—*stsóxwona kw'enit sim alap* (Pender Harbour—Sakinaw Cultural Emphasis Area)**

Part of the Plan area is located within the *kálpilín*—*stsóxwona kw'enit sim alap* (Pender Harbour—Sakinaw Cultural Emphasis Area), as designated in the *lil xomit toms swiya nолh mоs stutula: A Strategic Land Use Plan for the shishálh Nation*. The *kálpilín*—*stsóxwona kw'enit sim alap* comprises approximately 10,623 hectares and contains an extremely high concentration of *shishálh* cultural use and occupation sites, cultural features, and archaeological evidence. Located at the heart of the historically most populous region in the territory, this area was the site of the main winter villages of the *shishálh* people, and included a great many well-protected home sites and productive harvest locations with varied marine and terrestrial resource opportunities.

To the north, an extensive lake district was used for hunting and fishing with main camps at *stsóxwona* (Sakinaw Lake) and *kwi kwilúsin* (east side of Sakinaw Lake) and *lólh uhlth* (Mixel Lake). The *kálpilín* area contains the main villages of *p'úkwp'akwem* (Bargain Harbour), *sálátus* (Madeira Park), *smishalin* (Kleindale), and *kway-ah-kuhl-ohss* (Myer's Creek) and *sóxw?áwini* (Garden Bay). These villages included a primary location for winter dances and ceremonies, and with access to fishing at Ruby, Ambrose, and *stsóxwona* lakes for rainbow trout, and hunting (primarily for *húpit* (black tailed deer)) in the adjacent forests. Similarly, *wah-woy-wo'-lath* (Mt. Cecil) and *shólkém* (Mt. Daniel) are important local mountain peaks used for a variety of cultural and spiritual purposes. Numerous fish weirs, canoe skids, and ceremonial sites can be found in *kálpilín*.

***stl'ikwu kw'enit sim alap* (Skookumchuck Narrows Cultural Emphasis Area)**

The northeastern portion of the Plan area includes part of the *stl'ikwu kw'enit sim alap* (Skookumchuck Narrows Cultural Emphasis Area). *stl'ikwu kw'enit sim alap* comprises approximately 5,762 hectares and is located in the heart of *shishálh* territory, straddling the

narrows of *?álhtulich*, *stl'ikwu* ('fast water'), contains a portion of the west side of the inlet, and encompasses the area of the foreshore and upland that directly affects the narrows. An extremely productive marine environment contributes to abundant intertidal and marine resources and a concentration of *shíshálh* occupation and use sites, diverse harvest activities, and high cultural significance. Marine and foreshore resources, wild foods, and medicinal plants at *stl'ikwu* (Skookumchuck Narrows) continue to be important supplements to *shíshálh* economy, diet and health, and cultural and spiritual use, perhaps more valuable as a result of their relative scarcity. The resources that are harvested in the area include, but are not limited to: *s-ts'óxwu* (lingcod), *s-t'ólxwets'* (octopus), *s-t'ólum* (cockles), *s-?úlh kwu* (clams), *?ólás* (sea cucumber), devil fish, *tsiyákwup* *s-to* *s-chálihhten* (jellyfish), shrimp, roe, *yúm-ach* (chinook salmon) and many other species. The area is referred to as the 'soupbowl' of the Nation due to its extremely abundant marine life year round.

EARL—TREAT CREEK COMMUNITY FORESTRY AREA OF INTEREST

The northeast corner of the Plan area enters the Earl—Treat Creek Community Forestry Area of Interest as designated in the SLUP. The *shíshálh* Nation has identified *Community Forestry Areas of Interest* in the SLUP for their potential suitability for long term forest management by the *shíshálh* Nation. Further analysis is needed to fully assess the feasibility of *shíshálh* community forests in these areas. In the interim, the primary management intent for these areas is to ensure that the land base is not further alienated from potential use by the *shíshálh* Nation for sustainable forest management.

The *Earl—Treat Creek Community Forestry Area of Interest* comprises approximately 9,541 hectares on the south side of lower *lókw'ómin* (Jervis Inlet), adjacent to *stl'ixwim—kókaw kw'onit sim-alap* (Narrows Inlet—Tzoonie River Cultural Emphasis Area) and *stl'ikwu kw'onit sim-alap* (Skookumchuck Narrows Cultural Emphasis Area). The area comprises productive growing sites and access to *lókw'ómin*.

STEWARDSHIP AREAS

The southern portion of the Plan area around Middlepoint is located within a Stewardship Area. The intent of a Stewardship Area is to maintain opportunities for *shíshálh* cultural use, while allowing for appropriate economic development activities which respect the integrity of the *shíshálh* Nation territory as whole.

Relation to Egmont/Pender Harbour OCP

Each of the land use areas from the Strategic Land Use Plan will be considered during future use and implementation of the Egmont/Pender Harbour OCP to provide, where possible, for protection of identified archaeological sites and territory of the *shíshálh* Nation. The culture, traditions, history, present and future of the *shíshálh* Nation deserve respect and consideration through the vision and land use decisions found within this official community plan.

Development applications on both private and public land will be referred to the *shíshálh* Nation for review, pursuant to the *shíshálh* Nation Lands and Resources Decision Making Policy. The subsequent referral comments will be considered by the SCRD in the approval process.

~~At time of adoption of this plan the agreed upon response time for a development referral is 60 days. SCD shall work with the shishálh Nation to ensure timely communication.~~

**A Strategic Land Use Plan
for the shísháhl Nation**

*lil xemít tems swiya
nelh mes stutula*

SLUP Designations

- Community Forest AOI
- Cultural Emphasis Areas
- Conservation Area
- Stewardship Area

The map displays various land use designations across the Shishálh Nation territory. Key areas include:

- Conservation Areas (Green):** skw'aw'u - xérichen CA, kelkálaxay - sténput CA, kelkálaxay - sténput CEA, tikin CA, kálpálin - stéxwera CA, spipiuyas swiya CA, smémkw'áli CA, ts'ók'wum stulu CA.
- Cultural Emphasis Areas (Orange):** swiwelát CEA, ts'dnay CEA, shilhem CEA, s'kwéit'ay CEA, ay't-khaln CEA, ts'ók'wum stulu CA.
- Community Forest Areas of Interest (Pink):** Earl - Tlaet Creek AOI, st'l'ikwu CEA, st'l'ixwim - ké'aw CEA, t'yich'sch'tlam CEA, Sechart River AOI.
- Stewardship Areas (Grey):** skwakwiyám CEA, s'kwéit'ay CEA, ts'ók'wum stulu CA.
- Other Labels:** Kúdw'shen twéláh CEA, selkant kwatánus CA, sta'al's CA, háwdlikán CEA.

Projection: UTM 10
Data Datum: NAD83
Scale: 1 : 620,000
0 2.5 5 10 Kilometers

DRAFT v 1.1 Feb 05

Egmont/Pender Harbour Official Community Plan – 2018

4.3—We Envision: Regional Sustainability Plan

Official Community Plans and other local and regional initiatives on the Sunshine Coast are informed and guided by the Regional Sustainability Plan entitled: *We Envision—One Coast: Together In Nature, Culture and Community* (2011). *We Envision* was developed by representatives from a number of local decision makers and organizations including the SCRDP, District of Sechelt, Town of Gibsons, School District 46, Sunshine Coast Community Foundation, Sunshine Coast Community Services and Sunshine Coast Community Futures. Letters of support were also received from numerous local individuals, groups and companies.

We Envision is the Sunshine Coast's long range vision, action and policy recommendation document that provides direction to specific and regulatory documents, such as the Egmont/Pender Harbour OCP. The plan outlines a set of core values for a sustainable region and thirteen interrelated strategic directions to assist in moving towards our best possible future.

This OCP looks at the future of the community in the context of land use and related servicing decisions for the Egmont/Pender Harbour community. Together, *We Envision* and the OCP inform the way in which land use decisions are made to help create a better future for the community.

THE 13 STRATEGIC DIRECTIONS OF WE ENVISION

We Envision includes thirteen Strategic Directions which represent critical paths towards a more sustainable future. Each Strategic Direction includes a long term vision to 2060 and a set of targets to be achieved by 2020. The Strategic Directions are as follows:



All thirteen of the Strategic Directions are connected to community development and many are linked to the goals, objectives and policies within the OCP. The strategic directions are described in more detail in the *We Envision* document. Future land use decisions within the Sunshine Coast Regional District jurisdiction will be measured against the applicable directions. The following is a summary of the 'Land Use' Strategic Direction which is most relevant to the foundation of values within this OCP.

LAND USE STRATEGIC DIRECTIONS

The development and subsequent implementation of the OCP will be based on the following land use principles which set the table for a pathway to a sustainable future:

- (a) Focusing growth in existing neighbourhoods;
- (b) Concentrating new development within easily serviced areas;
- (c) Providing a variety of transportation choices;
- (d) Creating diverse housing opportunities;
- (e) Celebrating the unique attributes of the different communities;
- (f) Preserving open spaces;
- (g) Protecting and enhancing agricultural lands;
- (h) Discouraging development and resource extraction within drinking watersheds; and
- (i) Enhancing our aquatic resources for both drinking water and recreation.

The preceding principles from the Land Use strategic direction are a reflection of not only the We Envision plan but the vision and goals of the Egmont/Pender Harbour OCP and they represent key fundamentals of smart growth and a more sustainable future.

4.4 Climate Action

In 2009, the SCRD, in partnership with local governments on the Sunshine Coast developed Our Coast, our Climate, the Community Energy and Emissions Plan (CEEP) to determine the source and amount of Green House Gasses (GHG's) emitted on the Sunshine Coast. The original goal of the CEEP, which applies throughout the SCRD was to achieve a 7% greenhouse gas reduction by 2031. However, the inventory was reviewed in 2013 and it was determined that there are further opportunities to reduce the greenhouse gas emissions to 32% below 2007 levels by 2030 and 39% by 2050. These reductions can be made across the SCRD through management of land use through pockets of density, solid waste and organics separation and landfill gas collection.

CEEP Goals

1. Support Energy Efficient Land Use Practices.
2. Reduce Dependence on Single Occupant Vehicles.
3. Enhance the Green Building Sector.
4. Expand Local Renewable Energy Opportunities.
5. Reduce and Reuse Solid Waste as a Resource.
6. Strengthen the Local Economy.
7. Manage Brownfield Sites.
8. Foster a Culture of Conservation in the Community.

The GHG emission sectors that apply to the Egmont/Pender Harbour Plan area are: Residential, Commercial, Solid Waste, Transportation and Agriculture/Land Conversion. As is to be expected in a rural environment where the private automobile is the primary method of movement, transportation has the highest sector output (about 65%) on the Sunshine Coast, followed closely by land use patterns (residential output and land use conversion). For the Egmont/Pender Harbour Plan area, focusing actions and initiatives towards transportation and land use patterns will support the biggest emissions reductions.

4.4.1 Objective

- (a) To reduce the greenhouse gas output by 32% below 2007 levels by 2030.

4.4.2 Policies

- (a) Focus new development in existing neighbourhood and core areas.
- (b) Increase efficiency in design and construction of dwellings to meet or exceed the target adopted by the SCRD, dating back to the 2007 output levels.
- (c) Support clean energy transportation initiatives and alternatives to the private automobile.
- (d) Encourage increasing the energy efficiency of both existing and new buildings.

Part Five: Map Schedules, Glossary and Conversion Scale

MAP SCHEDULES:

Map 1: Land Use Designations

Map 2: Development Permit Areas

Map 3: Transportation Systems

GLOSSARY:

Assessment Area – land within a development permit area that is reviewed by a consulting professional such as geotechnical engineer or qualified environmental professional to determine where safe and suitable land development and construction can occur.

Auxiliary Dwelling – Secondary dwelling with a size restriction of 55 square metres (592 square feet) as described in the zoning bylaw.

Bed and Breakfast Home – Up to 2 bedrooms within a dwelling may be rented for bed and breakfast use.

Bed and Breakfast Inn - Up to 5 bedrooms within a dwelling may be rented for bed and breakfast use.

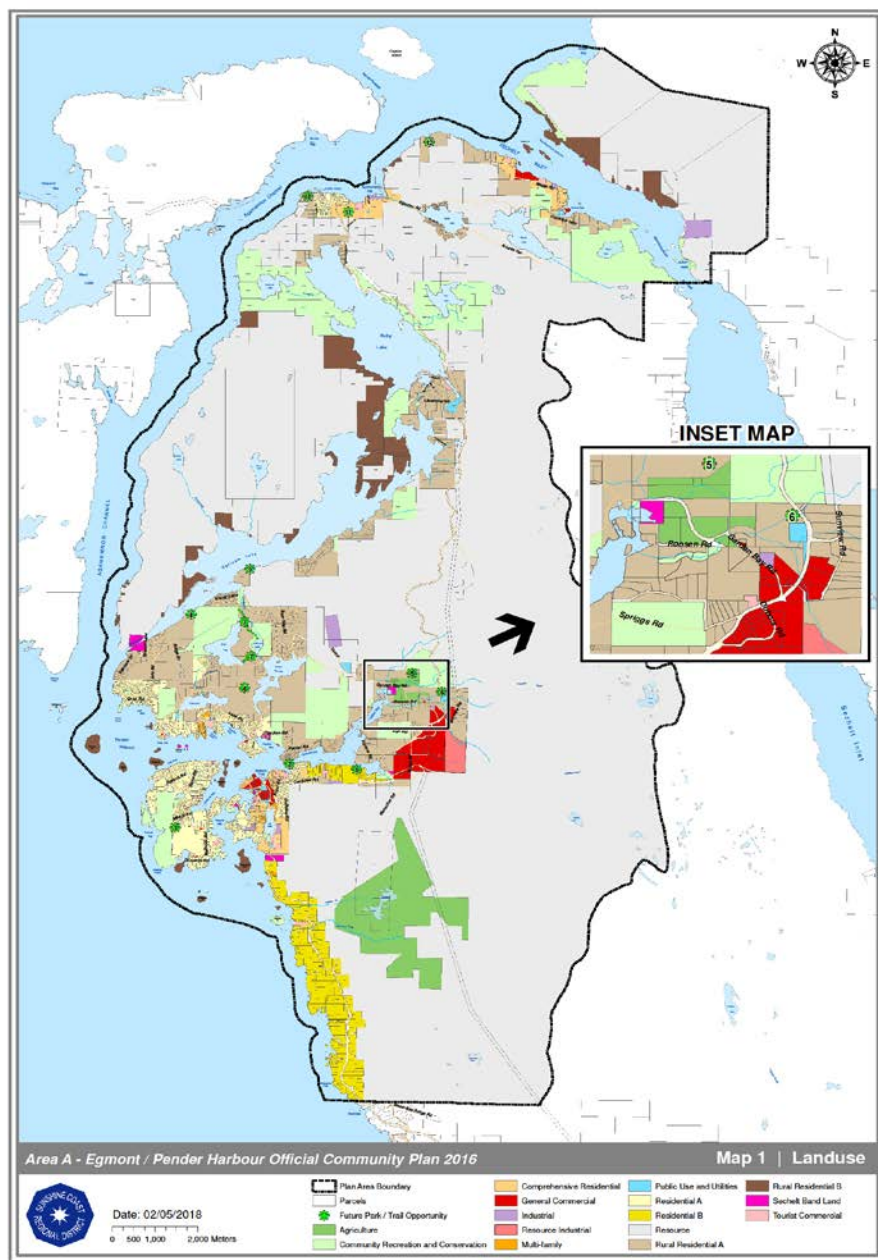
Cluster Housing – a group of building or parcels which are clustered in proximity to save on development costs and preserve land for greenspace and environmental benefit.

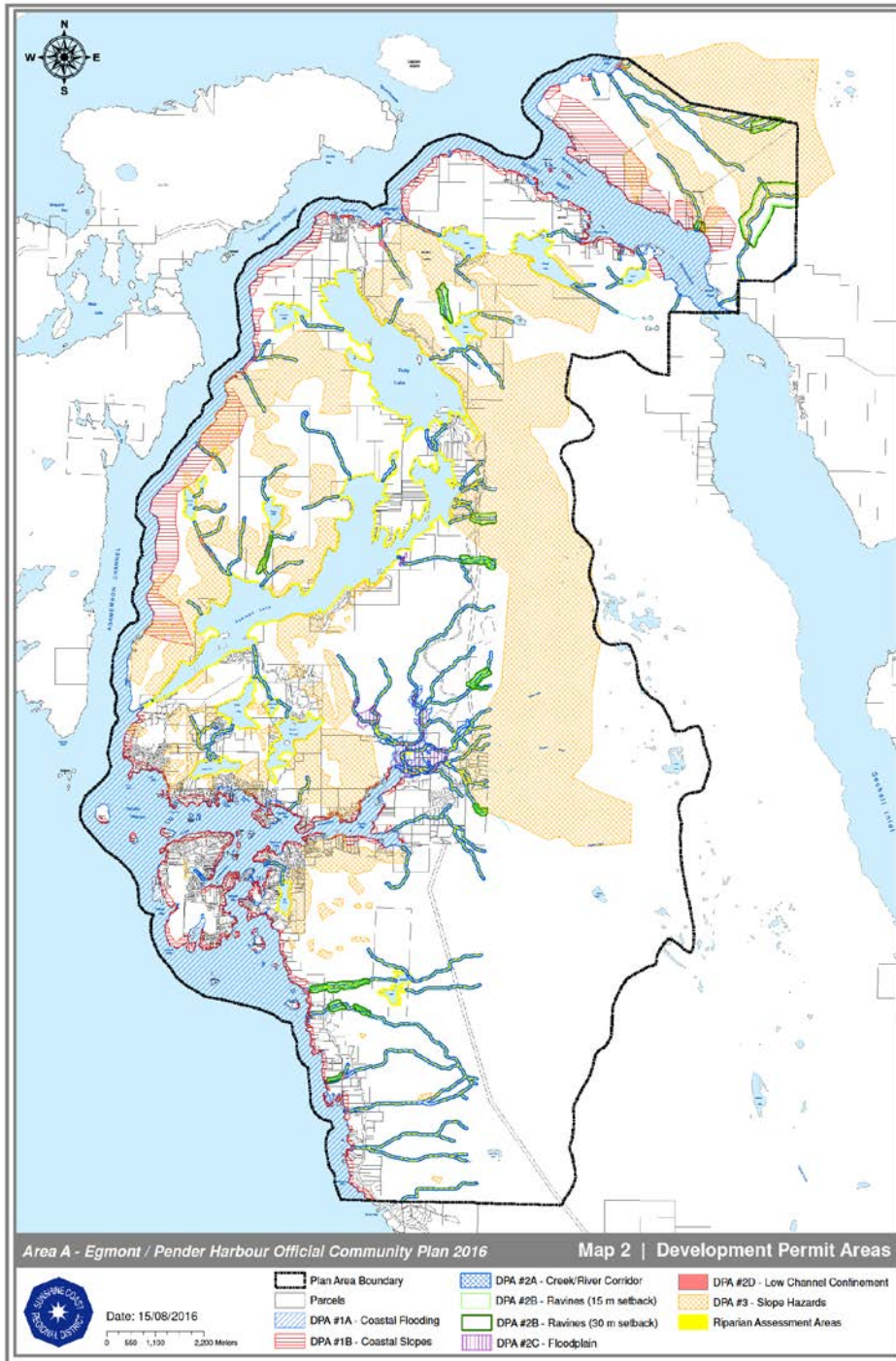
Development Permit Area – An area of land that has been identified as being potentially hazardous or environmentally sensitive. Advice from a qualified geotechnical engineer and/or qualified environmental professional is required to receive a development permit. Development permits may be required prior to land alteration, subdivision or building permit.

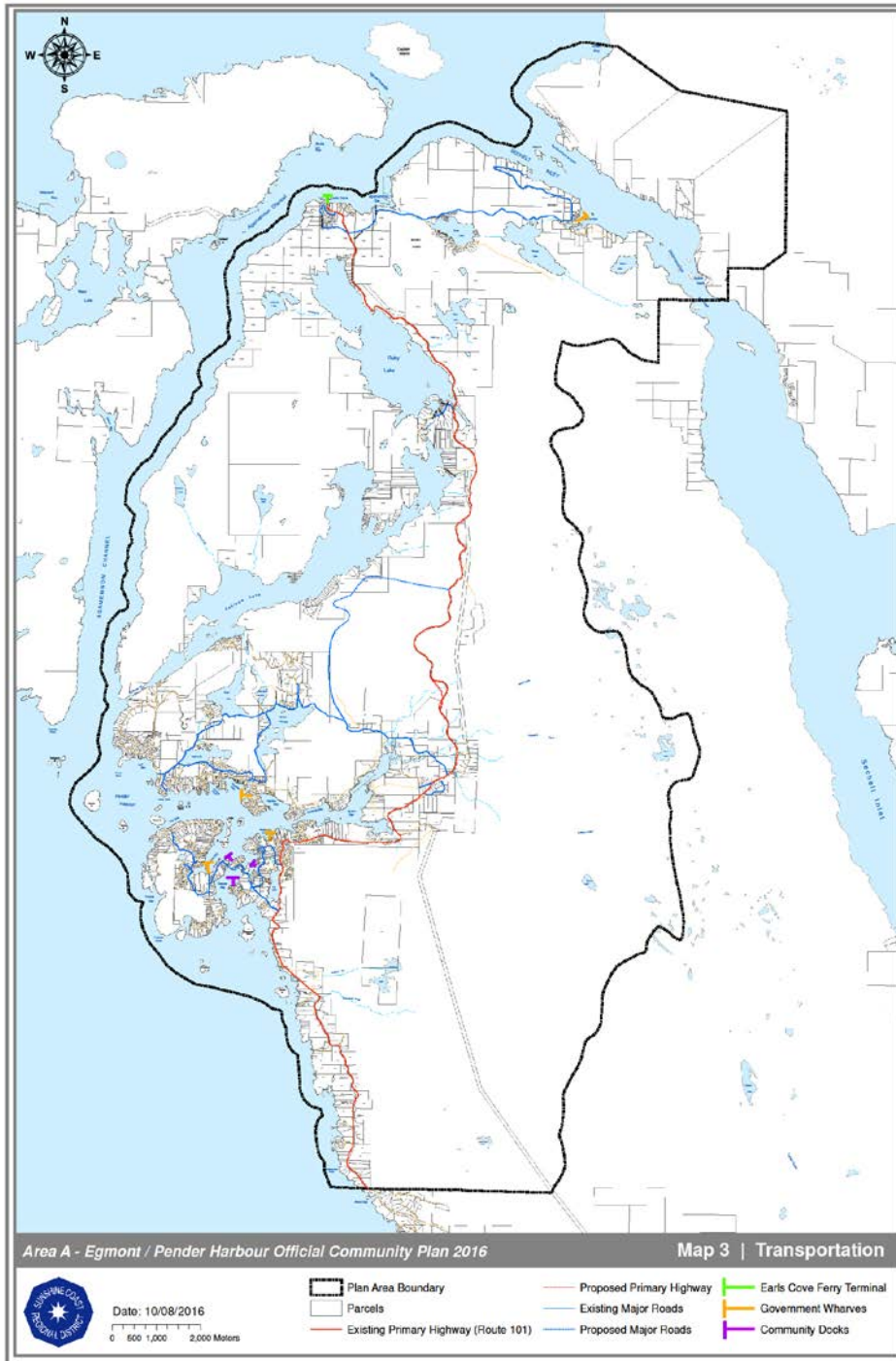
Setback – A specific minimum distance to a property line or body of water as described in the zoning bylaw.

METRIC IMPERIAL CONVERSION CHART

| Metric | Imperial |
|---------------------|-----------------|
| 15 metres | 49 feet |
| 20 metres | 66 feet |
| 30 metres | 98 feet |
| 60 metres | 197 feet |
| 100 metres | 328 feet |
| 1,000 square metres | 0.25 acre |
| 2,000 square metres | 0.49 acre |
| 4,000 square metres | 0.99 acre |
| 1 hectare | 2.47 acres |
| 2 hectares | 4.94 acres |
| 4 hectares | 9.88 acres |
| 100 hectares | 247 acres |
| 28 square metres | 301 square feet |







SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 11, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **ZONING AMENDMENT BYLAWS TO IMPLEMENT SHORT TERM RENTAL ACCOMMODATION REGULATIONS**

RECOMMENDATIONS

1. **THAT the report titled Zoning Amendment Bylaws to Implement Short Term Rental Accommodation Regulations be received;**
 2. **Zoning Amendment Bylaw Nos. 310.184 and 337.118 be forwarded to the Board for First Reading;**
 3. **AND THAT these bylaws be forwarded to the following stakeholders for comment:**
 - a. **All Advisory Planning Commissions;**
 - b. **shishálh and Skwxwú7mesh Nations;**
 - c. **District of Sechelt and Town of Gibsons;**
 - d. **Roberts Creek Official Community Plan Committee;**
 - e. **Pender Harbour Chamber of Commerce;**
 - f. **Gibsons and Area Chamber of Commerce;**
 - g. **Sechelt Chamber of Commerce;**
 - h. **Sunshine Coast Tourism; and**
 - i. **Habitat for Humanity Sunshine Coast**
 4. **THAT two public information meetings be held in different Electoral Areas prior to consideration of Second Reading of the Bylaws.**
-

At the March 22, 2018 Regular Board meeting the following resolution was adopted:

105/18 **Recommendation No. 4** *Short Term Rental Policy Options*

THAT the report titled Short Term Rental Policy Options be received;

AND THAT a report be provided to a Standing Committee in Q4 with draft bylaw amendments that include:

- i) Definition of Short Term Rental (STR) in Zoning Bylaw No. 310 and Zoning Bylaw No. 337;

ii) Consideration of Temporary Use Permits (TUP) for STR with regulations to be noted in the general use provisions of the Zoning Bylaws;

iii) Proposed fines for “unauthorized Bed & Breakfast or Short Term Rental establishments” in *Municipal Ticket Information (MTI) Bylaw No. 558* and *Bylaw Notice Enforcement (BEN) Bylaw No. 638*.

This report analyzes the recommended policy options and introduces zoning amendment bylaws to implement short term rental accommodation regulations as well as recommendations for referral and public consultation.

DISCUSSION

The previous staff reports on policy options for short term rental concluded that permitting short term rental subject to establishing regulations to minimize negative impacts is a viable option. This report further examines how options can be considered to formulate new regulations for short term rental and achieve the objective of the Board's directives.

Terminology for Short Term Rental Accommodation

The term “Short Term Rental” in question is commonly used to describe small-scaled, home-based temporary commercial accommodation that is provided in a dwelling and normally does not exceed 5 bedrooms. However, the term itself does not literally convey the full meaning as the word “accommodation” is missing from the term, and in the strictest sense a rental can be interpreted as the rental of any kind, including non-residential building space and land. Therefore it is recommended that “Short Term Rental Accommodation” (STRA) be used to describe this specific type of rental and be used throughout this report and the recommended zoning amendment bylaws.

It is also noted that STRA, as defined in this report and the proposed bylaws does not include other forms of well-defined temporary accommodation in both Bylaw Nos. 310 and 337, including campground, sleeping unit, housekeeping unit, or larger commercial operation such as hotel, motel, lodge or resort hotel.

Existing Regulations

In order to formulate new regulations for STRA, staff examined existing regulations in both Zoning Bylaws Nos. 310 and 337 and reviewed recently passed or proposed regulations of other municipalities in the Metro Vancouver area.

Relevant examples include the City of Vancouver's recently adopted regulations that restrict short term rental to the principal residence where the owner lives, or in a long term rental residence where the landlord allows subletting as a short term rental. The District of North Vancouver is proposing new regulations that permit short term rental accommodation only in single-family principal residences excluding secondary suites, coach houses, townhouses and condos, and require one additional off-street parking space.

Bed and Breakfast (B&B) is the only type of STRA that is defined in both SCRD zoning bylaws with a set of established regulations. These regulations permit B&B in most Residential, Commercial and Rural zones. A B&B is permitted to provide accommodation for a guest for up to three consecutive months. The number of permitted B&B bedrooms ranges from two to five depending on the zoning and size of the property. Each zoning bylaw requires a B&B to be operated by the principal resident and limit the size of a bedroom to 28 m². There are also regulations for signage and sewage disposal on the property.

Recommended Regulations

The existing regulations for B&B have long been established in each bylaw and the regulations are uniquely adapted to the rural communities and have been proven to be effective.

The new regulations can be built upon existing B&B regulations and broadened to include all types of STRA. This can enable regulatory continuity for existing B&Bs while updates can be made to existing regulations to enhance consistency across STRA uses and reflect feedback from the public consultation process on STRA. This also supports the objective to strengthen enforceability of regulations and accountability of STRA operations. The new regulations can help to reduce public confusion about STRA and provide clear and consistent guidelines for all operations.

The following is a comparison between existing regulations for B&B and recommended regulations for STRA, demonstrating how B&B regulations can be improved and incorporated into STRA regulations. A concise side-by-side comparison table is also provided in Attachment A. The recommended zoning amendment bylaws can be found in Attachments B and C.

1. Definition

Bylaw No. 310 defines B&B as:

Transient accommodation business that provides overnight accommodation to travellers for a length of stay of three consecutive months or less in any calendar year and provides at least breakfast to those being accommodated.

Bylaw No. 337 defines B&B in two categories:

Bed and Breakfast Home – auxiliary use of a dwelling as a transient accommodation business that contains not more than two bedrooms for overnight accommodation of travelers and provides at least breakfast to those being accommodated.

Bed and Breakfast Inn – use of a dwelling as a transient accommodation business that contains not more than five bedrooms for overnight accommodation of travelers and provides at least breakfast to those being accommodated.

Proposed definition of STRA for both zoning bylaws:

A small-scaled transient rental accommodation provided in a dwelling and occupied for not more than 26 days in any calendar month, which may include a bed and breakfast but excludes accommodation provided in a campground, a sleeping unit, a housekeeping unit, a motel, a lodge, a hotel or a resort hotel.

The proposed definition provides a unified and precise description of STRA. Specific aspects of the definition such as duration of stay, provision of breakfast etc., will be discussed in the following sections.

2. Duration

Bylaw No. 310 sets a 3-month maximum duration for a B&B while no limit is defined in Bylaw No. 337.

The 3-month limit does not reflect the most common maximum duration of stay at an STRA, which is approximately one month as reflected in consultation feedback and regulations of many other municipalities. The one month threshold is also used to determine applicability of Provincial Sales Tax and Municipal and Regional District Tax for STRA. Stays longer than one month are normally regarded as long term rental accommodation which is not subject to these taxes, and considered common residential use rather than vacation or tourist use. Therefore the maximum duration of an STRA should be not more than one month.

Based on consultation feedback, the average stay in an STRA is approximately one week, and it is common practice for the STRA host to provide cleaning and maintenance service at the end of each stay. Therefore it is reasonable to reduce the maximum occupancy of an STRA from the normal one month to 26 days, to allow for break period(s) of up to 5 days per month, to be used either separately (e.g. 1 day per week) or consecutively, to facilitate management of the property and transition between stays. It is recommended that an STRA can be occupied for a total of 26 days in any calendar month, cumulatively or consecutively.

3. Location of Permitted Use

The existing bylaws permit B&B in most Residential, Commercial and Rural zones. This has been effective in regulating the location of B&Bs, and should be the same for all STRAs.

4. Provision of Breakfast

Both bylaws include the provision of breakfast in a B&B operation as per the definitions.

Breakfasts have been traditionally provided in B&Bs. However there are many meal options available to the guests, such as restaurants, self-catering, in-house cooking facilities, etc. Breakfast is no longer considered necessary or the defining factor for a B&B or STRA, nor is it easily monitored and enforced. Thus it is recommended that the provision of breakfast not be required in a STRA.

5. Number of Bedrooms

The number of bedrooms is an important measure of the intensity of a B&B or STRA operation. Table 1 below illustrates the number of permitted B&B bedrooms in different zones in both bylaws. Zoning Bylaw No. 310 permits only up to 2 bedrooms in most zones except two site-specific zones – RU1A and RU1 where up to 5 bedrooms are permitted. The permission of B&B is not related to parcel size, with the exception of the R1 zone where a minimum of 2000 m² is required.

Zoning Bylaw No. 337 classifies B&B into two categories – B&B Home (permitting up to 2 bedrooms) and B&B Inn (permitting up to 5 bedrooms). There is no restriction on parcel size for a B&B Home in a number of Residential and Rural zones except the R1 and R1A zones where a minimum of 2000 m² is required and the RU5 zone where a minimum of 2 hectares is required. The permission of a B&B Inn is generally in accordance with a scale of parcel sizes in a number of Residential and Rural zones, with no parcel size restriction in Commercial zones.

The primary difference between the two zoning bylaws is that Bylaw No. 310 lacks allowance for up to 5 bedrooms in most zones and lacks a scale for the number of bedrooms proportional to parcel size. Both bylaws lack regulations for situations where parcel size is less than 2000 m² in an R1 or R1A zone. Consultation feedback indicates that there are STRA operations in parcels smaller than 2000 m² in those zones.

Table 1 Comparison of Zoning Bylaw Nos. 310 and 337

| | Bylaw No. 310 | | Bylaw No. 337 | |
|-----------------------------|--|-----------------------------|---|--|
| Parcel size | up to 2 bedrooms per dwelling per parcel | up to 5 bedrooms per parcel | up to 2 bedrooms per dwelling per parcel | up to 5 bedrooms per dwelling per parcel |
| Exceeds 2000 m ² | R1 zone | | R1 and R1A zones | |
| Exceeds 3500 m ² | | | | R3 and RU3 zones |
| Exceeds 4000 m ² | | | | R2, R2A, R3A, R3B and R3C zones |
| Exceeds 8000 m ² | | | | RU1 zone |
| Exceeds 1 ha | | | | RU2 |
| Exceeds 2 ha | | | RU5 zone | RU1A zone |
| No restriction | R2, C2, C2A, C3, C4, C6, CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, AG, PA2 and PA3 zones | RU1A and RU1C zones | RS1, R1B, R2, R2A, R3, R3A, R3B, R3C, CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2 and RU3 zones | C1, C2, C2A, C3, C3A and C4 zones |

In order to bridge the differences and bring areas under both bylaws to a level playing field and accommodate limited operations on smaller parcels, staff recommend introducing to both bylaws a more consistent and less complex system to measure the intensity of STRA operation as discussed below and illustrated in Table 2.

1. As Commercial zones are the most suitable areas for more intense STRA operation, up to 5 bedrooms should be permitted in Commercial zones where STRA is permitted across both bylaws. Two Rural zones in Bylaw No. 310 – RU1A and RU1C currently permit up to 5 bedrooms, this should be retained. Two Park and Assembly zones in Bylaw No. 310 – PA2 and PA3 permit STRA and are also suitable for operations up to 5 bedrooms.
2. Up to 2 bedrooms are permitted in the Agricultural zone in Bylaw No. 310. This should be retained in order to be consistent with Agricultural Land Commission regulations. Rural Watershed Protection Zone – RU5 in Bylaw No. 337 limits bedroom number to 2 for the purpose of supporting watershed protection. This should also be retained.
3. STRA operation in Residential and Rural zones should be less intense than Commercial zones, so as to maintain the residential and rural character and lessen negative impact. As reflected in consultation comments, it is important to provide sufficient buffering distance, parking spaces and utility area for an STRA operation in a residential or rural property, so that negative impacts such as noise and insufficient parking can be mitigated.

The intensity of operation, as measured by the number of bedrooms, should be proportional to the size of the property. The number of dwellings in Residential and Rural zones is generally well defined in accordance with parcel size and zone in both bylaws, meaning that a larger parcel permits more dwellings, and Rural zones require larger parcel size than Residential zones to permit the same number of dwellings.

As an STRA is operated within a dwelling, the number of dwellings is a good determinant of the appropriate number of STRA bedrooms for the property. More STRA bedrooms will require more permitted dwellings on a larger parcel, and vice versa. Thus a graduated scale based directly on the number of permitted dwellings can be established to control the number of permitted STRA bedrooms. This scale can simplify the existing system and provide more consistent measure of STRA intensity across many zones in both zoning bylaws.

As reflected in consultation feedback, STRA does exist in parcels less than 2000 m² in an R1 or R1A zone, and there is support for limited STRA in smaller parcels. One bedroom is considered a reasonable limit for smaller parcels provided that the STRA meets all zoning regulations and the proposed regulations on the number of guests, bedroom size, number of parking spaces, operator and water and sewer system.

Table 2 Recommended Number of Bedrooms for STRA

| | Zone | Number of permitted dwellings | Max. number of permitted STRA bedrooms | Comment |
|---|--|--|--|--|
| 1 | Commercial and Park & Assembly Zones that permit STRA, RU1A and RU1C zones | NA | 5 per parcel | These zones are suited for more intense STRA operation and generally don't need parcel size restrictions. |
| 2 | RU5 or AG zone | NA | 2 per parcel | Regardless the number of permitted dwellings, the number of STRA or B&B bedrooms is limited to 2 in the Agricultural or Rural Watershed Protection Zone. |
| 3 | All other zones that permits STRA | 1 | 1 per parcel | This accommodates parcels less than 2000m ² in R1 or R1A zone. |
| | | 1 dwelling + 1 auxiliary dwelling unit | 2 per parcel | STRA is often provided in an auxiliary dwelling in rural areas. |
| | | 2 dwellings | 3 per parcel | Generally all STRA bedrooms are concentrated in one dwelling while in some cases they could be in separate dwellings. |
| | | More than 2 dwellings | 4 per parcel | |

6. Number of Dwellings

The number of dwellings on a single parcel that are permitted to operate a B&B is not defined in either bylaw. With the number of bedrooms clearly defined, it is unnecessary to regulate the number of dwellings that can operate STRA. STRA bedrooms can be allocated to different dwellings where the zoning permits more than one dwelling on the property. This will allow flexibility for the STRA owner to use the most suitable bedrooms for STRA in different dwellings according to individual needs, instead of concentrating all STRA bedrooms in one dwelling.

7. Bedroom Size

Zoning Bylaw No. 310 limits the B&B bedroom size to 28 m² while Bylaw No. 337 does not set any limits.

Bedroom size is an important factor in regulating the intensity of an STRA operation. A bedroom of 28 m² can typically accommodate up to two persons. This is considered a reasonable size. However, within this limit it is difficult to effectively allow for variation in bedroom size where more than one bedroom is permitted and some bedrooms are smaller or larger than others. Hence it is recommended that an average maximum bedroom size be set at 28 m² for all permitted STRA bedrooms.

8. Number of Guests

Zoning Bylaw No. 310 does not regulate the number of B&B guests while Bylaw No. 337 permits a maximum of 4 guests for a B&B Home where 2 bedrooms are permitted and a maximum of 10 guests for a B&B Inn where 5 bedrooms are permitted.

The number of guests is also an important factor in controlling the scale of an STRA operation. It should be related to the number of bedrooms permitted. A bedroom can typically accommodate up to 2 adults with the consideration of an additional child. It is recommended that the maximum number of guests for an STRA be set at 2 adults plus one child per bedroom.

9. Operator

Both bylaws require the principal resident of the property to be the operator of the B&B and restrict employees of a B&B to the principal resident's family members and one other person. The requirement for the principal resident as an operator is the defining factor that distinguishes between B&B and other types of STRA.

Having an operator, either on-site or close by and being able to respond to issues, was recognized in consultation feedback as an important requirement for STRA operation. It helps to establish accountability for STRA owners and address issues such as garbage, parking, nuisance, etc. It will also assist SCRD Bylaw Enforcement and the RCMP in dealing with these issues.

An on-site operator has the advantage of providing more responsive and timely management of the STRA, yet this may not be practical for properties, especially vacation properties, where the owner or operator does not reside all year round. An operator residing within a reasonable distance from the STRA can also respond to issues in a timely manner, and this provides some flexibility in how an STRA can be managed in different circumstances. A single operator managing multiple properties is also possible.

