

PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, October 10, 2019
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. | <u>Kayla Feenstra, Co-Vice Chair, Sunshine Coast Affordable Housing Society</u>
Regarding Request for Letter of Support and Funding Request | Annex A
pp 1 - 8 |
| 3. | <u>Silas White, Sunshine Coast Homelessness Advisory Committee</u>
Regarding Request for Letter of Support for Proposed Supportive Housing Project
in Town of Gibsons | Verbal |

REPORTS

- | | | |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 4. | Senior Planner – Application for Subdivision in the Agricultural Land Reserve (ALR000111, ALC 59614) for Part of Elphinstone Crossing Estate Phase Two
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) | Annex B
pp 9 - 15 |
| 5. | Senior Planner – Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605)
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) | Annex C
pp 16 - 39 |
| 6. | Senior Planner – Development Variance Permit DVP00043 (Wright)
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) | Annex D
pp 40 - 48 |
| 7. | Planner – Advisory Committees’ Comments on BCTS 2019-2023 Operation Plans
Rural Planning (Voting – A, B, D, E, F) | Annex E
pp 49 - 60 |
| 8. | Parks Planning Coordinator – Bargain Bay Licence No. 241194 Renewal
Community Parks (Voting – A, B, D, E, F) | Annex F
pp 61 - 63 |
| 9. | General Manager, Planning and Community – Feedback to Ministry of Agriculture - Class D Slaughter Licence
Regional Planning (Voting - All) | Annex G
pp 64 - 68 |
| 10. | Manager, Solid Waste Programs - Request for Proposal (RFP) 19 35001 Contract Award for Green Waste Container and Hauling Services
Regional Solid Waste (Voting - All) | Annex H
pp 69 - 77 |
| 11. | Manager, Protective Services - Community Emergency Preparedness Fund – Volunteer & Composite Fire Department Training & Equipment Grant Application
Sunshine Coast Emergency Planning (Voting – All) | Annex I
pp 78 - 79 |

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 12. General Manager, Planning and Community Development – Planning and Community Development Department – 2019 Q3 Report
Planning and Community Development (Voting – All) | Annex J
pp 80 - 97 |
| 13. Agricultural Advisory Committee Minutes of September 24, 2019
Regional Planning (Voting - All) | Annex K
pp 98 - 100 |
| 14. Electoral Area A (Egmont/Pender Harbour) APC Minutes of September 25, 2019
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) | Annex L
pp 101 - 102 |
| 15. Electoral Area B (Halfmoon Bay) APC Minutes of September 24, 2019
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F) | Annex M
pp 103 - 104 |
| 16. Electoral Area D (Roberts Creek) APC Minutes of September 16, 2019
Electoral Area D (Rural Planning) (Voting – A, B, D, E, F) | Annex N
pp 105 - 109 |
| 17. Electoral Area E (Elphinstone) APC Minutes of September 25, 2019
Electoral Area E (Rural Planning) (Voting – A, B, D, E, F) | Annex O
pp 110 - 112 |
| 18. Electoral Area F (West Howe Sound) APC Minutes of September 24, 2019
Electoral Area F (Rural Planning) (Voting – A, B, D, E, F) | Annex P
pp 113 - 115 |

COMMUNICATIONS

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 19. <u>Kim Tournat, Constituency Assistant, Nicholas Simons, MLA – Powell River-Sunshine Coast, dated September 20, 2019</u>
Regarding BC Government Funding for “Age-Friendly” Communities, Assessments and Action Plans | Annex Q
pp 116 - 118 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|

NEW BUSINESS

- | | |
|---------------------------------------------------------------|--------|
| 20. Supportive Housing Project at former Gibsons RCMP Station | Verbal |
|---------------------------------------------------------------|--------|

September 19, 2019

Recommendation No. 14 *Refer Discussion Regarding Proposed Supportive Housing Project*

The Corporate and Administrative Services Committee recommended that the topic of Proposed Supportive Housing Project at the former Gibsons RCMP Station, which is scheduled for Public Hearing on October 17, 2019, be referred to the October 10, 2019 Planning and Development Committee Meeting.

- | | |
|------------------------|--------|
| 21. Climate Adaptation | Verbal |
|------------------------|--------|

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) of the Community Charter – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality...”.

ADJOURNMENT



Kayla Feenstra
Co-Vice Chair
www.AffordableSC.org
info@affordablesc.org
August 24, 2019

Proposal for Funding Executive Director and Project Manager Positions for Sunshine Coast Affordable Housing Society

Sunshine Coast Affordable Housing Society (SCAHS) was initially started as a volunteer committee by several key partners, with a modus operandi of addressing affordable housing issues within the Sunshine Coast, BC. In 2016 through funding from these initial key partners, SCAHS was able to incorporate formally as a non-profit.

Volunteer board members from SCAHS have been hard at work on two developments within the district of Gibsons (Franklin Rd and Shaw Rd), with these volunteers also engaging in discussions around SCAHS potentially undertaking an additional project. Additionally, SCAHS has also been proactively applying for various grants, fundraising and establishing strategic partnerships and sponsorships throughout the local community. The SCAHS board is firmly committed in 2019 and going forward to formalize our structure, improve our procedures, and develop formalized strategic plans. We are motivated to see one of our long-term affordable housing developments (Franklin Rd) be completed as early as 2020, with Shaw Road commencing earth works in 2020.

In order to ensure the long jeopardy of SCAHS and the timely cost-effective execution of our projects, we are inviting our strategic partners and sponsors to participate financially in the hiring of two full time SCAHS employees, an Executive Director as well as a Project Manager.

Key Partners identified for this Proposal:

Sunshine Coast Regional District	Sunshine Coast Credit Union	Coastal Workforce Housing Society
Town of Gibsons	Sunshine Coast Community Foundation	shishálh Nation
District of Sechelt	Sunshine Coast Regional	Squamish Nation
Sunshine Coast Community Futures	Economic Development Organization	MLA Nicholas Simons
		MP Pamela Goldsmith-Jones

We welcome any and all interested organizations to engage with us, as we aim to collaboratively address the various housing needs on the Sunshine Coast.



Proposed: Executive Director Functional Requirements

The Executive Director would be responsible for the following:

- **General and Specific Role Requirements**

- Lead all day to day operational and logistical needs of the SCAHS.
- Adhere to all SCAHS organizational policies, procedures and cultural requirements.
- Proactively research and write grant applications to future capital projects, infrastructure costs, as well as operating costs.
- Develop and implement a monthly newsletter for members and stakeholders.
- Research and report on possible membership investment structure with funds going to fund future developments.
- Set up SCAHS office at a Fuse office space (saving approximately \$40,000 per annum).
- Develop and implement housing needs assessment framework for the Sunshine Coast.
- Supporting strategic partners to proactively identify and assess potential alternative funding sources for affordable housing developments, including but not limited to the following:
 - District building requirements for developers to provide a percentage of their development to affordable housing, to be managed by SCAHS or other non-profit.
 - Short term housing taxation incentive legislation for the Sunshine Coast district.
 - Tax incentives for homeowners and or landowners who build/renovate to provide long term affordable housing.
 - Consult with governments, other relative non-government organizations (NGO's) and community partners on possible affordable housing funding avenues.

- **Leadership and Management**

- Build rapport with stakeholders, strategic partners and sponsors.
- Provide leadership and guidance to all SCAHS members and stakeholders.
- Ensure that all SCAHS junior employees and volunteers adhere to the organizational policies, procedures and culture requirements.
- Lead and mentor junior employees and volunteers.
- Monitor junior employee(s) key performance indicators (KPI's), counselling employees who may experience performance gaps or who do not meet SCAHS performance expectations; implement junior employee professional development strategies where and when required.
- Support the SCAHS board to recruit and establish a SCAHS voting membership within the local community.
- Source, develop and implement non-profit training for staff and stakeholders.

- **Analysis and Reporting**

- Analyze the effectiveness of business initiatives and report findings to the SCAHS board and other stakeholders as required.
- Perform analysis on projected strategic business initiatives as required or as directed by the SCAHS board.
- Complete housing feasibility studies in coordination with strategic partners.

- **Policy and Strategy Development**

- Conduct market research in order to proactively identify “root cause” issues that directly affect community poverty and affordable housing shortages. Develop innovative solutions based on this prescribed research, as prioritized by SCAHS board members, strategic partners and sponsors.
- Develop procedures, policies, and strategic plans for the SCAHS.
- Develop and implement an appropriate business plan.
- Create marketing strategies in line with local demographics, strategic partners and targets.
- Create a sustainability and succession plan for SCAHS.
- Research and report on SCAHS taking a rental agency or property management approach to long/short-term affordable housing.

- **Event Planning**

- Plan and execute *Sunshine Coast Affordable Housing Conference* to take place annually in October, with profit to go back into affordable housing development.
- Plan and execute “SCAHS Thank You Dinner” to be held annually in February, with raised funds supporting future housing development projects.

- **Competencies**

- Culture and Diversity – Understands and supports diverse work practices. Accurately identifies the needs of others and adapts behaviour to work well with diverse parties.
- Integrity – Displays professionalism when discussing with colleagues and stakeholders.
- Values – Supports and exemplifies SCAHS’ stated Mission and Vision statements as well as SCAHS’ stated Values.

Proposed Project Manager Functional Requirements

The Project Manager would be responsible for the following:

- **Reporting**

- Provide monthly, quarterly and annual reports to the Executive Director, the SCAHS Board, and to stakeholders as required.
- Maintain and track budgets and KPIs of development projects.

- **Project Management**

- Ensure contractors are delivering on time and on budget and implement procedures if contractors do not perform to contractual agreements.
- Meet with contractors, lenders, funders, service providers, Councils, and strategic partners providing reports as required or directed.
- Ensure applicable leases are signed and SCAHS procedures have been followed before projects begin.
- Liaise with contracted developers to develop RFPs and receive RFPs for contractors and applicable service providers.
- Liaise with project staff, building managers, and tenants as needed.
- Participate in project planning with Executive Director and the SCAHS Board, providing KPI reports and objectively managing deliverables

Together, the Executive Director and Project Manager would be responsible for the following:

- **Policy and Procedures**
 - Create tenancy agreements, employment and subcontractor contracts for housing developments, RFPs, MOUs, KPI structures, and reporting methods.
 - Develop policy and procedures for developments, maintenance, project employees, tenants, and volunteers.
 - Develop complaint procedures and tenancy conflict resolution management.
 - Develop structure for property management, if feasibility studies are positive and funds allow.
- **Reporting**
 - Deliver reports monthly to SCAHS Board, and to strategic partners as required.
 - Deliver recommended résumés or applications for residency to SCAHS board; implement a procedure for acquisition of employees and tenants.
- **Communications**
 - Liaise as necessary with partners, sponsors, volunteers, contractors, service providers, staff, and tenants to address issues, create solutions, and otherwise host a proactively positive environment.
 - Ensure public and partner enquiries are addressed in a timely manner.
 - Proactively implement public relation strategies as directed by the SCAHS board.

Alternatively, an Executive Director could be hired full time, a Project Manager part time, and an Administrative Assistant part time – with the same funding amounts requested.