Staff recommend a two-tier approach to deal with different STRA operator requirements by using the zoning bylaws and temporary use permits. The new zoning regulations should require an on-site operator to manage the STRA. This will maintain the continuity of the existing operator requirement for B&B yet provide some flexibility for situations where the operator does not have to be the principal resident of the property. This will also encourage better management of STRA properties and strengthen accountability of the operators.

For temporary situations where an STRA is managed by an off-site operator or a single operator manages multiple properties, a temporary use permit (TUP) can be considered. The TUP will enable SCRD to keep track of such operations and assist enforcement efforts. Recommended TUP regulations will be discussed in detail in the following section.

10. Utility, Signage and Parking

Both zoning bylaws require a B&B property to have a proper sewage disposal system, limit the size of a sign for the B&B to 0.35 m², and require 1 off-street parking space per bedroom used for B&B.

The above bylaw regulations are reasonable, and it is recommended that they be applied to STRA, with the additional requirements for an approved water supply system which is equally important as the sewage disposal requirement. The one parking space per bedroom requirement is intended to accommodate maximum parking demand while each bedroom can be used for separate guest(s) who have separate vehicles. This requirement will address concerns on negative impacts of parking shortages in some STRA operations. The required parking space(s) should be provided for STRA use in addition to parking spaces required for all other uses on the property.

Consideration of Temporary Use Permit

The previous staff report on short term rental recommended considering using temporary use permit (TUP) for STRA with regulations and conditions to be provided in the zoning bylaws. The advantage of a TUP is that it can enable SCRD to keep track of the applicants, but it can be only used for temporary situations because it is limited to a maximum of 6 years (initial 3 years plus one renewal of 3 years).

Staff recommend using TUP as an auxiliary tool to the zoning bylaws to only deal with STRA with an off-site operator. Other deviations from the zoning bylaws, permanent or temporary, will need to be reviewed through the variance or rezoning process. The following TUP conditions are recommended:

1. An off-site operator shall reside within a radius of 50 km of the STRA. This will ensure the operator can reach the STRA site within a reasonable amount of time.
2. An operator is permitted to manage a maximum of 2 separate STRA properties. This will limit the number of properties an operator can manage.
3. The number of STRA bedrooms shall be one less than that permitted in the zoning bylaw. The reduction in the number of bedrooms will help to compensate for the lack of an on-site operator.
4. The term of the temporary permit shall not exceed 3 years. A temporary use permit cannot be renewed more than once.
5. All other STRA regulations of the zoning bylaw shall apply.

Corresponding to the proposed TUP, the Planning and Development Fee and Procedure Bylaw No. 522 should be amended. The application fee for a TUP for an STRA with an off-site operator is recommended to be \$500 per property for a 3-year term. An amendment to Bylaw No. 522 will be brought forward to the Board if the proposed zoning bylaw amendments are endorsed by the Board.

Municipal Ticket Information and Bylaw Notice Enforcement Bylaws

Previous consultation indicated that the penalty of \$100 for STRA-related infractions at that time was considered too low to be a significant deterrent for bylaw violations. SCRD has since increased the penalty to \$150 for most zoning contraventions including unauthorized use and unauthorized B&B in the Municipal Ticket Information Bylaw No. 558 and Bylaw Notice

Enforcement Bylaw No. 638. STRA-related contraventions of the zoning bylaws can be considered unauthorized uses as defined in these bylaws.

Since the penalties in these bylaws were increased recently, a period of time is required in order to monitor the effectiveness of the changes through bylaw enforcement. Further increase of penalties must be considered in a consistent and holistic manner and supported by monitoring data. Staff do not recommend consideration of further increasing the penalty for STRA contravention until such a time as the proposed STRA regulations have been implemented and it has been determined there is a need to increase the penalty particularly for this type of land use.

Organization and Intergovernmental Implications

The proposed zoning bylaw amendments, if endorsed by the Board after First Reading, will be referred to agencies, advisory committees, First Nations, member municipalities and community groups for comments. Communication and consultation with other levels of government are essential during the process of reviewing the zoning amendments.

Financial Implications

None at this time. However, should the proposal proceed and temporary use permits are utilized an impact on staff time for permit preparation, monitoring and enforcement will be undertaken. Should the proposed bylaw amendments, as described in this report move forward, staff will need to review staffing resources to ensure the service can be provided. Staff will bring further information to Pre-Budget meetings.

Timeline for next steps or estimated completion date

The timeline for the proposed zoning amendment bylaws aligns with work currently underway for the review of Zoning Bylaw No. 310, however as it is proposed to also include Zoning Bylaw No. 337 and recognizing the urgency of need for both rental housing and resolution of neighbourhood issues related to STRA, there is value in an amendment process for each bylaw ahead of the Zoning Bylaw No. 310 review.

Similar to previously-conducted public information meetings on short term rental accommodation, public information meetings in various locations to obtain further community feedback are recommended. Comments received from the referrals and the public information meetings will be incorporated into a staff report to the Planning and Community Development Committee for consideration of Second Reading of the proposed bylaws. Then a public hearing will be held. Comments received from the public hearing along with recommended conditions will be presented to the SCRD Board for consideration of Third Reading of the bylaws. Upon fulfillment of conditions approved by the Board the bylaws can be adopted.

Referrals will be sent to:

- Advisory Planning Commissions;
- shíshálh and Skwxwú7mesh Nations;
- District of Sechelt and Town of Gibsons

- Agencies that were consulted during the previous consultation; and
- Public through public information meetings.

Information will be posted on the SCRD website and requests for input can be advertised through SCRD social media. Should the regulations proceed, a comprehensive communication plan would be developed to support implementation.

STRATEGIC PLAN AND RELATED POLICIES

The subject of the report meets the Strategic Plan Values of:

- Collaboration
- Respect and Equality, and
- Transparency

CONCLUSION

Staff have further analyzed the policy options to address short term rental accommodation, and determined that the best option to move forward is to build upon existing zoning bylaw regulations for B&B and formulate a new set of zoning bylaw regulations for STRA with supplementary TUP provisions for STRA with an off-site operator. Amendments to the Municipal Ticket Information Bylaw and Bylaw Notice Enforcement Bylaw are not recommended at this time.

Staff recommend that the proposed zoning amendment bylaws be forwarded to the Board for First Reading and the referral and public consultation process begin.

Attachments

Attachment A – Comparison of Current B&B Regulations and Proposed STRA Regulations

Attachment B – Zoning Amendment Bylaw 310.184 for First Reading

Attachment C – Zoning Amendment Bylaw 337.118 for First Reading

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

Attachment A

Comparison of Current B&B Regulations and Proposed STRA Regulations

| | B & B Current Regulations | | Short Term Rental Accommodation (STRA) Recommended Regulations |
|------------------------------|---|---|--|
| | Bylaw 310 | Bylaw 337 | |
| 1. Definition | Transient accommodation business that provides overnight accommodation to travellers for a length of stay of three consecutive months or less in any calendar year and provides at least breakfast to those being accommodated. | <p>Bed and Breakfast Home – auxiliary use of a dwelling as a transient accommodation business that contains not more than two bedrooms for overnight accommodation of travelers and provides at least breakfast to those being accommodated.</p> <p>Bed and Breakfast Inn – use of a dwelling as a transient accommodation business that contains not more than five bedrooms for overnight accommodation of travelers and provides at least breakfast to those being accommodated.</p> | A small-scaled transient rental accommodation provided in a dwelling and occupied for not more than 26 days in any calendar month, which may include a bed and breakfast but excludes accommodation provided in a campground, a sleeping unit, a housekeeping unit, a motel, a hotel, a lodge or a resort hotel. |
| 2. Duration | Up to 3 consecutive months | NA | 26 days per calendar month |
| 3. Location of permitted use | Most Residential, Commercial & Rural zones + AG, PA2, PA3 | Most Residential, Commercial & Rural zones | Same as the bylaws |
| 4. Provision of breakfast | Yes | | NA |
| 5. Number of bedrooms | <p>5 per parcel for RU1A, RU1C</p> <p>2 per dwelling for other zones permitting B&B</p> | 2-5 per dwelling | <p>Commercial, Park & Assembly, RU1A, RU1C zones: 5 per parcel</p> <p>RU5, AG zones: 2 per parcel</p> <p>All other zones permitting B&B:</p> <p>1 where only 1 dwelling is permitted</p> <p>2 per parcel where 1 principal dwelling and 1 auxiliary dwelling are permitted</p> <p>3 per parcel where 2 principal dwellings are permitted</p> <p>4 per parcel where more than 2 principal dwellings are permitted</p> |
| 6. Number of dwellings | No restriction | | No restriction |
| 7. Bedroom size | 28 m ² | NA | Average of all bedrooms - 28 m ² |

| | | | |
|--------------------------------|--|-------------------|---|
| 8. Number of guests | NA | 4-10 per dwelling | 2 adults + 1 child per bedroom |
| 9. Operator | Principal resident, owner's family member and 1 other person | | At least one on-site operator per parcel shall be required to manage short term rental accommodation where it is permitted. TUP required for STRA with an off-site operator. |
| 10. Utility, signage & parking | Require community or on-site system, signage not exceeding 0.35 m ² , 1 parking space per B&B bedroom | | Same as bylaws with additional requirement for community or on-site water system |

Attachment B

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.184

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. 310.184, 2018*.

PART B – AMENDMENT

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

- a. Replace the definition for “bed and breakfast” in Section 201 with the following definition:

“short term rental accommodation” means a small-scaled transient rental accommodation provided in a dwelling and occupied for not more than 26 days in any calendar month, which may include a bed and breakfast but excludes accommodation provided in a campground, a sleeping unit, a housekeeping unit, a motel, a hotel, a lodge or a resort hotel.

- b. Replace Section 502.11 Bed and Breakfast with the following section:

Short Term Rental Accommodation

(11) Short term rental accommodation is permitted as an auxiliary use, subject in all cases to the following conditions in the R1, R2, C2, C2A, C3, C4, C6, CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, AG, PA2 and PA3 zones:

- (a) The maximum number of short term rental accommodation bedrooms shall be in accordance with the number of permitted dwellings and zoning of the parcel as shown in the following table:

| Zone | Number of Permitted Dwellings | Maximum Number of Bedrooms |
|---|---|----------------------------|
| C2, C2A, C3, C4, C6, PA2, PA3, RU1A, RU1C | Regardless of the number of permitted dwellings | 5 per parcel |
| RU5, AG | Regardless of the number of permitted dwellings | 2 per parcel |
| R1, R2, CR1, CR2, RU1, RU1B, RU1D, RU2 | 1 | 1 per parcel |
| | 1 dwelling and 1 auxiliary dwelling unit | 2 per parcel |
| | 2 dwellings | 3 per parcel |
| | More than 2 dwellings | 4 per parcel |

(b) The average floor area of all permitted short term rental accommodation bedrooms shall not exceed 28 m².

(c) The number of guests shall not exceed 2 adults plus one child per permitted short term rental accommodation bedroom.

(d) At least one operator per parcel shall be required to manage short term rental accommodation where it is permitted. The operator must reside on the property where the short term rental accommodation is located.

(e) One external sign that is associated with short term rental accommodation and does not exceed 0.35 square meters in area is permitted within the property.

(f) Any dwelling utilized for short term rental accommodation shall be either connected to a community sewer and water facility or have on-site sewage disposal and water supply facilities in place that are in compliance with current regulations of the *Health Act*.

(g) At least one off-street parking space shall be provided per short term rental accommodation bedroom in addition to parking spaces required for all other uses on the same property.

(h) All zones that permit short term rental accommodation are designated as a Temporary Use Permit Area for the consideration of STRA with an off-site operator, subject to the following conditions:

- i. At least one operator per parcel shall be required to manage short term rental accommodation where it is permitted. Notwithstanding Section 502.11(d), an operator residing outside of the property where the short term rental accommodation is located is permitted, provided that the operator resides within a radius of 50 km of the property.

- ii. No more than 2 separate STRA properties shall be managed by a single operator.
 - iii. The maximum number of STRA bedrooms shall be one less than what is permitted in accordance with Section 502.11(a).
 - iv. The term of the temporary permit shall not exceed 3 years. The temporary use permit shall not be renewed more than once.
- c. Replace all words of “bed and breakfast”, “bed and breakfasts” and “bed and breakfast accommodation” with “short term rental accommodation”.
- d. Insert the following section immediately following Section 601.1:
- (3) short term rental accommodation in accordance with Section 502.11.

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

Attachment C

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.118

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

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.118, 2018*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990* is hereby amended as follows:
 - a. Replace the definitions for “bed and breakfast home” and “bed and breakfast inn” in Section 201 with the following definition:

“short term rental accommodation” means a small-scaled transient rental accommodation provided in a dwelling and occupied for not more than 26 days in any calendar month, which may include a bed and breakfast but excludes accommodation provided in a campground, a sleeping unit, a housekeeping unit, a motel, a hotel, a lodge or a resort hotel.
 - b. Replace Section 509 Bed and Breakfast Homes and Section 510 Bed and Breakfast Inns with the following section:

Short Term Rental Accommodation

509 Short term rental accommodation is permitted in R1, R1A, RS1, R1B, R2, R2A, R3, R3A, R3B, R3C, CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU3, RU5, C1, C2, C2A, C3, C3A and C4 Zones, subject to the following conditions:

- (a) The maximum number of short term rental accommodation bedrooms shall be in accordance with the number of permitted dwellings and zoning of the parcel as shown in the following table:

| Zone | Number of Permitted Dwellings | Maximum Number of Bedrooms |
|---|---|----------------------------|
| C1, C2, C2A, C3, C3A, C4 | Regardless of the number of permitted dwellings | 5 per parcel |
| RU5 | Regardless of the number of permitted dwellings | 2 per parcel |
| R1, R1A, RS1, R1B, R2, R2A, R3, R3A, R3B, R3C, CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU3 | 1 | 1 per parcel |
| | 1 dwelling and 1 auxiliary dwelling unit | 2 per parcel |
| | 2 dwellings | 3 per parcel |
| | More than 2 dwellings | 4 per parcel |

(b) The average floor area of all permitted short term rental accommodation bedrooms shall not exceed 28 m².

(c) The number of guests shall not exceed 2 adults plus one child per permitted short term rental accommodation bedroom.

(d) At least one operator per parcel shall be required to manage short term rental accommodation where it is permitted. The operator must reside on the property where the short term rental accommodation is located.

(e) One external sign that is associated with short term rental accommodation and does not exceed 0.35 square meters in area is permitted within the property.

(f) Any dwelling utilized for short term rental accommodation shall be either connected to a community sewer and water facility or have on-site sewage disposal and water supply facilities in place that are in compliance with current regulations of the *Health Act*.

(g) At least one off-street parking space shall be provided per short term rental accommodation bedroom in addition to parking spaces required for all other uses on the same property.

(h) All zones that permit short term rental accommodation are designated as a Temporary Use Permit Area for the consideration of STRA with an off-site operator, subject to the following conditions:

- i. At least one operator per parcel shall be required to manage short term rental accommodation where it is permitted. Notwithstanding Section 509(d), an operator residing outside of the property where the short term rental accommodation is located is permitted, provided that the operator resides within a radius of 50 km of the property.

- ii. No more than 2 separate STRA properties shall be managed by a single operator.
 - iii. The maximum number of STRA bedrooms shall be one less than what is permitted in accordance with Section 509(a).
 - iv. The term of the temporary permit shall not exceed 3 years. The temporary use permit shall not be renewed more than once.
- c. Replace all words of “bed and breakfast home” and “bed and breakfast inn” with “short term rental accommodation”.
- d. Insert the following sections:
- “(b) short term rental accommodation in accordance with Section 509” immediately following Section 601.1(1)(a).
- “(b) short term rental accommodation in accordance with Section 509” immediately following Section 602.1(1)(a).

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 – October 11, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Introduction of Pender Harbour Ocean Discovery Station (PODS) Development

RECOMMENDATIONS

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

BACKGROUND

SCRD has received an Official Community Plan and Zoning Bylaw amendment application to facilitate the development of the Pender Harbour Ocean Discovery Station (PODS) located in Irvines Landing, Pender Harbour (Attachments A-C – design concepts). Table 1 below provides a summary of the application.

Table 1: Application Summary

| | |
|---|---|
| Owner/Applicant: | Ruby Lake Lagoon Nature Reserve Society |
| Legal Description: | PARCEL 1 DISTRICT LOT 1543 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP960 |
| PID: | 027-738-515 |
| Electoral Area: | Area A |
| Civic Address: | 4150 Irvines Landing Road |
| Parcel Area: | 0.64 hectares (1.58 Acres) |
| Existing Land Use Zone: | C3 (General Commercial) & R2 (Residential Two) |
| Present OCP Bylaw 432, 1996 Land Use: | General Commercial |
| Proposed OCP Bylaw 708, 2017 Land Use: | Tourist Commercial |
| Proposed Use: | Aquarium, restaurant, gift shop, auditorium, research, conference centre, dive centre, laboratories, offices, caretaker's residence |
| Proposed Land Use Zone: | PA1D (Research and Assembly) |
| Proposed OCP Land Use Designation: | Public Use and Utilities |

Site and Surrounding Uses

The subject parcel is located in the Irvines Landing neighbourhood in Pender Harbour. It is about 3 km northwest of Madeira Park. Remnants of the old Irvines Landing Pub remain on the property. The surface of the site is covered by remaining pavements of the pub and sparse vegetation. The land gently rises from the foreshore on the south end toward the coastal headland to the northeast. The property is surrounded by rural and residential parcels on the east, north and west sides. A property located across Irvines Landing Road has commercial zoning, however it does not appear as though there is a commercial use in place.



Figure 1 Location of subject site

Figure 2 Aerial Image



Proposed Uses

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

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

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

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

The PODS concept includes innovative solutions which will require further technical details as the process unfolds, particularly related to water supply and waste-water treatment to ensure the facility can be serviced with oversight from SCRD and other provincial ministries.

Figure 3 Conceptual site plan



DISCUSSION

Egmont / Pender Harbour Official Community Plan (OCP) Policies

Land Use Designation

In the present OCP (Bylaw No. 432, 1996) the land use designation for the subject parcel is “General Commercial”. This designation applies to the Madeira Park business district and several neighbourhood commercial areas. In the proposed new OCP (Bylaw No. 708, 2017) the parcel is designated as “Tourist Commercial” which applies to retail and accommodation uses. Although some components of PODS such as the gift shop and the restaurant are commercial in nature, the facility is mainly a research, educational and assembly institution, for which neither designation is suitable. The “Public Uses and Utilities” designation of the proposed new OCP is more appropriate for the facility, and development of institutional uses is supported by policies of this designation.

Egmont / Pender Harbour OCP Bylaw No. 708, 2017 is in the final stage of the review process prior to adoption and until a decision is made on the new OCP it is challenging to formally consider an amendment. However, it is recommended that should this development proceed the PODS property be designated as “Public Uses and Utilities” to reflect the land use designation of the new OCP if Bylaw No. 708 is adopted. As part of development approval review for this application an OCP Amendment Bylaw No. 708.1 to amend land use designation to support PODS could be forwarded to a future Board meeting for First Reading.

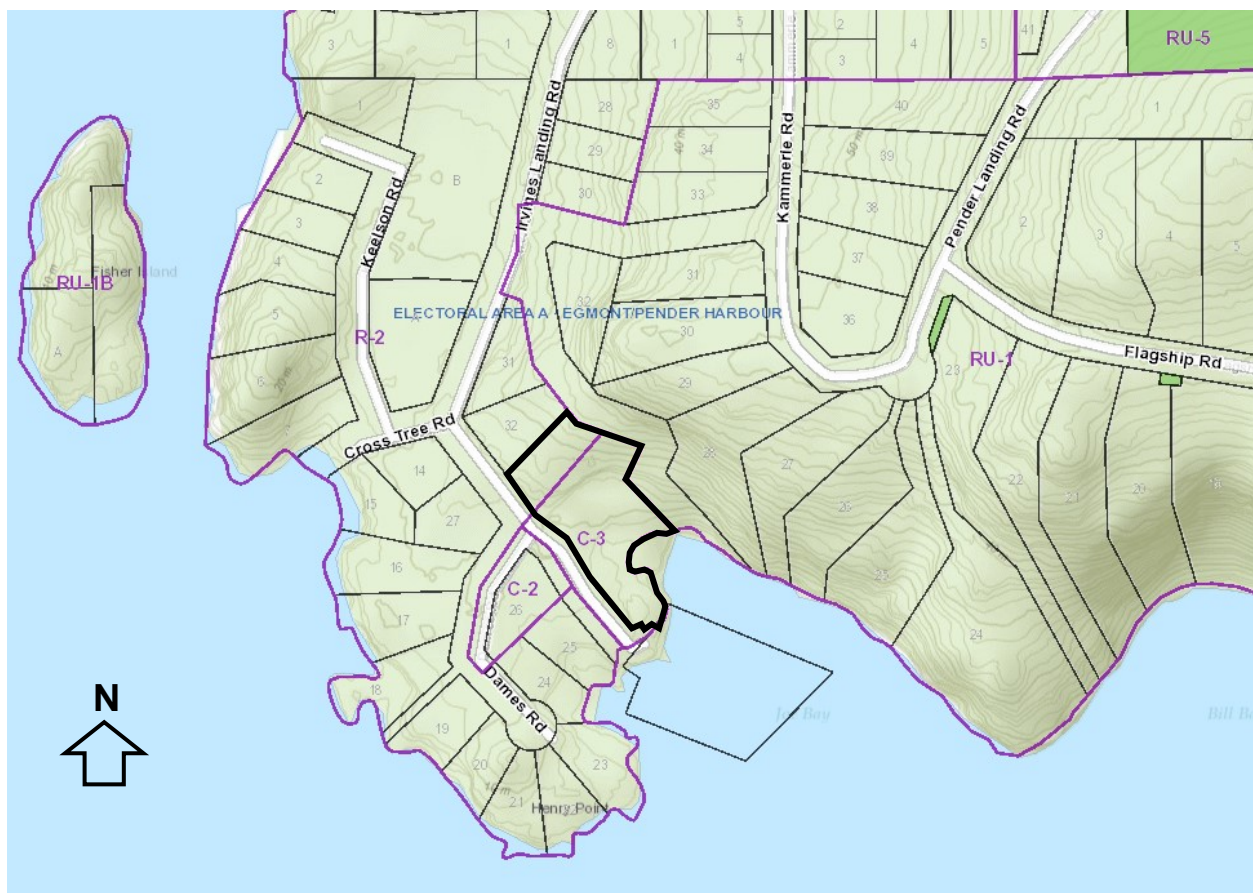
Should Bylaw No. 708 proceed on a timeline which is not consistent with the PODS application it may be more appropriate to consider an amendment to Bylaw No. 432.

Further comments are provided in the *Timeline for Next Steps* section.

Zoning Bylaw No. 337 Amendments

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

Figure 4 Zoning Map



The C3 Zone permits a range of commercial uses such as retail, office, personal service, entertainment, restaurant, motel and marina, some of which are proposed to be included in the PODS development. The R2 zone permits dwellings and related auxiliary uses. However, the request from PODS includes additional uses and it is therefore recommended that the zoning bylaw be amended and that creating a new zone specifically for this development will be the most appropriate approach. Given the nature of PODS being a research, education and assembly facility, the new zone will be most suitably categorized as one of the Park and Assembly Zones. These zones are consistent with the proposed OCP designation “Public Uses and Utilities” for the property. It is recommended that if a zoning bylaw amendment is prepared the new zone be named “PA1D Zone (Research and Assembly)”.

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

Permitted Uses:

Principal Uses:

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

Auxiliary Uses:

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

Siting Requirements:

No structure shall be sited within:

- (a) 5 metres from the front parcel line contiguous to Irvines Landing Road
- (b) 5 metres from the rear parcel line
- (c) 4 metres from the side parcel line
- (d) 15 metres from the natural boundary contiguous to the ocean

Parcel Coverage: maximum 35 %

Building Height: maximum 12 metres

Off-Street Parking Spaces: minimum 51

Development Considerations

Design Schemes

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

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

Transportation

The applicant has provided initial analysis on parking and traffic impacts related to the development. The estimate is based on review of both off-season and peak-season BC Ferries ridership combined with an estimate of how many visitors might visit PODS. This is based on percentage of travellers visiting similar facilities. For this analysis, it is notable that this truly would be a unique facility.

The estimates range from a daily and weekly low in January of 113 and 791 to a high of 290 and 2,033 in July. The analysis indicates an expectation that visitors will arrive in a number of ways including private vehicle and private boat as well as an electric shuttle boat from Madeira Park and park and ride from a location close to Sunshine Coast Highway.

Detail from a traffic study has been included, however it is not clear if this information has been reviewed by a professional engineer or expert in the field of study. It is expected that more information will become available as the review progresses.

Infrastructure and Utility

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

As per the Garden Bay Waterworks District Bylaw 72, a Capital Expenditure Charge in the amount of \$2,000 for “each and every unit in the proposed multiple occupancy development” is required to be paid in full to the Sunshine Coast Regional District prior to issuance of final development approval.

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

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

As part of the development approval process the applicants must also investigate sourcing and delivery of fresh water for the aquarium tanks.

Geotechnical Assessment

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

Environmental Management

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

Development Permit

The south part of the parcel is within Development Permit Area 1A – Coastal Flooding in the new OCP Bylaw 708, 2017. A development permit to address requirements of this Development Permit Area will be required prior to future construction on the site. Specific waterfront setback will be determined through this permit to ensure safety of the buildings.

Heritage Conservation Act

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

Fire Protection

Specific fire protection plans are not yet included in the review. Should the bylaw amendments proceed to First Reading a formal list of referral agencies will be recommended to the Committee for consideration. This will include a referral sent to the Pender Harbour Volunteer Fire Department.

Organization and Intergovernmental Implications

SCRD has and will continue to ensure a coordinated and cross-functional review of this project. At this time it is recommended that the application be referred to the Egmont / Pender Harbour Advisory Planning Commission.

Timeline for next steps

At this time staff recommend that a referral to the Egmont/Pender Harbour Advisory Planning Commission commence. This will serve to introduce the application and provide an opportunity for initial public review and assist in establishing questions to be asked in the up-coming referral process.

Should draft OCP and zoning amendment bylaws for the PODS development be prepared in the coming weeks and presented to Committee for consideration staff will identify if it is timely to propose amendment to existing OCP Bylaw No. 432 or proposed OCP Bylaw No. 708. This will be detailed in a future staff report.

Communication Strategy

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

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

STRATEGIC PLAN AND RELATED POLICIES

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

- Incorporate land use planning and policies to support local economic development.
- Create and use an “environmental lens” for planning, policy development, service delivery and monitoring.

CONCLUSION

This report introduces the PODS development in Pender Harbour. This is planned to be a unique facility that combines scientific research, exhibition, entertainment and conferencing, and employs technologies for sustainable development with low environmental impact. It would offer opportunities for economic development, tourism, scientific research, education and other community venues on the Sunshine Coast.

This preliminary report provides an overview of important aspects of the development including building design, infrastructure, transportation and environmental management. Initial studies for the project indicate that the development is feasible, however further detail servicing options, notably water and waste-water are required to move forward with a more in-depth review.

At this time an initial step in the process would include a referral to the Egmont/Pender Harbour Advisory Planning Commission. Upon consideration by the Advisory Planning Commission an additional report can be referred to a future Planning and Community Development Committee for consideration of bylaw amendments.

Attachments

Attachment A – PODS Schematic Design Concepts

Attachment B – PODS Renderings

Attachment C – PODS Building Plans

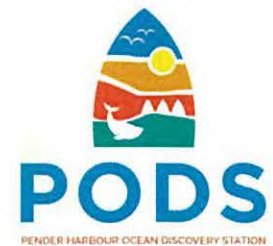
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| Reviewed by: | | | |
| Manager | X – A. Allen | Finance | |
| GM | X – I. Hall | Legislative | |
| CAO | X – J. Loveys | | |



ARCHITECTURAL SCHEMATIC DESIGN REPORT

PODS - PENDER HARBOUR OCEAN DISCOVERY STATION

2018-08-15



DA HAPA reLoad archineers Consulting EQUILIBRIUM CIMA CORE GROUP CONSULTANTS

ii. CONCEPT DESIGN

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

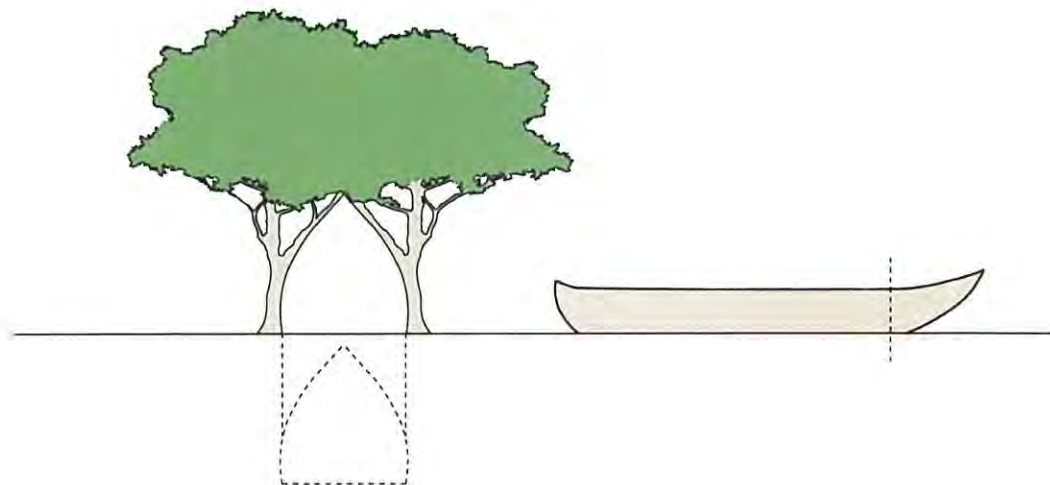
The concept for PODS was developed from aspirations presented by the RLLS. The RLLS had 3 major goals they wanted to represent in the architecture for PODS.

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

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

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

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

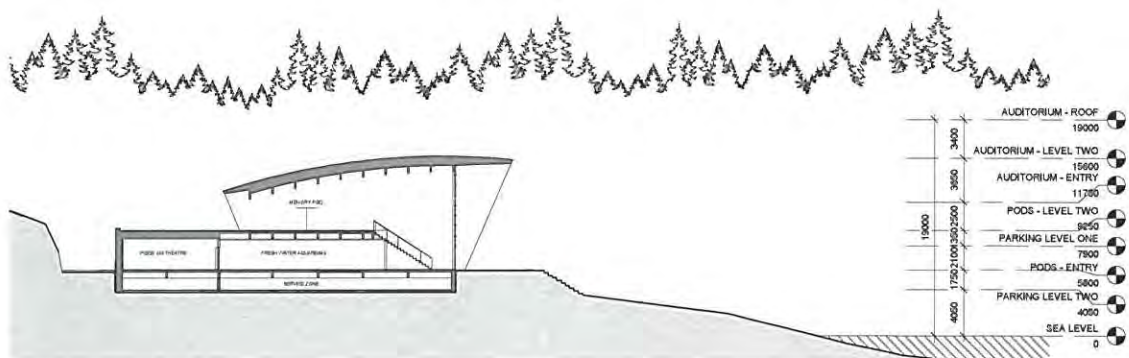


The RLLS also had a strong interest in having a formal reference to the Stickle Back fish. The Stickle Back fish has been the main area of research for a lot of the studies along the Sunshine Coast, particularly in their ability to quickly evolve in relation to cancer research.

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

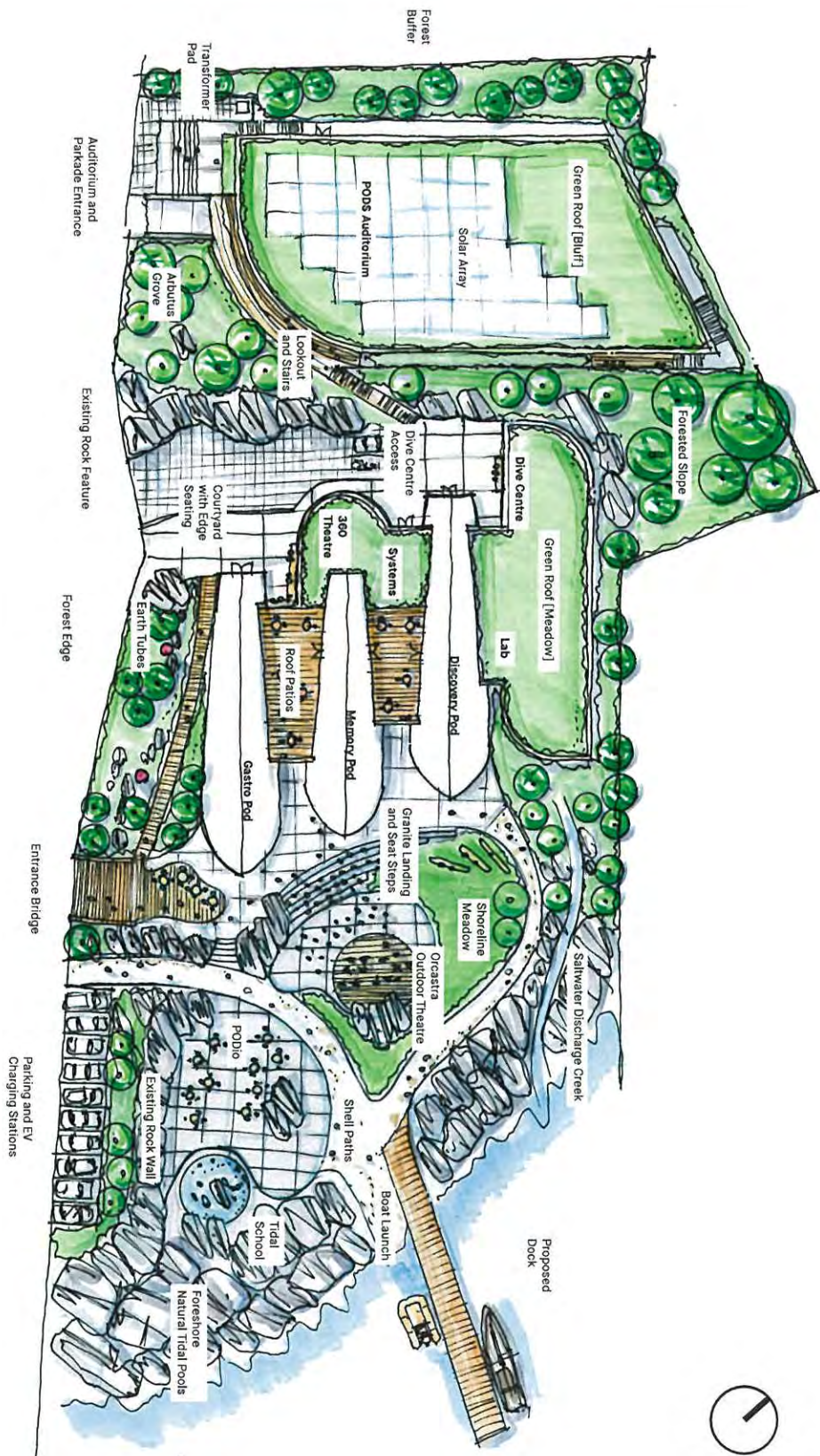


Another very important aspect of the PODS design was its placement in relation to sea level. PODS needs to be a building that will be around for centuries, and thus it needs to be able to survive future sea level rise. After our first review of the sea level, we have predicted a safe level to be a minimum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



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

iii. SITEPLAN



ARCHITECTURAL SCHEMATIC DESIGN REPORT

iv. MATERIALS

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

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

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



v. SUSTAINABILITY

The two sustainable goals for PODS are:

1. Net Zero Energy
2. Biophilic Connections

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

1. ILFI - Zero Carbon Certification

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

2. Biophilic Design Initiative

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

Net Zero Energy (NZE)

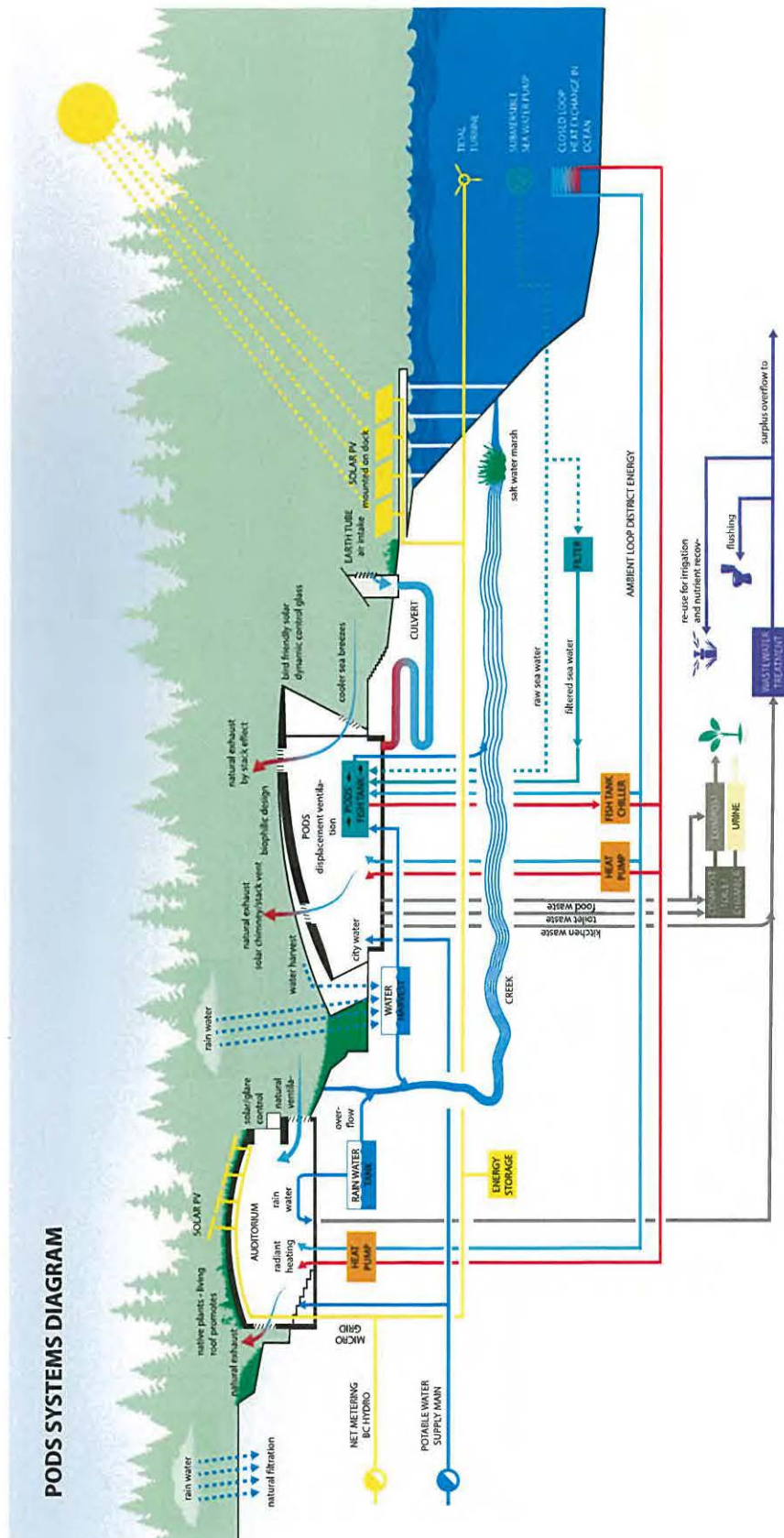
The goal of achieving NZE energy for PODS almost seemed intuitive in relationship to the mission statements produced by the Ruby Lake Lagoon Society, especially their interest in researching ongoing climate change issues along the coast. A NZE building will help to set a precedent for future buildings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

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

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

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

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



PODS ENERGY BALANCE

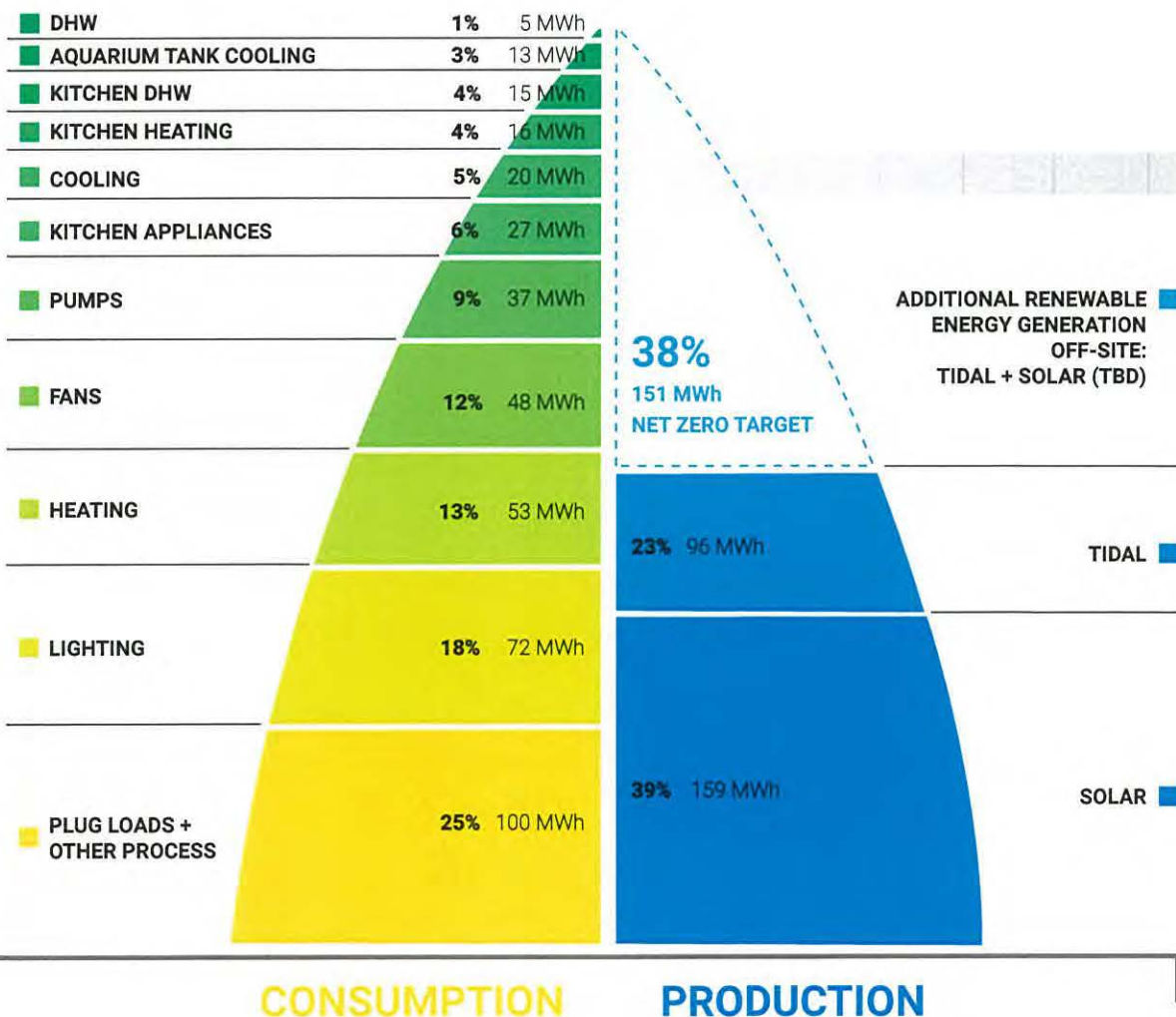
BUILDING EUI*
156 KWh/m²

TOTAL ENERGY*
406 MWh

BUILDING GHGI*
3 kg/m²

TOTAL GHG*
7.8 tons

*Note: Building total without renewable energy offsets



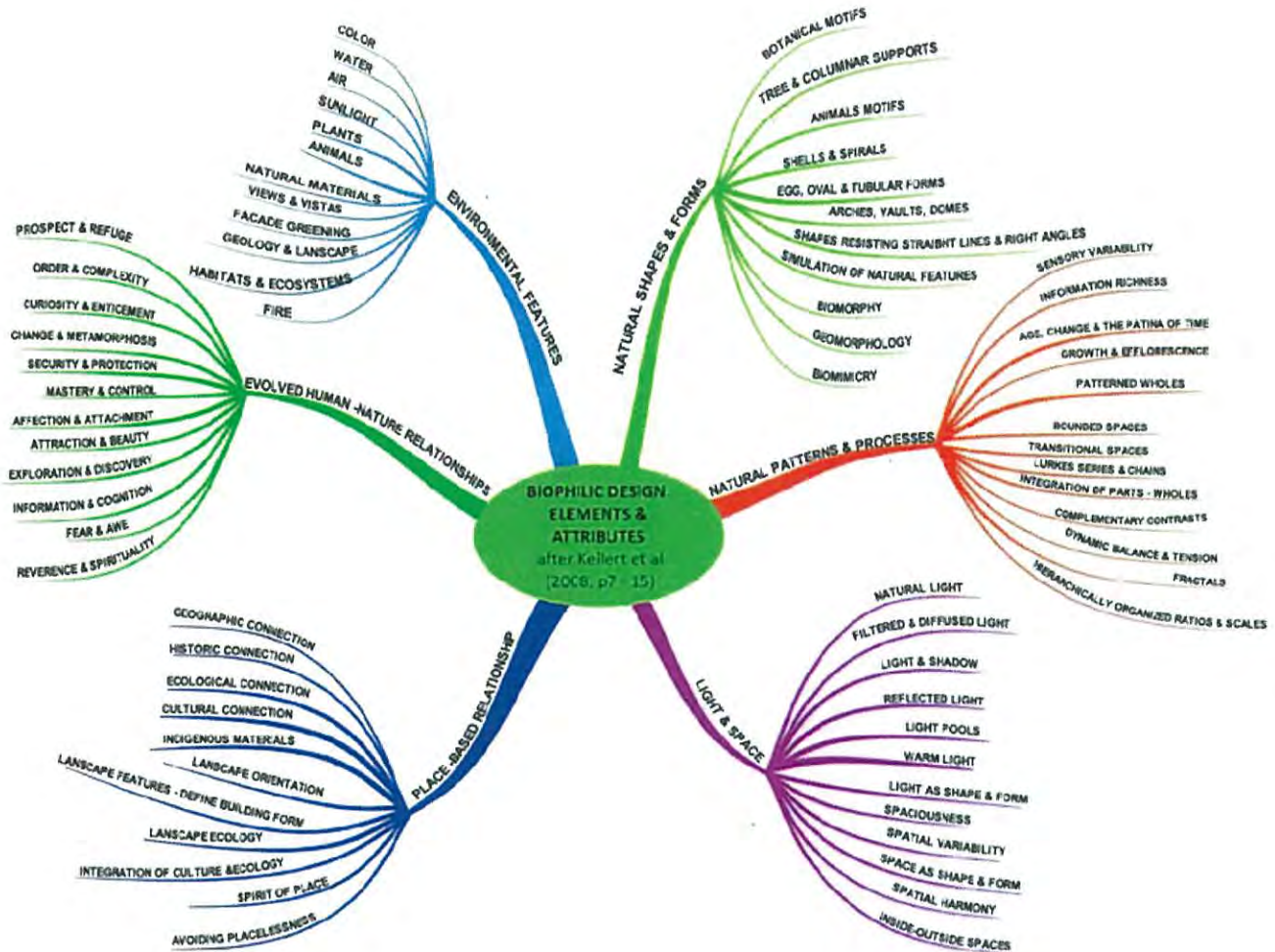


Image Above - Kellert's Biophilic Design Criteria Breakdown

Biophilic Connections

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

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

Biophilic Design Criteria

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

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

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

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

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

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

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

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

EXTERIOR RENDERING - PODS - Water Approach View







INTERIOR RENDERING - Gastropod - PODS Lobby

1. Touchscreen terminals featuring ongoing research and/or monitoring at PODS.

2. Main display board



INTERIOR RENDERING - Discovery POD - Galleries

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



INTERIOR RENDERING - Memory POD - Mezzanine Level

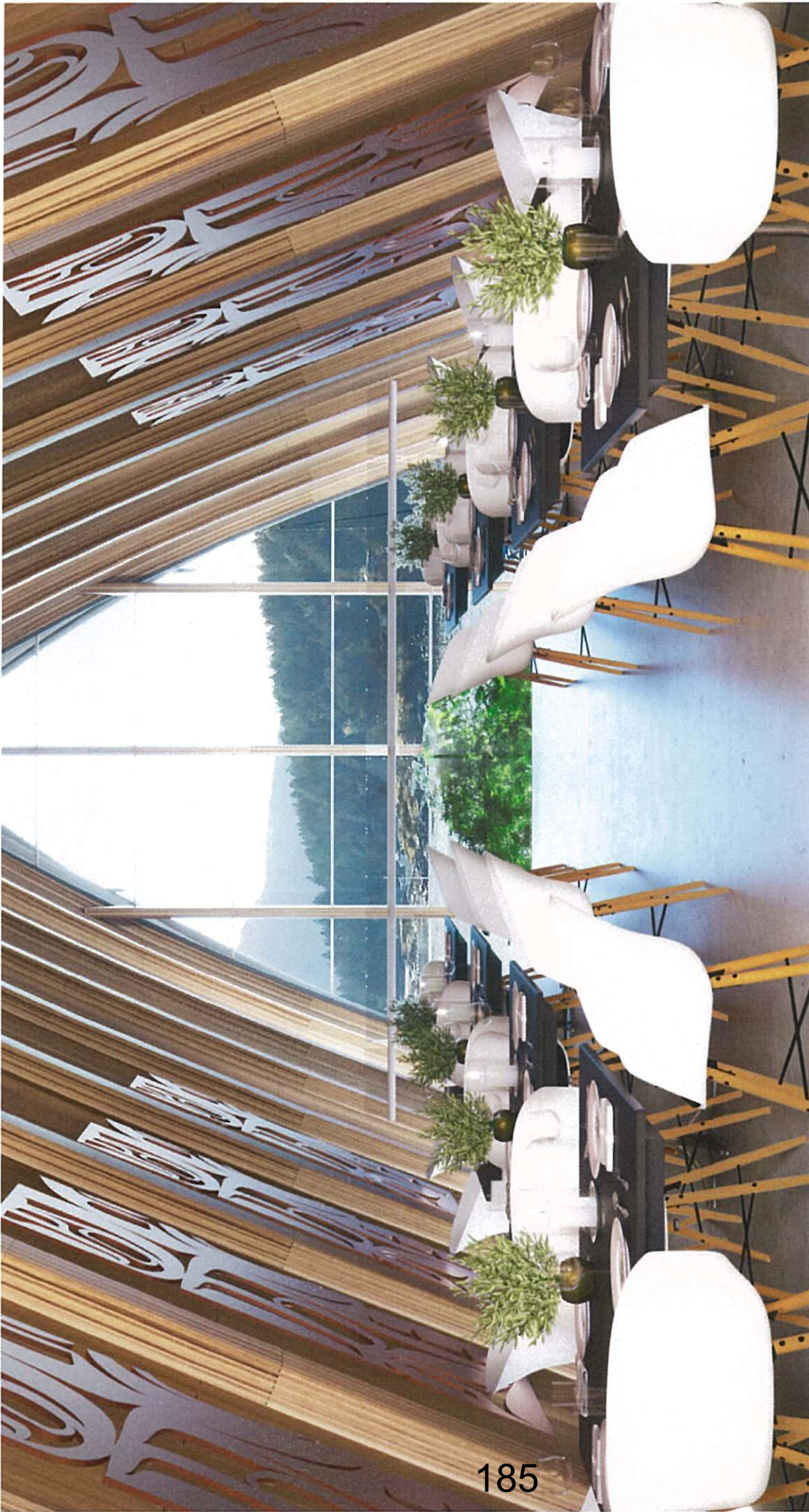
- 1.** Touchscreen terminals featuring shishááh Origin Story, and The shishááh People – Living from Land and Ocean.
- 2.** Vessels of the coast - canoe artifact



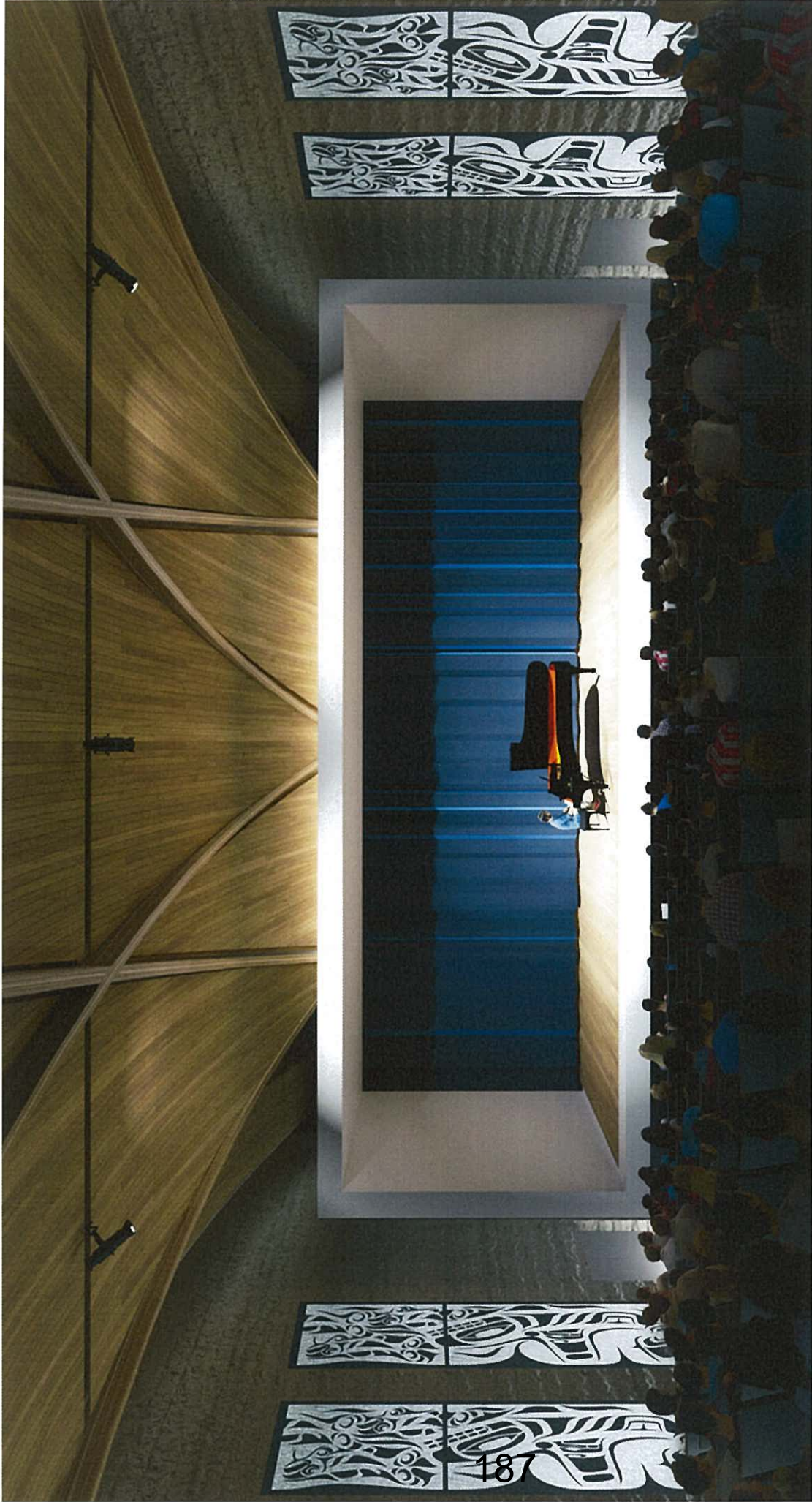


INTERIOR RENDERING - Gastropod - Mezzanine Level

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

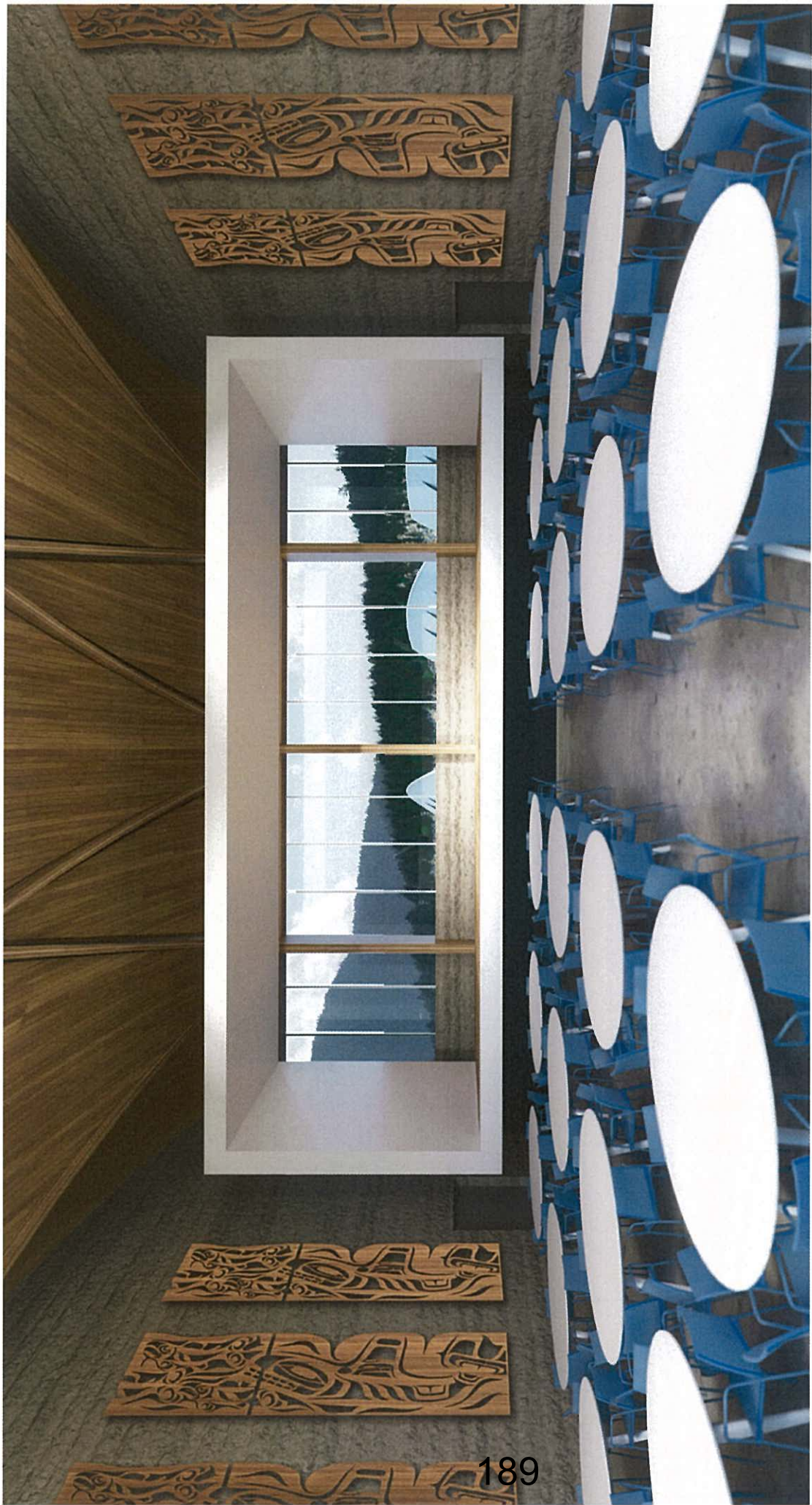


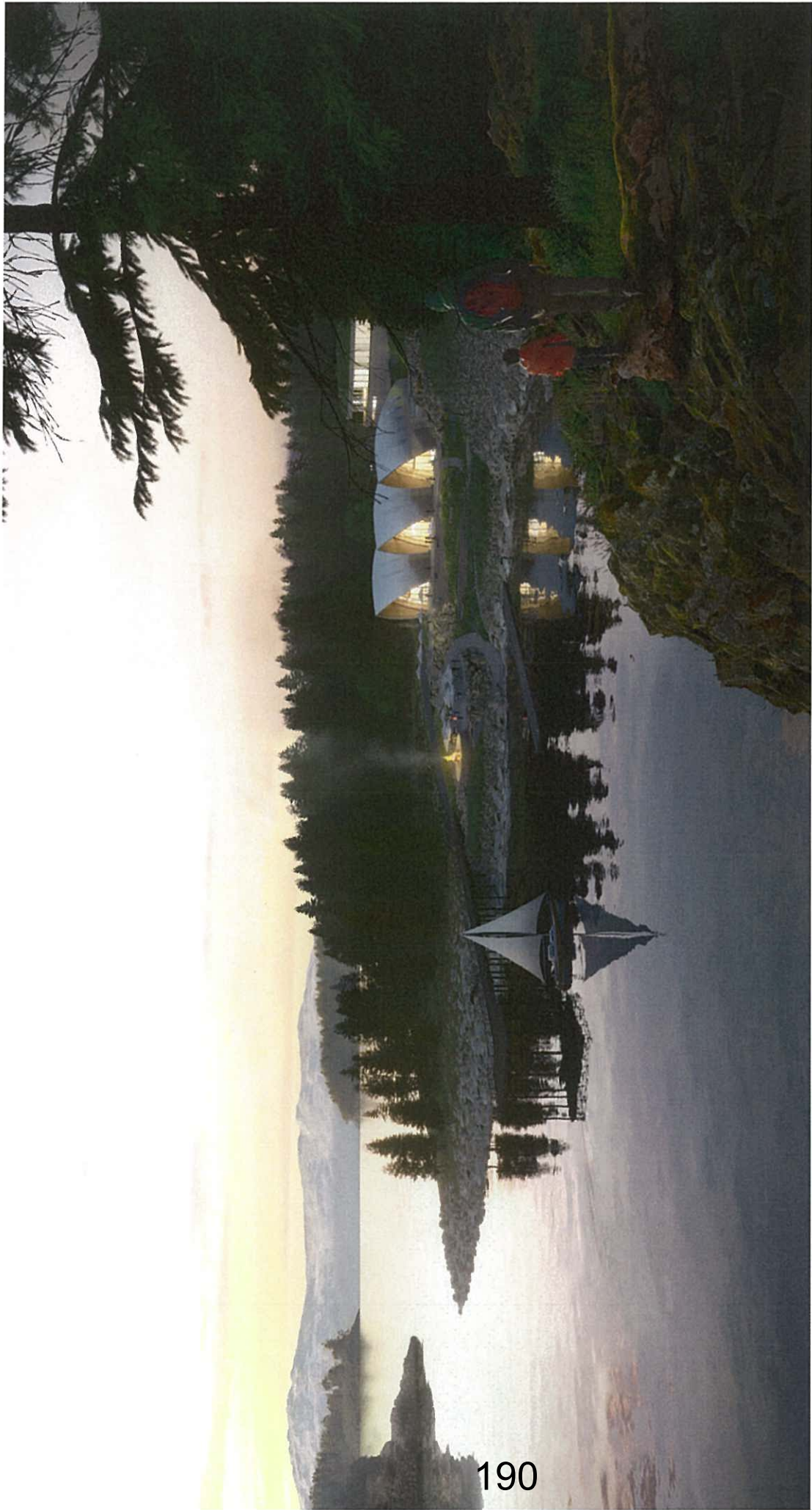






INTERIOR RENDERING - Auditorium - Conference Space Configuration







DEUTSCHER
ARCHITECTURE

ISSUED FOR
SCHEMATIC
DESIGN

JUNE 25, 2018



NOT FOR CONSTRUCTION

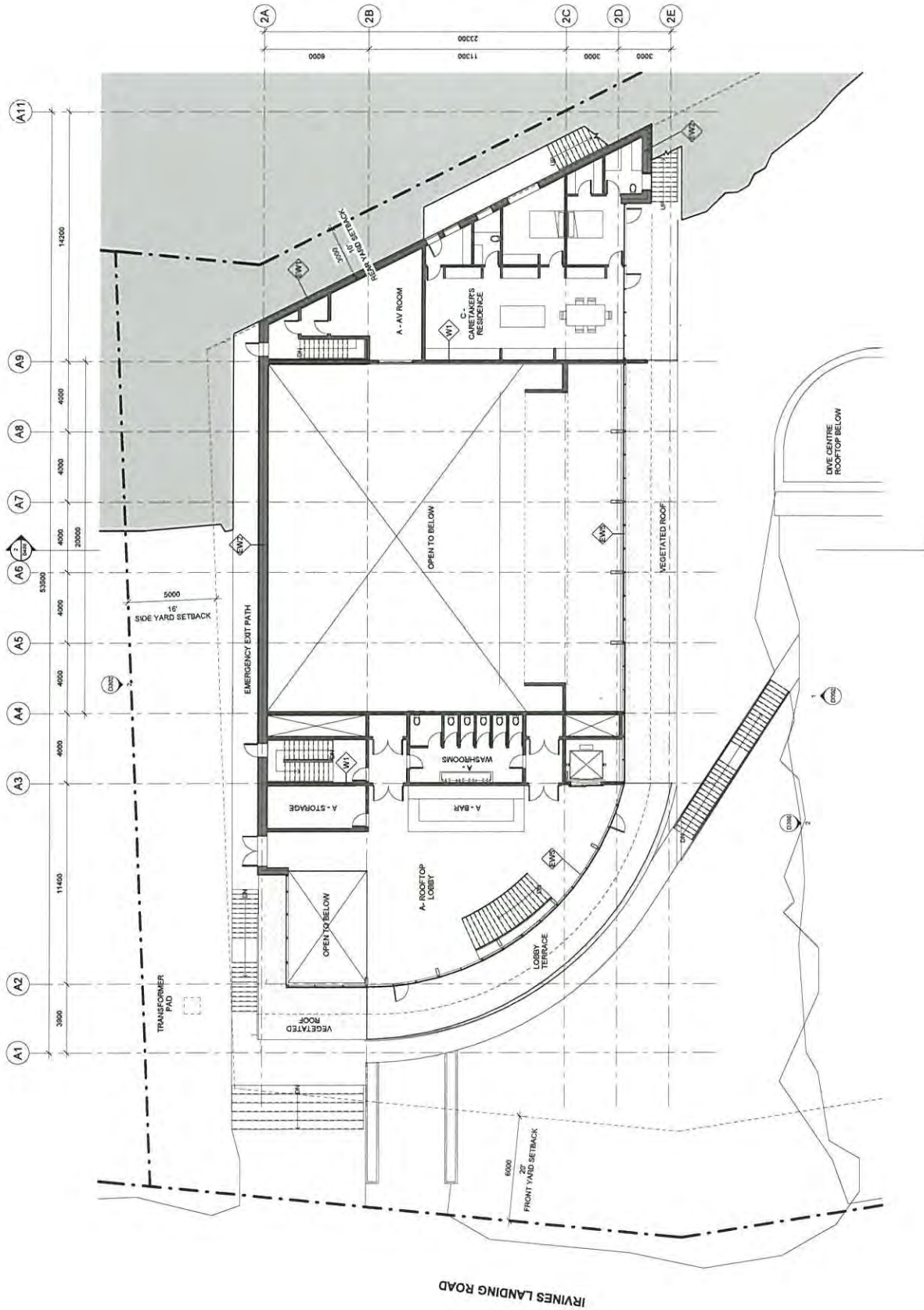
This drawing is for schematic design only. It is not to be used for construction. It is the responsibility of the architect to ensure that all dimensions, materials, and details are clearly indicated. It is the responsibility of the client to ensure that all dimensions, materials, and details are clearly indicated. It is the responsibility of the architect to ensure that all dimensions, materials, and details are clearly indicated. It is the responsibility of the client to ensure that all dimensions, materials, and details are clearly indicated.

| REVISIONS | DATE |
|-----------|------------|
| 1.0 | 2018.06.25 |
| 2.0 | 2018.06.25 |
| 3.0 | 2018.06.25 |
| 4.0 | 2018.06.25 |
| 5.0 | 2018.06.25 |
| 6.0 | 2018.06.25 |
| 7.0 | 2018.06.25 |
| 8.0 | 2018.06.25 |
| 9.0 | 2018.06.25 |
| 10.0 | 2018.06.25 |

PLAN -
AUDITORIUM -
2ND LEVEL

1 : 100

D103



1 PLAN - AUDITORIUM 2ND LEVEL
1 : 100

ISSUED FOR
SCHEMATIC
DESIGN

JUNE 25, 2018



NOT FOR CONSTRUCTION

They showed highly-often persistent behavior for the whole time of the flight.

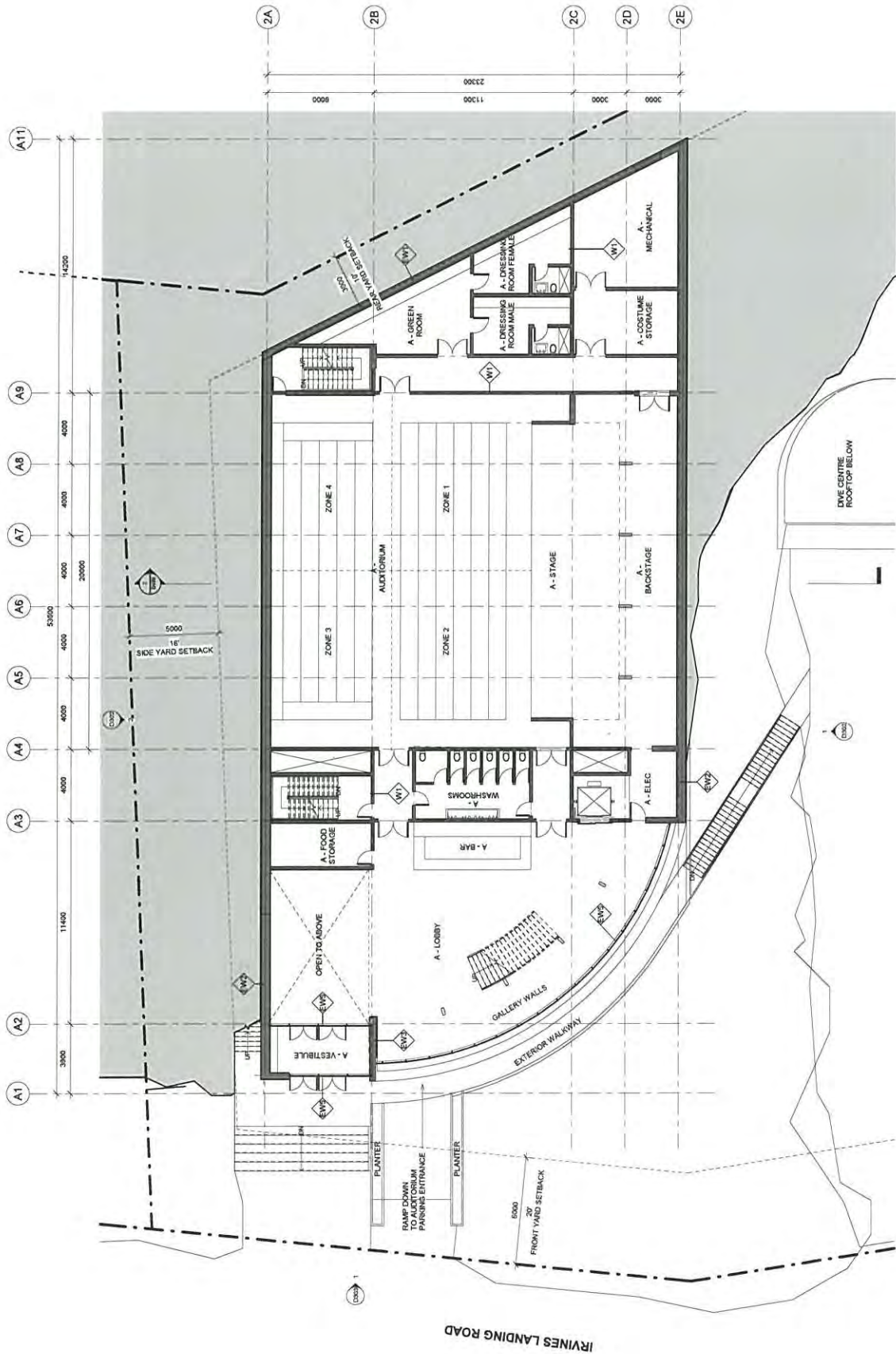
| NAME | DATE |
|------|------|
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| DATE | DESCRIPTION | AMOUNT |
|------------|--------------------|-------------|
| 2015-01-01 | Initial Investment | 100,000.00 |
| 2015-01-15 | Interest Income | 1,200.00 |
| 2015-02-01 | Withdrawal | (5,000.00) |
| 2015-02-15 | Interest Income | 1,100.00 |
| 2015-03-01 | Deposit | 15,000.00 |
| 2015-03-15 | Interest Income | 1,300.00 |
| 2015-04-01 | Withdrawal | (10,000.00) |
| 2015-04-15 | Interest Income | 1,400.00 |
| 2015-05-01 | Deposit | 20,000.00 |
| 2015-05-15 | Interest Income | 1,500.00 |
| 2015-06-01 | Withdrawal | (15,000.00) |
| 2015-06-15 | Interest Income | 1,600.00 |
| 2015-07-01 | Deposit | 25,000.00 |
| 2015-07-15 | Interest Income | 1,700.00 |
| 2015-08-01 | Withdrawal | (20,000.00) |
| 2015-08-15 | Interest Income | 1,800.00 |
| 2015-09-01 | Deposit | 30,000.00 |
| 2015-09-15 | Interest Income | 1,900.00 |
| 2015-10-01 | Withdrawal | (25,000.00) |
| 2015-10-15 | Interest Income | 2,000.00 |
| 2015-11-01 | Deposit | 35,000.00 |
| 2015-11-15 | Interest Income | 2,100.00 |
| 2015-12-01 | Withdrawal | (30,000.00) |
| 2015-12-15 | Interest Income | 2,200.00 |
| 2016-01-01 | Final Balance | 100,000.00 |

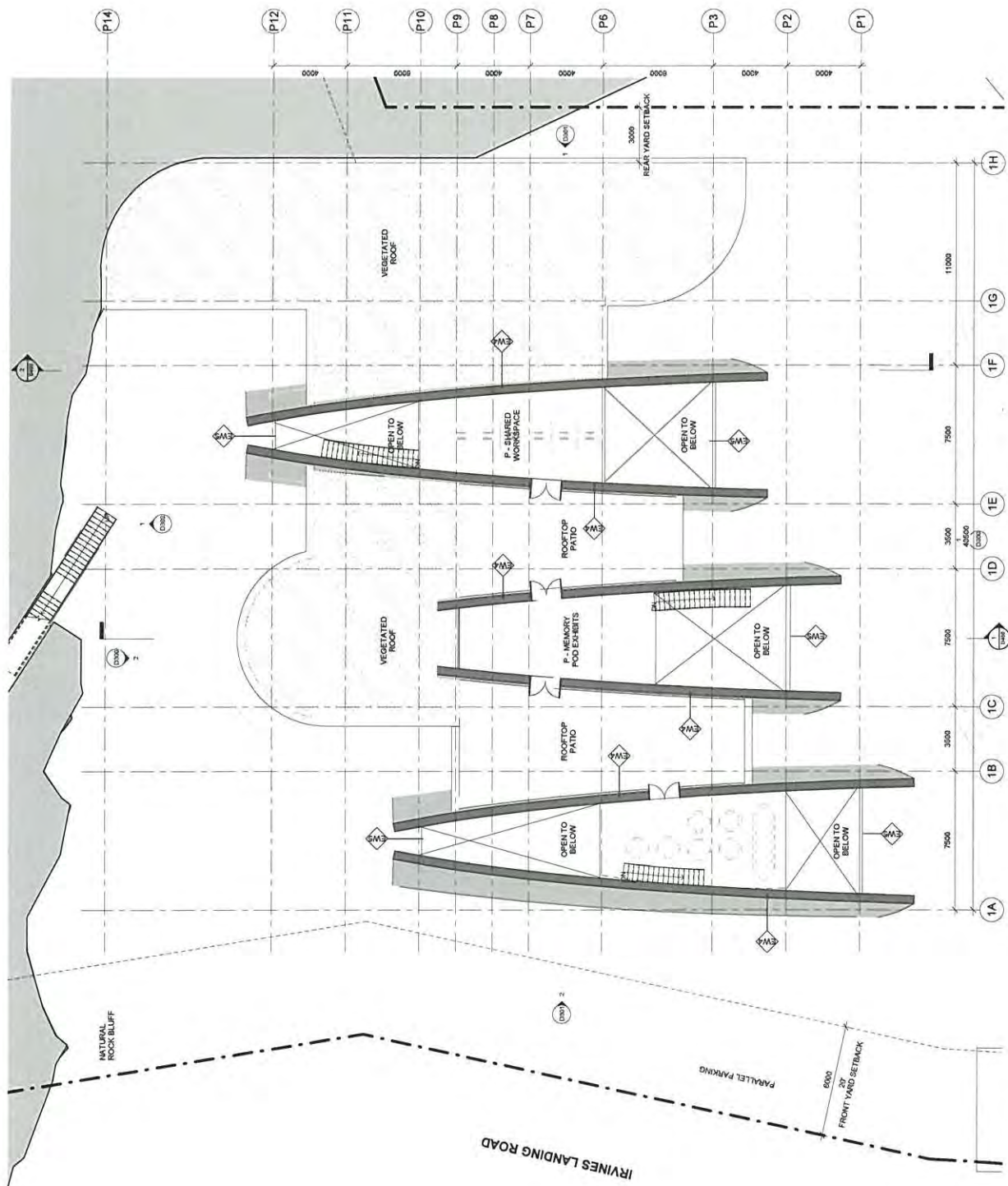
PLAN -
AUDITORIUM
ENTRY LEVEL

1 : 100

D104



1 PLAN - AUDITORIUM - ENTRY LEVEL
1:100



PLAN - ENTRY
1
1:100



1 ELEVATION - PODS - SOUTH 1:100

2 ELEVATION - PODS - NORTH
1:100

2 ELEVATION - AUDITORIUM - NORTH
1:100

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 11, 2018

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: PROVINCIAL REFERRAL CRN00066 FOR A PRIVATE MOORAGE (BEAR CABIN RETREAT LTD) – ELECTORAL AREA B

RECOMMENDATIONS

1. THAT the report titled Provincial Referral CRN00066 for a Private Moorage (Bear Cabin Retreat Ltd) – Electoral Area B be received;
2. AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resources Operations, and Rural Development:

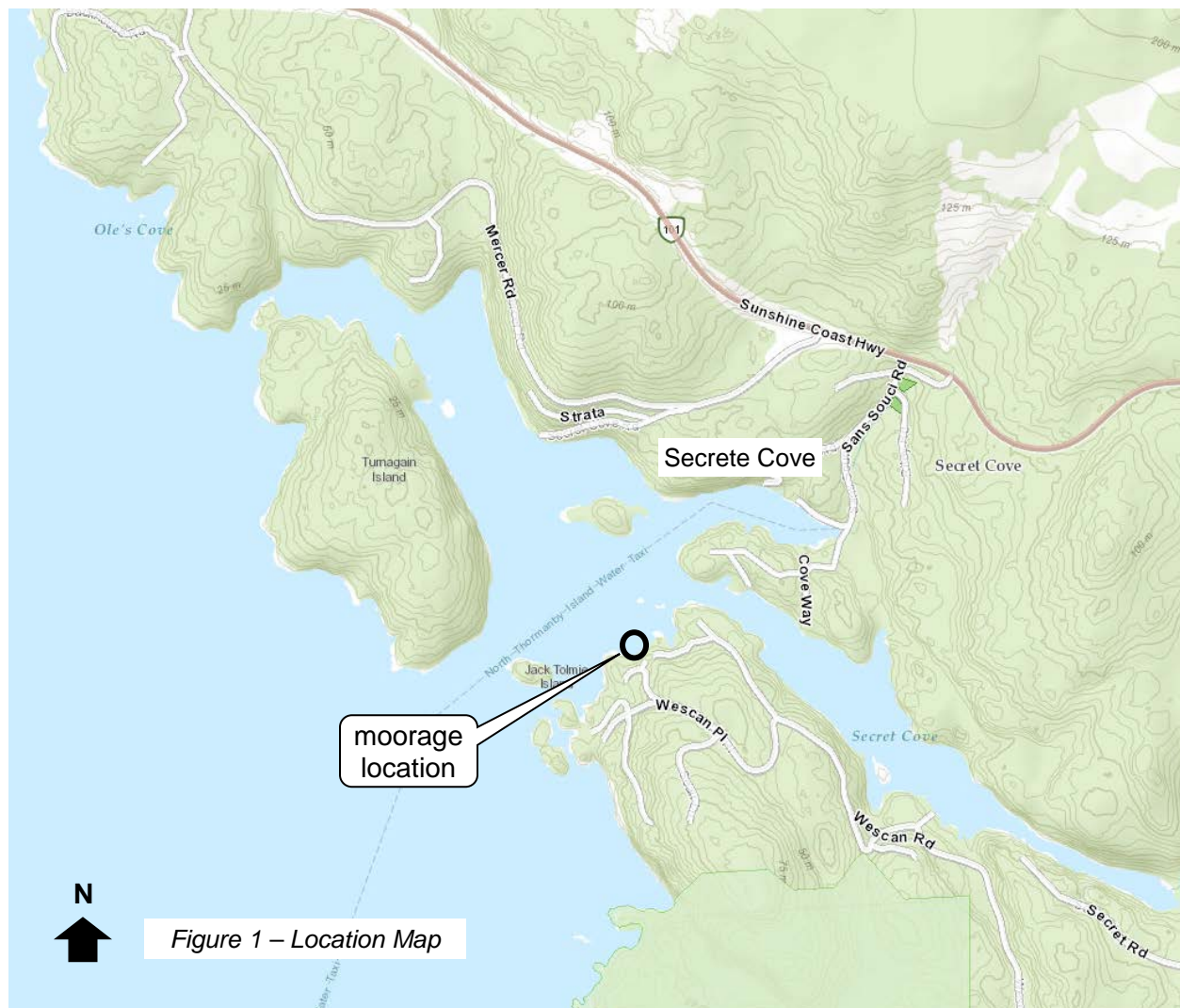
Subject to the following conditions, SCRD has no objections to the proposed residential private moorage fronting Lot B, District Lot 2309, Plan EPP63350, Group 1 New Westminster District, Provincial Reference Number 272496:

- 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 Habitats including eelgrass beds in or near the tenure area should be identified 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. Provision of an assessment by a registered professional biologist on the risks of the dock and float structures on critical habitats;
 - f. Implement both the Provincial best management practices for building and maintaining moorage facilities and the shíshálh Nation Best Management Practices for Marine Docks (Attachment A), and in particular the most stringent of any overlapping policy to protect the foreshore ecosystems;
 - g. Ensure that shíshálh Nation is consulted, any concerns are addressed and that all related activities undertaken comply with the *Heritage Conservation Act*;
3. AND THAT comments of the SCRD Natural Resources Advisory Committee and the Halfmoon Bay Advisory Planning Commission be provided to the Ministry.
 4. AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of October 11, 2018.
-

BACKGROUND

SCRD received a Provincial referral from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) for permission for a private residential moorage fronting Lot B, District Lot 2657, Plan EPP63350, Group 1 New Westminster District (referred to as the upland parcel), located south of Secret Cove (Figures 1 & 2). The referral package can be found in Attachment B. A location map and a plan of the moorage and an application summary are provided below.