Current sponsors and strategic partners (2019)

	In-Kind (confirmed)	\$	Applied	Confirmed
Town of Gibsons	\$2,070,000		Yes	Yes
Andrena Grey Law	\$6,000		Yes	Yes
Tapworks Brewing		\$4,200	Yes	Yes
BC Housing		\$682,000	Yes	Almost!
Dempster Grant Realty		\$3,000	Yes	Yes
Sunco Engineering	\$6,000		Yes	Yes
Longman Developments		\$5,000	Yes	Yes
Sunshine Coast Credit Union		\$1,500	Yes	Yes
Sunshine Coast Community Foundation		\$7,900	Yes	Yes
Howe Sound Pulp and Paper		\$500	Yes	Yes
Stride Recruitment		10% of consult fees	Yes	Yes
Rain Farmer	\$800	\$200	Yes	Yes
Sunshine Coast Credit Union		\$50,000	Yes	No
Vancouver Foundation		\$100,000	In process	No
Environment Canada		\$75,000	In process	No
Island Coastal Economic Trust		\$1,000,000	In process	No
Totals	\$2,082,800		\$1,807,000+	\$22,300

OUR COMMUNITY PARTNERS



OUTCOMES:

By the end of 2020, SCAHS will establish the following:

- **Key Partner Delivery**
 - Research and present data for our sponsors and strategic partners to use in further policy planning and housing development implementation.
 - Develop a solid analytical foundation for housing provision and planning.
 - Collaborate with local organizations and present to various levels of government on Sunshine Coast analytics.
 - Improve community engagement through quantitative and qualitative analysis.
- **Community Engagement**
 - Develop a network of organizations and businesses with commitments to housing on the Sunshine Coast.
 - Develop a marketing and member base for newsletter delivery, leadership succession, and sustainability.
 - Implement an annual Sunshine Coast Affordable Housing Conference.
- **Organizational Sustainability**
 - Develop and execute SCAHS sustainability and succession, business and marketing plans
 - Develop and implement SCAHS policies and procedures.
 - Deliver the annual SCAHS Thank You Dinner.

BUDGET:

Please see the attached proposed budget.

Please note the attached budget is not a balance sheet, nor does it include projected funding raised for capital costs or completion of our existing or future projects. It also does not include grants for which we have already applied or for which we are applying, or potential income from rents at completion of our projects. The budget also does not include potential funds raised from the Thank You Dinner, conference attendance fees, or other fundraising efforts.

A thorough budget of all capital expenses and project-specific costs are beyond the scope of this proposal, but we welcome all questions and invite Councillors and our community partner representatives to attend our monthly board meetings.

We are committed to transparency with our sponsors and strategic partners. We are committed to clear accounting, accountability practices and reporting structures. Any unused or unneeded funds will be returned to sponsors and strategic partners with full audited accounting provided.

OUR ASK:

We are asking for a financial contribution from our sponsors and strategic partners in 2019 whose objectives are in line with our core mission – addressing the housing crisis on the Sunshine Coast. In order to implement the above goals and provide employment for two qualified individuals, our goal is to raise \$45,000 to fund the remainder of 2019 and \$190,000 for the 2020 financial year. In 2021, our operating costs are projected to be approximately \$182,000, which we would like to ask from our partners and funders to ensure full delivery.

	2019	2020	2021
Salaries and Wage Costs	\$ 36,525.00	\$ 146,100.00	\$ 146,100.00
Executive Director Salary	\$ 15,625.00	\$ 62,500.00	\$ 62,500.00
Project Manager Salary	\$ 15,625.00	\$ 62,500.00	\$ 62,500.00
Benefits	\$ 375.00	\$ 1,500.00	\$ 1,500.00
Vacation	\$ 1,250.00	\$ 5,000.00	\$ 5,000.00
Worksafe	\$ 500.00	\$ 2,000.00	\$ 2,000.00
Training	\$ 500.00	\$ 2,000.00	\$ 2,000.00
CPP, EI	\$ 2,500.00	\$ 10,000.00	\$ 10,000.00
Board Minute Secretary	\$ 150.00	\$ 600.00	\$ 600.00

Consulting and Professional Fees	\$ 420.00	\$ 7,875.00	\$ 5,375.00
Charitable Status Application	\$ -	\$ 1,000.00	\$ -
Business Plan Development	\$ -	\$ 1,500.00	\$ -
Accounting	\$ 300.00	\$ 2,500.00	\$ 2,500.00
NPO and Member Fees	\$ -	\$ 75.00	\$ 75.00
Insurance	\$ -	\$ 2,000.00	\$ 2,000.00
Legal	\$ -	\$ 500.00	\$ 500.00
Board Member Recruitment	\$ 120.00	\$ 300.00	\$ 300.00

Travel and Meetings	\$ 3,110.00	\$ 8,520.00	\$ 8,520.00
Housing Central Conference - October	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
NPO Forum - February	\$ -	\$ 2,000.00	\$ 2,000.00
Private Vehicle Use or Transit	\$ 100.00	\$ 200.00	\$ 200.00
Ferries	\$ 100.00	\$ 200.00	\$ 200.00
Parking	\$ 60.00	\$ 120.00	\$ 120.00
Accommodations	\$ 1,250.00	\$ 2,500.00	\$ 2,500.00
Meals	\$ 400.00	\$ 800.00	\$ 800.00
Other Conferences or Seminars	\$ -	\$ 1,500.00	\$ 1,500.00

Training	\$ -	\$ 2,700.00	\$ -
Board Training Course	\$ -	\$ 700.00	\$ -
Management, Leadership, and Fundraising	\$ -	\$ 1,000.00	\$ -
NFP Certification Program	\$ -	\$ 1,000.00	\$ -

Marketing and Promotion	\$ 875.00	\$ 18,850.00	\$ 18,225.00
Advertising	\$ 300.00	\$ 1,000.00	\$ 1,000.00
Social, website, email addresses for Execu	\$ 75.00	\$ 800.00	\$ 800.00
Posters, signage	\$ 300.00	\$ 1,000.00	\$ 400.00
Business Cards	\$ -	\$ 50.00	\$ 25.00
Housing Conference	\$ -	\$ 5,000.00	\$ 5,000.00
Donor Thank You Dinner	\$ -	\$ 10,000.00	\$ 10,000.00
Printing	\$ 200.00	\$ 1,000.00	\$ 1,000.00

Equipment and Supplies	\$ 2,800.00	\$ 1,250.00	\$ 350.00
Laptop, electronics, cables	\$ 2,500.00	\$ 50.00	\$ 50.00
Paper, office supplies	\$ 200.00	\$ 300.00	\$ 300.00
Chairs, other office furniture not supplied	\$ 100.00	\$ 900.00	\$ -
Rental Costs	\$ 480.00	\$ 3,600.00	\$ 3,600.00
Fuse Membership	\$ 480.00	\$ 3,600.00	\$ 3,600.00
Total	\$ 44,210.00	\$ 188,895.00	\$ 182,170.00

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 10, 2019

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Application for Subdivision in the Agricultural Land Reserve (ALR00011, ALC 59614) for Part of Elphinstone Crossing Estate Phase Two

RECOMMENDATIONS

THAT the report titled Application for Subdivision in the Agricultural Land Reserve (ALR00011, ALC 59614) for Part of Elphinstone Crossing Estate Phase Two be received;

AND THAT Application (ALR00011, ALC 59614) be supported and SCRD's support for the application be forwarded to the Agricultural Land Commission.

BACKGROUND

The SCRD received a referral from the Agricultural Land Commission (ALC) regarding a subdivision application (ID: 59614) within the Agricultural Land Reserve (ALR). The proposed 3-lot subdivision is part of the second phase of the Elphinstone Crossing Estate development located in West Howe Sound (Attachment A – Currently Proposed Subdivision Plan).

The second phase (lots 11-26) of the development lies to the northwest of the first phase (lots 1-8). The second phase of the subdivision comprises two parts. The east part contains 3 lots (lots 11-13) ranging from 4.3 ha to 9.4 ha, and the west part contains 13 lots (lots 14-26) ranging from 2 ha to 3.9 ha. An amendment to the zoning bylaw was approved by the SCRD to permit the lot sizes for the subdivision on the west part. A separate subdivision application for these lots is currently being reviewed by the Ministry of Transportation and Infrastructure (MOTI).

The two parts will be divided by a new road proposed to join with Storvold Road to the south. The 3 lots of the east part (highlighted in bold black line in Attachment A) are within the ALR and are subject of the subdivision application with the ALC. As part of the application process, the ALC considers comments from the SCRD. The SCRD in turn, considers comments from both the West Howe Sound Advisory Planning Commission and the Agricultural Advisory Committee.

A previous subdivision application (ALR00009, ALC 57150) of 5 lots for the east part within the ALR was supported by the SCRD but refused by the ALC. The previous subdivision plan is included in Attachment B. The ALC's reason for refusal is that smaller lot sizes restrict agricultural operations and result in lower agricultural utility of the land than a large cohesive farm parcel, and the subdivision would increase residential development of lands that could be available for agriculture.

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

property. The property at one time was owned by Canfor and was used as a private forestry cut-block.

DISCUSSION

West Howe Sound Official Community Plan (OCP) Policies

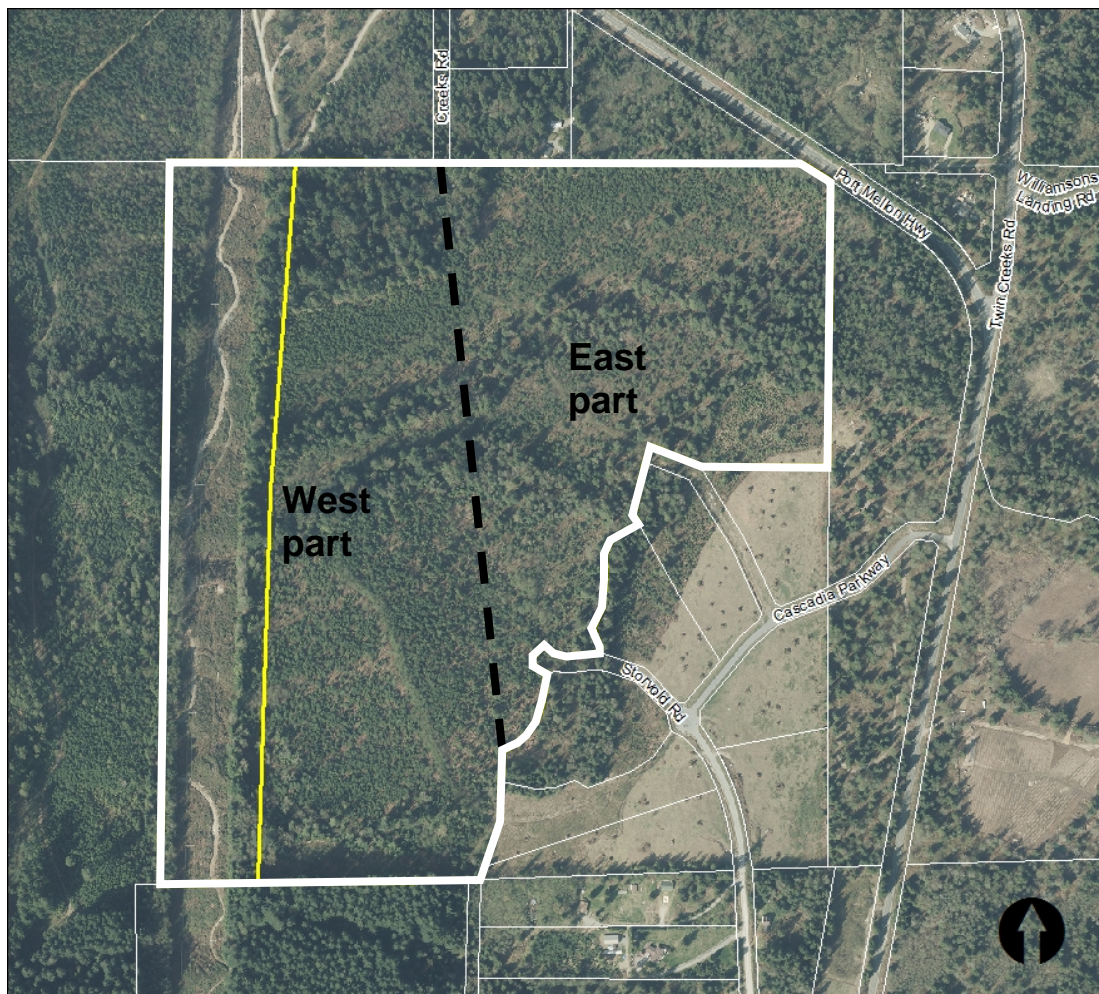
Agricultural Land Use

The proposed lots 11-13 of the subdivision are designated Agricultural in the OCP. Due in part to mountainous topography and settlement patterns pre-dating the inception of the Agricultural Land Reserve, the overall agricultural potential is more focused on small-scale independent farms. As a result, agricultural production within the OCP area generally occurs on small farms as opposed to large-scale intensive agricultural operations. Small farms are loosely defined as a property having between 0.8 and 4 hectares of land under cultivation with a variety of crops. The minimum parcel size of 1.75 and 4 hectares applies to land that is designated Agricultural and is designated as ALR under the ALC Act.

The portion of the proposed subdivision within the ALR will create a variety of lot sizes: 4.3 ha, 7.6 ha and 9.4 ha. All lot sizes exceed OCP minimum lot size requirements that are suitable for small farms. The lots offer potential for larger-scale agricultural operation and are significantly larger than the 1.75 ha minimum parcel size noted in Zoning Bylaw No. 310.

To address ALC concerns in the refusal of the previous subdivision proposal, the applicant proposes to increase the lot sizes by combining the 3 smaller lots into one lot and retaining the other two larger lots in the previous proposal, prepare the lands for starter farming, and designate a residential area (called the “home plate”, approximately 0.5 ha) by covenant on each lot to limit residential development and mitigate interference with agricultural operations.

Figure 1 Aerial photo of the subject land



Development Permit Areas

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

Zoning Bylaw No. 310 Land Use Designations

Under Zoning Bylaw No. 310, the east part (lots 11-13) of the proposed subdivision is zoned AG (Agricultural) and is within Subdivision District G. The minimum lot size for subdivision purposes is 1.75 in Subdivision District G. The proposed lot sizes conform to this requirement.

Edge Planning

Appropriate interface between the two parts of the subdivision should be considered. The east part is within the ALR and zoned AG. The west part is outside of the ALR and zoned RU2. The RU2 zone permits a range of rural uses including agriculture. It is considered one of the most

compatible zones adjacent to an AG zone. The proposed new road serves as a buffer separating the two zones. However, additional treatments can be considered by the developer to further reduce interference between the two zones, such as vegetation buffers along the edge area and enlarged setback for residential buildings on the rural lots zoned RU2. As such strategies will maximize the value of the parcels, staff feel they are best employed by the applicant as part of prepping land for sale and setting home plates. Alternatively the ALC/ MoTI could require.

Agricultural Area Plan

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

The proposed subdivision will divide a large portion of the parcel within the ALR into 3 lots with a variety of sizes. This offers flexibility for various scales of farming operations and improves access to these lands. These parcels will continue to be used for agricultural purposes, resulting in no loss of agricultural lands. As such the subdivision may be considered to be in line with the strategies of the Agricultural Area Plan.

Regional Sustainability Plan: We Envision for the Sunshine Coast

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

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

Servicing and Infrastructure Considerations

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

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

AAC Comments

The Agricultural Advisory Committee recommended support for the application.

APC Comments

The APC recommended that Application for Subdivision in the Agricultural Land Reserve – ALR00011, ALC59614 be supported for the following reasons.

- Meets the zoning;
- aligned with the predominant farm size on the Sunshine Coast;
- opens up the area to make it farmable;
- airs farms economics and affordability of parcels;
- availability of water.

Timeline for next steps

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

CONCLUSION

The SCRD received a referral from the ALC regarding a 3-lot subdivision application within the ALR as part of the Phase 2 of the Elphinstone Crossing Estate development. The ALC is seeking a response from the SCRD with respect to this application.

The proposed subdivision within the ALR will create a variety of lot sizes suitable for agricultural uses. The proposal complies with the OCP, zoning bylaw and a number of relevant strategic documents of the SCRD. As the SCRD has supported a previous proposal of a 5-lot subdivision on these lands, the current proposal of a 3-lot subdivision does not differ significantly from the SCRD's perspectives and the proposed larger lot sizes and "home plates" can help to address ALC concerns. Staff recommend supporting the current application for subdivision in the ALR.

Attachments

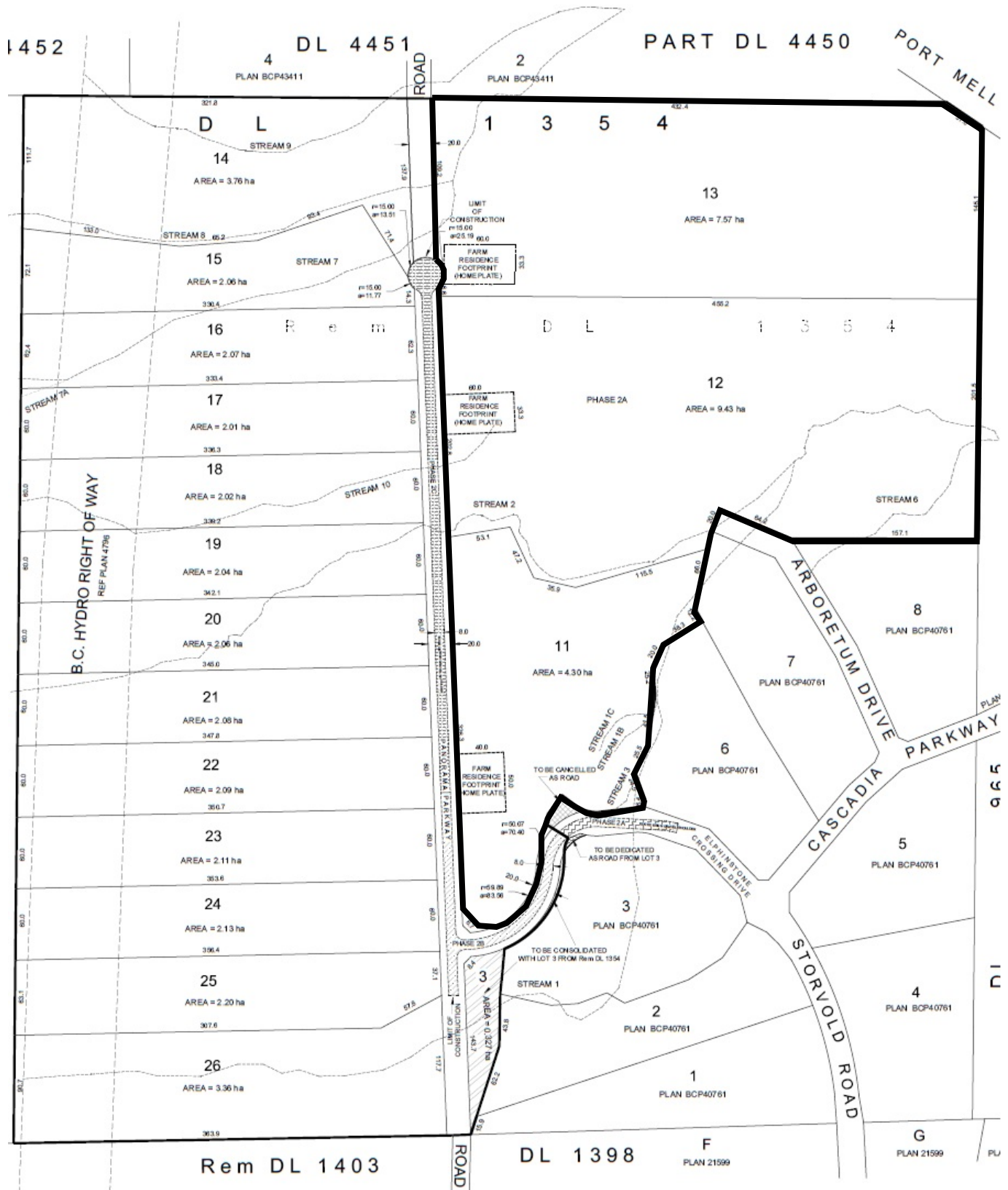
Attachment A – Currently proposed subdivision plan

Attachment B – Previously proposed subdivision plan

Reviewed by:			
Manager		Finance	
GM	X – I. Hall	Legislative	
I/CAO	X – M. Brown	Other	

Attachment A

Currently Proposed Subdivision Plan



Previously Proposed Subdivision Plan



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 10, 2019

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605)

RECOMMENDATIONS

THAT the report titled Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605) be received;

AND THAT ALC Application 58605 be supported subject to the following conditions:

1. The Agricultural Land Commission verifies the location and size of the non-ALR portion of land within the subject parcel as proposed by the applicant;
2. The applicant provides Agricultural Land Commission with updated professional evidence indicating that the land proposed for exclusion is unsuitable for agriculture.

AND FURTHER THAT SCRD's conditional support for ALC Application 58605 be forwarded to the Agricultural Land Commission.

BACKGROUND

On July 11, 2019, the SCRD Board adopted the following resolution:

197/19 **Recommendation No. 3** *ALC Application 58605 (Morgan)*

THAT the report titled Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605) be received;

AND THAT ALC Application 58605 be returned to the applicant with a request to provide more information with respect to:

- Verify the location and size of the portion of land within the subject parcel as proposed to be excluded from the ALR by the applicant;
- Size of the buildings on the subject parcel;
- Current agricultural uses on the subject parcel;
- Any other information requested in the application to the Agricultural Land Commission.

DISCUSSION

A previous staff report (Attachment A) on the subject application was considered at the July 11, 2019 Planning and Community Development Committee meeting. Pursuant to the Board's recommendations, the applicant has contacted the Agricultural Land Commission (ALC) and provided the following information with respect to the application:

- ALC recognized the difference between the BC assessment record and ALR mapping, but was unable to make a definitive determination of the location and size of the Non-ALR portion of land within the subject parcel at this time. A final determination will be made during ALC's formal review process of the application.
- Buildings on the parcel are a rancher [single family dwelling] (2150 ft²) with an attached garage (600 ft²) and a nursery (3000 ft²).
- Current agricultural uses on the parcel are a berry farm and keeping of horses.
- Additional information in the ALC application submission includes that there is an irrigation pond with numerous drainage ditches and there are approximately 10 acres of pasture land for horses.

Based on analysis in the previous staff report and the above additional information, staff recommend supporting this application conditional upon ALC's verification of location and size of land for inclusion and agricultural suitability of land for exclusion, and the applicant verifying to ALC through an updated professional report that the land for exclusion is unsuitable for agriculture.

Attachments

Attachment A – July 11, 2019 Staff Report

Reviewed by:			
Manager		Finance	
GM	X – I. Hall	Legislative	
I/CAO	X – M. Brown	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 11, 2019

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605)

RECOMMENDATIONS

THAT the report titled Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605) be received;

AND THAT ALC Application 58605 be supported subject to the following conditions:

- 1. The Agricultural Land Commission verifies the location and size of the non-ALR portion of land within the subject parcel as proposed by the applicant;**
- 2. The applicant provides Agricultural Land Commission with updated professional evidence indicating that the land proposed for exclusion is unsuitable for agriculture.**

AND THAT SCRD's conditional support for ALC Application 58605 be forwarded to the Agricultural Land Commission.

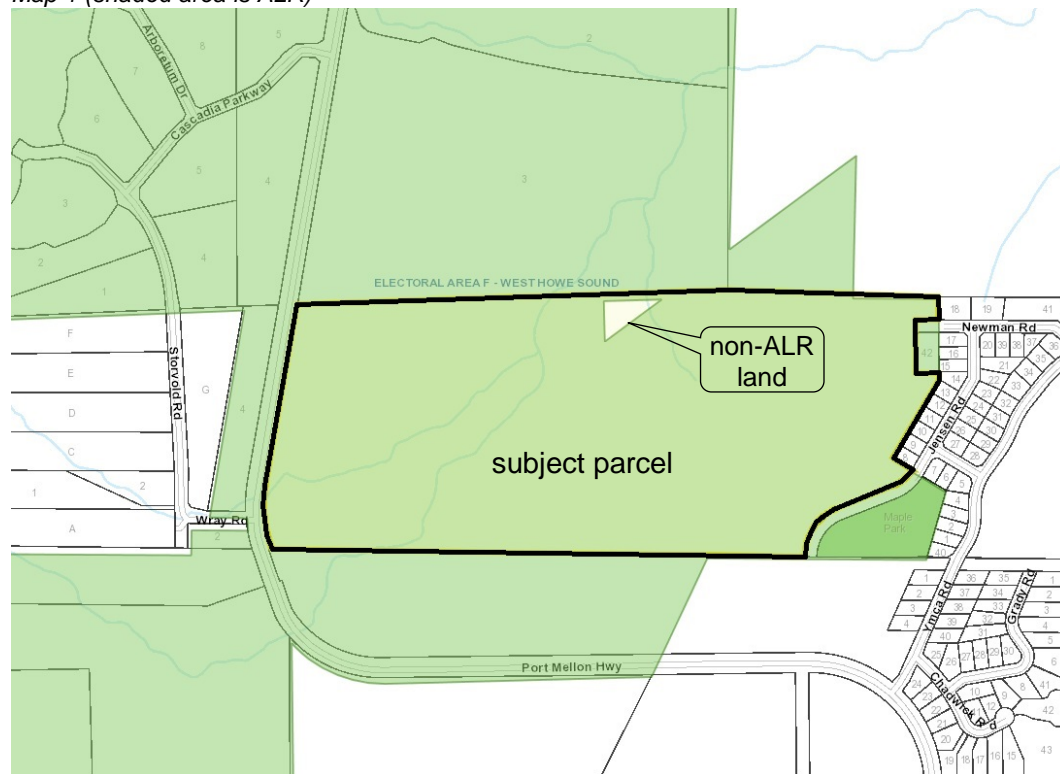
BACKGROUND

The SCRD received a referral from the Agricultural Land Commission (ALC) regarding an application for excluding lands from the Agricultural Land Reserve (ALR) and including lands into the ALR. The following are an application summary and a map showing the location of this non-ALR portion.