The purpose of this report is to provide an analysis of the proposal and recommend a response to FLNRORD.



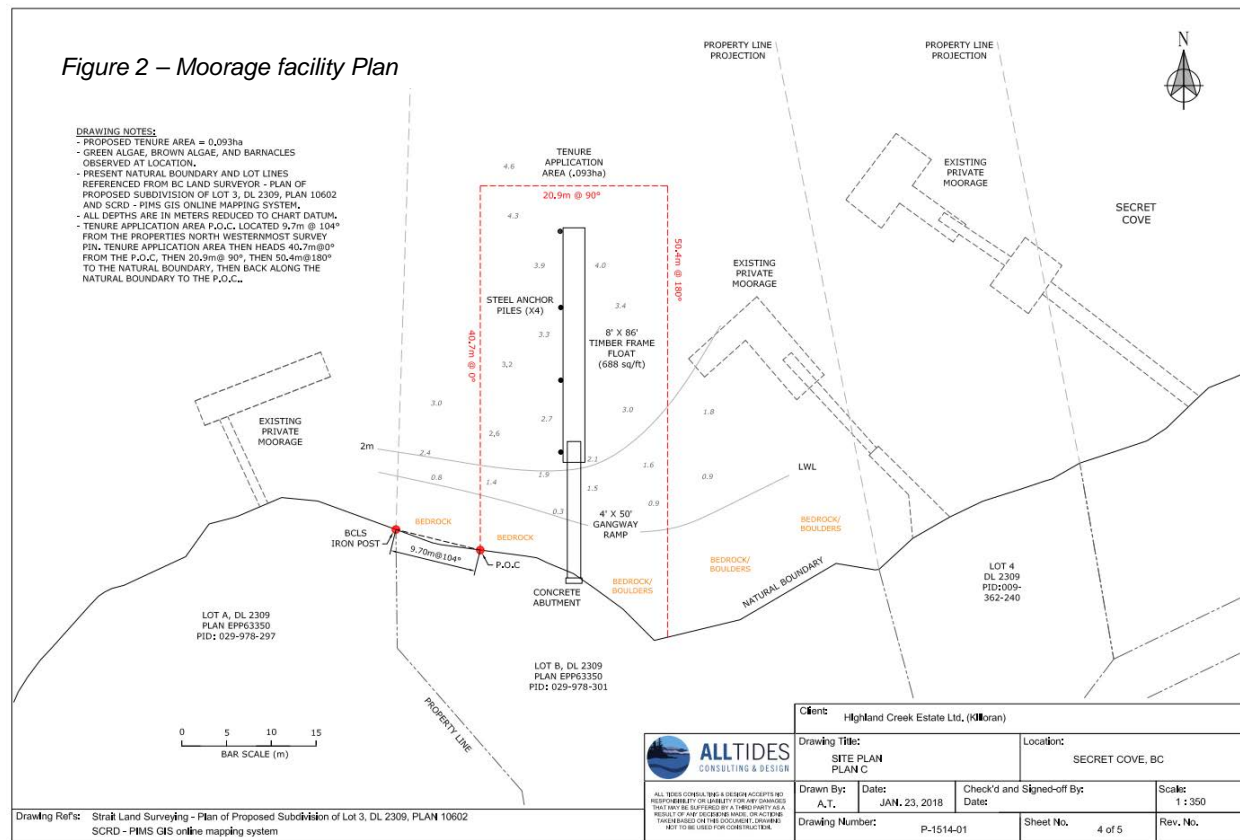


Table 1 - Application Summary

| | |
|--------------------|---|
| Owner / Applicant: | Bear Cabin Retreat Ltd |
| Purpose: | Private residential moorage |
| Tenure Type: | License of occupation |
| Application area: | 0.093 ha |
| Location: | Halfmoon Bay |
| Legal Description: | Lot B, District Lot 2309, Plan EPP63350, Group 1 New Westminster District (upland parcel) |
| Electoral Area: | B – Halfmoon Bay |
| OCP Land Use: | Future Public Recreation / Conservation (moorage), Residential C (upland parcel) |
| Land Use Zone: | W1 for moorage area, R2 for upland parcel |
| Comment deadline: | October 31, 2018 |

DISCUSSION

Analysis

The applicant proposes to build a private residential moorage for the upland parcel residents and their guests. The construction of the facility will be a concrete abutment, a grated aluminum gangway and an 8'x86' timber frame float with steel anchoring piles.

The tenure application area is zoned W1 (Water One) which permits one mooring facility auxiliary to the upland residential use. The zoning bylaw restricts the area of a mooring facility to a maximum of 65 m² excluding the access gangway. The proposed float has an area of 64 m². The upland parcel is zoned R2 which permits residential uses.

The water of the moorage area is designated as Future Public Recreation and Conservation in the Halfmoon Bay Official Community Plan. This applies broadly within Halfmoon Bay OCP, with some exceptions. The intent of the designation is to preserve the high scenic value and recreational potential of the water for future public use in the area as well as to inform property owners of shíshálh Nation's best management practices for moorage. The shíshálh Nation Best Management Practices for Marine Docks (Attachment A) are applicable to this area and should be implemented for this moorage facility.

The applicant has provided some information on how this moorage facility can follow these practices in the project management plan, however a number of issues have not been addressed:

- An assessment by a registered professional biologist on the risks of the dock and float structures on critical habitats has not been provided.
- According to the management plan supplied through the referral, the applicant has not contacted shíshálh Nation regarding archaeological potential in the area.
- As the dock exceeds 20 m², the applicant must contact Fisheries and Oceans Canada for review of the proposed moorage facility.

It is recommended that these issues be addressed prior to Provincial approval of the application.

SCRD mapping does not indicate any eelgrass beds in the vicinity. Any eelgrass beds in or near the tenure area should be identified and protected.

The Regional District will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility.

Options

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

1. Interests unaffected
2. No objection to approval of project
3. No objection to approval of project subject to conditions
4. Recommend refusal of project due to reasons

Staff recommend Option 3, subject to conditions outlined in the Recommendations.

Consultation

The Province referred this application to First Nations, SCRD and other agencies it identifies as appropriate. The applicant is responsible for advertising the application in a local newspaper to enable comments from the public.

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

Timeline for Next Steps

The Province extended the deadline to comment on this application to October 31, 2018 in order to obtain a Board Resolution. The resolution will be forwarded to FLNRORD and final decision will be made by the Province.

Recommendations from this report must be forwarded to the Regular Board meeting of October 11, 2018 in order to meet the extended deadline.

STRATEGIC PLAN AND RELATED POLICIES

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

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

CONCLUSION

The SCRD was provided an opportunity to comment on a Provincial referral to permit a private residential moorage in the Secret Cove area. The proposal was analyzed against applicable SCRD policies, bylaws and regulations. The proposal is found to have no perceivable negative impact on SCRD land use and services. Staff recommend responding to the Province with the option that the SCRD has no objection to the project subject to conditions identified in this report.

Attachments

Attachment A – shíshálh Nation Best Management Practices for Marine Docks

Attachment B – Referral Package

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

Attachment A



shíshálh Nation

**shíshálh Nation Best Management Practices
for Marine Docks**

Our *swiya* (land, waters, world) has been significantly impacted by dock moorages. The *shíshálh* Nation Best Management Practices (BMPs) for marine docks (including wharfs, piers, floats and moorages) within the *shíshálh* Nation *swiya* is a compilation of requirements from Fisheries and Oceans Canada and the Resource Management Department of the *shíshálh* Nation. The BMPs are intended to help minimize and mitigate impacts to marine foreshore and nearshore habitats and resources by promoting responsible and appropriate development. The BMPs are also intended to ensure proponents follow measures and designs that conform to Sections 34 through 37 of the Federal Fisheries Act, and protect cultural and heritage resources within the *shíshálh* Nation *swiya*.

1. Wherever possible, proponents are encouraged to develop dock facilities that can facilitate numerous upland owners. In pursuing multi-owner/use facilities the footprint on the sub/inter tidal habitats is minimized. These types of facilities also help to alleviate potential cumulative impacts from high density, individual dock infrastructures.
2. Access to sub/intertidal resources cannot be impeded or restricted by any dock/float structure. This ensures access for the harvest of marine resources for food, social and ceremonial purposes.
3. No critical habitats can be impacted within the immediate vicinity of the proposed dock. Critical habitats are defined as:

“habitat that is important for: (a) sustaining a subsistence, commercial, or recreational fishery, or (b) any species at risk (e.g., terrestrial or aquatic Provincial red- and blue-listed species, those designated by the Committee on the Status of Endangered Wildlife in Canada, or those SARA-listed species), or (c) because of its relative rareness, productivity, or sensitivity (e.g. eelgrass meadows, kelp forests, foreshore salt marsh vegetation, herring spawning habitat, and potential forage fish spawning beach habitat)”.

A Registered Professional Biologist (RPBio) may be required to provide an assessment and opinion on the risks of any dock/float structures on critical habitat(s).

4. Design of a Dock or Boathouse should not include components that block the free movement of water along the shoreline. Crib foundations or solid core structures made of cement or steel sheeting should be avoided as these types of structures result in large areas of vegetation removal and erosion in Riparian areas.

15. Filling, dredging, or blasting at or below the High Water Mark is not supported by the *shíshálh* Nation. Un-authorized filling, dredging and blasting noted by the *shíshálh* Nation will be reported to Fisheries and Oceans Enforcement and the BC Conservation Service.
16. Works along the upland/water interface must be conducted when the site is not wetted by the tide. All work is to be conducted in a manner that does not result in the deposit of toxic or deleterious substances (sediment, un-cured concrete, fuel, lubricants, paints, stains) into waters frequented by fish. This includes refueling of machinery and washing of buckets and hand tools.
17. Applications for Docks that exceed 20 square meters, or such other dimensions as may trigger a review under the *Fisheries Act* from time to time, must contact Fisheries and Oceans Canada and submit a Request for Review or other required documents to ensure proposed activities, and the scheduling of those activities, complies with Fisheries and Oceans Canada requirements including the fisheries works window.
18. The upland design of the dock including anchor points should not disturb the riparian area except at the immediate footprint. An effort should be made to maximize riparian cover adjacent to the dock to reduce erosion and exposure to the foreshore.
19. Pile driving is the preferred method of pile installation. All pile driving must meet current Fisheries and Oceans regulations.
20. The use of Styrofoam to keep docks afloat is prohibited for new construction and repairs. Styrofoam floats on existing docks that are showing evidence of breakdown should be replaced using an alternative material.
21. Docks must be constructed in accordance with requirements under Navigation Protection Act as may be amended or replaced from time to time.
22. Marine foreshore construction activities should take place between June 1 and February 15 of any calendar year.

5. When designing dock/float structures, the bottom of all floats must be a minimum of 1.5 meters above the seabed during the lowest water level or tide.
6. Dock/float structure and the vessel to be moored at the structure are not to come to rest on the lake bottom during the lowest water period of the year.

The minimum depth is required to ensure bottom flora and fauna are not adversely impacted by shading and/or propeller wash from moored vessels.

7. Access ramps or walkways should be a minimum of 1.0 meters above the highest high water mark of the tide and a maximum width of 1.2 meters. Docks should not exceed a maximum width of 1.5 metres. In situations where this is not physically possible, design variations supported by the appropriate Qualified Professionals, including a Registered Professional Biologist (RPBio), should be provided.
8. All improvements should be a minimum of 5.0 meters from the side property line (6.0 meters if adjacent to a dedicated public beach access or park) and at least 10 meters from any existing dock or structures, consistent with Federal requirements under Transport Canada's *Navigable Waters Protection Act*.
9. Decking materials must allow for a minimum of 43% open space allowing for light penetration to the water surface. Various materials shaped in the form of grids, grates, and lattices to allow for light passage may be used.
10. Docks should be aligned in a north-south direction to the maximum extent that is practicable.
11. Steel is the preferred material, although concrete, treated or recycled timber piles are acceptable. Detailed information on treated wood options can be obtained online from the Fisheries and Oceans Canada website (*Guidelines to Protect Fish and Fish Habitat from Treated Wood Used in the Aquatic Environment in the Pacific Region*).
12. Construction must never include the use of native beach materials (boulders, cobble, gravel, sand, logs).
13. Access to the beach for construction purposes is to be from the adjacent upland property wherever possible. Where upland access is not possible and the use of heavy equipment is required to access the dock location, the advice of a Qualified Professional or Fisheries and Oceans Canada should be obtained.
14. Access or construction along the beachfront also requires at least 45 days advance notification sent to the *shíshálh* Nation and its Rights and Title Department (604.740.5600; lilxmit@sechletnation.net) in order to ensure cultural sites are not impacted or disturbed. A Preliminary Field Reconnaissance (PFR) for archaeology may be required. A PFR is a field survey to assess the archaeological resource potential of the area, and to identify the need and appropriate scope of further studies, and is to be performed by a Qualified Professional Archaeologist.



Crown Land Tenure Application

Tracking Number: 100239339

ATS # 272496
VSUS647

Applicant Information

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

What is your relationship to the company/organization? Agent

APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

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

Name: Bear Cabin Retreat Ltd.

Doing Business As:

Phone: [REDACTED]

Fax:

Email:

BC Incorporation Number:

Extra Provincial Inc. No:

Society Number:

GST Registration Number:

Contact Name: Sean Killoran

Mailing Address: [REDACTED]

AGENT INFORMATION

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

Name: Adam Mark Thomsen

Doing Business As: All Tides Consulting & Design

Phone: 604-885-8465

Fax:

Email: alltidesconsulting@gmail.com

BC Incorporation Number:

Extra Provincial Inc. No:

Society Number:

GST Registration Number:

Contact Name: Adam Thomsen

Mailing Address: 5431 Carnaby Place
Sechelt BC V0N3A7

Letter(s) Attached: Yes (Letter of Agency and Management Plan.pdf)

CORRESPONDENCE E-MAIL ADDRESS

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

Email: alltidesconsulting@gmail.com

Contact Name: Adam Thomsen

ELIGIBILITY

| Question | Answer | Warning |
|----------|--------|---------|
|----------|--------|---------|

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

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

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

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

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

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

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure? No

ALL SEASONS RESORTS

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

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

| Purpose | Tenure | Period |
|--|---------------------|------------------------|
| Private Moorage Private moorage for use by upland property owner and guests. Not for commercial use. | Specific Permission | More than thirty years |

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: through upland property or by water

PRIVATE MOORAGE

Private Moorage is the allocation of aquatic Crown land (inland and coastal) for private moorage facilities such as a dock or float. Moorage facilities for group or strata title/ condominium developments of over three berths are administered under the provisions of the Residential program where they have no related commercial facilities (e.g. gas bars) and are intended for private use of tenants. Group moorage with commercial activities are administered under the Marina program.

Specific Purpose: Private moorage for use by upland property owner and guests. Not for commercial use.
Period: More than thirty years
Tenure: Specific Permission

MOORING BUOY

Is this only for a mooring buoy for private moorage? No

TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

Please specify the area: .093 hectares

PROJECT DETAILS

Please provide us with further details on your dock.

| | |
|--|--------|
| Is the water freshwater or marine? | Marine |
| Are you proposing 4 or more slips? | No |
| Are you applying on behalf of a Strata corporation? | No |
| Are you the waterfront upland owner? | Yes |
| Are you planning to sell gas at the proposed marina? | No |

SECTION 11 WATER AUTHORIZATION

You may also require a Section 11 Water Sustainability Act authorization.

| | |
|--|----|
| Is this application for an existing structure? | No |
|--|----|

IMPORTANT CONSIDERATIONS

Selecting yes to any of the following questions may indicate that you will require further or additional authorizations under the Land Act or other legislation.

| | |
|--|----|
| Is your proposed activity within the Kootenay Region? | No |
| Is your proposed activity within the Okanagan, Kalamalka and Wood Lakes, Skaha Lake, Vaseux Lake, or Christina Lake areas? | No |
| Is your proposed activity within the Shuswap, Mara, Mable, or Little Shuswap Lake areas? | No |

ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

| | |
|--|-----|
| Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia? | No |
| Are you planning to cut timber on the Crown Land you are applying for? | No |
| Are you planning to use an open fire to burn timber or other materials? | No |
| Do you want to transport heavy equipment or materials on an existing forest road? | No |
| Are you planning to work in or around water? | Yes |
| 1. If you will be working in or around fresh water, you will require a Water Sustainability Act Change Approval or Notification from the Province. 2. The federal Department of Fisheries and Oceans might need to review your project. 3. Review the Transport Canada website if the Navigation Protection Act applies. | |
| Does your operation fall within a park area? | No |

LOCATION INFORMATION

LAND DETAILS

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

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

MAP FILES

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

| Description | Filename | Purpose |
|--|--------------------------------|-----------------|
| Metes and Bounds provided for FLNRO to create shape file | Killoran . Private Moorage ... | Private Moorage |

ATTACHED DOCUMENTS

| Document Type | Description | Filename |
|----------------------|--|--------------------------------|
| General Location Map | Plans A-D | Killoran . Private Moorage ... |
| Management Plan | MP | Letter of Agency and Manage... |
| Other | Land Title | Land Title Search.pdf |
| Other | Written confirmation of municipal bylaw compliance | SCRD Gmail - RE_ Proposed M... |
| Side Profile | Plans A-D | Killoran . Private Moorage ... |
| Site Photographs | Photo1 | IMG_3755.JPG |
| Site Photographs | Photo2 | IMG_3758.JPG |
| Site Photographs | Photo3 | IMG_3764.JPG |
| Site Plan | Plans A-D | Killoran . Private Moorage ... |

PRIVACY DECLARATION

☒ Check here to indicate that you have read and agree to the privacy declaration stated above.

REFERRAL INFORMATION

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

Company / Organization: All Tides Consulting
Contact Name: Adam Thomsen
Contact Address: 5431 Carnaby Place, Sechelt BC, V0N3A7
Contact Phone: 604-885-8465
Contact Email: alltidesconsulting@gmail.com

☒ I hereby consent to the disclosure of the information contained in this application to other agencies, government ministries or other affected parties for referral or First Nation consultation purposes.

IMPORTANT NOTICES

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

DECLARATION

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

OTHER INFORMATION

Is there any other information you would like us to know?

This moorage facility is for private use. There are no commercial rental accommodations on the upland property.

APPLICATION AND ASSOCIATED FEES

| Item | Amount | Taxes | Total | Outstanding Balance |
|-----------------------------------|----------|-------------------|----------|---------------------|
| Crown Land Tenure Application Fee | \$250.00 | GST @ 5%: \$12.50 | \$262.50 | \$0.00 |

OFFICE

Office to submit application to:

Surrey

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?

No

APPLICANT SIGNATURE

Applicant Signature

Date

OFFICE USE ONLY

| | | | | |
|------------------|----------------|---------|----------------|--------|
| Office Surrey | File Number | 2412044 | Project Number | 272496 |
| | Disposition ID | 933041 | Client Number | 293789 |



ALLTIDES
CONSULTING & DESIGN

Name: Bear Cabin Retreat Ltd. (Sean Killoran)

Address: unit 70-942 SW Marine Drive, Vancouver, BC, V6P 5Z2

Telephone

Home:

Work:

Cell: [REDACTED]

Email: [REDACTED]

LETTER OF AGENCY

To: Whom it may concern;

I, Sean Killoran (Bear Cabin Retreat Ltd.) hereby appoint:

Adam Thomsen, *Owner / Senior Consultant*

All Tides Consulting & Design

5431 Carnaby Place, Sechelt B.C., V0N3A7

Tel: (604) 885-8465

Email: alltidesconsulting@gmail.com

as my Agent, for the purpose of obtaining a Crown Land Tenure on my behalf for Aquatic Crown Land fronting my property in Halfmoon Bay, BC. (Lot B, District Lot 2309, NWD, Plan – EPP63350, PID: 029-978-301) for the purpose of installing a residential private moorage.

This authorization will remain in effect until the issuance of tenure document process has been completed.

Dated: 2/8/2018

Name: Sean Killoran

Signature: _____

Project Management Plan
Private Moorage Tenure Application
Bear Cabin Retreat Ltd. (Sean Killoran) – January, 2018

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

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

Section B – Project Details

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

There are no existing structures currently at this location.

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

- 6' x 2' x 2' concrete abutment
- 4' x 50' aluminum gangway with light penetrating decking
- 8' x 86' timber frame float
- Four steel anchor piles

Include dimensions and distances from property lines

- The private moorage structure is located over 15m away from the nearest property line.

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

- The docks within 25m to the proposed float have been plotted on the site plans.

Indicate how public access is maintained along the beach;

The small cove is very private and sees very little public traffic. However, during all tides there is more than enough clearance between the structure and the natural boundary as well as under the private moorage gangway for the public to walk.

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

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

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

Section B – Proposed Use Description**I. Background**

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

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

Why here and now:

An upland residence is in the process of being built and Mr. Killoran needs to be able to safely access his boats and safely access deep water fronting his residential property year round.

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

Written confirmation has been given that the Sunshine Coast Regional District that the project complies with local zoning bylaws. (Included with Provincial application submission).

Current zoning:

Upland – R2 / Water – W1

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

Not Applicable.

II. Location**General description of:**

The moorage will front Lot B, District Lot 2309, NWD, Plan – EPP63350, PID: 029-978-301 in Halfmoon Bay, BC.

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

The owners will access the parcel from their upland property.

Traffic including volume of traffic and phase or season:

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

Seasonal expectations of use:

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

Land use on parcel, adjacent parcels and surrounding area

The upland lot parcel is used for residential purposes. Adjacent parcels are used for residential purposes.

Confirmation of Safety plan including first aid

- Proponent's Home contains first aid equipment and emergency contact numbers.
- Proponent's boat is equipped with required Transport Canada safety equipment.
- Moorage installation contractor to have Health and safety plans.

III. Infrastructure**New facilities or infrastructure proposed and any ancillary uses:****Description of structures to be installed**

Mr. Killoran proposes to install an 8' x 86' timber frame float for private moorage use. The moorage structure will facilitate his two 40' to 45' private boats and his guest's boats which are commonly over 60 feet long. The float will front Lot B, District Lot 2309, NWD, Plan – EPP63350, PID: 029-978-301 in Halfmoon Bay, BC. A 4' x 50' aluminum gangway with metal grate decking will bear on a concrete abutment. The gangway will land on the float which will be anchored using four driven steel anchor piles.

Size and Dimensions of planned improvements

- 6' x 2' x 2' concrete abutment
- 4' x 50' aluminum gangway with light penetrating decking
- 8' x 86' timber frame float
- Four steel anchor piles

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

N/A

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

N/A

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

N/A

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

Waste to be disposed of in a manner reflects all applicable regulations.

IV. First Nations

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

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

The Sechelt Nation's Best Management Practices for Marine Docks:

1. Whenever possible proponents are encouraged to develop dock facilities that can facilitate numerous upland owners. In pursuing multi-owner/use facilities the footprint on the sub/inter tidal habitats is minimized. These types of facilities also help to alleviate potential cumulative impacts from high density individual dock infrastructures within the Sechelt Nation territory.

- Mr. Killoran's neighbour's moorage facilities are not large enough to safely facilitate the length of boats which will be mooring at his property.

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

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

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

-No eelgrass, kelp fields or salt marsh vegetation have been observed from the surface of the water at low tide nor on the SCRD PIMS GIS mapping system.

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

-No eelgrass, kelp fields or salt marsh vegetation have been observed from the surface of the water at low tide nor on the SCRD PIMS GIS mapping system.

5. The bottom of all floats must be a minimum of 1.0m above the sea bed during the lowest water level or tide. Dock/float height above lowest water level will need to be increased if deep draft vessels are to be moored at the dock/float. The dock/float structure and the vessels moored at the structure are not to come to rest on the intertidal sea bed during the lowest water period of the year.

-The bottom of the proposed float and all vessels will have a clearance greater than 1.0m from the seafloor at all times.

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

- Access ramps or walkways are to be greater than 1.0m above the highest high water mark of the tide and will have a maximum width of 1.5m.

7. Docks/floats are to be constructed to allow light penetration under the structure. North/South dock alignments are encouraged whenever possible to allow light penetration.

-The proposed gangway will have light penetrating metal grate decking and the proposed float will be orientated with a North/South alignment to allow for the most light penetration to the sea floor.

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

-The proposed approach and gangway will have light penetrating metal grate decking. The proposed float will need to be a heavy duty style concrete dock due to the exposure from the south.

-The float is to be installed so that it is orientated with a north south alignment to allow for the most light penetration to the sea floor.

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

- The proposed approach and gangway will have light penetrating metal grate decking. The proposed float will need to be a heavy duty style concrete dock due to the exposure from the south.
- The float is to be installed so that it is orientated with a north south alignment to allow for the most light penetration to the sea floor.
- Deck planking will be 15-cm (6in) wide and spaced at least 2.5-cm (1 in) to allow for light penetration.

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

- All piles to be installed will be steel pipe piles.

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

- No native beach materials will be used during this project.

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

- A barge and crane will be used for the installation. No heavy equipment will be used on shore.

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

- No filling, dredging, or blasting is planned.

14. Works along the upland/water interface must be conducted when the site is not wetted by the tide. All work is to be conducted in a manner that does not result in the deposit of toxic or deleterious substances (sediment, un-cured concrete, fuel, lubricants, paints, stains) into waters frequented by fish. This includes refueling of machinery and washing of buckets and hand tools. These activities may result in the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat and will be reported to Fisheries Enforcement.

- Works along the upland/water interface will be conducted when the site is not wetted by the tide.
- Installation, repairs and maintenance will be conducted within the DFO timing windows.
- Any tools or equipment to be used on site during installation and maintenance will be inspected for fluid leaks and be deemed in good working order prior to arrival at site.

- Fuel and lubricant containers will be stowed in spill buckets and pans.
- Fuel, lubricants, and treated wood sawdust will be contained in spill pans and tarps when over water works cannot be avoided.

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

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

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

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

17. The upland design of the dock including anchor points should not disturb the riparian area except at the immediate footprint. An effort should be made to maximize riparian cover adjacent to the dock helping reduce erosion and exposure to the foreshore.

- The upland design of the dock will not disturb the riparian area except at the immediate footprint.

Section C – Additional Information:

V. Environmental

Describe any significant impacts and proposed mitigation with respect to:

a. Land Impacts

Cutting of vegetation:

No vegetation will be cut.

Soil disturbance:

No soil disturbance will occur.

Riparian encroachment:

There will be no riparian encroachment.

Management of pesticides, herbicides:

N/A

Visual impacts:

Visual impacts are kept to a minimum due to the low profile design of the moorage facility.

Known archaeological sites:

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

Types of construction methods and materials used:

- We anticipate minimal land impact.
- All system components will be transported in by barge with no impact to the foreshore or sea floor.
- No machinery will work in the intertidal zone.
- The concrete abutment will be installed in such a manner where the water will not reach the drying concrete and therefore no deleterious materials will enter the water.
- the float will have a minimum clearance from the sea floor of 1.5m at low water (0' chart datum).
- All applicable Best Management Practices, Operational Statements, and Timing Windows will be followed during all build and installation phases.
- Construction materials to be used for the project are noted in previous sections.

b. Atmospheric Impacts**Sound:**

- There are no audio impacts at the proposed moorage site now.
- Besides the proponents personal boats and his guest's boats there will be no audio impacts at the moorage site after installation.
- Minimal sound impacts will occur during moorage installation (estimated – 5 working days).
- Work will be conducted in an efficient and timely manner minimizing sound impacts.

Odor:

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

Gas:

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

Fuel emissions:

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

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

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

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

N/A

Sedimentation:

There will always be enough clearance between the bottom of moored boats and the sea floor to keep from causing any water turbidity.

Water diversion:

N/A

Water quality:

There will always be enough clearance between the bottom of moored boats and the sea floor to keep from causing any water turbidity.

Public access:

The small cove is very private and sees very little public traffic. However, during all tides there is more than enough clearance between the structure and the natural boundary as well as under the private moorage approach for the public to walk.

Flood potential:

N/A

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

- Typical BC west coast foreshore with bedrock, boulder, and cobble substrate.
- No eelgrass, kelp fields or salt marsh vegetation have been observed from the surface of the water at low tide nor on the SCRD PIMS GIS mapping system.
- Green algae, brown algae, mussels, barnacles, and fucus biota observed at the site.

Disturbance to wildlife habitat:

- No drainage effect will occur.
- Water quality will remain the same.
- All machinery and tools present on site during installation will be inspected for fluid leaks and be deemed in good working order prior to arrival to minimize the chance of a spill.
- All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed during all build and installation phases.
- All mandatory mitigation measures noted in the BMP's will be taken to ensure the least amount of negative effects on fish and wildlife habitat.
- The addition of system components will introduce habitat for wildlife and marine organisms to accumulate on.

Disturbance to fish habitat or marine environment:

- No drainage effect will occur.
- Water quality will remain the same.
- All machinery and tools present on site during installation will be inspected for fluid leaks and be deemed in good working order prior to arrival to minimize the chance of a spill.
- All applicable Timing Windows, Operational Statements and Best Management Practices (BMP's) will be followed during all build and installation phases.
- All mandatory mitigation measures noted in the BMP's will be taken to ensure the least amount of negative effects on fish and wildlife habitat.
- The addition of system components will introduce habitat for wildlife and marine organisms to accumulate on.

Threatened or endangered species in the area:

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

Seasonal considerations:

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

VI. Socio- Community**a. Land Use****Land management plans:**

N/A

Public recreation areas:

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

b. Socio-Community Conditions

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

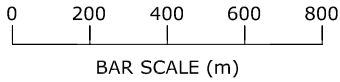
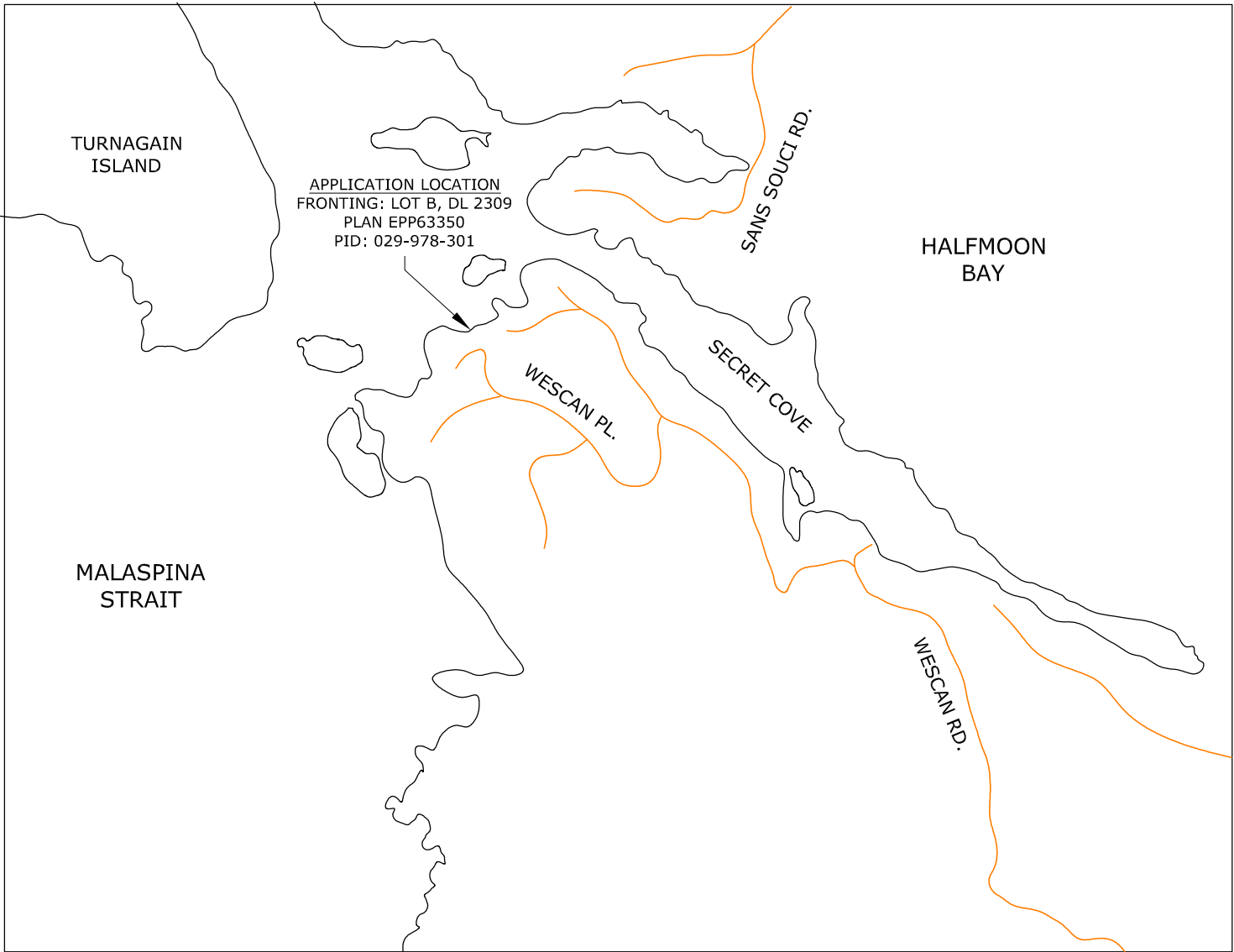
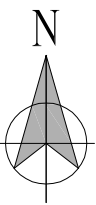
The private moorage increases the demand on emergency services by a negligible amount.



Signature Sean Killoran

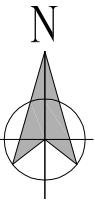
2 | 8 | 2018

Date:



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| | | | |
|---|---------------------|----------------------------------|---------------------------|
| Client: Highland Creek Estate Ltd. (Killoran) | | | |
| Drawing Title: LOCATION MAP PLAN A | | | Location: SECRET COVE, BC |
| Drawn By: A.T. | Date: JAN. 23, 2018 | Check'd and Signed-off By: Date: | Scale: 1 : 20,000 |
| Drawing Number: P-1514-01 | | Sheet No. 1 of 5 | Rev. No. |



SECRET
COVE

PROPERTY LINE
PROJECTION

PROPERTY LINE
PROJECTION

APPLICATION
AREA
(.093ha)

2m
LWL

BCLS
IRON POST

P.O.C

LOT 4
DL 2309
PID:009-
362-240

LOT B, DL 2309
PLAN EPP63350
PID: 029-978-301

LOT A, DL 2309
PLAN EPP63350
PID: 029-978-297

NATURAL BOUNDARY

PROPERTY LINE

LOST LANE

BABCOCK LANE

WESCAN ROAD

DRAWING NOTE:
-NATURAL BOUNDARY AND LOT LINES REFERENCED FROM
PLAN BCP213 AND ISLANDS TRUST "MAPIT" WEB BASED
GIS PROPERTY INFORMATION TOOL.

WESCAN PLACE

0 20 40 60

BAR SCALE (m)

Drawing Ref's: Strait Land Surveying - Plan of Proposed Subdivision of Lot 3, DL 2309, PLAN 10602
SCRD - PIMS GIS online mapping system

227



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| | | | |
|--|------------------------|-------------------------------------|------------------------------|
| Client: Highland Creek Estate Ltd. (Killoran) | | | |
| Drawing Title: SITE SPECIFIC MAP PLAN B1 | | | Location: SECRET COVE, BC |
| Drawn By: A.T. | Date: JAN. 23, 2018 | Check'd and Signed-off By: Date: | Scale: 1 : 1000 |
| Drawing Number: P-1514-01 | | Sheet No. 2 of 5 | Rev. No. |



DRAWING NOTES:
- ALL DEPTHS ARE IN METERS
- ALL DEPTHS HAVE BEEN CALCULATED TO CHART DATUM (0' TIDE)
- MINIMUM CLEARANCE FROM BOTTOM OF FLOAT TO SEA FLOOR IS 1.5m

SYSTEM COMPONENTS:
- 4' X 50' GANGWAY RAMP
- 8' X 86' FLOAT (688 sq/ft)

PROPERTY LINE PROJECTION

NATURAL
BOUNDARY

LOW
WATER
LINE

2m

Drawing Ref's: Strait Land Surveying - Plan of Proposed Subdivision of Lot 3, DL 2309, PLAN 10602
SCRD - PIMS GIS online mapping system

228



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Client: Highland Creek Estate Ltd. (Killoran)

Drawing Title:
SITE SPECIFIC MAP - OVERLAY
PLAN B2

Location:
SECRET COVE, BC

Drawn By:
A.T.

Date:
JAN. 23, 2018

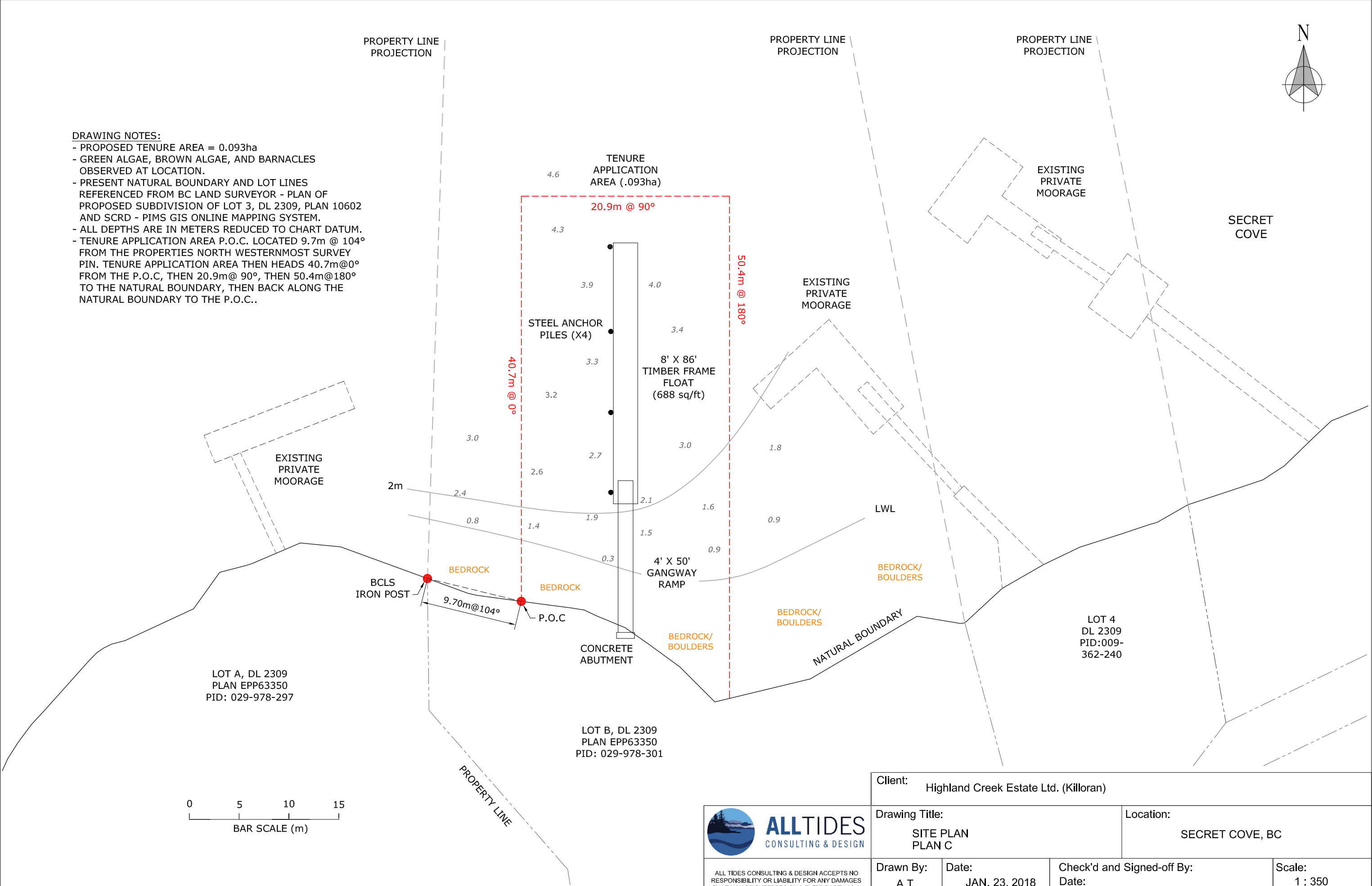
Check'd and Signed-off By:
Date:

Scale:
1 : 500

Drawing Number: P-1514-01

Sheet No. 3 of 5

Rev. No.



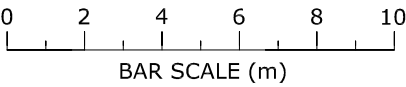
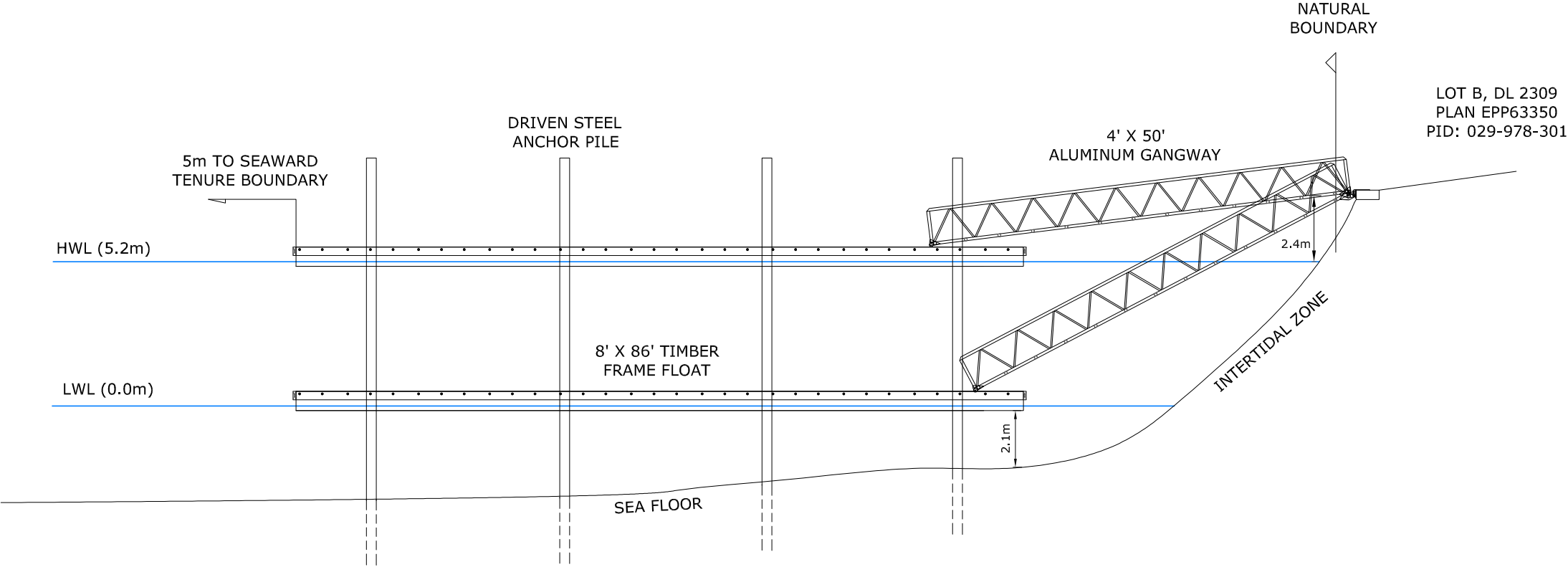
DRAWING NOTES:


- PROPOSED TENURE AREA = 0.093ha
- GREEN ALGAE, BROWN ALGAE, AND BARNACLES OBSERVED AT LOCATION.
- PRESENT NATURAL BOUNDARY AND LOT LINES REFERENCED FROM BC LAND SURVEYOR - PLAN OF PROPOSED SUBDIVISION OF LOT 3, DL 2309, PLAN 10602 AND SCRD - PIMS GIS ONLINE MAPPING SYSTEM.
- ALL DEPTHS ARE IN METERS REDUCED TO CHART DATUM.
- TENURE APPLICATION AREA P.O.C. LOCATED 9.7m @ 104° FROM THE PROPERTIES NORTH WESTERNMOST SURVEY PIN. TENURE APPLICATION AREA THEN HEADS 40.7m@0° FROM THE P.O.C, THEN 20.9m@ 90°, THEN 50.4m@180° TO THE NATURAL BOUNDARY, THEN BACK ALONG THE NATURAL BOUNDARY TO THE P.O.C..



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| | | | |
|---|---------------------|----------------------------------|---------------------------|
| Client: Highland Creek Estate Ltd. (Killoran) | | | |
| Drawing Title: SITE PLAN PLAN C | | | Location: SECRET COVE, BC |
| Drawn By: A.T. | Date: JAN. 23, 2018 | Check'd and Signed-off By: Date: | Scale: 1 : 350 |
| Drawing Number: P-1514-01 | | Sheet No. 4 of 5 | Rev. No. |



| | | | | |
|---|---|------------------------|-------------------------------------|-------------------|
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| | Drawing Title: PLAN D - ELEVATION | | Location: SECRET COVE, BC | |
| | Drawn By: A.T. | Date: JAN. 23, 2018 | Check'd and Signed-off By: Date: | Scale: 1 : 200 |
| Drawing Number: P-1514-01 | | | Sheet No. 5 of 5 | Rev. No. |







SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 11, 2018

AUTHOR: Julie Clark, Planner

SUBJECT: PUBLIC PARTICIPATION PHASE 1 ZONING BYLAW 310 UPDATE

RECOMMENDATION(S)

THAT the report titled Public Participation Phase 1 Zoning Bylaw 310 Update be received.

BACKGROUND

The project to update Zoning Bylaw No. 310 is underway. Staff have been working with a consultant (Arlington Group) through the first stage of a public participation plan for the project.

Zoning Bylaw No. 310 was adopted in 1989. It applies to the communities of Halfmoon Bay, Roberts Creek, Elphinstone and West Howe Sound and has been amended approximately 170 times.

The Sunshine Coast Regional District (SCRD) Board adopted the following resolution on February 22, 2018:

075/18 **Recommendation No. 9** *Zoning Bylaw 310 Review – Summary Paper*

THAT the report titled Zoning Bylaw 310 Review – Summary Paper be received;

AND THAT Zoning Bylaw 310 Review – Summary Paper be referred to all Advisory Planning Commissions (APCs), Natural Resources Advisory Committee (NRAC), Agricultural Advisory Committee (AAC) and the Roberts Creek Official Community Plan Committee (RCOCPC) for comments;

AND FURTHER THAT a report with respect to comments and next steps be provided to Committee in Q2 2018.

In alignment with SCRD's Public Participation Framework, three phases of public participation are planned in order to inform the update of Zoning Bylaw No. 310:

1. Familiarize and Review
2. Focus Groups, Public Workshops and Questionnaire
3. Gather Feedback on Draft Bylaw

This report summarizes the feedback received from Phase 1 of public participation.

DISCUSSION

Summary Paper

The Arlington Group used information compiled by staff on technical and interpretation questions and challenges reported by the community to prepare a Summary Paper. This paper highlights the key opportunities or community goals that can be implemented through zoning. The Summary Paper was presented to the Planning and Community Development Committee on February 22, 2018.

Outline of Phase 1

Following Board direction, the Summary Paper was referred to SCRD advisory committees for review and dialogue at two interactive “summit” meetings.

Members from SCRD advisory committee members participated in the summit meetings and/or shared additional written feedback. In addition to providing valuable detailed input on future zoning bylaw needs, Phase 1 also built zoning knowledge and capacity for advisory committees.

Following SCRD’s established public participation practices, the Zoning Bylaw No. 310 Review Phase 1 Public Participation Report is provided for the Committee’s information (Attachment A).

Organizational Implications

An internal cross-functional project team approach is supporting this project. In parallel with the summit meetings, staff shared input received and held focused technical sessions to map opportunities and needs. This work is ongoing.

Timeline for next steps or estimated completion date

Phase 2 of the public participation plan for the Zoning Bylaw No. 310 update project is now underway. This phase involves focus groups, a questionnaire and public workshops.

A follow-up public participation report will be provided to a future Committee at the conclusion of Phase 2. A separate staff report with technical analysis is also anticipated for this time. These steps will enable staff to receive Board direction prior to drafting of a new zoning bylaw.

Communications Strategy

A communications strategy is in place for each of the 3 phases. Newspaper, web and social media notifications will ensure community awareness of this project and participation opportunities.

This report was shared with advisory committee members on publication.

STRATEGIC PLAN AND RELATED POLICIES

The Zoning Bylaw No. 310 update supports strategic priorities to Support Sustainable Economic Development, Facilitate Community Development and Embed Environmental Leadership.

CONCLUSION

Phase 1 public participation for the update of Zoning Bylaw No. 310 is complete.

Following SCRD's public participation practices, a Public Participation Report is provided for the Committee's information.

Phase 2 is underway now and Phase 3 is planned for Q1 and Q2 of 2019. An updated Public Participation Report and a following staff technical report are planned to be brought to a Committee in Q1 2019.

Attachment:

Attachment A: Zoning Bylaw No. 310 Update Phase 1: Public Participation Report

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

Sunshine Coast Regional District

Zoning Bylaw No. 310 Update: Phase 1

Public Participation Report

Report to the Planning and Community Development Committee

October 11, 2018

J. Clark, Planner – Sunshine Coast Regional District

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018



SUNSHINE COAST REGIONAL DISTRICT

PUBLIC PARTICIPATION REPORT

Zoning Bylaw No. 310 Update

Sunshine Coast, British Columbia

October, 2018

Public Consultation Summary Report

The purpose of this report is to present a summary of the comments received during Phase 1 of the Zoning Bylaw No. 310 Update.

This report will expand to include summaries of each phase of public participation. The final report will be a complete summary of public participation for the update of Zoning Bylaw No. 310.

Background

Zoning Bylaw No.310 pertains to the communities of Halfmoon Bay, Roberts Creek, Elphinstone and West Howe Sound. The intent of the Zoning Bylaw No. 310 update is to make sure that there is an appropriate range of zones and permitted uses to allow the community to meet its goals and objectives for the future, rather than re-draw zoning boundaries. Since adoption of the zoning bylaw in 1989 several official communities plans have been adopted and community needs and preferences have evolved. Zoning Bylaw No. 310 has been amended on approximately 170 occasions and it is timely to commence an overall review.

The new zoning bylaw can implement sustainable land use principles, and assist the community to achieve goals in several key opportunity areas, including:

- opportunities for diverse housing types and design;
- expanding the number of zones that allow growing food to further develop a sustainable local food system and economy;
- diversifying the range of home occupations to enhance the local economy;
- support for energy efficient buildings, residential-scale energy production and climate change resilience.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

Zoning Bylaw No. 310 Update is informed by 3 phases of public participation in addition to review by SCRD, consultant, and SCRD Board review. Each of the phases include the Key Opportunities outlined above. A summary of each phase is below with reference to the SCRD's Spectrum of Public Participation.

Phase 1 Familiarize & Early Review (*inform, gather information*)

Goal: facilitate understanding of the bylaw and the update process, focused on SCRD Advisory Committees and cross functional review by SCRD Departments. Gather feedback.

Phase 2 Focus Groups, Public Workshops & Questionnaire (*inform, gather information, discuss, engage*)

Goal: Gather feedback in a series of 3 public information workshops followed by online questionnaire. Participation input from Phase 1, 2 is used to draft the new bylaw. In addition to public meetings, engage experienced users of the bylaw to gather feedback to inform the new draft.

Phase 3 Gather Feedback On Draft Bylaw (*inform, gather information, discuss*)

Goal: to present and gather feedback on the draft bylaw through formal referrals. There are two main audiences: a) specific sectors/agencies/users of the bylaw and b) the general public. Participation input is used to refine the draft bylaw, before further consideration by the SCRD Board.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

Overview of Phase 1 Public Participation

Advisory Committee members were the primary audience for Phase 1 of public participation associated with the update. The Advisory Committees include: all 5 Advisory Planning Commissions (APC), The Agricultural Advisory Committee (AAC), the Natural Resources Advisory Committee (NRAC) and the Roberts Creek Official Community Plan Committee. Advisory committee members from Egmont Pender Harbour were included in Phase 1 to support familiarization with zoning bylaws, planning processes and with consideration for possible future review of Zoning Bylaw No. 337.

The first phase of public participation included a preliminary referral of a Summary Paper (described below) to all SCRD Advisory Committees, as well as hosting Advisory Summit 1 and 2. An overview of each is below.

Summary Paper and Preliminary Referrals

A Summary Paper was produced to provide background information on each of these community goals, titled Key Opportunities. The Summary Paper will be used as the foundation to the public participation process for updating the bylaw. The Summary Paper was drafted by The Arlington Group Planning Consultants in collaboration with SCRD. As per Board direction on September 6, 2018, cannabis production and sales will also be included in Phase 2.

A draft of the Summary Paper was referred to Advisory Committees in March 2018. Minutes from Advisory Committees were received by the Board in March and April. Comments are attached (Appendix A). Feedback from the Advisory Committees was used to refine the draft Summary Paper as well as plan for the Advisory Summit.

Advisory Summit

Two Advisory Summit meetings were held in June 2018, designed to bring together members from all SCRD Advisory Committees and the Roberts Creek Official Community Plan Committee to learn about zoning bylaws and share feedback about areas of interest, concern, confusion. The goals of the Advisory Summit meetings were to:

- Assist Advisory Committee members in their preparation to provide feedback on Zoning Bylaw No. 310
- Guide the SCRD in refining public participation planning for broader community participation.

Comments received during and after the summit meetings are summarized in this report.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

Overview of Results

ADVISORY SUMMIT PART 1

The Advisory Summit Part 1 took place on June 4, 2018 at the Seaside Centre in Sechelt. Twenty three advisory committee members participated.

The Summit Part 1 was facilitated by both SCRD and the Arlington Group. The format included short presentations and facilitated small group discussion. Each small group discussion was focused on one of the three key opportunity areas for Zoning Bylaw No. 310: Housing Diversity, Home Based Business, and Residential Agriculture. Participants selected their topic of choice for each of two rounds of conversation. The Summary Paper and a series of the same questions were used at each table for consistency. Table hosts captured participant feedback which is summarized below.

General Feedback

- Enforcement of regulations was a concern across all topic areas.
- Need to see that the values of each OCP area are maintained through the bylaw.
- The broader community will need to be provided detailed information about topic areas before being asked to answer specific questions.

Housing Diversity

- Brings up broader questions around desired density for the community.
- Concerns about increased housing diversity include:
 - Impacts from increased density and home businesses
 - Impact on views and property values
 - Impact of Short Term Rental (STR)
- Consider the minimum/maximum sizes for homes. Need to gauge community tolerance for mobile homes but small, pre-fabricated homes generally seem accepted. Need to also consider the potential for larger homes to provide multigenerational housing.
- Diversity of auxiliary dwelling types generally supported (e.g. coach homes)
 - Property should have suitable sewerage capacity
 - Auxiliary dwelling size should respond to property size.
- Consider increasing density of multiple residential zone (apartment) zone but the appropriate upper limit of density/housing type would need to be determined.
- A need to include clear explanations for the community about what the zoning bylaw can control.

Residential Agriculture

- Rethink how to provide suitable regulation for the safe and sustainable keeping of honeybees - consider mechanisms for registration of hives.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

-
- The number of hens permitted should be limited in relation to parcel size. Consider maintaining the domestic consumption clause.
 - Ensure that farm gate sales only include food grown on the property or nearby properties.
 - Comments pertaining to future regulation and support of residential agriculture included:
 - Managing odours, noise, traffic and dust
 - Ensuring properties are wildlife safe
 - Managing resources, such as water use
 - Loss of canopy cover and ecosystems due to land clearing.
 - Consider potential for community gardens to be included in the bylaw.
 - Consider how can the bylaw be more enabling of residential agriculture while addressing concerns – where should the bylaw be most prescriptive?

Home Based Businesses

- Clearly state a definition - what Home Based Business includes/prohibits before asking questions of the broader community. Also define differences between home offices/home occupations.
- Concerns about enabling more home businesses included:
 - Parking and traffic from employees or visitors
 - Noise and odours
 - Increased resource use – water, energy
 - Waste production and management
 - Environmental consequences from more intensive land use
- Regulation based on neighbour complaints – often difficult to do anonymously.
- Benefit in focusing on what should be regulated, rather than trying to anticipate all the likely scenarios that should be permitted. Subjective nature of what is acceptable in a neighbourhood makes it difficult to navigate prohibited uses. Need to be careful not to be overly prescriptive to create barriers to appropriate home businesses.
- Need to determine the thresholds that shift enterprises from being home businesses to triggering a rezoning of the property.
- Regulation of STRs and cannabis production needs to be considered.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

ADVISORY SUMMIT PART 2

The Advisory Summit Part 2 took place on June 20, 2018 at the Roberts Creek Community Hall. Twenty three advisory committee members participated.

Summit Part 2 was also facilitated by SCRD and the Arlington Group. The format included short presentations and dialogue at 'key opportunity' stations. Each station focused on one of the three key opportunity areas for Zoning Bylaw No. 310: Housing Diversity, Home Based Business, and Residential Agriculture, with a fourth station open for reviewing the project's public participation plan as well as any additional ideas. Participants were invited to visit their stations of choice for three rounds. The resources at each station included a member of the project team, a copy of the Summary Paper, Zoning Bylaw No. 310, an information poster and a list of the draft questions to be used in the public participation campaigns in fall 2018.

Participants were asked to provide insight on:

- 1) How the consultation questions could be refined for the upcoming public participation (for example: is the question easily understood? What language adjustments are needed for clarity? Are these the right questions? Are there additional questions we should ask?)
- 2) Community tensions that might be associated with the key opportunity areas and questions
- 3) Individual responses to the questions

Feedback was gathered via posters on the wall where participants recorded their specific comments. Feedback sheets were also provided at the stations for those who preferred individual writing and made available after the event for those who needed more time with their comments. Three emails were received with feedback after Summit Part 2. Information collected is summarized below.

General Feedback

Participants were asked to share why they chose to participate in the Advisory Summit and what they wanted the project team to know. Comments included:

- More general knowledge about Zoning Bylaw No. 310
- Specific issues of interest

General themes reflected in comments during the Summit:

- Express the intentions of the individual OCPs, create a Zoning Bylaw that is clear, concise and usable.
- Use language that is enabling, rather than restrictive.
- Use tabular format for better comparison of regulations in each zone.
- More diagrams and images should be used to demonstrate concepts, such as how building height is calculated.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

- Concerns about the impacts of development that is not regulated through zoning such as blasting, tree retention and stormwater management.
- Consider environmental protections, infrastructure improvements and bylaw enforcement as part of planning for future development of the Sunshine Coast.

Housing Diversity

The housing diversity station provided information on the current regulations around auxiliary dwelling units, mobile and pre-fabricated homes, carriage houses, the width requirements for houses, density of multi-family homes. Draft questions on these topics were provided to participants. The summarized questions and answers are provided below.

1. Should mobile homes and small, prefabricated homes should be permitted in all residential zones?
 - Question should be broken into two parts:
 - Should mobile homes be permitted in all residential zones?
 - Should small, prefabricated homes be permitted in all residential zones?
 - Consider how the concept of “tiny homes” and “mobile homes” fit within the definition of dwelling.
 - Consider if the question should relate to specific zones.
2. Should be either a minimum or maximum size requirement for houses?
 - Separate the questions for clarity:
 - Should there be a minimum size requirement for houses?
 - Zones currently provide maximum allowable parcel coverage for buildings and structures. Consider an additional maximum allowable size for houses.
3. What about secondary housing such as secondary suites within a dwelling or detached auxiliary dwelling units?
 - SCRD should explore different regulations for attached and detached auxiliary dwelling units. Exploration should include where secondary suites are permitted, where detached auxiliary dwellings are permitted, maximum size for secondary suites, maximum size for detached auxiliary dwellings (for example, increase from 55m² to 90m²), whether carriage houses should be allowed as a form of detached auxiliary dwelling.
4. Should the Residential Multiple zone regulations be adjusted to more clearly enable apartments or townhouses as a form of housing?
 - Apartments or townhouses are generally supported.
5. How can housing diversity be increased?
 - Explore how zoning provisions relate to building multiple small homes on one parcel vs. one large home.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

Residential Agriculture

The residential agriculture station provided information on the current regulations around the keeping of hens, livestock and honey bees, appropriate set-backs for uses and related structures, the difference between domestic and commercial raising of livestock, and farm gate sales in residential zones. Draft questions on these topics were provided to participants. The summarized questions and answers are provided below.

1. Should the keeping of honeybees be permitted in all zones, except multi-family residential zones, with appropriate regulations?
 - Diversity of responses received.
 - Agricultural Advisory Committee and specialists offered to provide input on specific regulations and recommendations if community support is shown.
 - Keep regulations broad to allow rearing of a diversity of animals.
2. Should hens be permitted in all residential zones, except multi-family residential zones, with appropriate regulations?
 - Diversity of answers received.
 - Agricultural Advisory Committee and specialists offered to provide input on specific regulations and recommendations if community support is shown.
3. Should roosters be permitted anywhere there are chickens or only on rural properties?
 - Question needs to be more specific, such as “should roosters only be allowed on properties with rural and agricultural zoning?”
4. Should the sale of food produced on a property, such as eggs or honey be restricted?
 - Reverse the question to ask if the sale of food produced on a property should be encouraged, rather than restricted.
 - Explore the current “domestic consumption” clause.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

Home Based Businesses

The home-based business station provided information on the current regulations around indoor and outdoor uses, retailing or wholesaling, signage, employees and ensuring home based business stays within residential parameters. If the business grows beyond these parameters, it must move to an appropriate commercial or industrial zone. Draft questions on these topics were provided to participants. The summarized questions and answers are provided below.

1. What are the barriers to establishing a home occupation or business in SCRD rural electoral areas?
 - Remove references to “home office” and use “home based businesses” to include/regulate all.
 - Keep regulations to a minimum don't try to identify every type of business.
2. What concerns could there be about a broader range of home occupations and businesses being supported through the Zoning Bylaw?
 - Reframe as: “what are the main concerns about home businesses operating in your neighbourhood?”
 - Need to protect R1 zone with the intended residential use. Low impact businesses (such as web-designers, bookkeepers, tutors, musicians, and artists) should be allowed.
 - Ensure residents can practice or teach a skill, craft or art from home that doesn't involve creation or sales of products.
 - Short term rentals (STR) should not be allowed on R1 properties under 2000m² due to noise and parking impacts. Consider STR regulations similar to current B&B regulations for R1.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

Public Participation and Other Ideas to Consider

The fourth station provided an opportunity to look at the schedule for public participation as well as the list of groups and agencies to invite to participate. This station was also a place for other ideas and considerations to be presented. Comments included:

- The environmental effects related to land clearing as a consequence of increased density and agricultural activity need to be considered, including storm water runoff management and tree canopy preservation.
- Neighbour impacts of increased density, such as loss of views, privacy and light.
- Consider mechanisms to encourage smaller homes and cluster housing developments.
- Reduce the number of zones and make Zoning Bylaw No. 310 more user friendly.
- Suggestions of groups and agencies that should participate in future phases of Zoning Bylaw No. 310 Update.

Zoning Bylaw No. 310 Update, Phase 1

Sunshine Coast, British Columbia

Report Date: Oct 11, 2018

Overview of Written Feedback

A total of ten hardcopy written feedback submissions were received: 3 related to housing diversity, 2 related to Agriculture, 4 related to home based business.

A total of 3 feedback submissions were received by email after Summit Part 1.

A total of 2 feedback submissions were received by email after Summit Part 2.*

(*specific request to share verbatim was made Appendix B)

Hardcopy and email submissions were reviewed with the feedback from each Summit meeting. This report provides an integrated summary of all feedback received in Phase 1.

Summary

In Phase 1 of public participation for Zoning Bylaw No. 310 update, the Summary Paper was used to conduct preliminary referrals to the Advisory Committees. Feedback was received via minutes from each Advisory Committee during March and April 2018.

Advisory Summits 1 and 2 were held in June 2018. Feedback on questions to be explored in the next phase was gathered. Some specific comments on aspects of the current or a new zoning bylaw were also shared.

Supporting Documents

The following documents are attached to this report:

- Appendix A: Preliminary Advisory Committee Feedback on Summary Paper
- Appendix B: Email submission

Appendix A: Preliminary Comments on Summary Paper, compiled from Advisory Committee Minutes

April 2018

| Area | Housing Diversity | Home Based Business | Residential Agriculture | Usability | Other |
|----------|--|--|---|---|--|
| A APC | <ul style="list-style-type: none"> This APC feels all Housing Diversity questions regarding mobile homes, pre-fabricated homes, size requirements and secondary housing all depend on the property size and the zoning. Each region on the Sunshine Coast is specific and questions would depend on what region you are referring to. | <ul style="list-style-type: none"> The APC feels concerns with home based businesses for neighbours are parking, noise and traffic. | <ul style="list-style-type: none"> This APC feels honeybees should be permitted depending on parcel size and fencing put up for bears. Hens should be allowed depending on parcel size and what the setbacks would be. Roosters should not be allowed in residential areas. Homegrown products from a property should be allowed to be sold. A barrier to producing food on the Sunshine Coast outside the ALR would be Elk. | <ul style="list-style-type: none"> The APC would like to see all Bylaws include links so navigating through the topics you are looking for would become user friendly. | |
| B APC | <ul style="list-style-type: none"> Feel that the housing types really follow zoning bylaws and currently don't have flexibility: right now we are restricted by minimum dimensions. Changing the zoning bylaws would automatically create new housing types; if you can break the buildings up, you can create more positive space. The bank (mortgages) are the biggest restrictors to new housing types. | | | | <ul style="list-style-type: none"> <i>Invasive Species</i> Would like a regional and corporate policy to address the issue of invasive species and property boundaries; specifically, the implication of knotweed across property boundaries. <i>Blasting Regulations</i> (changing the natural grade of the land) Should there be a bylaw about blasting and the re-structuring of land through blasting, considering the impact on neighbouring properties and on surface runoff. <i>Retaining Walls</i> (changing the natural grade of the land) The ability of landowners to change the natural topography of the land with the construction of retaining walls has greatly impacted the flow of the land across properties and sight lines from neighbouring properties. |

| Area | Housing Diversity | Home Based Business | Residential Agriculture | Usability | Other |
|---------------|---|---|--|---|---|
| D APC | <ul style="list-style-type: none"> Housing diversity – There was a question about whether the bylaw would increase density. There was concern that, if widespread commercial activity such as short-term rentals is permitted within residential areas, there can be problems. Parking and traffic would be issues. Increased density in the Roberts Creek “core” area as identified in the OCP was discussed. | <ul style="list-style-type: none"> If a second building is constructed, it is not a home-based business and should be required to go through a development process to receive neighbours’ input. Potential issues include traffic and parking. | <ul style="list-style-type: none"> Concern that farm gate vegetable sales should not include vegetables from other locations off the farm. There was a question about if there would be a hazard in including the sale of meat as a permitted use. | | <ul style="list-style-type: none"> Themes missed in the Summary Paper – short-term rentals; climate change resilience through residential energy production and efficiency; consideration for “night sky” friendly lighting. |
| D OCPC | <ul style="list-style-type: none"> Should mobile homes and small, pre-fabricated homes be permitted in all residential zones? <i>Yes.</i> What are your thoughts on size requirements for houses? Should there be either a minimum or maximum size requirement? <i>Yes, there should be a max. but not a min.</i> How should we accommodate secondary housing (i.e. secondary suites within a dwelling and auxiliary or 2nd dwelling on a property)? Should such housing be permitted in any residential zone and property size? <i>These are two separate issues. We should encourage and accommodate secondary suites in all zonings and property sizes, but not secondary dwellings in all. Any larger property should be able to have a secondary dwelling, taking tree retention and habitat into consideration. Further discussion is needed regarding the issue of having a greater number of secondary dwellings than two on some properties.</i> Should the maximum size of an auxiliary dwelling (guest cottage) be increased from 55m2 (592ft2) to 90m2 (969ft2)? <i>Yes.</i> Should carriage houses (an auxiliary dwelling combined with a garage) be permitted? <i>Yes.</i> Apartments are currently permitted in the Residential Multiple zone. However, the current zoning regulation in this zone only allows one unit per 750 square metres. This regulation effectively prevents any form of residential multiple development. Should the regulations be changed to allow townhouses or apartments in this zone? <i>The general feeling was that apartments and townhouses wouldn’t be suitable, but this requires further discussion.</i> <p>Consider the possibility of stratification to increase density on certain lots and achieve denser infill.</p> | <ul style="list-style-type: none"> What are the barriers to establishing a home occupation or business in the Sunshine Coast Regional District? <i>This needs to be explored, as people have voiced their concerns regarding this issue.</i> What concerns could there be about a broader range of home occupations and businesses being supported through the Zoning Bylaw? <i>Parking and traffic concerns are the largest. This needs to be discussed as there may be other barriers. Businesses that create noise should be contained in buildings.</i> | <ul style="list-style-type: none"> Should the keeping of honeybees be permitted in all zones, except multi-family residential zones, with appropriate regulations? If so, what regulations would you suggest? (parcel size, setback, number of beehives). <i>The general feeling is yes, but more info is needed regarding wild vs cultivated bees. The Sunshine Coast Beekeeping Group should be consulted in this regard.</i> Should the keeping of hens be permitted in all zones, except multi-family residential zones, with appropriate regulations? If so, what regulations would you suggest? (parcel size, setback, number of hens) <i>Yes.</i> What are your thoughts on roosters? (permitted anywhere there are chickens, rural properties only, etc?) <i>Yes, though they should be kept inside at night. Noise bylaws are in place to handle noise.</i> Should the Zoning Bylaw restrict the sale of the food produced on a property, such as eggs or honey? <i>Yes, the One Straw Society and Vancouver Coastal Health’s Food Charter should be consulted heavily.</i> Are there other barriers to producing food on the Sunshine Coast that the Zoning Bylaw should address, particularly on lands located outside of ALR? <i>Yes, please consult the Food Charter. Do you have any additional thoughts on this topic? Sustainability is very important – this is a major issue that warrants attention.</i> | <ul style="list-style-type: none"> Zoning bylaw needs to be more accessible. Interactive website perhaps, where you plug in your address and see what applies to you. | <ul style="list-style-type: none"> Community engagement ideas: social media, educating the public as to what they can and cannot do on their property is important. Mail-outs tailored to each zone could be distributed, and a conversation could be invited regarding, “How could we change the zoning in your area to help you accomplish your goals?” A world café–style event could be held at Roberts Creek Hall with neutral facilitators to increase the public’s knowledge of zoning. |

| Area | Housing Diversity | Home Based Business | Residential Agriculture | Usability | Other |
|----------|---|---|--|-----------|-------|
| F APC | <ul style="list-style-type: none">• It was agreed there should be housing diversity.• Regarding proposed increase in densification:• Concern that increasing density will be controversial.• SCR D is rural by nature. To increase density, if you believe in Smart Growth, the town centres are where multi-family should be – in Gibsons and Sechelt.• Langdale and Roberts Creek OCPs also have areas proposed for increased density near a “core” area. | <ul style="list-style-type: none">• How would small-scale assembly home occupations (agenda page 86, bullet 1) be supported? Give examples. | <ul style="list-style-type: none">• Size of setbacks in the AG zone (Bylaw 310, pages 102-103): some of the setbacks are too big, especially if you are in the AG zone and all the properties around you are in the AG zone. Some would require constructing buildings in the centre section of the property. Why such a big setback? It would make sense if the property were beside residential. | | |

| Area | Housing Diversity |
|----------|---|
| E APC | <p>Area E APC focused on housing diversity questions only:</p> <ul style="list-style-type: none">• Don't have small pre-fabricated homes in all residential zones; the look is not conducive with a small home next to a large one.• Maybe have form and character in association with this.• A lot of homes are too big. Many people are desperate for somewhere to live. I can't count the number of people who want to camp in my back yard or bring a mobile to live in. Maybe not appropriate next to a large house. Want to see openness to the need for shelter. <p>1. <i>What are your thoughts on size requirements for houses? Should there be either a minimum or maximum size requirement?</i></p> <ul style="list-style-type: none">• It would depend on the size of lot and on the zoning.• Currently there is a maximum coverage in the zoning. Do not have a minimum/ maximum other than regarding where you are putting it on your property.• There are places on the Agricultural Land Reserve that have been eaten up with monster houses. No one will be able to afford to buy.• There should not be a minimum.• Current permitted coverage of 30% of a lot is fine, unless they apply for a variance, and unless it is more than ½ acre.• Am opposed to a maximum size in the AG zone, in light of young people not being able to afford a home and where there may be generations living in the same home.• Have to be able to handle the septic field.• Would like a maximum size, and that people could apply for a variance.• The question is difficult to answer without knowing all of the variables. <p>2. <i>How should we accommodate secondary housing (i.e. secondary suites within a dwelling and auxiliary or second dwelling) on a property? Should such housing be permitted in any residential zone and property size?</i></p> <ul style="list-style-type: none">• It is already happening.• It is nicer to have secondary housing within the house, as compared to outside the house.• On medium sized lots, allow secondary suites. Keep auxiliary dwellings to larger lots.• Bylaw 310 allows a secondary dwelling based on property size; it is appropriate and works well.• Such housing should be permitted in any residential zone as long as the property can hold it and it is in the regulations. It comes back to septic capacity and parking. <p>3. <i>Should the maximum size of an auxiliary dwelling (guest cottage) be increased from 55m² (592ft²) to 90m² (969ft²)?</i></p> <ul style="list-style-type: none">• It should be increased but they would have to apply for a variance. Add a variance application, with permission from the neighbours.• You could do the increase of the footprint. If it is 969, you could control that by saying "on two floors."• When you go from 592 to 969, you change from an uncomfortable little house to a complete full-time residence. It would double the living density of the area. It would change what I would look at. It would be potentially a two-storey building; it could have impact on the view. There is a limitation with changing bylaws after people have already built. Suddenly your life changes totally, not what I signed on for. We need to look at alternative ways of providing affordable housing. Right now, you could have density increases throughout the area. It would make more sense to do it near transit and shopping. This shifts the opportunity to owners to sort it out between themselves, a bit messy.• Near shopping centers is agricultural land in Area E. Areas for increased population are fairly limited in Area E. Some cluster areas were identified for the OCP. Area E was developed backwards; density is near water where the shopping isn't and where there are the smallest properties.• Allow only on larger lots that the auxiliary dwelling could be made larger; with smaller lots, not so much. Make it proportional.• In Area E, lots jump from ½ acre to 2.5 acres.• Don't know if Area E has proper circumstances to encourage that density of housing.• Think a lot more properties could handle this if they were level, flat; there is plenty of land for this, provided that it doesn't restrict the view corridor.• Have something that looks at the siting.• Provide some safeguards/guidelines so they do not impact adversely on neighbours. |

| | |
|--|---|
| | <p>Area E APC comments continued:</p> <ul style="list-style-type: none">• You will get a lot of trees coming down, and more driveways entering the roads. Do we need to disrupt this neighbourhood to have existing housing provide more housing? We have land elsewhere to deal with these things. I live on a steep gravel road going down to the Esplanade; it is dusty. More people would impact that. This is an opportunity to keep things the way they are. This idea is not good for my neighbourhood.• This place will be the next White Rock. They have to open up more land. Allow a smaller structure for in-laws or parents. 592 is pretty small.• The APC likes the idea of increasing the auxiliary dwelling size, but it is difficult to make this a blanket statement. It will depend on various guidelines and other factors. In certain circumstances, it would be appropriate. Some APC members think this would work, some don't. In some areas there would be significant negative impacts to this policy. In some circumstances it won't work.• There needs to be a way to determine if this is appropriate; it is case by case. There need to be some safeguards around view corridors, height, siting, not obtrusive. <p>4. <i>Should carriage houses (an auxiliary dwelling combined with a garage) be permitted?</i></p> <ul style="list-style-type: none">• Yes. It would depend on the situation. <p>Would need to have guidelines. Are interested in it.</p> |
|--|---|

Julie Clark

From: TROOEDEN TROOEDEN <
Sent: Thursday, July 12, 2018 9:57 AM
To: Andrew Allen; Julie Clark; Ian Hall
Subject: Re: Advisory Summit Part 2: Tomorrow - June 20 6:30-8:30. Roberts Creek Hall

hi
At the June 20, 2018 Advisory Summit part 2,
--I asked Julie regarding my request to email my June 20th email in this link to all invited to the summit.
--Julie informed me that Andrew who'd make the decision, has agreed to to so.
-- It's been 3 weeks, -I thought the email would have been emailed to all invited by now.
-- Please update me when the email will be emailed to all invited to the summit.
--regards, Ulla

On Wednesday, June 20, 2018 3:07 PM, TROOEDEN TROOEDEN < -- wrote:

-- Hello Advisory Summit organizers, Julie, Ian, Andrew

--- and to Selina, Nicholas, Justin, John

--- and to All the Members of the Various Committees Invited to this Advisory Summit Part1 and Part 2

--(I request Julie Clark to share this email with all the invited members of the various committees to this Advisory Summit parts 1 and 2))

You are family, could be one.... could be 5 people.... without a home, in search of another space to call home.