Table 1 - Application Summary

Owner / Applicant:	David Morgan
Civic Address:	1685 Jensen Road
Legal Description:	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437 21531 AND LMP23770
Electoral Area:	F - West Howe Sound
Parcel Area:	39.8 ha
OCP Land Use:	Agricultural
Land Use Zone:	AG (Agricultural)

Map 1 (shaded area is ALR)



According to ALC and SCRD mapping, the subject property is within the ALR except a 0.3-hectare triangular piece of land in the north middle section of the parcel. However, the applicant indicates that based on BC assessment records and a BC land survey completed on June 24, 1981, the non-ALR land is 1.16-hectare and is located west of the location of the ALC mapping (Attachment A). It is recommended that the ALC verifies the location and size of this land prior to making a decision on the application.

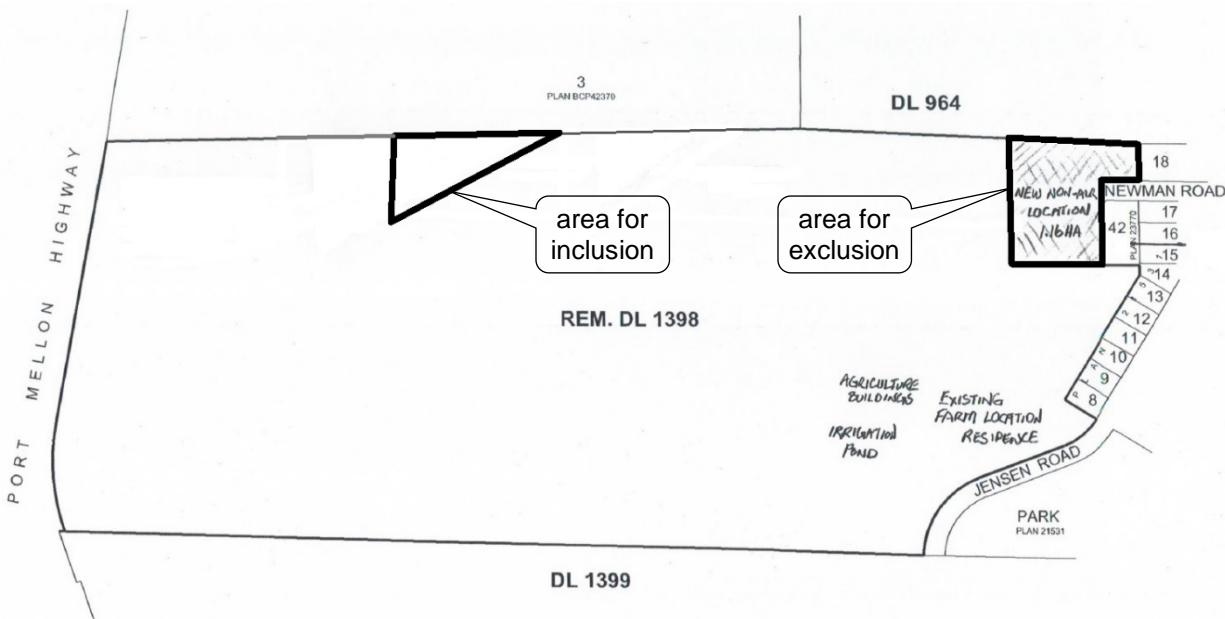
The applicant proposes to include the non-ALR land into the ALR, and in exchange, exclude from the ALR a piece of equally sized land on the northeast corner of the parcel, as shown in the Map 2 on the next page.

As the triangular non-ALR area of the parcel is currently land locked and surrounded by agricultural lands on all sides, it is not only unsuitable for non-farm development, it can also conflict with the surrounding agricultural uses. It can only be accessed by a road through the ALR portion of the parcel. Such a road will occupy farm land and interfere with farming activities. The intent of the proposal is to consolidate the farm parcel into one contiguous land mass, so that the potential conflict by the non-ALR area can be removed and land use efficiency of the farm parcel can be improved.

The northeast portion of the parcel proposed for exclusion has steep topography with an average of 25% slope. A 1986 agrology report indicates that this area has very limited agricultural capability. This area is adjacent to the end of Newman Road and an existing residential subdivision. Therefore the applicant considers this area suitable for potential future non-agricultural development, but no development proposal is included in the application. Any future development would be subject to the planning approval process that could include

rezoning, subdivision and/or an OCP amendment, with related public participation opportunities. The scope of this report is limited to the ALC referral.

Map 2 Land exchange



Discussion

West Howe Sound Official Community Plan (OCP) Policies

Agricultural Land Use

The subject parcel is designated Agricultural in the OCP. Policies of the OCP support the preservation of agricultural land and protection of agricultural activities from conflict with non-agricultural uses within the ALR and the Rural Residential designated lands adjacent to the ALR. The proposal is consistent with these policies as it seeks to optimize the layout of agricultural lands and reduces conflict with non-agricultural activities. The area proposed for exclusion remains within the Agricultural designation of the OCP. Future non-agricultural uses of this land will be subject to an OCP amendment application.

Development Permit Areas

The middle portion of the parcel including the non-ALR triangle is within a number of Development Permit Areas for Aquifer Protection and Storm Water Management, Stream Riparian Assessment, and Ravines and Creek Corridor Protection. This poses significant constraints on non-agricultural developments such as construction of dwellings, but farm operation is exempt from requirements of the Stream Riparian Assessment and Aquifer Protection and Storm Water Management Development Permit Areas. Therefore by inclusion into the ALR, the non-ALR portion can become an integral part of the large ALR parcel and the surrounding ecological system.

Zoning Bylaw No. 310 Land Use Designation

Within Zoning Bylaw No. 310, the subject parcel is zoned AG (Agricultural). The AG zone permits primarily a range of agricultural uses and residential uses. The area proposed for exclusion remains within the AG zone. Potential future non-agricultural uses or subdivision of the excluded portion of land would be subject to a zoning amendment application.

Agricultural Area Plan

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

The proposed land exchange may result in no net loss of agricultural lands only if it can be verified that the ALR land proposed for exclusion is unsuitable for agriculture. It is recommended that updated professional evidence be provided to the ALC to verify such land quality prior to making a decision on the application. The area proposed for inclusion into the ALR is mainly intended to optimize the layout of the farm and remove conflict with non-farm use in this area. Even if it may not be suitable for agricultural use, it can form an integral part of the farm and preclude non-agricultural uses.

Regional Sustainability Plan: We Envision for the Sunshine Coast

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

The proposal is aligned with this strategic direction of the Plan as the consolidation of land masses of the parcel could help improve productivity of the farm.

Servicing and Infrastructure Considerations

The western portion of the property is outside of areas serviced by regional water system, refuse collection and fire protection. The area proposed for exclusion is located adjacent to a residential neighbourhood which is within the service area. Whether or not services may be extended to the area should future non-agricultural uses be proposed, along with all other aspects of development, would be reviewed by the SCRDC through an OCP/zoning amendment application.

AAC Comments

The Agricultural Advisory Committee recommends support for the application.

APC Comments

The APC recommended that Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property (ALC Application 58605) be supported under conditions as noted in the staff report, and for the following reasons:

- It is logical to take the non-agricultural piece out of the ALR and put in piece of higher class ALR land to create a contiguous swath.

- The existing configuration would have to allow an access road into that non-ALR section, taking up agricultural land.
- The non-ALR portion is near the creek; making the switch will protect the creek more.

Feedback from Residents

Seven letters and a petition signed by 32 adjacent residents have been received expressing concerns for and objection to the application (Attachment B). The main concerns of the residents' responses are the lack of notice about the application and opportunity to participate in the process, the validity of agricultural suitability of the lands proposed for exchange, and potential impact of future development on this neighbourhood. These concerns are addressed as follows.

Notification

As the application is administered by the ALC, the SCRDC does not make a decision on the application, nor does it deal with notification requirements. The ALC requires a notification sign be placed at the midpoint of the property along a public road. The parcel does not have a direct frontage on the open portion of Jensen Road or Newman Road, thus it appears that the only location for the sign meeting this requirement is on Port Mellon Highway, despite its being far away from the neighbourhood. The ALC requires the applicant to serve notice of the application to owners of land in the ALR that share a common boundary with the subject property. Although some parcels of the adjacent residential subdivision share a common boundary with the subject parcel, none are within the ALR. This appears to be the reason why these residents were not served notices.

Public Participation

The role of a local government in an ALC application is to consult the local Agricultural Advisory Committee (AAC) and Advisory Planning Commission (APC), and provide a recommendation on the application. The SCRDC Planning and Development Procedures and Fees Bylaw No. 522 does not stipulate a process for consultation with neighbouring residents for referred applications that are compliant with the OCP and zoning bylaw.

The responses from area residents were received after publication of the AAC meeting agenda. Staff provided a brief summary of these responses at the AAC meeting on March 26, 2019. A number of area residents attended this meeting. Staff also advised the representative of the area residents of the opportunity to attend the APC meeting and appear as a delegation at a Planning and Community Development Committee meeting when the application would be reviewed by the Board.

Agricultural Suitability

A number of the responders believe that the area proposed for inclusion has no agricultural capability whereas the area proposed for exclusion does. This issue has been discussed in detail in this report, which recommends verification of the agricultural suitability of these lands as a condition for approval of the application.

Neighbourhood Impact

Area residents are concerned that future non-agricultural development, especially housing development in the area proposed for exclusion, will have a negative impact on the existing

servicing capacity of the neighbourhood, particularly water supply, sewage disposal, and drainage. There are also concerns on the undesirable effect of increased traffic, as well as loss of seclusion of the neighbourhood.

No development proposal or application has been made. It is not possible to analyze potential impacts.

As discussed in the report, the subject of this ALC application is the inclusion and exclusion of ALR lands, other than future development of these lands. These lands will remain within the Agricultural designations of the current OCP and zoning bylaw. If the subject ALC application is approved, future non-agricultural development will be subject to OCP and zoning amendment applications. At that time, all aspects of the development such as land use, servicing, traffic, etc., will be reviewed. Area residents would have opportunities to participate in the public consultation process of those planning applications.

Timeline for next steps

The SCRD Planning and Community Development Committee may make a recommendation on the application. The SCRD Board may then adopt a resolution noting its recommendation for either support, denial or conditional support of the application. The recommendation will be forwarded to the Agricultural Land Commission (ALC) for consideration of a final decision. ALC decisions are published on the Commission's website (<https://www.alc.gov.bc.ca>).

CONCLUSION

The proposed exchange of ALR lands intends to improve land use of the farm, and reduce conflict with non-farm uses. The proposal is consistent with the West Howe Sound OCP and Zoning Bylaw No. 310 of the SCRD. Subject to verification of the location, size and agricultural capability of the lands for exchange, the proposal may result in no net loss of agricultural land. Staff recommend supporting this application conditional upon ALC receiving evidence for the above noted verifications.

Attachments

Attachment A – Land survey sketch plan

Attachment B – Responses from area residents

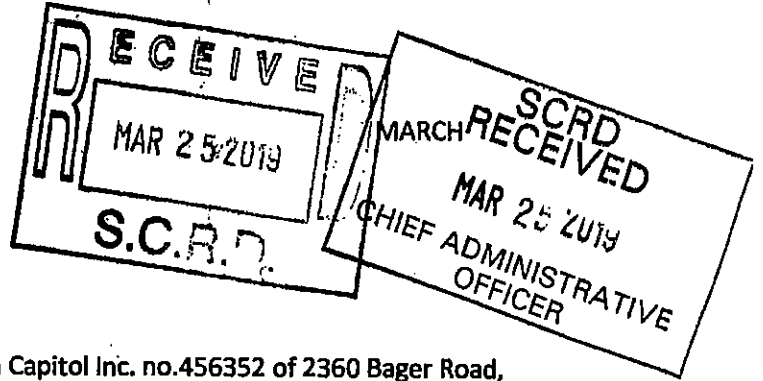
Reviewed by:			
Manager	X – A. Allen	Finance	
GM	X – I. Hall	Legislative	
A/CAO	X – A. Legault	Other	

[illegible]

COPY

25/2019

To Whom It May Concern:



It has just come to our attention that Morgan Capital Inc. no.456352 of 2360 Bager Road, North Vancouver, B.C. V7G-2H2 has intention on making an application pursuant to Section 30[1] of the Agricultural Land Commission Act to exclude from the Agricultural Land Reserve a 1.18 Ha portion of the 40.98 property which is legally described as PID.009-802-207 and DL 1398 except portions in plans 11244, 11566, 16437, 21531 and LMP23770.

The section of non-ALR portion that is 1.16 Ha in size that is connected to Newman Rd. is the property in question that concerns us. Our home is Newman Rd. on the corner of Jensen Rd. Our concern is of the future development of this property and the switching of apparently same size allotment.

There has been no notification to the home owners in our area, other than a sign on Port Mellon Hwy. that if your driving you can't see. Nothing was posted near Newman Rd or Jensen Rd. indicating any intentions of future change. If I hadn't purposely went looking for this sign I was told was there, I would not of known in enough time to voice our concern. This purposal was in my mind done very quietly and sneaky so it would go through by March 31-2019 unchallenged. This community which has been our home for 30 years has not been informed. As many of the residents have told me of their concerns as well.

My greatest concern is with any development on said property that they would want to tie in with our water and sewage facilities which is already at its max. This Morgan Capital Inc. which wants to develop does not even live here on the Coast. Will he develop and then just leave. seeings how their stationed in North Vancouver and not here in Langdale? It has also come to my attention that 3 mobile cement pads have already been laid out with a fourth

going in now with landscaping. So to put it BLUNTLY there is a Mobile Home Park going in.

We are concerned with the amount of traffic that would go right past my front window on Newman Rd. This road would have people speeding by the homes on this street, because this street is flat with no inclines, all young children who learn to ride bikes and trikes here would be at great risk. Many ~~people~~ ^{people} walk their pets here and seniors walk here as well. there is much deer, bear, and other wildlife that would also be jepordized.

We have many other concerns including the fact that we just found out today that there is a meeting today that we knew nothing about. THANKS FOR THE INFORMATION..... I need to get this letter to you before the dedline in 6 days.,[note: we are giving you the time allotment that your require] We respectfully require the same from you. We would hope to be able to verbally express ALL our concerns that will obviously affect ALL of us in the future.

Thank You for considering this extremely urgent matter. RE: Notice of Exclusion
Application by David and Heather Morgan and Morgan Capital Inc.

Yours truly:

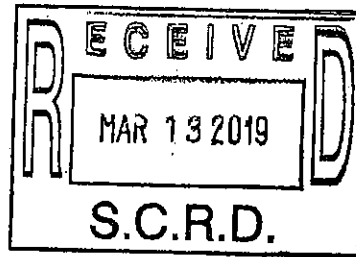
Newman Rd.

Gibsons, B.C.

VON-1V6

March 12, 2019

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



Re: Notice of Exclusion Application regarding Land in the Agricultural Land Reserve

This letter is further to the notice published in the local newspaper with respect to the application for exclusion of land in the ALR identified as 1.18Ha port of the 40.98 property which is legally described as PID; 009-802-207 and DL 1398 except portions in the plans 11244, 11566, 16437, 21531 and LMP23770.

The application states a section of DL1398 that currently resides outside the ALR and is 1.18Ha in size to be included in the ALR so the "land mass in the ALR does not change".

As a resident in the community adjacent to DL 1398, I hereby express serious concern with respect to this application. First, the land currently identified as the non-ALR portion and the land requested to be excluded from the ALR are vastly different in demographics. The current non ALR portion is situated in a very isolated area of land on DL1398. It runs close to Hutchinson Creek which has a wide portion of ravine crest boundary making any ALR development on this property limited if at all. The requested section of land in this application to be exchange out of the ALR and deemed non ALR is far more appealing which can leave one to question if removing it out of the ALR is for the purpose of housing development.

Being a 50+ year resident of the Sunshine Coast, I have witnessed decades of housing developments on land that should be used for agricultural growth. In fact the SCRD's ALR webpage shows mapping indicated the vastly undersized amount of ALR designated land on the Coast. We should not be taking land out or in this case, taking a less desirable parcel of land and exchanging it for a better parcel, we should, in fact, be adding land to the ALR.

In this situation, the community has heard the owner may be attempting this application to seek to develop housing on this land in question. To that I wholeheartedly disagree with the application for exclusion and any change to ALR designated property. Again, we can't afford to lose any and "switching" one parcel for another is not acceptable.

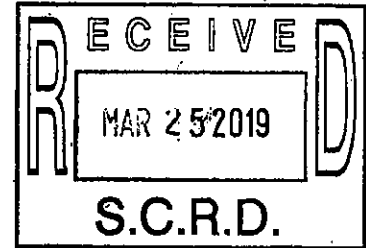
The Agricultural Land Commission performed soil capability mapping for the purposes of rating land to be retained and protected. That is why this land is part of the ALR. It's fair to say that the 1.18Ha of land already deemed non ALR was done so because it was identified then as not being of a quality soil capability necessary to meet ALR standards.

Based on your maps, ALR information, West Howe Sound Official Community Plans and geotechnical hazard reports for Hutchinson Creek, the Sunshine Coast Regional District has already clearly identified that ALR land is to be retained and protected and that means all ALR land, whether it's 1000s, 100s or 1.18Ha. There is an obligation on the part of our SCRD Board to honour this.

Respectfully,

Resident of Jensen Road, Langdale

Monroe Rd
Gibsons, BC V0N 1V6
March 24th 2019



Sunshine Coast Regional District
1975 Field Rd
Sechelt, BC V0N 3A1

Re: Langdale Agricultural Land Reserve & Exclusion involving Morgan Capital Inc

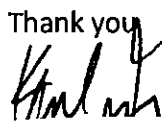
To whom it may concern:

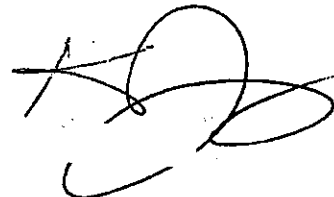
I was recently advised by neighbours in the YMCA Rd subdivision of The Notice of Exclusion Application brought about by David & Heather Morgan and their development company Morgan Capital Inc. I have multiple concerns on their proposal and how it will affect our community.

Firstly, the signage on the Port Mellon Hwy was positioned 1.25 miles down the road from our subdivision, somewhere I feel the locals could not see what the Morgan's are proposing.

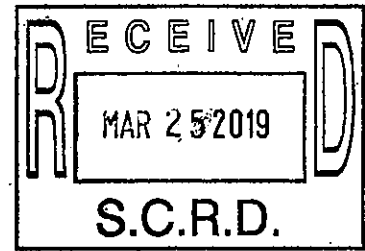
Secondly, the way the proposal is worded implies this a true swap of agricultural land all equal in value, but this misrepresents the facts. The land the Morgan's are willing to give up is a bog and marshland with little to no agricultural value. The property they wish to trade for and then devolve, has a much higher value associated to it because of its proximity to the existing subdivision's infrastructure.

I respectfully request that the SCRD have a meeting with all stakeholders so that we in the community can hear for ourselves why this land swap is being initiated. The meeting should also be held far enough in the future that community members can plan to attend.

Thank you

V



Jensen Road
Gibsons
BC V0N 1V6
tel:



24 March 2019

To Whom It May Concern:
Sunshine Coast Regional District,
1975 Field Road,
Sechelt,
BC V0N 3A1

DL1398: Application to exclude from ALR

As residents of the neighbouring Jensen Road /YMCA Road/ Newman Road neighbourhood, we object in the strongest terms to the proposed exchange of a parcel in the ALR.

Sleight of Hand

There has been no notice posted at the proposed site. The attached notice is posted on Port Mellon Highway, over 2 km from the proposed parcel. This contravenes the spirit of the ALR regulations, and strongly suggests that this numbered company is engaged in some subterfuge by concealing the proposal from those of us most affected. This was drawn to our attention yesterday, so this is the first opportunity we have had to respond. The statement "This notice and the application are posted on the subject property" is a flagrant misrepresentation when it is only posted 2km away from the subject site.

Principles of the ALR

Why is this numbered company is so interested in this land transfer? If it is indeed for the purposes of development, this in itself contravenes the spirit of the original ALR. It is absolutely not relevant that "no nett loss of the ALR" is anticipated. There should be no fooling around with portions of the ALR boundaries in order to get around the rules as a favour to developers.

Traffic and Safety

We also need to consider the nature of the development before any decision on land transfer is made. Most of us are not against *appropriate* development, so before this transfer is rushed through, let's remember the original concept in this area. It is single family homes, *with limited traffic, in view of the fact that we are the access to YMCA Camp Elphinstone.* The narrow roads in this valley are entirely unsuitable for through-traffic, or, in fact, any increase in traffic at all.

Drainage and Safety

With huge run-off in this area, this small community was planned with drainage channels and a central drainage system. The foothills of Mount Elphinstone could not be more unsuitable for a ~~mobile home park~~.

The Integrity of Camp Elphinstone

We foresee an enormous impact on Camp Elphinstone, as well as ourselves, with increased population, traffic and drainage needs arising from a high density development sprouting out of a very limited 1990s neighbourhood. Camp Elphinstone needs to be assured of seclusion and safety. The existing neighbourhood respects that, but the proposed development undermines the very essence of the historical Camp. We anticipate that its many alumni (and that includes one of us) will agree with us and view this development unfavourably.

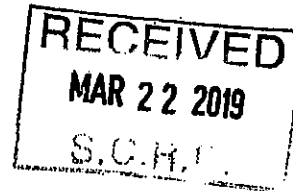
In Summary

We ask that you adhere to the spirit of the ALR and absolutely disallow this tinkering with boundaries which we believe has been dishonestly announced and which undermines the very important principles set out in 1973. The ALR legislation was regarded as "the most progressive of its kind in North America" (Wikipedia) and not intended as a vehicle for developers.

Sincerely

A handwritten signature in dark ink, appearing to be "M. J. ...", written over a circular stamp.

A handwritten signature in dark ink, appearing to be "J. ...", written in a stylized, cursive manner.