You are daughter, son, sister, brother, grandma, grandpa, woman, man, child, unborn baby, single parent, two working parents with kids, ...

... all without a home, without homes, looking for another place to settle into to call home.

We know that the average house price in Vancouver is over1 million dollars.

In June 2018, the current Sechelt MLS stats indicate an average house price of \$739,570

--"The number of people spending more than half 50% of their entire income on rent is 40 per cent higher on the Sunshine Coast than the B.C. average.

-- As a result, the Canadian Rental Housing Index rates the Sunshine Coast as "severely unaffordable."

-- The average rent on the Sunshine Coast is \$1,031, but that figure is a poor reflection of what is actually available.

-- Rentals on Craigslist range from \$1,200 to \$3,500, and most listings cost between \$1,450 and \$2,000.

Many are in remote locations, far from Gibsons and Sechelt." from Sunshine Coast renters face 'severely unaffordable' market

<http://vancouver.sun.com/news/local-news/sunshine-coast-renters-face-severely-unaffordable-market>

Are you going to build social housing for everybody who lives here in Canada who can't afford to buy a house?

On Sunshine Coast, BC, even some people with an organization that promote themselves as the educators and promoters of long term rentals for landlords make public statements like : -

- "we aren't taking a stand on for or against the short term rentals"

- "short term rentals and long term rentals are separate issues"

- "we aren't trying to change the direction of the landlords with the Airbnb short term rentals to the long term rentals"

OR

- "it's just anecdotal that the short term rentals Airbnb affect the long term rentals"

In the meantime, ya, the reality is that there's another one -- there's another Airbnb after the family is kicked out of their long term rental homes....

--These days, the reality is that the landlord can make more money during just the few months in the summer with Airbnb than with the long term rentals.

--The fact is that it's very cheap.... like \$50 or \$100 to get a legal Airbnb license and it's legit home business of moneymaking Airbnb.

--The fact is that many landlords don't want paper trails, --so it's not even the license fee,-- but it is all the money that's made from the Airbnb businesses, that's legalized, --and very difficult to manage the busy airbnb businesses and the majority of the airbnb-landlords will continue without ever being confronted.... and the Airbnb-short term rental businesses continue to grow and continue to make money....

-- AT What COST? --- just human lives, just homes, just communities, just family

I get it too.

The other day, when someone I know is wondering how to continue to pay mortgages on their house, I said

- "you'd make the most money with airbnb for the shortest time".
- "with airbnb, you don't have to have somebody else living on your property all the time".

I get it too, in other ways.

- When the Roberts Creek OCPC as a board looks at the municipal SCRD Bylaw 310 Reviewing of the housing AFFORDABILITY,

- When this municipal level Advisory Summit Part1\$Part2 as organized by the organizers looks at the municipal SCRD Bylaw 310 Reviewing of the housing AFFORDABILITY,

- When the provincial and the federal government-industry-politician-workers look at the housing AFFORDABILITY,

--- the Crisis of RENT, the Crisis of housing prioritized as COMMODITY instead of human right is and has continues to be the elephant in the room...

(landlord is a feudal terminology and practice)

This is about homes-housing as a commodity.

This is about human rights.... the policy and the reality about the Self of the Human

--either YES, having the right to have a home

--or NO, the home, the housing will continue to be prioritized as COMMODITY MONEY \$, and the housing &\$ RENT is NOT a human right.....

--In the early 2000s in British Columbia, the timeline which coincides with the Housing Crisis and RENT Crisis, the BC government amended the BC Tenancy Act that removed significant tenant's rights, and installed laws with a loophole that legally permitted property owners/landlords to raise rent without limit.

--And this legal rental increase loophole not only affected/increased the rent without limit (no accident that the housing prices at the same time for all these years since the same early 2000s increased without limit, -- this of course is a global business making few 1% to 10% and wantabes rich comfortable and the majority in stress struggle crisis) - obviously, what was also affected was the quality of the home-living for the renters.

--Hence, our Housing Crisis/ RENT Crisis have already been imbedded since the early 2000s, -- in 2018, the NDP removed the loophole....

-- BUT what the NDP also did in 2018 was that the BC NDP government increased the Annual Allowable Rental Increase from the Liberal's 2017's 2% to the NDP's 2018 4% Allowable Annual Rental Increase.

-- In 2019, The BC NDP again allows 4% Allowable Annual Rental Increase.

-- **IF people created a new and different government management system with the different priorities that genuinely is proactively working for the community**, the Allowable Annual Rental Increase would be at 0% in 2018, -- RENT CONTROL would be put in place, and some of the legally unhealthy RENTS would be reduced..... **and yes, this would definitely affect everybody and everything....**

FACT CHECK: Did the CEO of Nestlé Say Water Is Not a Human Right?

<https://www.snopes.com/fact-check/nestle-ceo-water-not-human-right/>

FACT CHECK: Did the CEO of Nestlé Say Water Is Not a Human Right?

The CEO of a multinational company that makes billions annually selling bottled water called the idea that human...

If people can't afford to work in Vancouver, what happens to the city?

<https://globalnews.ca/news/3851268/if-people-cant-afford-to-work-in-vancouver-what-happens-to-the-city/>

This Advisory Summit part1 \$ part2 (of Bylaw 310) is for the benefit of the community..... for the benefit of all community.

- This Advisory Summit's summary pdf that you emailed to us does not appear to adequately include the INPUT-Summary from those of us committee members who attended the Advisory Summit Part 1. on the Sunshine Coast, BC, on June 4th 2018

- For example,

--I phoned and communicated with Julie Clark, SCRD before the Advisory Summit Meetings - requesting that this Summit make room to discuss our Crisis of RENT, our Crisis of Non-Affordable Housing:

--The reality is that the municipal government, and the municipal Bylaw 310 has very little power to deal with RENT, because other than the very significant community citizens' voices-inputs-no inputs,- the Crisis of RENT and the Healing of RENT involve the provincial and the federal governmental inputs.

--The municipal Bylaw 310 can review and make changes to tiny homes and/or mobile homes on properties, STR short term rentals licensed ,-- BUT THIS does not address RENT.

-- The ongoing request has been that the Advisory Summit dealing with the Municipal Bylaw 310 which includes the Review of the Affordability actually make room for the discussion of the Crisis of RENT and the Crisis of Non-affordable Housing--- with the discussion to help initiate to establish the ways that the Municipal Level of Government can be in pro-active co-conversations with all necessary bodies to evolve to acquire the adequate real power to have a real say regarding RENT.

- At the June 4th 2018 Advisory Summit Part 1.

It was a well organized presentation by the organizers. The committee members discussed in groups the 3 topics chosen by the organizers with the organizer's representatives as the group chair, and at the end the organizer's reps presented the summary briefings.

For example - the Home Based Business Summary re-mentioned the topics discussed but there was no specific indication of what we the committee members commented and requested.

- Hence, at the end,

--I raised my hand and I shared 1 specific consensus input from the group discussions which was that

--we with consensus request that the STR Short Term Rentals due to its immense significance have a Separate Bylaw of it's Own in the Home Based Business Classification of the municipal SCRD Bylaw 310.

- The Crisis of RENT has been habitually neglected, bypassed with "well organized acknowledgments that affordability is a part of community".

--BUT No real room is made for a proper discussion for the Affordability Crisis of RENT --

-- MAKE ROOM for an official pro-active conversation with goals to HEAL RENT - is my request.

-- The continuation of THIS NEGLECT is similar enough as the continuation of the consequences of the harms of the abuses.

-- This Advisory Summit's Part 1 Summary pdf, has again left out what has been the ongoing requests and continues to neglect RENT,

-- for example, your "Regulation of STRs and cannabis production needs to be considered" is an inadequate representation of what the group consensus requested.....

-- What we at This Advisory Summit can do is simply officially address the elephant in the room. : --

-- A) - Hence, instead of the normalized systemic neglect, what This Advisory Summit reviewing the municipal SCRD Bylaw 310 can do is simply address the RENT Crisis at this Advisory Summit,

--- which would include the reality of the STR affecting the LTR, that this is not mere anecdotal.... but part of the crisis...

--- B) - And also officially communicate to the current provincial and the federal governments in Canada that:--

-----The Affordability RENT Crisis of the Housing Crisis cannot and is not genuinely being dealt with

----- including, by the municipal level SCRD Bylaw 310 that deals with THIS Topic in the name of AFFORDABILITY only in the terms such as that of house sizes, and what type of houses... but that absolutely does NOT deal with RENT nor RENT CONTROL.

----- Hence, what is clear is that the Affordability is significantly neglected.

----- At this time, the Affordability is still inadequately looked at/ dealt with...

----- At the very least, begin with officially communicating this, and the municipal-provincial-federal changes that are necessary.....

--Ulla Shine

On Tuesday, June 19, 2018 7:31 AM, Julie Clark <Julie.Clark@scrd.ca> wrote:

Hello Advisory Committee Members,

As promised, here is an updated message that includes the Summary Notes from Summit Part 1, and the agenda for tomorrow evening's Summit Part 2 meeting. We look forward to seeing you there.

Many thanks to the participants of Advisory Summit Part 1 on June 4. We're looking forward to building on the valuable feedback from the first Summit at Advisory Summit Part 2 on this Wednesday evening:

June 20, 6:30pm-8:30pm at Roberts Creek Hall, 1309 Roberts Creek Rd.

The Project: The Advisory Summit meetings are part of the early stages of participation for updating Zoning Bylaw 310. The SCRCD will use the feedback from Advisory Committee minutes and the Summit meetings to refine the plans for broader public participation later in 2018 and early 2019. Please see the anticipated schedule of public participation below, which highlights the types of opportunities for advisory committees and the public to provide feedback.

RSVP: If you have not yet RSVP'd for Advisory Summit Part 2 and you would like to join us, you are welcome to join, please let us know.

Preparation for Summit Part 2: In preparation for Advisory Summit Part 2 please review:

1. The Summary Paper & Questions for Zoning Bylaw 310 (attached)
2. Advisory Summit Part 1: Summary Notes (attached)
3. Current Zoning Bylaw 310 : in particular Section 502-505: choose one topic area to familiarize with:
 - i. Home Based Business
 - ii. Residential Agriculture
 - iii. Housing Diversity

Advisory Summit Part 2 Agenda

- | | |
|--------|--|
| 6:15pm | • Doors open. |
| 6:30pm | • Welcome, introductions and project overview |
| | • Feedback from Summit Part 1 |
| | • public participation plan |
| 7:15pm | • Key Opportunity stations and discussions (4) |
| | • Provide individual feedback |

- 7:50pm • Station host summaries
- 8:10pm • Event feedback, next steps, wrap up
- 8:30pm • End

** please note – The Farm Gate Market wraps up at 6pm. Parking on the street may be necessary if they are still cleaning up.

Best,
julie

Julie Clark, MAeec
Planner, Planning and Development

Sunshine Coast Regional District
1975 Field Road, Sechelt, BC V0N 3A1
Tel: 604 885 6800 ext 6475

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SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 11, 2018

AUTHOR: Sven Koberwitz, Planning Technician

SUBJECT: DEVELOPMENT VARIANCE PERMIT DVP00039 (BARCLAY) - ELECTORAL AREA A

RECOMMENDATIONS

THAT the report titled Development Variance Permit DVP00039 (Barclay) - Electoral Area A be received;

AND THAT Development Variance Permit DVP00039 to vary Section 405 of Zoning Bylaw No. 337, 1990, enabling the creation of 3 hooked parcels, be issued, subject to:

1. Registration of a restrictive covenant on the titles of the affected parcels prohibiting further subdivision of the lands adjacent to the shared-interest common lot unless the minimum parcel size is achieved.
 2. Comments received from the *shíshálh* Nation within the 60 day referral period.
-

BACKGROUND

An application for subdivision of District Lot 6384 is currently under review by the SCRD and the Ministry of Transportation and Infrastructure. The applicant is proposing to subdivide the 28 hectare parent parcel into 5 parcels (Attachment A). The subject property is located at the northeast part of Sakinaw Lake. There is vehicle access to the property, however it does not meet the legal requirement for access approved at subdivision. In order to provide legal access to the parcels, the Provincial Approving Officer with the Ministry of Transportation and Infrastructure has required a shared-interest common lot access, pursuant to Section 12 of the Land Title Act Regulation. This option will result in parcels that are physically separated by a road dedication or another parcel, known as “hooked parcels”.

| | |
|---------------------|--|
| Owner / Applicant: | Seamus Pope, BCLS, for Bruce Barclay and Valerie Pedersen |
| Civic Address: | 14833 Sunshine Coast Highway |
| Legal Description: | District Lot 6384 |
| Electoral Area: | A - Egmont/Pender Harbour |
| Parcel Area: | 28 hectares |
| OCP Land Use: | Rural Residential C |
| Land Use Zone: | RU1A (Rural Residential A) |
| Application Intent: | To enable the creation of hooked parcels with a portion less than the minimum parcel size. |

Table 1 - Application Summary

In order for the proposed subdivision to proceed, a variance to Section 405 of Zoning Bylaw No. 337 must be considered. Section 405 requires that all hooked portions of a parcel must satisfy the minimum parcel area requirements of the applicable subdivision district. If a portion of a parcel does not meet the minimum size requirements then a covenant restricting the use and prohibiting the construction of buildings and structures is required.

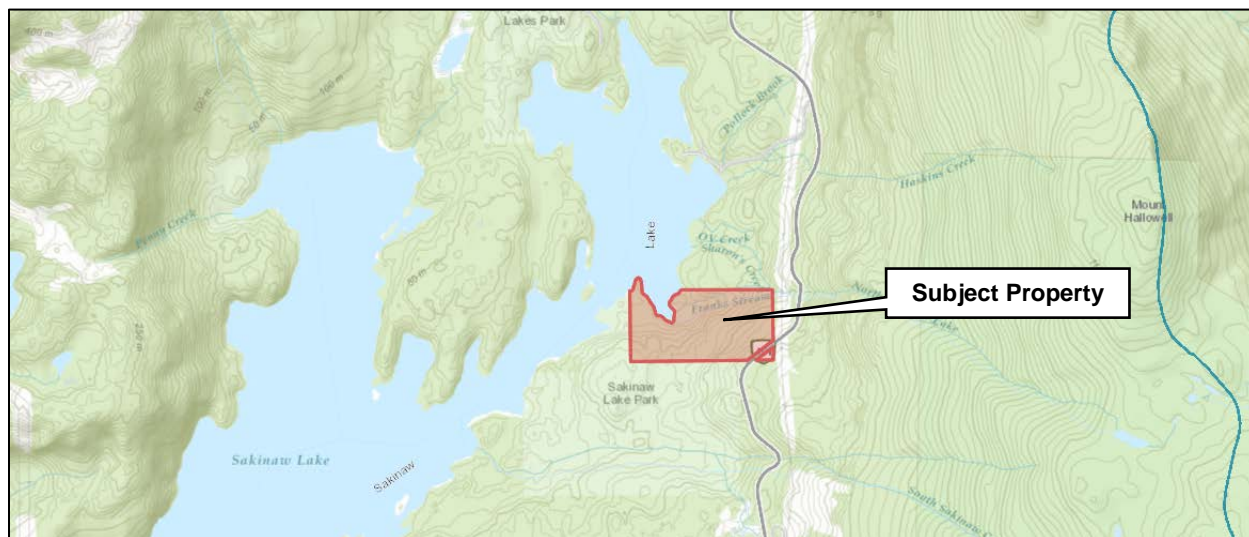


Figure 1 - Location Map

Proposed Lot C and D (see Figure 2 or Attachments A and B) would each contain an existing single family dwelling therefore the hooked parcels would be exempt from the requirements of Section 405. However, Proposed Lot A, B, and the Remainder contain non-complying hooked portions and are therefore the subject of this development variance permit application to enable parcels to be created that do not prohibit construction of buildings and structures.

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

DISCUSSION

Subdivision Application

The parcel is located within Subdivision District H where a minimum parcel size of 1.75 hectares is required. The proposed parcels meet this size requirement, however there are hooked portions which do not meet the conditions required by Section 405.

Access from the legal frontage along the Sunshine Coast Highway has not been constructed due to the steep terrain. Existing access is provided by a gravel road that crosses a BC Hydro right-of-way and several private parcels to the north. The existing access is not tenured nor registered and therefore not legally secured and cannot be relied upon for legal access at time of subdivision.

The road currently provides access for two existing single family homes that are located on the northwest part the property on portions of proposed Lots C and D. These homes are owned by the two applicants for this file.

Providing legal road frontage to all new parcels is a requirement of the *Land Title Act*. Rather than dedicating a public road right-of-way the Provincial Approving Officer may accept legal access via a shared interest common lot, as identified with the Land Title Act Regulation. The common lot is jointly owned via an equal shared interest as noted on the title of all the proposed parcels.

The shared-interest lot will include the area of the existing gravel road in addition to an area where an alternate access could be constructed should the existing untenured access be compromised for any reason.

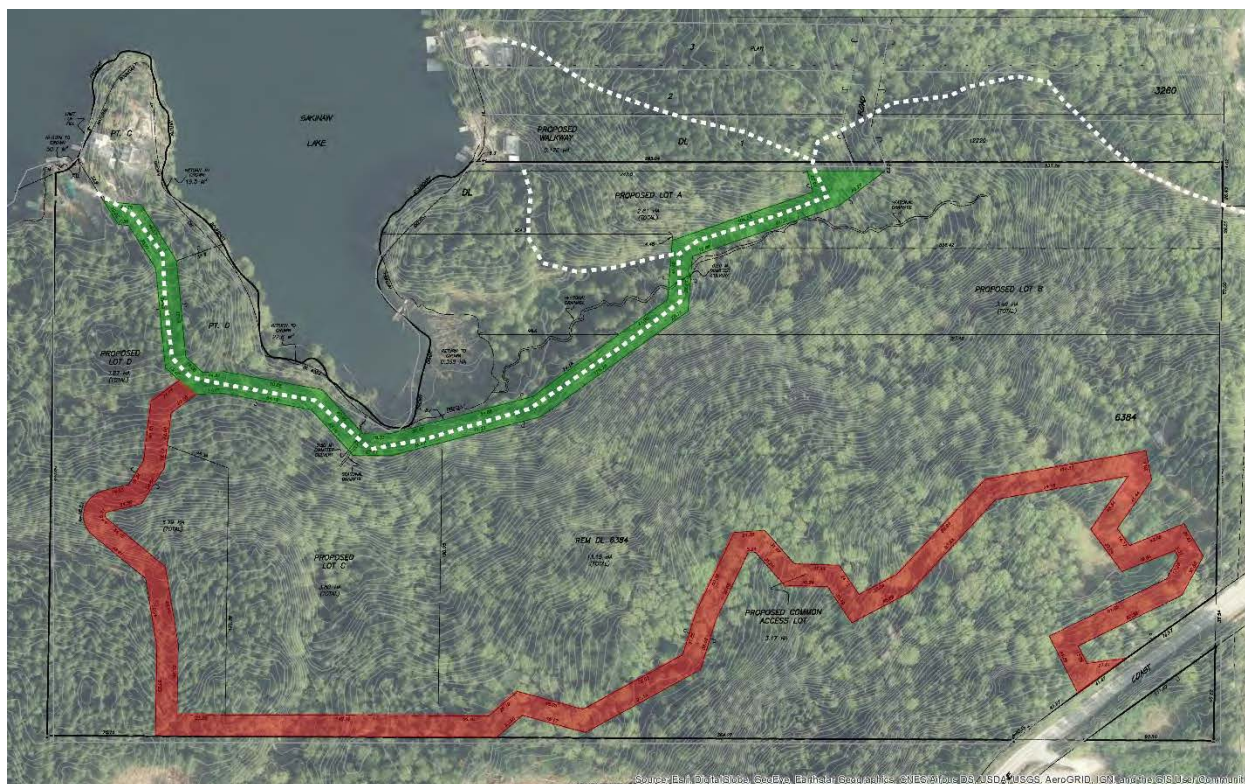


Figure 2 - Green section of shared common lot indicates existing road. Red indicated potential future access. White dashed line indicates existing gravel roads. (See attachment B for enlarged version.)

Hooked Parcels

Section 406.1(e) of Zoning Bylaw No. 337 provides for an exemption from minimum parcel size requirements if a hooked parcel is subdivided for the purposes of eliminating a hook. In order to prevent the subsequent subdivision and unhooking of the proposed lots it is recommended that a restrictive covenant be registered on title of the affected parcels to prohibit any further subdivision that does not meet the minimum parcel size requirements.

Options

Possible options to consider:

Option 1: Issue the permit.

This option would vary the requirement for all physically separate hooked portions to meet the minimum parcel area required by Section 405 of Zoning Bylaw No. 337.

Issuance of the DVP would be subject to the following conditions:

1. Registration of a restrictive covenant prohibiting further subdivision of the lands adjacent to the shared interest common lot unless the minimum parcel size requirement in force at the time can be met.
2. Comments received from the *shíshálh* Nation within the 60 day referral period.

The Provincial Approving Officer has the responsibility to ensure appropriate legal access for new lots. Planning staff believe this novel solution to provide legal access is appropriate considering the challenging terrain and presence of an existing gravel road. Should the existing access be compromised other legal access options will be available directly off Sunshine Coast Highway.

Staff recommend this option.

Option 2: Deny the permit.

This option would require a revised layout of the proposed subdivision that meets the minimum parcel area requirements.

Consultation

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

| Referral Agency | Comments |
|--|---|
| <i>shíshálh</i> Nation | Referred on September 12, 2018. No comments have been received to date. |
| Egmont/Pender Harbour Advisory Planning Commission | Referral to September 26, 2018 meeting. |
| Neighbouring Property Owners / Occupiers | Notifications were distributed to owners and occupiers within 100 metres of the subject property. No comments have been received to date. |

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRD has received a development variance permit application to vary Section 405 of Zoning Bylaw No. 337. The intent of the application is to enable the subdivision of a 28 hectare parcel into 5 lots. Proposed lots A, B, and Remainder of District Lot 6384 contain hooked portions which do not comply with the section of the bylaw respecting hooked parcels.

Due to the steep terrain and related access challenges the Provincial Approving Officer has accepted that legal access be provided by a shared interest common lot per the Land Title Act Regulations. The presence of this common parcel creates hooked parcels and a development variance permit has been requested to support the subdivision approval.

Staff recommend approval of the application subject to the conditions noted in the report.

Attachments

Attachment A - Proposed Subdivision Layout

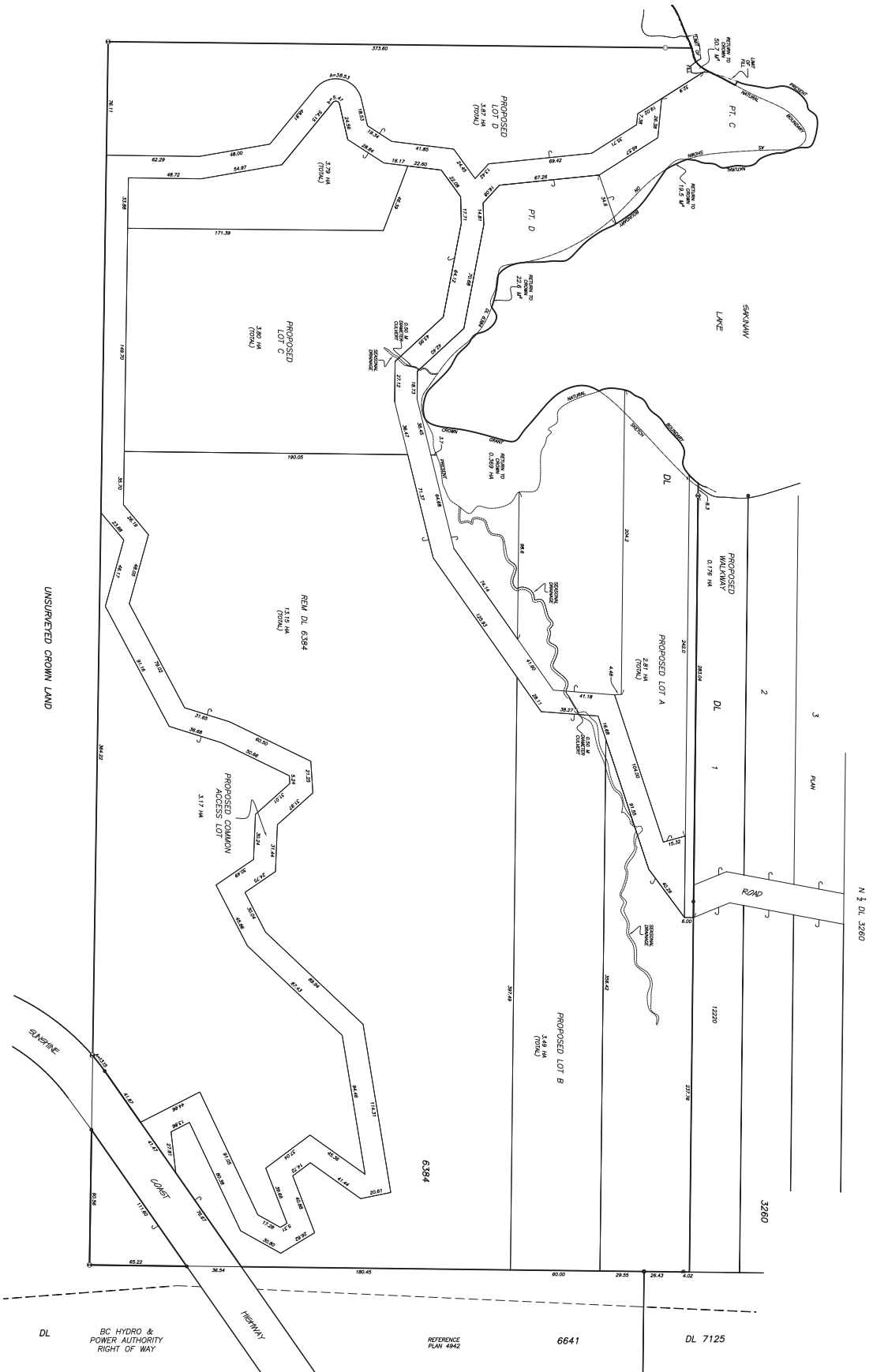
Attachment B - Shared Common Lot Access Map

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

20 0 20 40 60
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PRELIMINARY

Attachment A



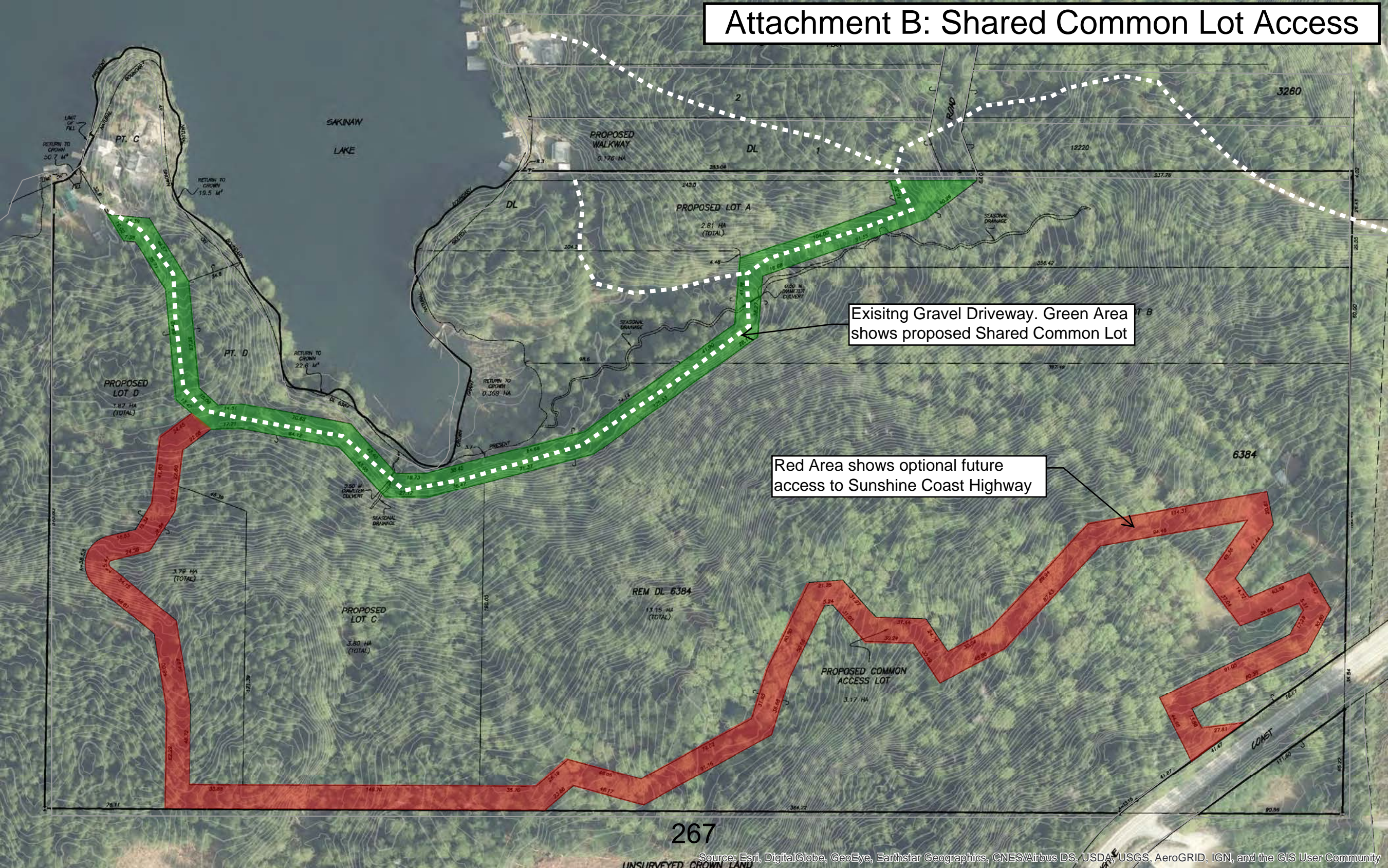
PRELIMINARY

THE PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CITY OF NEW WESTMINSTER. THE PLAN IS THE PROPERTY OF THE CITY OF NEW WESTMINSTER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE CITY OF NEW WESTMINSTER.

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Attachment B: Shared Common Lot Access



Existing Gravel Driveway. Green Area shows proposed Shared Common Lot

Red Area shows optional future access to Sunshine Coast Highway

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 11, 2018

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

SUBJECT: **PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT - 2018 Q3 REPORT**

RECOMMENDATION

THAT the report titled Planning and Community Development Department - 2018 Q3 Report be received.

BACKGROUND

The purpose of this report is to provide an update on activity in the Planning and Community Development Department for the Third Quarter (Q3) of 2018: July 1 to September 30, 2018.

The report provides information from the following divisions: Planning & Development, Building, Ports & Docks, Facility Services & Parks, Corporate Sustainability, Recreation & Community Partnerships, and Pender Harbour Aquatic & Fitness Centre.

PLANNING AND DEVELOPMENT DIVISION

Regional Planning [500]

Key projects in Q3 included:

- Regional Inter-Jurisdictional Invasive Plant Management Strategy for the Sunshine Coast. The Invasive Species Technical Working Group reviewed the final changes to the document and the next step is to present to Committee for review. The scope of the document includes disposal, which is a concern identified through the strategy development process.
- Dialogue with Vancouver Coast Health, member municipalities and other key organizations about opportunities to access recently-announced childcare grants. Staff are striving to identify ways SCRD can assist, within the regional district model, Coast initiatives to enhance childcare availability and access. Although SCRD does not have a service for childcare, a role providing data or leveraging an SCRD facility may be a fit. Staff will update the Committee as this dialogue evolves.

Rural Planning [504]

Key projects in Q3 included:

- Densification Strategies to support Affordable Housing – OCP amendments have been adopted into the official community plans for Halfmoon Bay, Roberts Creek, Elphinstone and West Howe Sound. The policies were also included into Bylaw 708: Egmont/Pender Harbour Community Plan at Second Reading in July.
- Short Term Rentals – stakeholder meetings held and two reports considered at Planning and Community Development Committee: Public Participation at February 8, 2018 and Policy Options at March 8, 2018.
- Zoning Bylaw 310 Review – Phase 1 of public participation is complete. A public participation report for October 11, 2018, Planning and Community Development Committee agenda summarizes feedback received. Phase 2 is anticipated to run from October to December 2018 and will include focus groups and public workshops.
- Twin Creeks Official Community Plan Review – referral responses were received from external agencies in Q3. Comments will be reviewed and next steps in the approval process will commence in Q4.
- Temporary Housing Pilot Project – A report outlining project potentials was presented at September 6, 2018 PCDC meeting. A follow up report with an implementation plan and bylaw amendments is due for Q1 2019.
- Following Board directives on regional growth, SCRD corresponded with member municipality staff inviting them to a dialogue/cooperation on regional growth management tools and requesting municipal response to the Sustainable Land Use Principles.

OPERATIONS

Development Applications Statistics

| Applications Received | Area A | Area B | Area D | Area E | Area F | Areas B, D, E, F | Q3 2018 | 2018 YTD |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|-------------------------|----------------|-----------------|
| Development Permit | 4 | 1 | | 2 | 1 | | 8 | 26 |
| Development Variance Permit | 3 | | | | | | 3 | 11 |
| Subdivision | 1 | 1 | 1 | 3 | | | 6 | 22 |
| Rezoning/OCP | 3 | | 2 | | | 1* | 6 | 15 |
| Board of Variance | | 1 | | | | | 1 | 1 |
| Agricultural Land Reserve | | | | | | | 0 | 0 |
| Total | 11 | 3 | 3 | 5 | 1 | 1 | 24 | 76 |

*Cannabis Regulations Bylaw 310.183 for Electoral Areas B, D, E, F

There were 23 Development Applications received in Q3 2018 compared to 23 in Q3 2017.

- The 2017 total for Development Applications was 80.
- The 2016 total for Development Applications was 57.
- The 2015 total for Development Applications was 51.

Provincial and Local Government Referrals

| Referrals | DoS | ToG | SIGD | Isld Trst | SqN | Province | Other* | Q3 2018 | 2018 YTD |
|------------------|------------|------------|-------------|------------------|------------|-----------------|---------------|----------------|-----------------|
| Referrals | | | | | | 4 | | 4 | 18 |

There were 5 Referrals received in Q3 2018 compared to 8 in Q3 2017.

- The 2017 total for Referrals was 36.
- The 2016 total for Referrals was 34.
- The 2015 total for Referrals was 48.

Building Permit Reviews Completed by Planning Staff

| BP Review | Area A | Area B | Area D | Area E | Area F | Q3 2018 | 2018 YTD |
|--|---------------|---------------|---------------|---------------|---------------|----------------|-----------------|
| Building Permit Reviews by Planning | 20 | 10 | 4 | 9 | 9 | 52 | 201 |

There were 52 Building Permit Reviews completed in Q3 2018 compared to 64 in Q3 2017.

- The 2017 total for Building Permit Reviews was 241.
- The 2016 total for Building Permit Reviews was 293.
- The 2015 total for Building Permit Reviews was 215.

Development Applications Revenue

| Revenue Stats | Area A | Area B | Area D | Area E | Area F | Q3 2018 | 2018 YTD |
|------------------|---------|---------|---------|---------|--------|----------|----------|
| DP | \$1,350 | \$400 | | \$500 | \$500 | \$2,750 | \$12,450 |
| DVP | \$1,650 | | | | | \$1,650 | \$6,650 |
| Subdivision | \$700 | \$865 | \$2,680 | \$4,575 | | \$8,820 | \$22,785 |
| Rezoning/ OCP | \$2,900 | | \$2,900 | | | \$5,800 | \$43,145 |
| BoV | | \$1,000 | | | | \$1,000 | \$1,000 |
| ALR | | | | | | | |
| Total | \$6,600 | \$2,265 | \$5,580 | \$5,075 | \$500 | \$20,020 | \$63,245 |

Development Applications revenue was \$19,020 in Q3 2018 compared to \$22,920 in Q3 2017.

- The 2017 total for Development Applications revenue was \$63,360.
- The 2016 total for Development Application revenue was \$54,505.

BUILDING DIVISION

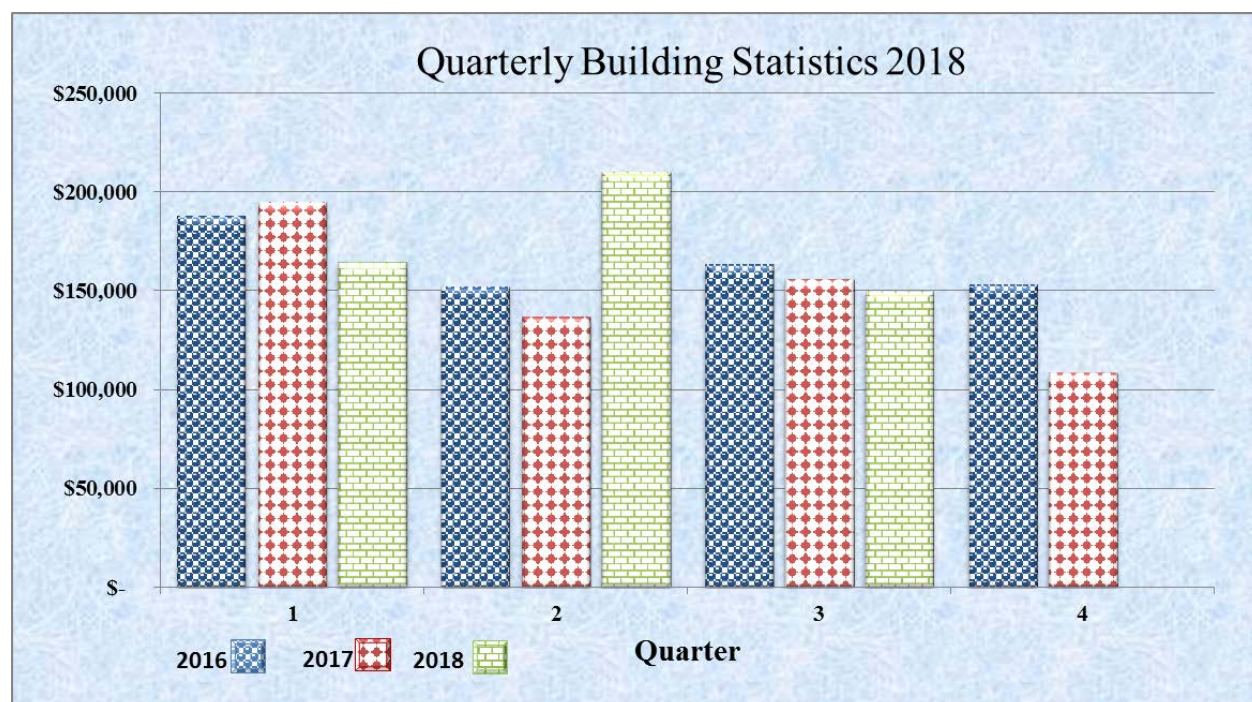
Building staff are preparing for the introduction of an updated BC Building and Plumbing Codes on December 10, 2018.