March 20, 2019

Sunshine Coast Regional District
Planning Department
1975 Field Rd.
Sechelt, B.C.
V0N 3A1

Dear SCR D Planners;

I am writing to express my concern regarding the application by Morgan Capital Inc. to exclude from the Agricultural Land Reserve a portion of their land holding in Langdale, legally described as PID; 009-802-207 and DL 1398. From what I understand from this application, and from a previous telephone conversation with a person in the planning department, this will constitute an exchange of the designation of two portions of the property, both 1.18 Ha in size. My concern as a resident of the YMCA Rd. subdivision, which is adjacent to the Morgan property, is that this will make possible the development of the present ALR portion of the property, which is located at the end of my street. Our subdivision is still presently connected to a neighbourhood septic system and this may not support additional dwellings. And the present residents of the neighbourhood will have limited input concerning future development. This is a neighbourhood of single family houses and we would like it to remain so. If Morgan Capital is interested in development, it would suit the residents of the YMCA subdivision much better if they developed that portion of their holding property that is currently excluded from the ALR, the portion adjacent to the Port Mellon Highway. This would have much less impact on those of us who live down here. Please register my objection to this proposal. Perhaps there should be a public meeting for those of us affected.

Newman Rd.

COMMUNITY RESPONSE TO NOTICE OF EXCLUSION APPLICATION REGARDING
LAND IN THE AGRICULTURAL LAND RESERVE: Specifically a notice in "The Local"
newsletter on February 28, 2019 proposing to "exclude from the ALR a 1.18Ha portion of the
40.98 property which is legally described as PID: 009-802-207 and DL 1398 except portions
in plans 11244, 11566,16437,21531 and LMP23770."

We the Community Members of Langdale, West Howe Sound area that is the residential
area situated off the Port Mellon Highway down YMCA Road and the surrounding
streets are submitting this document to make known to the Sunshine Coast Regional
District 1975 Field Road, Sechelt BC V0N 3A1 **our objection and total rejection of any
attempt by Heather Morgan, David Morgan and Morgan Capital Inc. to exclude the
current ALR designated portion of the property listed above and in its place move a
non-viable ALR portion to the ALR.**

Our Comments/Concerns are as follows:

1. The Notice of Exclusion Application was not provided to community members in a broad or open fashion. It was available as a one-time notice only in "The Local Weekly" on February 28, 2019. In addition, it was posted on or near the currently designated non-ALR portion of the property in question. The property notification was/is small and not particularly noticeable from the Port Mellon Highway and it is in an area of the highway where it is unlikely anyone would stop to read it and foot traffic in that area is negligible for numerous reasons. Both of these minimal attempts to provide such a notice of exclusion are being interpreted by local members of the community as a clear attempt to keep this information low-key and non-visible to the community members.
2. The notice of exclusion is written in such a manner as to try and put focus that there will be no net loss to the Agricultural Land Reserve. With some apology we must clearly state we feel this is a misrepresentation of the facts. How can there be no net loss when the application is to put into the ALR a piece of property that was clearly designated NON-ALR for numerous reasons. It is a piece of the property that in all ways is unsuitable for any type of agriculture.
3. There is no clarification provided as to how it becomes an equal-in-size exchange of non-ALR designation for ALR designation. The current non-ALR portion is 1.18Ha in size and the current ALR portion is 1.16Ha in size, yet the exclusion application states they are both 1.18Ha in size.
4. With due consideration we decided to add in a very obvious concern which is the reason for this swap in designations. It is clear to this community that the reason for the exchange is to allow for development on the portion that is currently and appropriately within the ALR.

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

Re: Notice of Exclusion Application by Heather Morgan, David Morgan and Morgan Capital Inc as posted in February 28, 2019 edition of The Local Weekly community newspaper.

I am writing to express concern regarding the exclusion application as noted above.

I would ask that the SCRD, prior to further review or action on this application, plan for and specifically allow for some direct community communication to meet and discuss the ramifications of this exclusion application with the members of the West Howe Sound community in the residential area off the Port Mellon Highway centered by the YMCA Road.

Excluding the currently designated ALR for the purpose of development is of key interest and concern for myself and others who live in this area.

The current Non-ALR designated area was originally designated non-ALR because it was deemed by professionals in the field to completely lack suitability for agricultural purposes. Now it seems a non-agricultural based development company owns the property and would like to look for a wedge into future development and to start this off by exchanging designated ALR for designated non-ALR. In order to do this it seems that someone has decided that the reverse is actually true the current Non-ALR portion has become better agricultural land.

Please understand this exclusion application is a major concern for resident members of this community and we ask you give consideration to our concerns through open meetings and discussions. At present it appears to be an attempt to avoid/downplay any input from the resident members of this community by providing one notice in the smallest local paper and a barely noticeable sign off the Port Mellon Highway.

It is my understanding that the West Howe Sound Community Committee no longer exists. If that is the case then I would assume that a key player in assisting the SCRD in obtaining our input and actually hearing our concerns would be Mr.

Thank you for your consideration of this matter.

Yours truly,

Newman Road
Gibsons, BC. V0N 1V6

March 28/19

To: Sunshine Coast Regional District (SCRD)

1975 Field Road - Sechelt, B.C. V0N 3A1

Regarding: "NOTICE OF EXCLUSION APPLICATION" pertaining to application by Morgan Capital Inc. as noted in the February 28/19 'LOCAL' Newsletter (attached).

To whom it may concern:

As residents of 1729 YMCA Road, my spouse and I feel strongly about this issue along with the summary letter as drawn up by concerned area residents (attached and duly signed). The APPLICATION seems no more than a shell game by stating 'this application will result in no net loss of the ALR'.

In addition, we have grave concerns regarding increased traffic flow on YMCA, Jensen and Newman Roads, all of which will be directly affected by accessing the proposed Exclusion Application and subsequent development of the parcel noted.

As it now stands, the aforementioned roads in the present YMCA 'subdivision' are simplistic at best: no lighting, sidewalks, dividing lines make these roadways dangerous to the significant amount of foot traffic in the area - indeed, there are at least 30 children / grandchildren that inhabit residences in this small subdivision alone. These narrow, undulating roads that offer pedestrians nothing in the way of protection to vehicular traffic. The APPLICATION seems to state that this application will result in no net loss of the ALR.

About ten years ago, I successfully lobbied to get the speed limit on YMCA Road lowered to 30 km/hr.; something that has been a grand flop - clients / visitors of the YMCA Camp drive it like it is the highway - despite numerous reports to the RCMP, reporting Commercial drivers speeding to their offices and police, begging the 'Speedwatch' group to set up and monitor vehicle traffic on YMCA Road; there has been zero in terms of enforcement for the past 17 years we have resided here. Zero.

Development of this portion is of concern/interest to current community members. We believe it is incumbent upon the SCRD and its representatives to make clear to us if this is a fact. As a community we have no concerns if the applicants for the exclusion wanted to develop the currently designated non-ALR portion of said property. In fact we see that as the most appropriate and supportable action.

Summary:

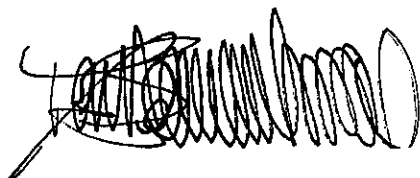
We have a number of concerns regarding this Notice of Exclusion foremost is the misleading information that the current Non-ALR portion can be a substitute for the current ALR designated portion.

The portion of land deemed non-ALR was given this designation for clear and justifiable reasons; those reasons have not changed and this designation switch should not be considered valid and should not be supported by the SCRD.

We ask that the SCRD give immediate response to our concerns by having a meeting where we can explore the ramifications and reasons for this application of exclusion and exchange of property designations within this overall property prior to any further action on this issue. We ask that this meeting be held as soon as possible and with sufficient notice for our community to ensure representative attendance.

We thank you for your time to review this critical and time sensitive issue and look forward to your response as to meeting date and time.

March 28/2019

A handwritten signature in black ink, appearing to be a stylized name with a large, circular flourish at the end.

YMCA Rd.

GIBSONS, BC

VON 1V6

While development may be inevitable, the services to increase traffic and the community septic system just are not present at this juncture.

A dedicated septic system for any expansion, as well as dedicated access from the Port Mellon Highway are a 'must do' if expansion in the area in question proceeds.

Thank you for your consideration in this matter.



While development may be inevitable, the services to increase traffic and the community septic system just are not present at this juncture.

Residents - YMCA Road, Gibsons, BC.

A dedicated septic system for any expansion, as well as dedicated access from the Port Mellon Highway are a 'must do' if expansion in the area in question proceeds.

Thank you for your consideration in this matter.

Maurice D.

YMCA Road, Gibsons, BC.

COMMUNITY RESPONSE TO NOTICE OF EXCLUSION APPLICATION REGARDING
 LAND IN THE AGRICULTURAL LAND RESERVE: Specifically a notice in "The Local"
 newsletter on February 28, 2019 proposing to "exclude from the ALR a 1.18Ha portion of the
 40.98 property which is legally described as PID: 009-802-207 and DL 1398 except portions
 in plans 11244, 11566, 16437, 21531 and LMP23770."

We the Community Members of Langdale, West Howe Sound area that is the residential
 area situated off the Port Mellon Highway down YMCA Road and the surrounding
 streets are submitting this document to make known to the Sunshine Coast Regional
 District 1975 Field Road, Sechelt BC V0N 3A1 **our objection and total rejection of any
 attempt by Heather Morgan, David Morgan and Morgan Capital Inc. to exclude the
 current ALR designated portion of the property listed above and in its place move a
 non-viable ALR portion to the ALR.**

NAME (PRINT)	ADDRESS	PHONE #	SIGNATURE
	Newman Rd		M. Green
	Monroe Rd		Handwritten signature
	YMCA Rd		
	YMCA Rd		Handwritten signature
	YMCA Rd.		Handwritten signature
	YMCA Rd		Handwritten signature
	YMCA RD.		Handwritten signature
	Monroe Rd		Handwritten signature
	Monroe Rd		Handwritten signature
	Jensen Rd.		Handwritten signature
	Jensen Rd		Handwritten signature

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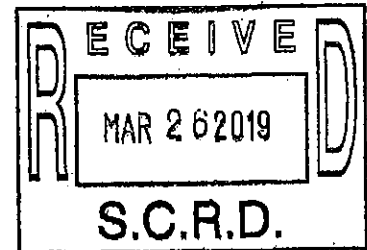
NAME (PRINT)	ADDRESS	PHONE #	SIGNATURE
	Jensen Rd GIBSONS BC V0N 3A1		[Signature]
	" "	" "	R. J. D.
	Jensen Rd Gibsons, BC V0N 3A1		[Signature]
	Jensen Rd. Gibsons, BC V0N 3A1		[Signature]
	Jensen Rd. Gibson's, B.C.		[Signature]
	Newman Rd. Gibson's, B.C.		[Signature]
	Newman Rd. Gibsons		[Signature]
	" "	" "	[Signature]
	Newman Rd. Gibsons, BC Box 711		[Signature]
	Newman Rd. Gibsons BC.		[Signature]
	Newman Rd. GIBSONS, BC		[Signature]

COMMUNITY RESPONSE TO NOTICE OF EXCLUSION APPLICATION REGARDING
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 current ALR designated portion of the property listed above and in its place move a
 non-viable ALR portion to the ALR.**

NAME (PRINT)	ADDRESS	PHONE #	SIGNATURE
	Sensen Rd		K. Conforti
	Jensen Rd		[Signature]
	Jensen Rd		[Signature]
	JENSEN Rd		[Signature]
	NEWMAN RD		K. Mc[Signature]
	NEWMAN RD		[Signature]
	Jensen Rd		[Signature]
	Jensen Rd		[Signature]
	JENSEN Rd		[Signature]
			[Signature]

Agricultural Advisory Committee
Sunshine Coast Regional District
1975 Field Road
Sechelt, BC, V0N 3A1



March 25, 2019

RE: Application for Land Exclusion from and Inclusion into the Agricultural Land Reserve for Morgan Property - ACL Application 58605

Attached to this cover letter please find information put together by members of the community in response to the Exclusion Application for the Morgan property. We only found out today (the 25th) that the Agricultural Committee would be meeting tomorrow to discuss the application. A number of community members have submitted letters in response to this application for exclusion, the committee may already have some/all of those letters, however we have no way of knowing that so we have resubmitted a number of them as part of our process and our desire to discuss our concerns with this committee. In addition we have included a document that summarizes our concerns, supported by a petition from the residents in the surrounding area. As we were unaware the committee was meeting prior to the written submission deadline we have not completed our petition process. We do feel however that we have sufficient indication from the community members to demonstrate we are very concerned with the overall process and specifically concerned about the exchange of Non-ALR and ALR designations.

It was our understanding that written responses could be submitted up to and including March 31, 2019. There is no active West Howe Sound Advisory Planning Committee at present so it has been a very frustrating process to find a way to express our interest and concerns. We were able to find out today that we can attend this meeting. Therefore we brought some of our documentation with us to provide a starting point for discussion.

Overall we would ask that this committee and other SCRD committees give us ongoing input into this process and that the process not be pushed into deadlines that may restrict the relevant community from having formalized input and open discussion with as many relevant members of the SCRD as possible.

Thank you,

Submitted on behalf of the responding community centered in and around the YMCA Road.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 10, 2019

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: DEVELOPMENT VARIANCE PERMIT DVP00043 (WRIGHT) - ELECTORAL AREA F

RECOMMENDATIONS

1. **THAT the report titled Development Variance Permit DVP00043 (Wright) - Electoral Area F be received;**
2. **AND THAT Development Variance Permit DVP00043 to vary Zoning Bylaw No. 310 Section 601.4 for setback distances from front and side parcel lines, from 5 m and 1.5 m to 0 for retaining walls, be issued subject to:**

The applicant obtains a setback permit from the Ministry of Transportation and Infrastructure.

BACKGROUND

On September 12, 2019, the Planning and Community Development Committee made the following recommendation:

Recommendation No. 6 *Development Variance Permit DVP00043 (Wright)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00043 (Wright) – Electoral Area F be received;

AND THAT Development Variance Permit DVP00043 be deferred to allow for staff to gather further information from the Ministry of Transportation and Infrastructure regarding the impacts of the retaining wall on a future potential bike path.

DISCUSSION

As per the above recommendation, staff contacted the Ministry of Transportation and Infrastructure (MOTI) and received the following comments:

“The ministry will likely widen the roadway at Marine Drive in the future, but there is no plan for a bike path in this area. When the road is widened, the hedge will need to be removed, and drainage addressed at this location.”

For the proposed retaining wall, a setback permit will be required (unless the retaining wall crosses the property line into MOTI right of way, in which case an encroachment permit is needed). During permit review, MOTI will determine whether the retaining wall interferes with the safe and efficient operation of traffic on Marine Drive.

The applicant must submit design drawings of the retaining wall for review in order to comment further. The Ministry operates on an acceptance model and cannot direct on the design of the structure, other than good engineering practice that shall be applied.”

Based on analysis in the previous staff report (Attachment A) and the Ministry’s comments; which do not indicate a concern with the wall as it relates to potential future road widening, staff recommend support of this application subject to the applicant’s obtaining a MOTI setback permit.

Attachments

Attachment A – September 12, 2019 Staff Report

Reviewed by:			
Manager		Finance	
GM	X – I. Hall	Legislative	
I/CAO	X – M. Brown	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 12, 2019

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: DEVELOPMENT VARIANCE PERMIT DVP00043 (WRIGHT) - ELECTORAL AREA F

RECOMMENDATIONS

- 1. THAT the report titled Development Variance Permit DVP00043 (Wright) - Electoral Area F be received;**
- 2. AND FURTHER THAT Development Variance Permit DVP00043 to vary Zoning Bylaw No. 310 Section 601.4 for setback distances from front and side parcel lines, from 5 m and 1.5 m to 0 for retaining walls, be issued subject to:**

The applicant obtains a setback permit from the Ministry of Transportation and Infrastructure.

BACKGROUND

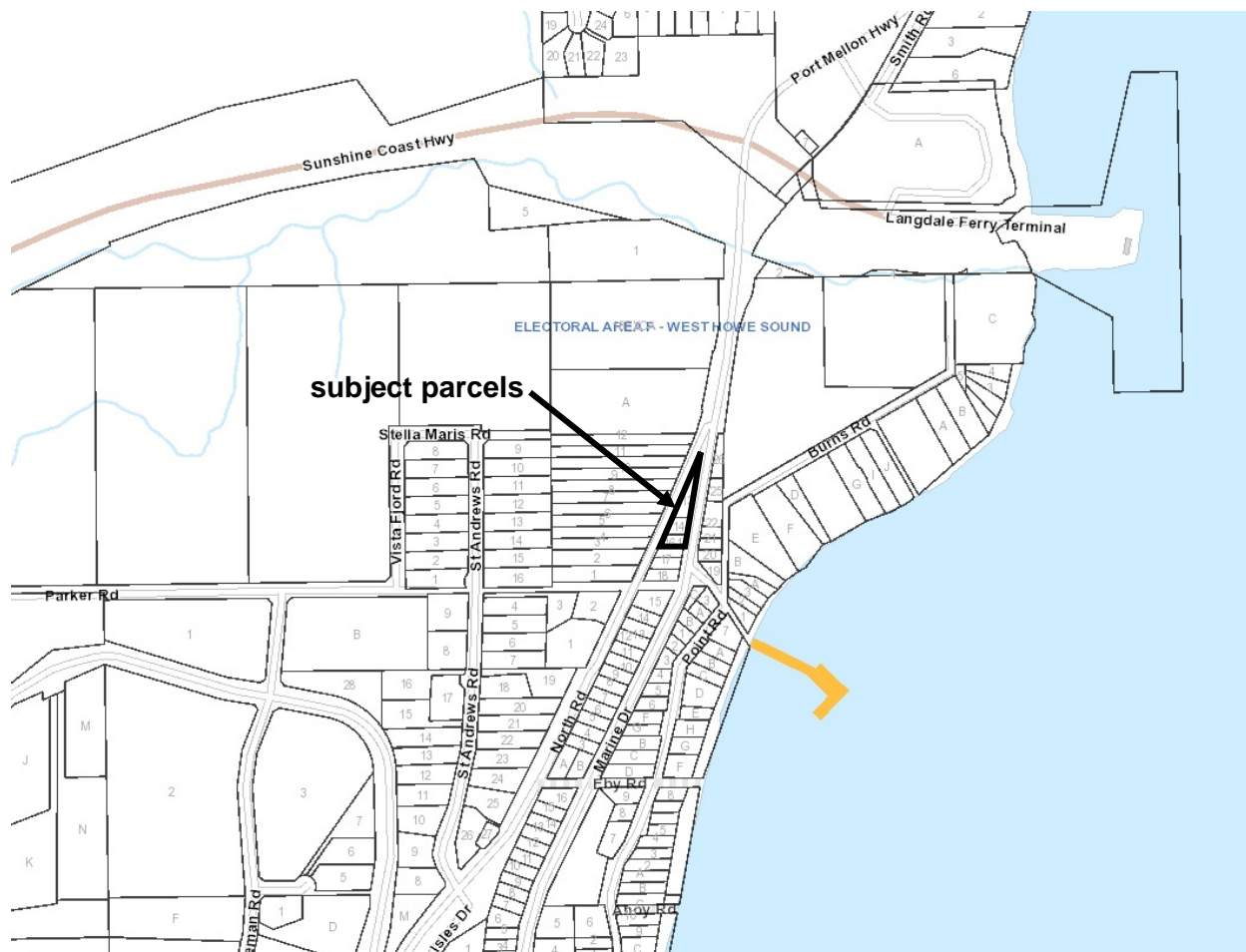
The SCRD received an application for a development variance permit to vary the minimum setback of retaining walls from the front and side parcel lines from 5m and 1.5m respectively to 0 for lots 13 to 16 located at the intersection of North Road and Marine Drive.

The purpose of this report is to provide a land use planning analysis on the application and obtain direction from the Planning and Community Development Committee.

Owner / Applicant:	Steve Wright
Civic Address:	1281 Marine Drive
Legal Description:	Lots 13-16, Block 12, District Lot 1402, Plan 7429, PID: 010-620-613, 010-620-737, 010-620-770, 010-620-800
Electoral Area:	F – West Howe Sound
Parcel Area:	0.26 ha in total
OCP Land Use:	Residential
Land Use Zone:	R1 - Residential One
Application Intent:	To vary setback from front and side parcel lines from 5m and 1.5m to 0

Table 1 - Application Summary

Figure 1 - Location Map



DISCUSSION

The subject parcels, lots 13-16, are four small, contiguous parcels ranging from 483 m² to 944 m². The grade of these parcels along the frontage of Marine Drive is steep. According to the applicant, retaining walls are needed to stabilize the steep slope. These parcels also have shallow depth, therefore, in order to provide for sufficient building area on these parcels, the retaining walls must be located on the front parcel lines. Buttress walls to strengthen the retaining walls are also needed to be located on the side parcel lines.

The proposed retaining walls range from 1.2 to 3.6 metre in height, therefore they are considered engineered structures that must meet setback requirements of the zoning bylaw. The zoning bylaw requires a structure to be set back 5 m from a front parcel line and 1.5 m from a side parcel line. The requested variance for 0 setback from both the front and side parcel lines would facilitate the siting of the retaining walls.

There exists a cedar hedge parallel to the proposed retaining walls along a strip of Marine Drive right of way which is approximately 7.5m wide measuring from the road pavement edge to the

lot line. This strip of land with the hedge would provide a buffer of the walls and help to blend them in with the surrounding environment (Figure 2 – Site Plan).



Figure 2 – Site Plan

The West Howe Sound Official Community Plan encourages the consideration of compact housing while maintaining the character and integrity of the rural area. These policies support the variance application, because it seeks to accommodate compact building sites on small lots without negative impact on the area.

The subject lots are within Development Permit Area #5 - Aquifer Protection and Stormwater Management. Construction of the retaining walls and future buildings on these lots is subject to a development permit to ensure that potential negative impact on aquifer and storm water drainage in this area will be mitigated.

As the retaining walls are proposed to be located next to the Marine Drive right of way with 0 setback, the Ministry of Transportation and Infrastructure (MOTI) requires a setback permit. It is recommended that such a permit be a condition for approval of the variance.

Based on the above analysis, the proposed variance meets all criteria in order to be considered for approval, including consistency with the intent of the zoning bylaw and Official Community Plan, no adverse impact on adjacent properties or natural environment, and a reasonable solution for the given circumstances.

Options

Possible options to consider:

Option 1: Issue the permit.

This would authorize the applicant to proceed with constructing the proposed retaining walls. Planning staff consider this option would support creating stable and functional building sites on small lots without negative impact.

Planning staff recommend this option.

Option 2: Deny the permit.

The existing regulation requiring minimum setback of 5m and 1.5m from a front and side parcel line respectively would continue to apply.

Organization and Intergovernmental Implications

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

Referral Agency	Comments
SCRD Building Division	No concerns with application.
Sḵwxwú7mesh Nation	Referred on June 14, 2019. No comments received.
West Howe Sound Advisory Planning Commission	<p>The APC supports the variance under the condition that it would not impact plans for a bike path, and for the following reasons:</p> <ul style="list-style-type: none"> • It would help to create functional building sites for steep and small lots without negative impact on surface drainage or septic fields of surrounding areas. • It is good that people pursue developing difficult lots.
Neighbouring Property Owners/Occupiers	Notifications were distributed to owners and occupiers of properties within a 50 metre radius of the subject property. No comments were received.

STRATEGIC PLAN AND RELATED POLICIES

Review of the application for the development variance permit supports the SCRD's Values of Collaboration and Transparency.

CONCLUSION

The proposed development variance permit to reduce setbacks for a continuous retaining wall across four parcels will help to create functional building sites on these steep and small lots without negative impact on the surrounding areas.

Staff recommend support of this application subject to the applicant's obtaining MOTI setback permit.