The 2018 BC Building and Plumbing Code will include most of the 2015 National Code requirements and some variations specific to British Columbia. Some important BC-specific code changes introduced in the 2018 BC Building Code include:

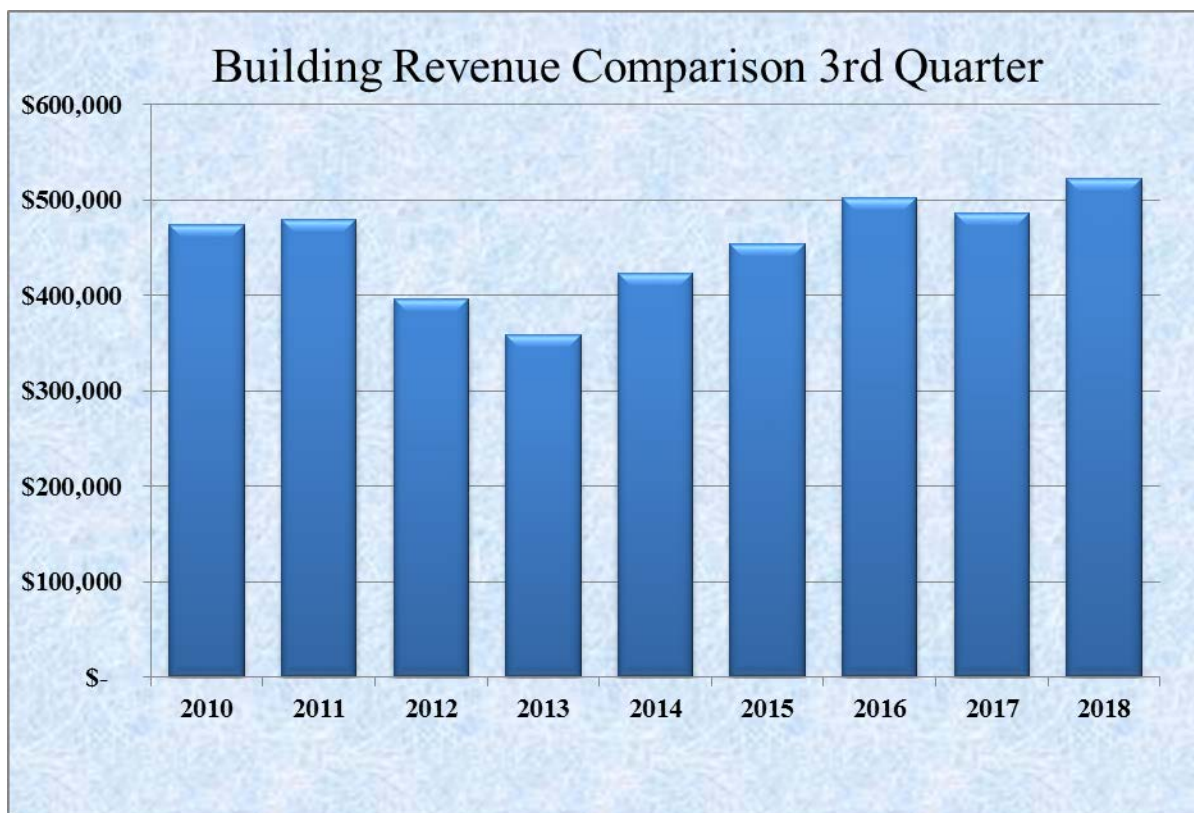
- increasing building accessibility for persons with disabilities,
- improving the energy efficiency of buildings to require compliance with new building energy efficiency codes and standards
- providing a variation to the National Building Code requirements for mid-rise combustible buildings to require 10 percent street frontage and exterior cladding with increased fire resistance, and
- updating radon data, based on recent studies.

Building Officials will attend mandatory training November 28-30, 2018.

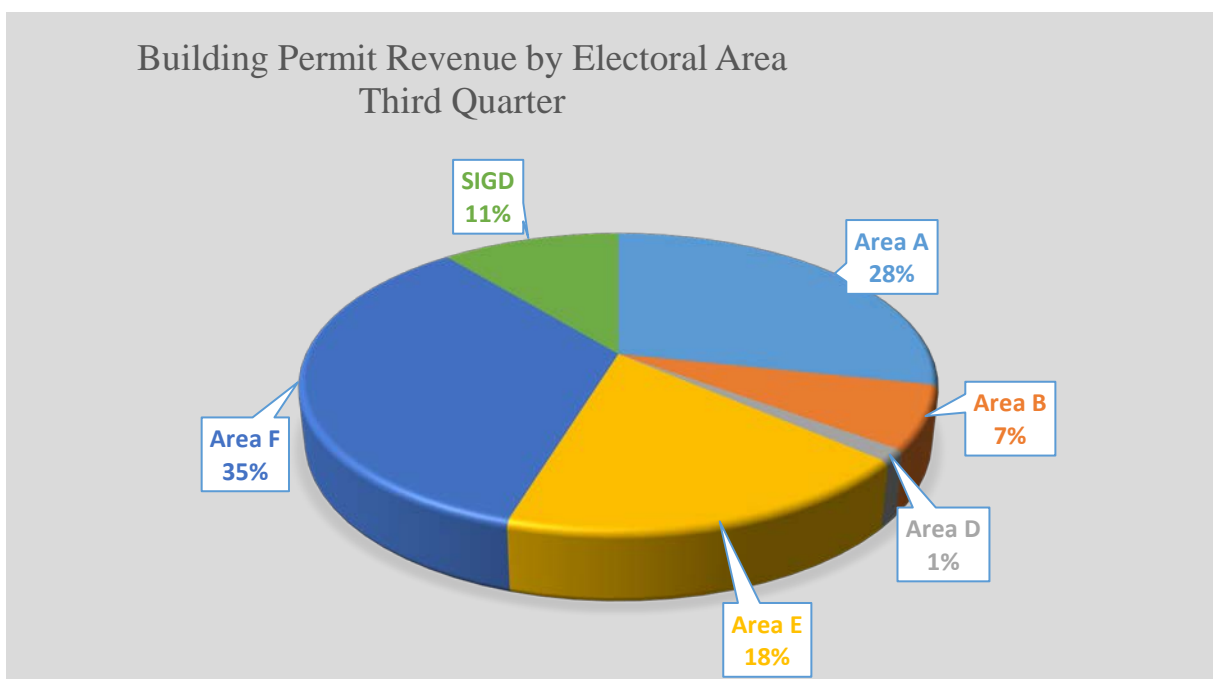
Quarterly Building Statistics Comparison 2016 – 2018



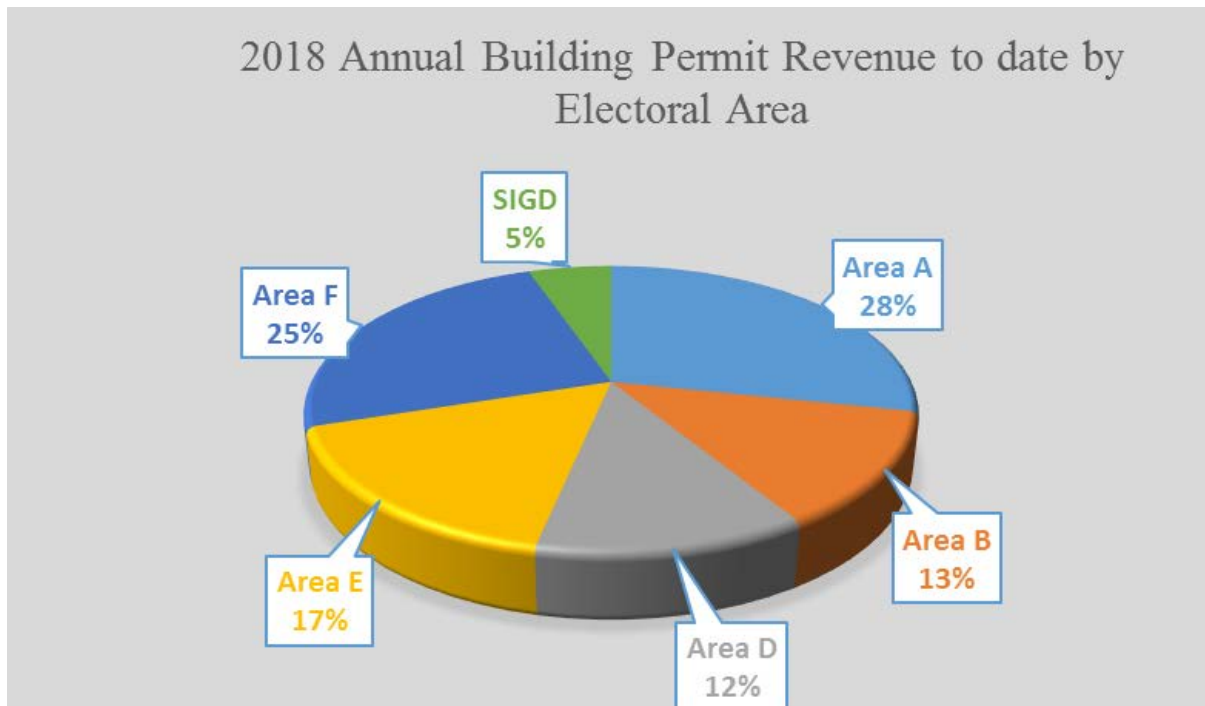
Building Revenue Q3 Comparison 2010 - 2018



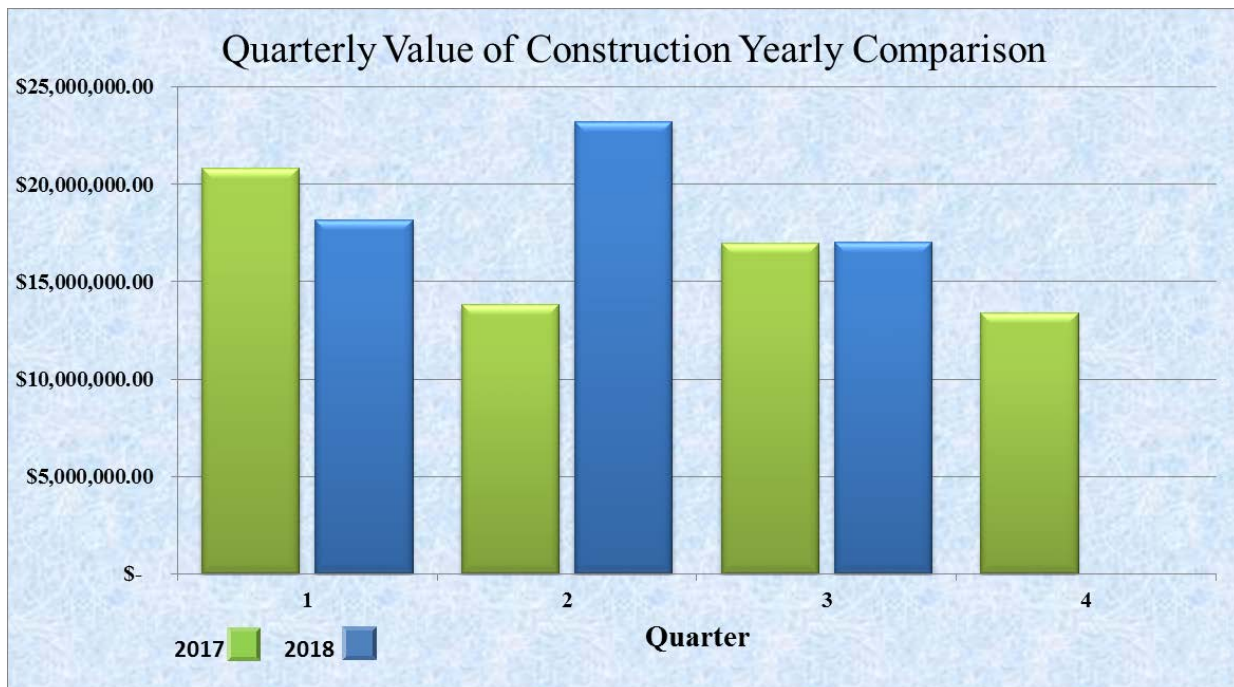
Building Permit Revenue by Electoral Area – Q3 2018



Building Permit Revenue by Electoral Area 2018 year to date



Quarterly Value of Construction Yearly Comparison 2017 - 2018



PORTS AND DOCKS DIVISION

OPERATIONS

Seasonal preventative maintenance, inspections and additional minor repairs took place from September 14 – 30.

Maintenance and inspection of dock cranes was completed in Q2. Planning for recommended repairs will follow.

A request for proposals for a new routine inspection and maintenance contract was developed in Q3, with release to follow.

BC Ferries Langdale Terminal Development Project – Impacts to Langdale Float

BC Ferries recently hosted an information session for the overhead walkway component of the Langdale Terminal Upgrade project. The session was attended by SCRD staff and other community stakeholders including a few POMO members (invitations from BC Ferries were coordinated by SCRD).

Based on information provided by BC Ferries, staff note that:

- BC Ferries' goal is minimize disruption to passengers, ferry and transit service. No significant service impacts are expected.
- During implementation there will be construction zones, laydown areas and separate parking for the construction vehicles.
- During the overhead walkway construction, the public float may be temporarily closed for construction equipment / materials pick-up and drop-off. A detailed plan for closures will be shared. SCRD will forward the plan to POMO for comments and as information when received.
- Public bus transportation is not anticipated to be impacted.
- Once construction is complete there will be a +/- 10m height restriction for boats using the Langdale float (impacting large sailboats only).

Staff will continue to coordinate with BC Ferries in an effort to support communications to Langdale float users.

PORTS MONITORS (POMO) COMMITTEE

The POMO approach of “eyes on the dock” to identify condition, maintenance or operation issues provided useful feedback during Q3 that enables SCRD to respond to issues more quickly and more efficiently.

A number of updates were published to POMO representatives in Q3 providing updates on service interruptions and mitigating measures related to capital projects and emergency repairs at docks. Water taxi companies and emergency service providers were also notified.

A POMO meeting was held on July 11, 2018. The meeting included a field tour of Hopkins Landing to provide education on the components of a dock and how to report issues.

POMO advice was sought on design for a new maintenance contract scope of work, with input used to prepare a request for proposals.

MAJOR PROJECTS

- Gambier Float replacement - installation completed in Q2 with some decking and minor finishing completed in early Q3. Staff are working to resolve a few outstanding design details including pile well rail.
- Ports load ratings and safety assessment RFQ was tendered on September 18, 2018.
- Engineering for 2018 capital projects initiated in Q2. A ports capital project update to the community is planned for Q4.

FACILITY SERVICES DIVISION

Building Maintenance [313]

| Building Maintenance Tickets | July 1 – Sept 30 |
|---|-------------------------|
| Tickets received | 43 |
| Tickets resolved | 50 |
| Open (unresolved) tickets as of June 30 th | 26 |

Recreation Facilities [613]

Gibsons and Area Community Centre

- Dry floor season ended and ice installation completed as scheduled.
- Plant room exhaust fan replacement project completed.
- Annual fire safety system inspections completed by contractor.
- Annual boiler maintenance by contractor.
- Ongoing routine preventative maintenance.

Sechelt Aquatic Centre

- Annual fire safety system inspections completed by contractor.
- Hot tub drained and shutdown during Stage 4 outdoor water use restrictions.
- Ongoing routine preventative maintenance.

Sunshine Coast Arena

- Condenser replacement and closed loop ammonia compressor cooling project completed.
- Annual fire safety system inspections completed by contractor.
- Ongoing routine preventative maintenance.

Gibsons & District Aquatic Facility

- Annual shut down maintenance completed.
- Annual boiler maintenance completed by contractor.
- Annual pool basin painting completed by contractor.
- Annual fire safety system inspections completed by contractor.
- Ongoing routine preventative maintenance.

PARKS DIVISION

Cemeteries [400]

Q3 Statistics – July 1st to Sept 30th

| | 2018 Q3 | 2017 Q3 | 2018 Q3 | 2017 Q3 |
|--------------------|---------|---------|------------|------------|
| Service | Burials | Burials | Cremations | Cremations |
| Plots Sold | 5 | 2 | 1 | 2 |
| Niches Sold | N/A | N/A | 1 | 3 |
| Interments | 0 | 3 | 8 | 3 |
| Inurnments (Niche) | N/A | N/A | 1 | 2 |

Parks [650]

PROJECTS

Parks, Trails and Beach Access

- Suncoaster Trail Phase 2 planning continued. Diamond Head Consulting has completed their desktop and field review of the updated proposed alignment for discussion with land managers, stakeholders and the community. Focus groups and public open house will take place in Q4.
- Katherine Lake Campground closed September 16 after a very successful and busy camping season.
- Tree management work completed at Grandview Heights Park (Area E), Cliff Gilker Park (Area D), George Cormack Park (Area B), and Sir Thomas Lipton Park (Area F). Comprehensive tree assessment completed at West Beach Park (Area F) in advance of tree management work to occur early in Q4.
- Hours of use of the Shirley Macey Tot Water Park were reduced during Stage 3 Outdoor Water Use Restrictions and the water park was closed during Stage 4 Outdoor Water Use Restrictions.

Sports Fields

All sports fields were fertilized and seeded in Q3.

Number of bookings per sports field in 2018 Q3 compared to 2017 Q3 bookings:

| Sports Field | 2018 Q3 Bookings | 2017 Q3 Bookings |
|--------------------|------------------|------------------|
| Lions Field | 14 | 17 |
| Cliff Gilker | 173 | 160 |
| Connor Park | 94 | 32 |
| Maryanne West | 4 | 11 |
| Shirley Macey Park | 129 | 98 |

Due to field compaction during drought conditions, Shirley Macey Field 1 was closed July 26th and Field 2 was closed Aug. 27th. This was to prevent further field damage and injury to users.

SCRD was notified of the success of the sports field water efficiency project application to the Infrastructure Planning Grant Program. Approval details are to be received in Q4. Staff will prepare the project for initiation.

Community Halls

Number of bookings in Community Halls in 2018 Q3 compared to 2017 Q3 bookings:

| Community Hall | 2018 Q3 Bookings | 2017 Q3 Bookings |
|-----------------------|-------------------------|-------------------------|
| Eric Cardinall | 31 | 56 |
| Frank West Hall | 31 | 46 |
| Coopers Green | 42 | 33 |
| Chaster House | 55 | 69 |

- A second application for rehabilitation work at Grantham's Hall was made to the Canada Cultural Spaces Fund program. SRCD continues to liaise with Government of Canada staff. Staff are prepared to tender the project pending Board confirmation of a capital funding plan.
- The replacement of the roof at Frank West Hall/Cliff Mahlman Fire Hall (RFT 18 336) was tendered in Q3 for close on August 27. SCRD website and BCBid postings were used. As no bids were received, staff are preparing to retender for spring construction. Maintenance will be completed on the roof to extend life through the winter.
- The Coopers Green Hall Replacement Design Project Task Force conducted their final meeting in Q3, having completed a schematic design for the project. Detailed design work continues and, following Board direction, staff will prepare a capital funding plan.
- Staff are coordinating with tenants at the Pender Harbour Ranger Station for installation of a new heating system to replace the end-of-life oil-fired system. An energy review was completed and specification developed. Work is planned to be completed before colder winter weather arrives.

Dakota Ridge [680]

- Access road condition was reviewed in Q3. Maintenance work is scheduled for early Q4.
- The 2017/2018 winter recreation season saw higher than normal snowfall and increased costs for snow clearing services. Staff are actively monitoring budget impacts.
- A volunteer work party is scheduled for October 13 to help prepare for the 2018/2019 season.

RECREATION AND COMMUNITY PARTNERSHIPS DIVISION

Project Highlights

- GDAF shutdown took place July 1 to 28 which allowed for regular maintenance to take place.
- GACC held a successful full fire drill evacuation on September 11. The Gibsons and District Volunteer Fire Department took part and provided feedback through a debrief process. Fire drills in other facilities are planned for Q4.
- GACC Arena ice opened for operations on August 20.
- SCA Arena ice was scheduled to open on Monday September 24 however the opening was delayed to October 2 to accommodate the replacement of the condenser and installation of a water-efficient closed-loop cooling system. The project was completed ahead of the revised opening schedule and SCA ice will be open October 1. Ice users have been informed and bookings confirmed.
- Fall recreation programming in schools was initiated, organized through the Joint Use Agreement. Staff continue to collaborate with SD46 on refining procedures associated with this agreement.

Gibsons and District Aquatic Facility

Admissions and Program Registrations

| GDAF | Q3 2018 | Q3 2017 |
|-----------------------|----------------|----------------|
| Admission Visits | 2779 | 1040 |
| Program Registrations | 668 | 701 |

This represents an increase of 1739 admission visits for the July – September 2018 period. In 2017 the facility was closed in September for the repair and install of the Hot tub.

These numbers include 271 L.I.F.E Admissions for those requiring participation assistance for 2018.

Gibsons and Area Community Centre

Admissions and Program Registrations

| GACC | Q3 2018 | Q3 2017 |
|-----------------------|----------------|----------------|
| Admission Visits | 19468 | 15761 |
| Program Registrations | 874 | 1343 |

This represents an increase of 3707 admission visits in the July – September 2018 period. This increase is primarily due to improved and more accurate tracking of actual numbers with respect to facility rental totals.

Included in this admission total are 287 L.I.F.E admissions for those requiring participation assistance for 2018 and arena facility rental attendance.

Program registration decrease due in part to less programs being available as compared to 2017.

Sunshine Coast Arena

Admissions and Program Registrations

| SCA | Q3 2018 | Q3 2017 |
|-----------------------|----------------|----------------|
| Admissions | 719 | 1384 |
| Program Registrations | 105 | 0 |

This represents a decrease of 665 admission visits in the July – September 2018 period. There were fewer facility rentals this quarter as well which accounts for most of the decrease.

Included in this total are 4 L.I.F.E admissions for those requiring participation assistance for 2018.

Sechelt Aquatic Centre

Admissions and Program Registrations

| SAC | Q3 2018 | Q3 2017 |
|-----------------------|----------------|----------------|
| Admission Visits | 36724 | 33727 |
| Program Registrations | 1945 | 2755 |

This represents an increase of 2997 admission visits in the July – September 2018 period.

Included in this total are 2171 L.I.F.E. admissions for those requiring participation assistance for 2018.

Program registration decrease in part due to no private lessons in 2018 and Swim Fit was a registered program in 2017 but became a drop in program in 2018.

Pender Harbor Aquatic and Fitness Centre

Admissions and Program Registrations

| PHAFC | Q3 2018 | Q3 2017 |
|-----------------------|----------------|----------------|
| Admission Visits | 1674 | 1218 |
| Program Registrations | 153 | 351 |

This represents an increase of 456 visits for the July – September 2018 period.

Included in this total are 46 L.I.F.E admissions for those on low income for 2018.

Program registrations decrease due in part to lower enrollment in the Swim Lessons as well as some programs in 2017 were not available for 2018 (Healthy New Start, Steady Feet).

Project Highlights

- Annual Shutdown of 6 weeks July 28-September 9 which allowed for annual maintenance to take place.
- Facility opened with a 'Welcome Back' Trivia Challenge which promoted patrons to read the Recreation Guide to find answers to program questions.

| Reviewed by: | | | |
|--------------|--|-------------|--|
| Manager | X- A. Allen X- D. Cole X- K. Preston X- K. Robinson X- A. Whittleton | Finance | |
| GM | | Legislative | |
| CAO | X- J. Loveys | Other | |

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 11, 2018

AUTHOR: Remko Rosenboom, General Manager, Infrastructure Services

SUBJECT: **INFRASTRUCTURE SERVICES DEPARTMENT – 2018 Q3 REPORT**

RECOMMENDATION(S)

THAT the report titled Infrastructure Services Department – 2018 Q3 Report be received.

BACKGROUND

The purpose of this report is to provide an update on activities in the Infrastructures Services Department for the Third Quarter (Q3) of 2018: July 1 – September 30.

The report provides information from the following divisions: Water, Wastewater, Solid Waste, Recycling, Green Waste, Transit and Fleet.

Utilities Division [365, 366, 370]

PROJECTS - CAPITAL WORKS

- **Watermain Replacement Program**

- North and South Pender Harbour Watermain Replacement
 - Construction will begin in mid-October 2018 with expected completion in February 2019. The deadline for the Clean Water and Wastewater Fund (CWWF) grant for these projects is March 31, 2019.
- Chapman Creek Bridge Watermain Replacement
 - The 200mm watermain attached to the Chapman Creek Bridge is in need of replacement due to age and corrosion. Surveying and design has been completed. Tendering will take place in Q4 2018 and construction is expected to be completed by April 2019.
- Exposed Watermain Rehabilitation
 - The tender closed on September 28, 2018 and submissions are being reviewed.
- Eastbourne Watermain Replacement
 - Design for the replacement of a 400 meter section of the Eastbourne watermain is complete. The work will replace a small diameter surface-laid waterline with a buried 50mm HDPE watermain. The work is to be tendered and installation of the watermain will be completed in Q4 2018.
- Henry Road Watermain Replacement
 - Design and permitting is underway to replace 480 meters of 150mm asbestos cement watermain with 200mm ductile iron watermain between Russell and Reed Road.

- **Water Projects**

- Soames Chlorination Project
 - The chlorination station has now been completed and put into service. Security fencing and site remediation will be completed by the end of October 2018.
- Chapman Lake Infrastructure Improvement Project
 - A decision on the Tetrahedron Park boundary amendment is expected from the BC Legislature during the spring 2019 session. Construction is projected to begin in June or July 2019.
- Groundwater Investigation– Phase 2
 - The test drilling of the four well sites is complete and well testing will be finalized in November 2018. The subsequent data analyses will determine the water quality, the potential and sustainable yield of the well sites and any potential impacts. A delay in the permitting process for the test drilling

- could result in this report being brought forward to the January 2019 Infrastructure Services Committee meeting.
- The findings of the Groundwater Investigation - Phase 2 project will determine if the drilling of a new production well is required prior to a Water Licence application being made or can occur in parallel or afterwards. As the Provincial process of such an application can take up to 2 years. The previously reported commissioning timeline of any new production wells in 2021-2022 remains the goal.
- Raw Water Reservoir(s)
 - The Project Team is working to update the water demand analyses and gain a better insight into the required storage volume of one or more Raw Water Reservoir(s). At the same time, the Project Team is determining the feasibility of several concepts of Raw Water Reservoir(s) and the identification of potential sites for one or more of these reservoirs. As per the April 2018 Infrastructure Services Committee staff report, the timeline for a first report on project outcomes is expected for the January 2019 Infrastructure Service Committee meeting.
 - Universal Metering Program
 - Phase 2 is complete. A total of 4765 meters have now been installed in the Electoral Areas of the regional water system. Options for implementation and funding of Phase 3 will be brought forward to the 2019 Pre Budget.
 - Review Bulk Water Agreement Town of Gibsons
 - Staff have had four meetings over the course of the past number of weeks with the Town of Gibsons staff.
 - Town of Gibsons Zone 3 uncoupling
 - The SCRD and the Town of Gibsons staff continue to meet and discuss process, impacts and infrastructure upgrades required to facilitate the Town of Gibsons taking over the primary water supply to Zone 3. A report on this process will be brought to a future committee meeting.
 - Chapman Water Treatment Plant Chlorination Project
 - The RFP document for engineering will be issued in Q4 2018 for the works to be completed in 2019.
 - Langdale Well Upgrading
 - Preliminary design for the replacement pump and motor at the Langdale Well is complete. The next phase is the assessment of the well casing and includes any maintenance work that is recommended through this assessment process. The second phase will be the replacement of the pump and motor and will be completed in Q1 2019.

- **Wastewater**

- Square Bay Wastewater Plant
 - Construction of a new wastewater plant at Square Bay is underway with completion targeted for the end of November 2018. Major equipment, plumbing and electrical is currently being installed.
- Canoe Road Wastewater Field and Collection System Replacement
 - The preliminary design has been received and is being reviewed.
- Merrill Crescent Wastewater Field Replacement
 - Final design has been received and is being reviewed.
- YMCA/Langdale Wastewater Plants
 - Work continues with the YMCA on implementation of the transition.
- Curran Road
 - A summary report was received with recommendations to replace all of the aging outfall pipe weights on the Curran Road outfall. A scope of work and funding review for replacement is underway.
- Woodcreek Wastewater Plant
 - As reported in the CAO Board report of September 27, 2018; a comprehensive report on all the SCRD wastewater facilities will be brought to Pre Budget meetings. A Warning Letter under the *Environmental Management Act* regarding ongoing performance issues at this facility was received on July 24, 2018. Short term mitigation measures are being implemented.

- **Drought Management Plan 2018**

- The following dates of the watering restriction stages were called in 2018:

| Stage | Called on |
|-------------------|-----------|
| Stage 2 | 5-Jul |
| Stage 3 | 13-Aug |
| Stage 4 | 31-Aug |
| Return to Stage 2 | 14-Sep |
| Stage 1 | 17-Sep |

The 2018 Drought Management Plan implementation will be evaluated and recommendations will be brought to a future committee meeting.

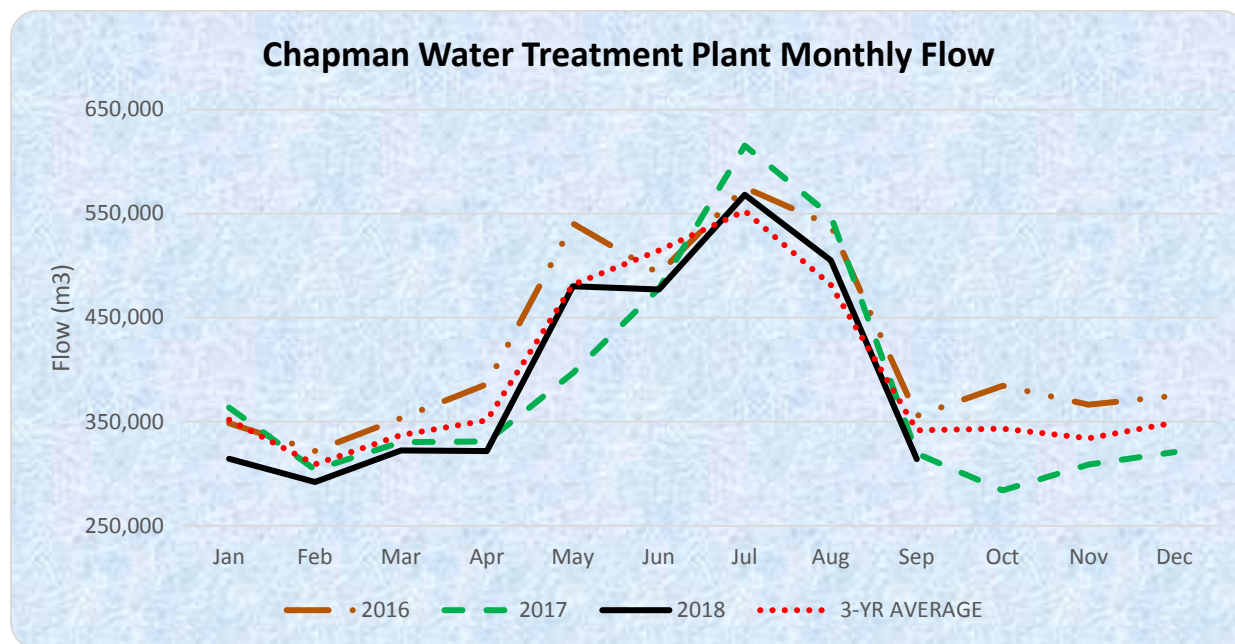
- To date, 128 complaints or self-identified potential infractions, issued 40 formal Notifications of Infractions (warning letters) and issued one fine.

- The siphons at Chapman Lake were in use for 14 days in late August and early September to augment the flows from Edwards Lake. The siphons have now been winterized.
- **Demand Reduction Rebate Programs**
 - Details of the Rainwater Harvesting Rebate Program are being finalized. Program design, eligibility criteria, application forms, and a communication plan are under development and will be implemented in Q4 2018.

OPERATIONS - WATER DISTRIBUTION SYSTEM

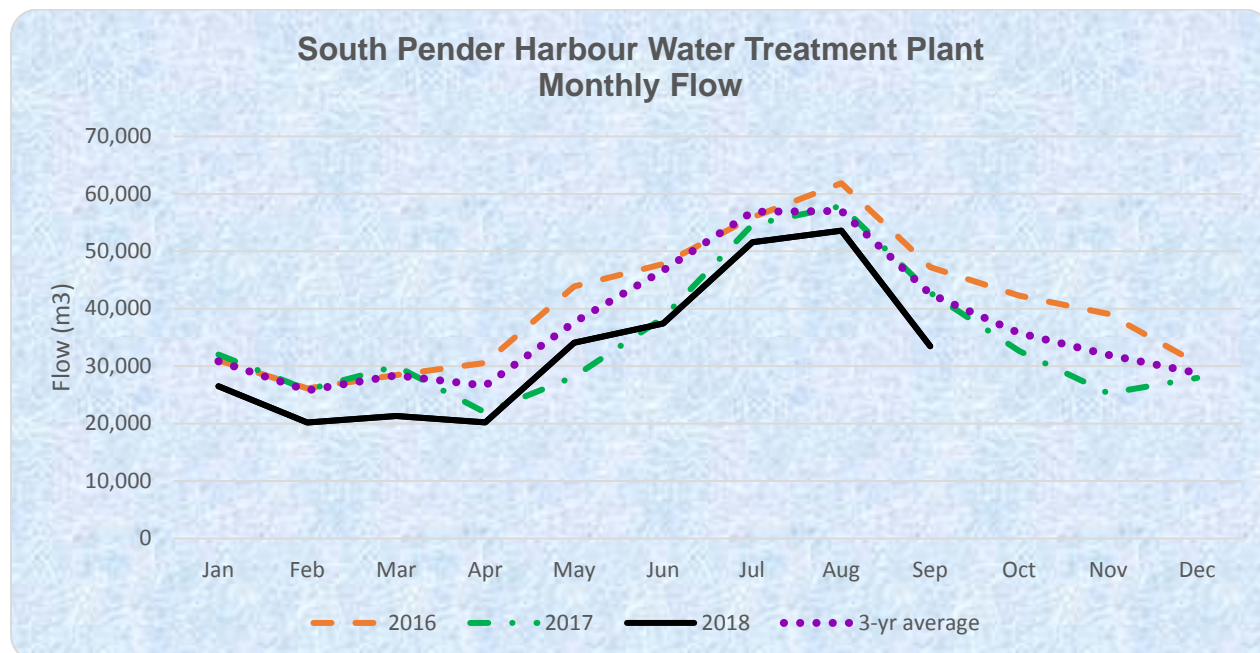
CHAPMAN WATER TREATMENT PLANT

In the Q3 2018, the Chapman Creek Water Treatment Plant produced and supplied 1,387,524 m³, a 4% decrease over the three year average.



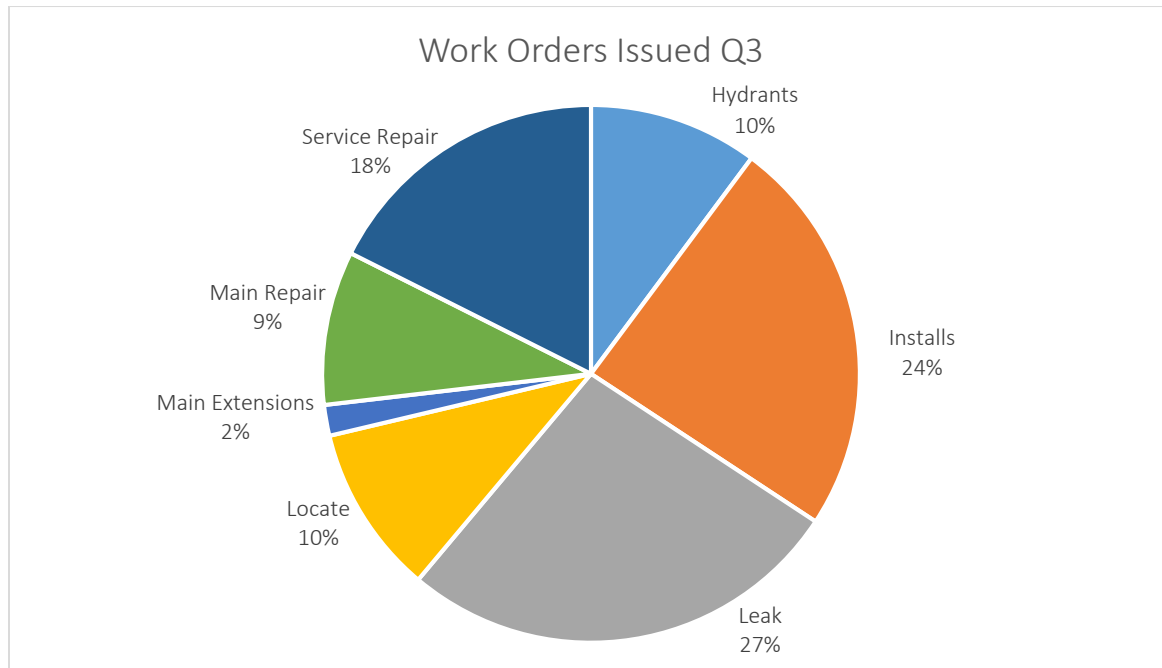
SOUTH PENDER WATER TREATMENT PLANT

In the Q3 2018, the South Pender Water Treatment Plant produced and supplied 138,685 m³, an 11.9% decrease over the three year average.



Work Orders Issued in Q3 2018

Work performed by SCRD Utility Services is tracked through the department's work order management system. Work may include scheduled or reactive maintenance and/repairs, service locates or capital asset work.



Transportation and Facilities [310, 312, 345, 350]

PROJECTS

Transit

Fare sales increases have continued to hold over the summer, peaking at 12% over August 31, 2017. In particular, higher Monthly Pass sales have been maintained through the summer.

Maintaining on-time performance has been a challenge this summer. A combination of heavy summer passenger and traffic loads, schedule adjustments to align with the ferry, groups of seniors accessing free weekday ferry travel, and smaller buses carrying large loads have all contributed to the schedule impact. The schedule will be reviewed with BC Transit to identify budget neutral opportunities to improve on-time performance for next summer.

A new schedule aligning with winter ferry service will go into effect on October 9th to spring 2019, pending ferry schedule changes.

Fleet Services

Bi-annual fire truck maintenance was completed over the summer. Older buses are accumulating extra mileage with expansion. The new buses, in use since the 2017 transit expansion, require more maintenance than anticipated, putting pressure on the ongoing maintenance of the entire SCRD fleet. BC Transit initiated the installation of CCTV cameras on all buses.

Solid Waste [350, 351, 352, 355]

PROJECTS

2018 Islands Clean Up Residential Garbage and Recycling Service

The 2018 Islands Clean Up service completed and seven events were held on:

- Saturday, July 7
 - 1 event: Gambier Island and Anvil Island flag stops
- Sunday, July 15 (rescheduled from Saturday, July 14)
 - 1 event: Nelson Island flag stops
- Saturday, August 11
 - 1 event: Thormanby and Trail Islands flag stops
- Saturday, August 25
 - 4 events: Gambier on land at new Brighton, Keats on land at Keats Landing and Eastbourne, and Keats Island flag stops

Mercury Transport Inc. provided barge services for all events with one SCRD staff member overseeing each event.

Total tonnage of materials collected as follows:

- Garbage, durable good and glass: 25.66 tonnes
- Fridges/Freezers: 33 units
- Scrap Metal: 7.74 tonnes
- Mattresses: 75 units
- Propane Tanks: 104 units

Overall the events were considered a success by residents. Operational concerns identified by staff and/or residents and feedback received were discussed with the contractor and improvements for implementation in 2019 were identified. Further consultation is planned.

2018 Backroad Trash Bash

The SCRD's 7th Annual Backroad Trash Bash was held on Saturday, September 15, 2018.

In total, 45 community volunteers cleaned up 4.13 tonnes of household garbage, scrap metal, furniture, tires and construction and demolition material from 17 illegal dump sites from Pender Harbour to Egmont.

Regional Organics Diversion Strategy

The planning work continues for the commercial sector ban on organics and recyclables, including an implementation plan for the landfill disposal bans.

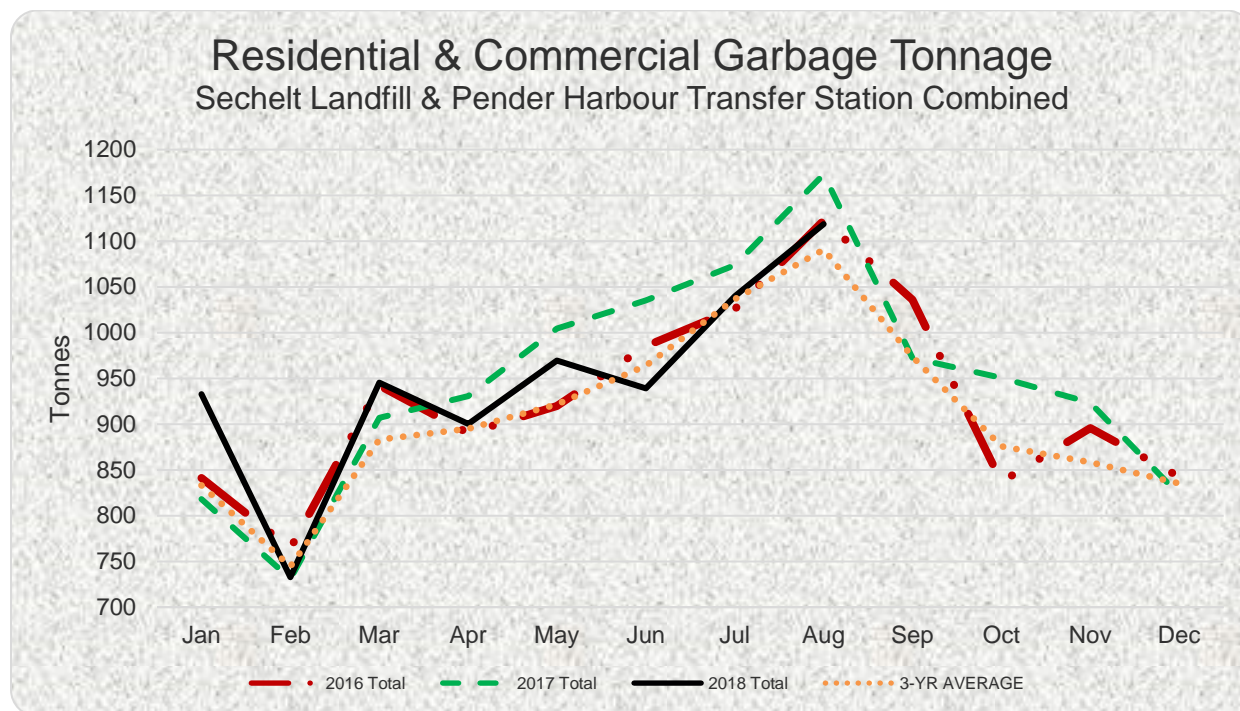
Collaboration with Member Municipalities on Curbside Collection Services

The SCRD, the District of Sechelt and the Sechelt Indian Government District staff are working in collaboration on a combined tendering process for curbside collection services for garbage,

recycling and organics (food waste and green waste). A report will be provided to committee in Q4 2018 with the results of this tendering process.

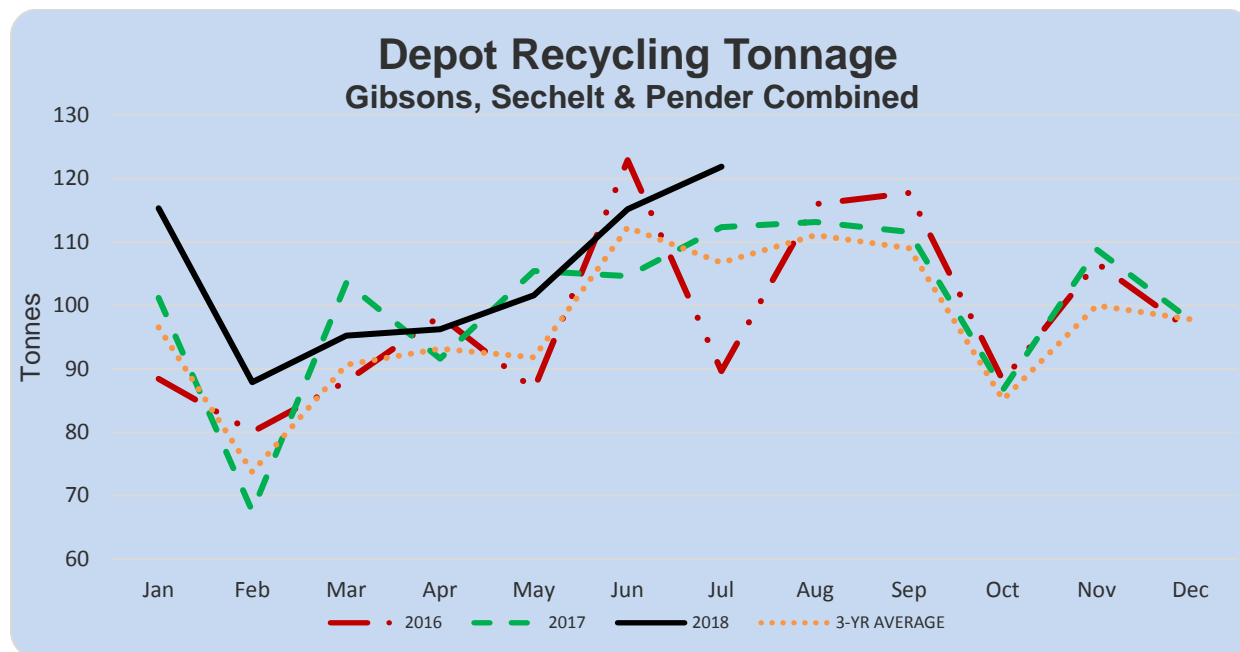
OPERATIONS

Statistics - Landfill

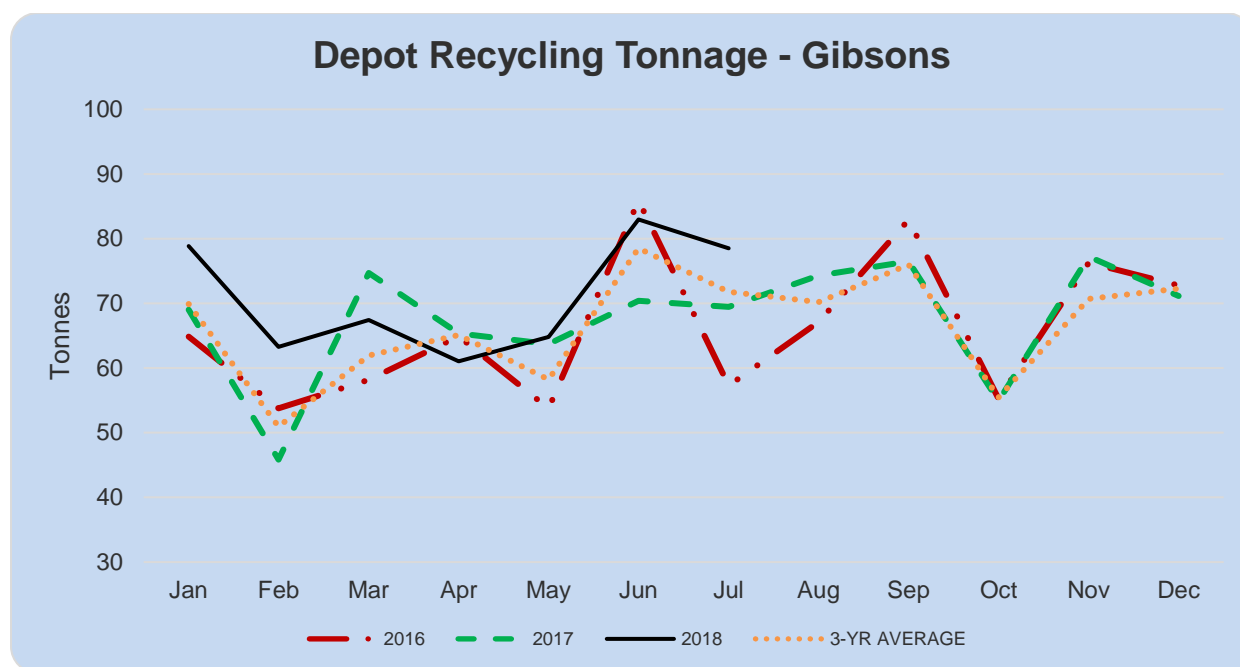


**Does not include other landfilled items such as construction waste, asbestos or furniture. September data not yet available.*

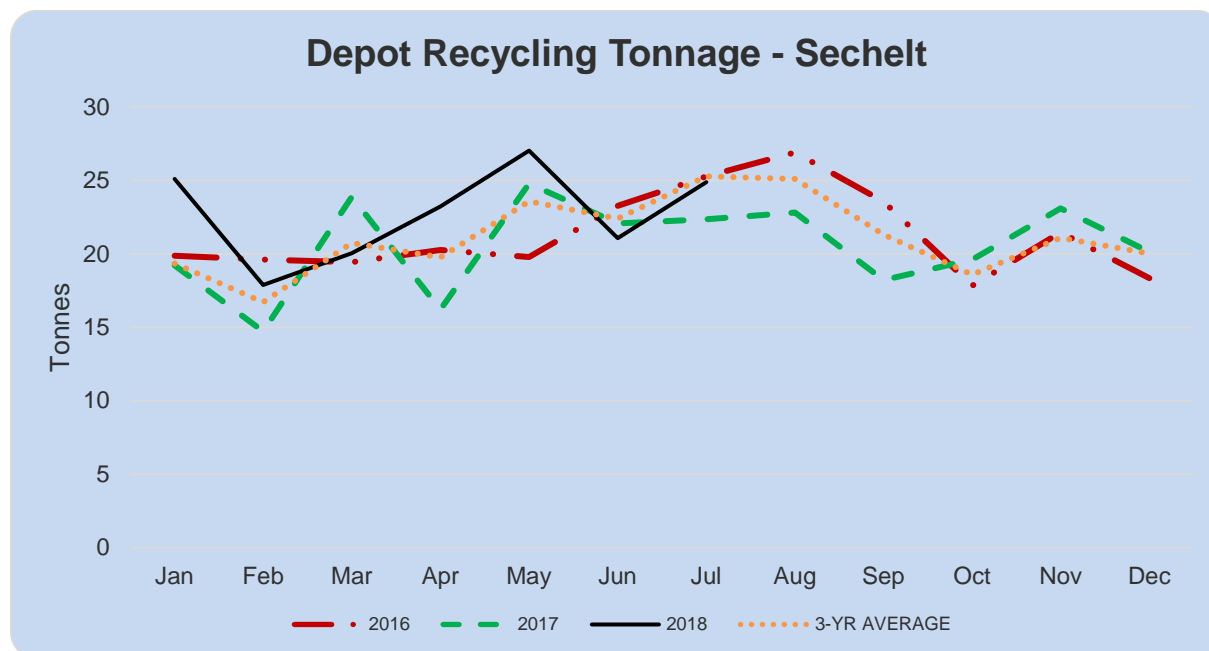
Statistics - Recycling



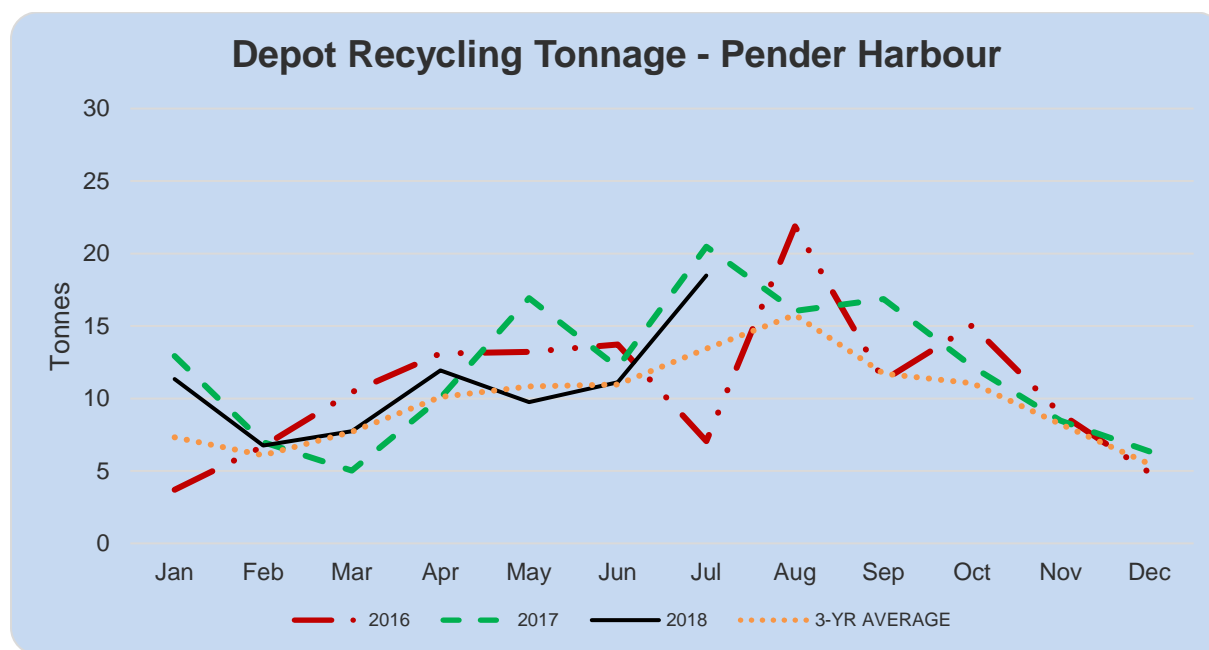
* Data provided by RecycleBC and is updated as data is received.



* Data provided by RecycleBC and is updated as data is received.

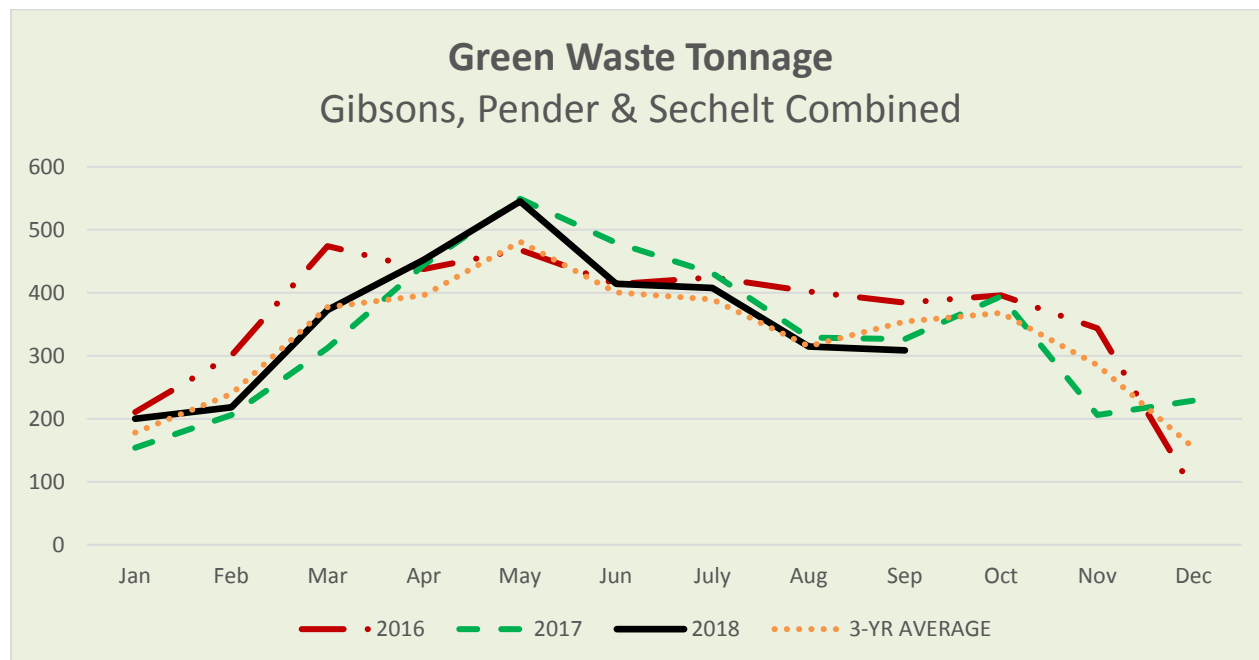


* Data provided by RecycleBC and is updated as data is received.



* Data provided by RecycleBC and is updated as data is received.

Statistics - Green Waste



**Combined totals for Sechelt Landfill, Pender Harbour Transfer Station, Town of Gibsons Green Waste Facility and residential self-haul at Salish Soils.*

| Reviewed by: | | | |
|--------------|--|-------------|--|
| Manager | X – S. Walkey X – G. Dykstra X – D. Crosby | Finance | |
| GM | X – R. Rosenboom | Legislative | |
| CAO | X – J. Loveys | Other | |

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 11, 2018

AUTHOR: Bill Higgs, Fire Chief Special Projects

SUBJECT: FIRE UNDERWRITERS SURVEY RESULTS FOR SCRD FIRE DEPARTMENTS

RECOMMENDATION(S)

THAT the report titled Fire Underwriters Survey Results for SCRD Fire Departments be received.

BACKGROUND

In 1999 a comprehensive review of the Sunshine Coast Regional District (SCRD) fire services was conducted by the Fire Underwriters Survey (FUS). This report contained numerous recommendations for improvements. Many of these recommendations were long term goals and have been completed.

The SCRD Board adopted the following recommendation on April 13, 2017:

131/17 **Recommendation No. 7** *Fire Service Boundary Review*

THAT the report titled Fire Service Boundary Review be received;

AND THAT in 2017 Sunshine Coast Regional District (SCRD) Volunteer Fire Departments undertake a Fire Underwriters Survey (FUS) and a Fire Department Inspection and Audit Checklist as a first step to gathering information;

AND FURTHER THAT SCRD Fire Departments report to a future committee meeting with the results.

DISCUSSION

The SCRD fire departments worked together to submitted a comprehensive package to the Fire Underwriters Survey in Q1, 2018. The results of the individual fire department's review have now been received and have also been published on the Canadian Fire Insurance Grading Index.

The results of these surveys are used to establish the Public Fire Protection Classification (PFPC) and Dwelling Protection Grade (DPG) for each community and should result in significant insurance savings to the public.

Public Fire Protection Classification (PFPC):

The Public Fire Protection Classification (PFPC) is a numerical grading system scaled from 1 to 10 that is used by Commercial Lines underwriters. Class 1 represents the highest grading possible and Class 10 indicates that little or no fire protection is in place. The PFPC grading system evaluates the ability of a community's fire protection programs to prevent and control

major fires that may occur in multi-family residential, commercial, industrial, institutional buildings, and course of construction developments.

Dwelling Protection Grade (DPG):

The DPG is a numerical grading system scaled from 1 to 5 used by Personal Lines underwriters. One (1) is the highest grading possible and 5 indicates little or no fire protection being present. This grading reflects the ability of a community to handle fires in small buildings. The highest rating possible for a volunteer fire department is 3A/3B.

The following chart is a summary of the results for the SCRD fire department's FUS review for the SCRD fire departments and show an improvement in the levels of fire protection.

| Department | PFPC 1999 | PFPC 2018 | DPG 1999 | DPG 2018 |
|--|--------------|--------------|-------------|-------------|
| Gibsons & District Volunteer Fire Department | 6/9 | 4/9 | 3A/3B | 3A/3B |
| Roberts Creek Volunteer Fire Department | 7/9 | 5/9 | 3A/3B | 3A/3B |
| Halfmoon Bay Volunteer Fire Department | 7/9 | 5/9 | 3A/3B | 3A/3B/4 |
| Egmont & District Volunteer Fire Department | 8/9 | 5/9 | 4 | 3A/3B |

The split grading in the chart takes into consideration the distance from a fire station and access to water supply (fire hydrants).

Communications Strategy

Media release to inform the public of the improved grading and related insurance cost savings.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Priority: Recruit, Retain and Acknowledge Staff and Volunteers: Improved grading is a result of the dedication of the SCRD volunteer fire department staff and volunteers.

CONCLUSION

Since the last Fire Underwriters Survey review in 1999, the SCRD fire departments have made many improvements. This has resulted in an overall improvement to the PFPC grading for all SCRD fire departments. The improved grading correlates to an insurance savings for the public.

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

SUNSHINE COAST REGIONAL DISTRICT**AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION****September 26, 2018**

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING HELD AT THE PENDER HARBOUR SECONDARY SCHOOL, 13639 SUNSHINE COAST HIGHWAY, MADEIRA PARK, B.C.

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

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Bruce Barclay, Nigel Cook, Larry & Bev Van Hatten, Seamus Pope – Development Variance Permit DVP00039 (Barclay)

MINUTES3.1 Area A Minutes

The Area A APC minutes of July 25, 2018 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of July 24, 2018 Meeting Cancelled
- Roberts Creek (Area D) APC Minutes of July 16, 2018
- Elphinstone (Area E) APC Minutes of July 25, 2018 Meeting Cancelled
- West Howe Sound (Area F) APC Minutes of July 24, 2018
- Planning and Community Development Committee Minutes of July 12, 2018

REPORTS

Recommendation No. 1 *Potential for a Temporary Small Home Pilot Project in Rural Areas*

The APC does not support the proposal for the pilot project – Potential for a temporary Small Home Pilot Project in Rural Areas. The APC considers it unworkable, and recommends it be scrapped.

The following are specific concerns the APC has:

- Short-term occupancy permits of 3 years or so would cause extreme hardship if revoked or not renewed.
- Moveable homes may lead to the use of substandard used recreational vehicles with no ability to connect properly into the electrical grid, and B.C. Hydro is no longer prepared to install and connect temporary wiring. There are serious health and safety concerns in this regard.
- Moveable homes may not connect properly to a septic system, and some residential systems may not have the ability to handle the extra load. Temporary sewage storage tanks are impractical as there is little inspection or enforcement likely to take place, and makeshift sewage runs into ditches are the probable result. Again health and safety concerns abound.
- There is a large number of cases of moveable homes being used as residences now; inspection, monitoring and enforcement should begin with these.
- The integration of substandard moveable homes into neighbourhoods well may have a serious negative effect on property values and social harmony will be at risk.

Recommendation No. 2 *Provincial Referral CRN00061 for a Private Moorage (Solberg Hills)*

APC recommends approval of *Provincial Referral CRN00061 for a Private Moorage (Solberg Hills)* with the following comments and questions:

- SCRD requirements are met
- Should this application be private or commercial?
- How long is the lease they are asking for?
- What is the “Period” more than thirty years in the Tenure Application?
- Why is the lease size so much bigger if they are just reapplying?

Recommendation No. 3 *Provincial Referral CRN00063 for a Private Moorage Facility (Thomson)*

APC recommends approval of Provincial Referral CRN00063 for a Private Moorage Facility (Thomson) with the following comments:

- SCRD Recommendation “D” – Should only read, “Consult the shíshálh Nation....” And remove the portion that reads, “....and address any of their concerns”.
- SCRD Recommendation “G” – Removal of existing fill material within the foreshore should be removed. The APC feels that a professional Environmentalist should be brought in to determine if the existing fill material should be left in place or removed to see which would have the bigger impact on the environment.
- The size of the floats are inconsistent throughout the application. Would like to know the actual size.
- SCRD requirements are met.

Recommendation No. 4 *Development Variance Permit DVP00039 (Barclay)*

APC recommends approval of DVP00039 with the following comments:

- SCRD requirements are met.
- Registration of road access covenants are in place through private and crown land.

Recommendation No. 5 *Subdivision Application Referral SD00042 (Ruby Lake Resort) 2018-01882*

APC recommends supporting correcting the mistakes with rezoning with the Iris Griffith Centre, but we feel that there is not enough information regarding the subdivision and are unable to comment further.

NEW BUSINESS

The APC would like to move the next meeting to Tuesday, October 30, 2018.

DIRECTOR’S REPORT

The Director’s Report was received.

NEXT MEETING Tuesday, October 30, 2018

ADJOURNMENT 8:55 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION****Sept 25, 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, B.C.

PRESENT: Interim Chair Barbara Bolding

Members Guy Tremblay
Bruce Thorpe
Alda Grames
Jim Noon
Eleanor Lenz

ALSO PRESENT: Area B Director Garry Nohr

Recording Secretary Katrina Walters

REGRETS: Lorn Campbell
Marina Stjepovic
Elise Rudland

Chair Frank Belfry

CALL TO ORDER 7:07 p.m.

AGENDA The agenda was adopted as presented.

MINUTESMinutes

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of July 24, 2018 Meeting Cancelled
- Egmont / Pender Harbour (Area A) APC Minutes, July 25, 2018
- Roberts Creek (Area D) APC Minutes, July 16, 2018
- Elphinstone (Area E) APC Minutes of July 25, 2018 Meeting Cancelled
- West Howe Sound (Area F) APC Minutes, July 24, 2018
- Planning and Development Committee Minutes, July 12, 2018.

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

The Area B APC minutes of June 26, 2018 are requested to be presented in the October 23, 2018 APC agenda for adoption at that meeting.

REPORTS

Potential for a Temporary Movable Small Home Pilot Project in Rural Areas

The APC discussed the staff report regarding the Potential for a Temporary Movable Small Home Pilot Project in Rural Areas.

The following concerns/points/issues were noted:

- Sounds expensive for what you would get back from a tiny home (revenue).
- Agree that this proposal helps address the affordable housing challenge on the Sunshine Coast.
- Why don't we pilot these tiny homes on bare land? Why do we require people to live in a large(er) house with a permanent foundation?
- Think it would be reasonable to have two long term rentals on a property, not requiring a landlord to be present in one of the homes; if you put too many restrictions on this, it will limit the pool of available affordable housing.
- Don't think it makes a difference if the landlord is there or not.
- Ok with the zoning regulations proposed.
- Consider potential implications for infrastructure and servicing: greywater.
- The incremental increase in water use is insignificant.
- If you want to build a small home, there is no reason you should have to also have a large(er) home; you should be able to have one, or two, 'tiny' homes; remove all the minimums; any size you like. Why force someone to have to build a permanent dwelling?
- If you are allowed one home, it should be able to be a tiny home; why not remove the minimum?
- Does the landowner provide the tiny home or does the landowner get a permit for the 'pad'; consider what to do with an already built tiny home.

Recommendation No. 1. *Potential for a Temporary Movable Small Home Pilot Project in Rural Areas*

Regarding the Potential for a Temporary Movable Small Home Pilot Project in Rural Areas, the APC recommends that the application be supported and offers the following suggestions:

1. If located in a Development Permit Area, is the applicant required to get a Development Permit (DP) for the 'temporary movable small home' if a DP has already been granted for the main dwelling?
2. Request clarification in defining short term rental; long term rental; tourist accommodation, and affordable housing.
3. Request to know who or what the Sunshine Coast Housing Committee is affiliated with.
4. Strongly recommend that the proposed timeline/schedule be accelerated.
5. Request clarification on the proposed length of the pilot project: three year rolling or fixed?
6. Consider two options: owner buys/builds and rents the 'temporary movable small home' or owner prepares site/hookups for a 'temporary movable small home' owned and delivered to site by tenant.

NEW BUSINESS

As this is Director Garry Nohr's last APC meeting, the APC thanks him for his immeasurable contribution to our committee, the community of Halfmoon Bay, as well as the SCRD jurisdiction. We are tremendously appreciative of the knowledge and guidance he has provided over the past decade of service to our community.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING October 23, 2018

ADJOURNMENT 9:15 p.m.

SUNSHINE COAST REGIONAL DISTRICT
ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION

September 17, 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 Danise Lofstrom, Dana Gregory Mike Allegretti |
| ALSO PRESENT: | Electoral Area D Director Vicki Dobbyn | Mark Lebbell Recording Secretary |
| REGRETS: | Members | Heather Conn Nichola Kozakiewicz |

CALL TO ORDER 7:05 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Area D Minutes

Roberts Creek (Area D) APC minutes of July 16, 2018 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes of July 25, 2018
- Halfmoon Bay (Area B) APC July 24, 2018 Meeting Cancelled
- Elphinstone (Area E) APC July 25, 2018 Meeting Cancelled
- West Howe Sound (Area F) APC Minutes of July 24, 2018
- Planning and Community Development Committee Minutes of July 12, 2018

REPORTPotential for a Temporary Movable Small Home Pilot Project in Rural Areas

The following concerns/points/issues were noted:

- It seems like a lot of money to spend on a building, if it would have to move in three years.
- Already has to be zoned for it.
- It would be beneficial in this community for people who can't afford a typical 600 square foot infill house but could afford tiny home.
- People are already doing it without permits now, e.g., campers.
- What is difference between campers and moveable small homes?
- Tiny home definition is up to 400 square feet (on google).
- Only allowed to live in a camper for 30 days
- VCH would have to sign off on this and it has to be hooked up to temporary septic service.
- There is no minimum square footage for secondary dwelling.
- This would create an avenue for complaints.
- This would not be for short term rentals.
- Should be for affordable rental with evidence of a rental agreement.
- The intent is to create affordable housing.
- Doesn't seem like it will increase density, but creates opportunity for infill.
- It doesn't seem like much could go wrong.
- Only concern is that it be converted to short-term rental.
- The fee for processing and the deposit should be left as low as possible to maintain affordability.
- Approvals should be streamlined and not have to go through APC, such as just going through neighbour notification.
- Should conform to secondary dwelling regulations such as setbacks.
- 20 per year per rural area is proposed.
- Is there a height restriction for small homes?
- What are fire regulations for small homes regarding escape routes and building materials?
- Concern about expense of engineered sewage system. Alternative is holding tank that gets emptied frequently.
- Concern about increasing homes with water shortage, but with holding tank people use less water.
- This proposal doesn't go far enough in creating affordable housing.

Recommendation No. 1 *Potential for a Temporary Movable Small Home Pilot Project in Rural Areas*

The APC recommends that there are no objections to this proposal.

DIRECTOR'S REPORT

The Director's Report was received.

NEXT MEETING October 15, 2018

ADJOURNMENT 8:20 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION****September 26, 2018**

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

| | | |
|----------------------|--|--|
| PRESENT: | Chair | Mary Degan |
| | Members | Rod Moorcroft Lynda Chamberlin Rob Bone |
| ALSO PRESENT: | Electoral Area E Director Alternate Director Recording Secretary Public | Lorne Lewis Laurella Hay Diane Corbett 2 |
| REGRETS: | Members | Jenny Groves Dougald Macdonald |
| ABSENT: | Members | Patrick Fitzsimons Nara Brenchley Bob Morris |

CALL TO ORDER 7:00 p.m.

AGENDA

The agenda was adopted as amended, with the following additions under Minutes:

- Elphinstone (Area E) APC Minutes of June 27, 2018
- Halfmoon Bay (Area B) APC Minutes of June 26, 2018

MINUTESElphinstone (Area E) Minutes

The Elphinstone (Area E) Advisory Planning Commission minutes of June 27, 2018 were approved as circulated.

Minutes

Minutes received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of July 25, 2018
- Halfmoon Bay (Area B) APC Minutes of June 26, 2018
- Roberts Creek (Area D) APC Minutes of July 16, 2018
- West Howe Sound (Area F) APC Minutes of July 24, 2018
- Planning and Community Development Committee Minutes of July 12, 2018

REPORTS

Potential for a Temporary Movable Small Home Pilot Project in Rural Areas

The APC discussed the staff report regarding Potential for a Temporary Movable Small Home Pilot Project in Rural Areas.

Concerns and issues raised by Elphinstone APC members included:

- Uncertainties regarding the pilot project outcome:
 - Concern, if the SCRD decides not to allow the temporary movable small homes after the three-year pilot, regarding possible impact on an owner who has invested in one, and impact on the tenant.
- Urgency of housing need on the Sunshine Coast:
 - There are people who have mobile tiny homes who have nowhere to go. The mobile home parks are full. There are not enough spaces for trailers on the coast.
 - APC member noted that, outside of Area E on the coast, you have to be aged 55 plus to qualify to live in a trailer park.
 - Importance of looking at alternatives to get people housed. Many families cannot afford to buy on the Sunshine Coast. People are desperate for somewhere to be.
 - We are going to have to look seriously at housing alternatives as time goes on. We are experiencing the Boomer bubble.
 - Affordable housing is an issue for the single elderly women demographic.
- Challenge of short-term rentals and enforcement:
 - Concern that people may take advantage of tiny homes as revenue properties to use for Air BnBs/short-term rentals.
 - Concern about the lack of Air BnB policing by the SCRD. Policing needs to be addressed.
- Financing temporary movable small homes:
 - Challenge in getting a mortgage on a tiny house.
 - Tiny homes usually cost more than travel trailers.
 - Timeframe to recoup investment in a tiny home would be shorter than it would be for a permanent auxiliary dwelling.

Comments included:

- Is this an effort to legalize currently illegal living units that can be found throughout the Sunshine Coast?
- Disagreement with SCRD approach being taken. Suggestion to locate these small homes in one area rather than throughout Area E. There would be a commonality and social aspect for the residents. Perhaps it could be like a strata, which might enhance the policing aspect.
- Agree with the concept.

- If the exterior of the small house is aesthetically acceptable, particularly if it happens to be a container, it could be finished slowly, as one's budget permits, so people can have a roof over their heads.
- Perhaps locate the 20 units on an RU2 property, currently zoned for campground.
- This is one of the most creative ways (of addressing affordable housing) I've seen so far.
- I am in favour of it, but SCRD needs to answer more questions.
- So much of our bylaws are restrictive rather than encouragement. Some of our thinking has to change; we have to open this up to what we allow in our zoning.
- Don't think a tiny home is affordable, but the travel trailer is. A lot of people would qualify for financing a \$30,000 trailer.
- Surprised that Planning staff did not attend this meeting.

Elphinstone APC members clarified a list of questions, directed to SCRD Planning staff, requesting further information on the proposed pilot project, as follows:

- *Under what legislation would this fall in terms of the landlord-tenant relationship? Mobile Home Act? Residential Tenancy Act?*
- *Can the "Campground" designation be utilized for this project?*
- *Can we consider doing a cluster housing situation for the twenty units on a property already zoned for it, or a campground? Could a property have a smaller cluster, like 5 small homes?*
- *What is the minimum to maximum size of these tiny homes?*
- *What is the enforcement strategy to ensure that these are actually rented to long-term tenants?*
- *If it were decided to cancel after three years, what would be done with those structures and the tenants that reside in them?*
- *If it is in a relatively remote area, will the SCRD schedule transit to go by? One way that people address affordability is they don't own a car, and use transit.*
- *Is there an update on the permitted auxiliary dwelling size?*
- *If it is a travel trailer, would you have to hook it up permanently to a septic system or would you have to take to a dumping station?*
- *What are the criteria to determine whether this pilot project becomes more than temporary, and whether to keep it or not keep it?*
- *If we are only allowing 20 per area, how are those 20 places decided? Is it a lottery? Is it first come first serve?*
- *As we are talking affordability, will the SCRD accept that – providing the exterior is aesthetically pleasing – the owner can then finish the interior as the funds become available?*
- *Does it have to have an occupancy permit to be put on the property?*

The APC is really grateful to see the SCRD is looking at alternatives to creating affordable housing and looking outside the box!

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING October 24, 2018

ADJOURNMENT 8:08 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****September 25, 2018**

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

| | | |
|----------------------|---|--|
| PRESENT: | Chair | Fred Gazeley |
| | Members | Bob Small Susan Fitchett Doug MacLennan Laura Houle |
| ALSO PRESENT: | Director, Electoral Area F Recording Secretary Public | Ian Winn Diane Corbett 1 |
| REGRETS: | Members Alternate Director | Maura Lavery Kate-Louise Stamford |

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted.

MINUTESMinutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of July 25, 2018
- Roberts Creek (Area D) APC Minutes of July 16, 2018
- Planning and Community Development Committee Minutes of July 12, 2018

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of July 24, 2018 were approved as circulated.

REPORTSProvincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging)

The APC discussed the staff report regarding Provincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging).

The following points were noted:

- Discussion of the proposed logging operation;
- The comprehensive amount of work invested in this application for a temporary two-year license of occupation;
- Discussion of proposed marine recreation sites along the Howe Sound coastline previously considered by the APC.
- No issues with the application were raised.

Recommendation No. 1 *Provincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging)*

The APC recommended that it had no objection to approve the Provincial Referral CRN00062 for a Log Handling Facility (Black Mount Logging), subject to conditions of Planning staff, plus addition of the condition to not use polystyrene in any components of the moorage facility.

Potential for a Temporary Movable Small Home Pilot Project in Rural Areas

The APC discussed the staff report regarding Potential for a Temporary Movable Small Home Pilot Project in Rural Areas.

The following concerns and points were noted:

- Concern if there are issues and this is rejected after the three-year pilot program:
 - SCRD might have a tough time trying to back out.
 - SCRD is hoping people will help develop affordable housing; if after three years this is rejected, and the owner not able to renew it, this would be unfair.
 - Limit the amount of permits with the pilot project; if it does not work after a few years, owners should still get to keep it.
 - Where would you remove the tiny home to, if you can't get a permit to have it anywhere?
- Unclear if there would be 20 units per electoral area over the three years, or if there would be 20 more per electoral area each year (with a possible 300 units at the end of the three-year pilot project).
- SCRD should zone a piece of property and concentrate tiny homes on that zoning.
- Support for the pilot project.
- There should be referral to residents within a thousand feet of the site before the Temporary Use Permit is issued.
- The Temporary Use Permit applications should be referred to the Advisory Planning Commissions.
- Change the zoning to allow for more recreational vehicle (RV) parks for a permanent place to live.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING October 23, 2018

ADJOURNMENT 8:01 p.m.