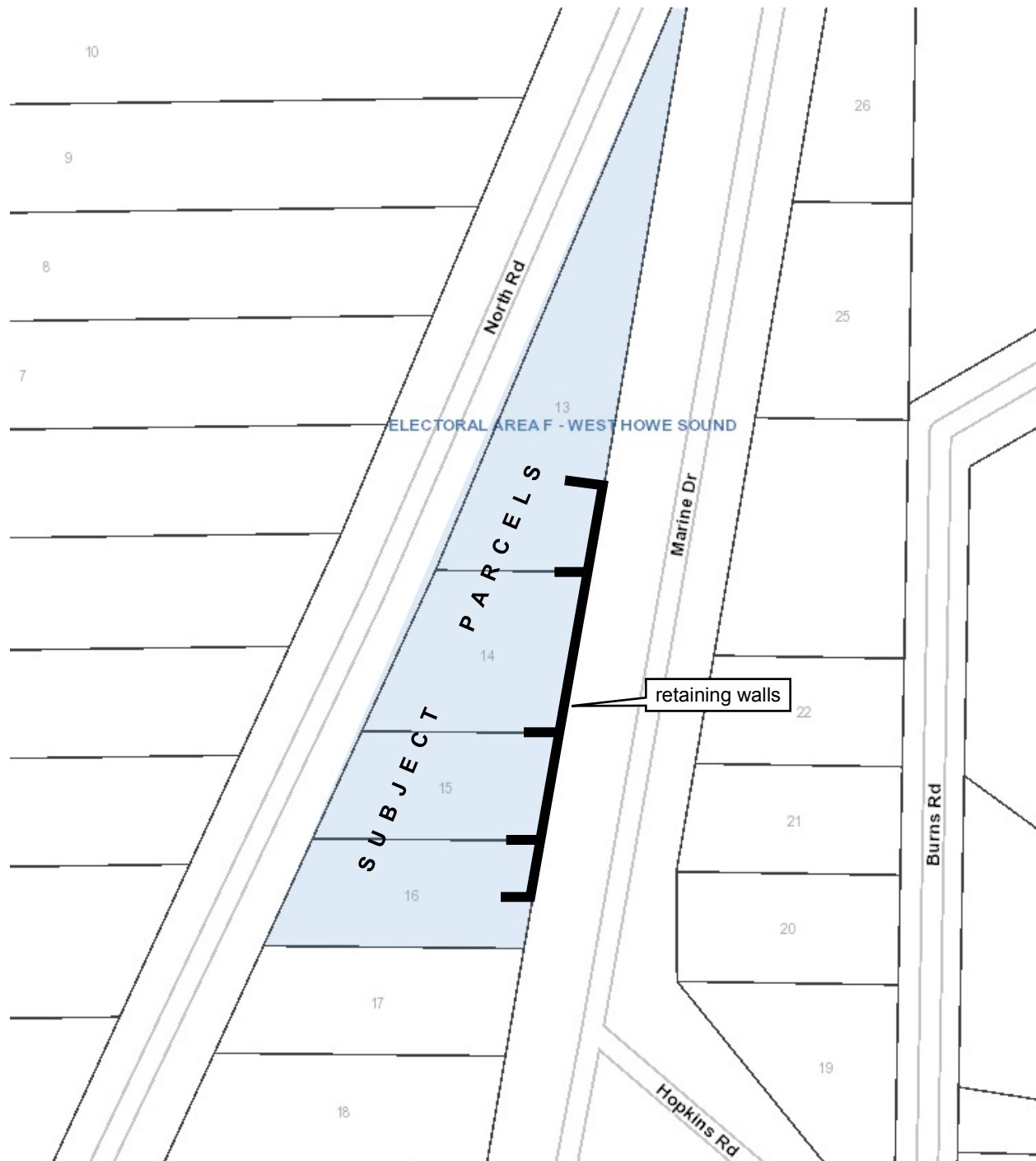
Attachments

Attachment A – Site plan

Attachment B - Variance criteria provided by applicant

Reviewed by:			
Manager		Finance	
GM	X - I. Hall	Legislative	
I/CAO	X - M. Brown	Other	

Attachment A Site plan



Attachment B Variance criteria provided by applicant

- ① The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

RETAINING WALL, WITH HELP THE
ADJACENT PROPERTIES BY HELPING THEM
RETAIN THE PROPERTY TOO. ALL THE PROPERTIES
HAVE LIMITED SPACE IN THE PLOT SIZE.

- ② The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

WILL NOT AFFECT ADJACENT LOT, IT WILL
HELP THEM RETAIN THEIR PROPERTIES WHEN
THEY BUILD. THE RETAINING WALL
HAS A PATH AND A CEDAR HEDGE, BETWEEN THE ROAD

- ③ The variance should not be considered a precedent, but should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

THE PROPERTY IS SLOPED AND ALLOWS
FOR A COHESIVE BUILDING LOT
LOTS ARE SMALL IN SIZE

- ④ The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

THIS IS THE ONLY WAY THE
LOT CAN ACCOMMODATE A BUILDING
AND WILL BE GRADED TO ALMOST THE
ORIGINAL GRADE.

- ⑤ The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:

THE RETAINING WALL WILL NOT BE
SEEN BY ANY HOMES OR FROM THE ROAD
AND IS SCREENED BY A CEDAR HEDGE

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 10, 2019

AUTHOR: Julie Clark, Planner

SUBJECT: **ADVISORY COMMITTEES' COMMENTS ON BCTS 2019-2023 OPERATION PLANS**

RECOMMENDATIONS

THAT the report titled Advisory Committees' Comments on BCTS 2019-2023 Operation Plans be received;

AND THAT this report with Advisory Committee comments be forwarded to BCTS as supplemental information to SCRD Board Resolution 183/19 in response to the BCTS 2019-2023 Operations Plan referral;

AND FURTHER THAT this Recommendation be forwarded to the October 10, 2019 Regular Board meeting.

BACKGROUND

The SCRD Board adopted resolution 183/19, Recommendation No. 11 at its meeting on June 27, 2019 as follows:

Recommendation No. 11 BC Timber Sales (BCTS) Operations 2019-2023

THAT the report titled BC Timber Sales (BCTS) Operations 2019-2023 be received;

AND THAT the Sunshine Coast Regional District (SCRD) respond to the BCTS referral with the following comments:

1. Before completion of cutblock design: BCTS work with SCRD to develop a strategy for Suncoaster Trail protection for TA0334-EGG 17, 18, 22, 23 and GO51B4DG and with BC Parks for protection of Skookumchuk Trail for EGG 10, 11, 12;
2. BCTS continue to work collaboratively with Sunshine Coast Trails Society to inform plans for community trail restoration and safety work;
3. BCTS engage in Community consultation with the Egmont Community before completion of cutblock design;

4. Public safety measures be implemented to communicate forestry activity to recreational users, including signage posted on Suncoaster Trail and all community trails near or through cut blocks;
5. In support of Species At Risk protection, if not already completed, SCRD recommends BCTS:
 - a. Conduct a survey of wetlands, ponds near or within proposed cut blocks on the North Lake Map Sheet. Survey to be conducted in both fall and spring;
 - b. Conduct a Bio-Inventory of the proposed blocks that indicate Critical Habitat values. The inventory should be conducted by a Registered Professional Biologist with Species at Risk experience during active time for local species. Bio-Inventory data should be used to update block design to mitigate impacts to Species at Risk;
 - c. And share spatial data regarding Bio-Inventory and wetland survey data with the SCRD in ESRI Shapefile or Geodatabase format;
6. In support of monitoring and protection for marine life near logging activity, SCRD recommends that BCTS commission eelgrass mapping in coastal and estuary areas near proposed logging activity in Jervis Inlet - Hotham Sound, Deserter Creek, Brittain River, as well as coastal and estuary areas of Howe Sound near proposed logging activity - Rainy River, McNair, McNab and Potlatch Creeks, and that the spatial data be shared with the SCRD;
7. Ensure that both *shíshálh* Nation and Skwxwú7mesh Nation are consulted and that all harvesting-related activities undertaken comply with the *Heritage Conservation Act*;

AND THAT SCRD's referral response be shared with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD), with an invitation to dialogue about:

183/19 cont.

8.
 - a. Integrated planning approaches for ecological integrity, conservation efforts and resource activity;
 - b. Tools to track the cumulative effects of forestry and other resource operations on the Sunshine Coast;

- c. Protecting community water supply – such as a review of Community Watershed designations to include the protection of community and individual surface and groundwater supply;
- d. Accountability for the natural capital of a standing forest by undertaking natural capital valuations in all aspects of its forests and land resources management, starting with the Coast Forest Sector Revitalization Initiative, and demonstrably use these valuations in all related decision-making and asset management;
- e. In support of protecting drinking water quality and supply, reinforce the SCRD's position on logging in Community (drinking) Watersheds; that clear limits of zero risk to drinking water quality and supply be established for logging Community (drinking) Watersheds;
- f. In view of the rapidly changing climate which is causing widespread die-off of species that are not drought tolerant, environmental stress on our watersheds, increased stormwater run-off in winter, and a dramatically increased fire hazard in summer, that BCTS and FLNRORD review forest management processes in the Sunshine Coast Forest District;

AND THAT SCRD refers this report to *shíshálh* Nation Rights and Title Department, *Skwxwú7mesh* Nation and to BC Parks for information.

DISCUSSION

SCRD referred the BCTS Operations Plan 2019-2023 to all five Advisory Planning Commissions (West Howe Sound, Elphinstone, Roberts Creek, Halfmoon Bay and Egmont/Pender Harbour), and the Natural Resources Advisory Committee. Committees reviewed the referral on their June and July agendas. The minutes from each meeting that pertain to BCTS are compiled in Attachment A. Additional comments are expected from Area B APC following their October 22, 2019 meeting. Once adopted, Area B APC minutes will be forwarded to BCTS for consideration.

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

The purpose of this report is to provide a summary of comments received by the SCRD from Advisory Committees regarding BCTS 2019-2023 Operations Plan. SCRD will forward Advisory Committees' comments, along with this report, to BCTS as supplemental information to SCRD referral comments included in resolution 183/19 from June 27, 2019.

Analysis

Advisory committee comments reflect concern about the potential impacts to ecology and the tourism economy in the Egmont area as a result of proposed BCTS Operations. Impacts to the Suncoaster Trail, Skookumchuck Narrows trail and overall visual quality of the community are

specific concerns. A main concern of the Area A Advisory Planning Commission is the lack of consultation with the community in advance of proposing 24 cut blocks in the Egmont area to be harvested between 2019 and 2021.

General themes in the Advisory Committees' comments can be grouped into the following categories:

- **Protect:** comments focused on the need to protect environmental values such as biodiversity, water quality and quantity, protecting recreational values,
- **Mitigate:** There is concern about impacts of increased storm water and the decrease in drinking water quality, best management practices for logging in community watersheds. There is concern about climate change impacts already visible in Sunshine Coast forests and questions about why the Annual Allowable Cut (on the Sunshine Coast) is not decreased in response to the on-going drought, cedar die-off, the forest fire potential, the impacts to soil,
- **Cumulative Effect Analysis and Planning:** The APC comments express a wish to see Provincial planning that evaluates and guards against the cumulative effects of industrial activity on the Sunshine Coast.

There is concern in the Roberts Creek community about the lack of Community Watershed designation for ground water and surface water relied on for drinking water supply in this area. A community watershed is defined under British Columbia's *Forest & Range Practices Act* (FRPA) as all or part of the drainage area that is upslope of the lowest point from which water is diverted for human consumption by a licensed waterworks. The watersheds that feed the surface and groundwater utilized by individual properties, such as those in Roberts Creek and Elphinstone area, would not be considered a designated Community Watershed under FRPA. Nonetheless, the concern as expressed should be shared with BCTS

There continues to be concern in the Elphinstone community about clear cutting District Lot 1313.

Comments relating to BCTS 2019-2023 Operations Plan have been extracted from the minutes of each Advisory Committee (May - July 2019) and compiled in Attachment A.

Organization and Intergovernmental Implications

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

Timeline for next steps or estimated completion date

SCRDC will provide comments from Advisory Committees to BCTS as a supplement to the referral response to BCTS Operations Plan 2019-2023.

STRATEGIC PLAN AND RELATED POLICIES

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

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

CONCLUSION

All five Advisory Planning Commissions and the Natural Resources Advisory Committee reviewed the 2019-2023 BCTS Operations referral in June and July 2019.

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

Advisory committees' comments, along with this report, will be sent to BCTS following SCRD Board consideration.

Attachment:

Attachment A: Advisory Comments on BCTS 2019-2023 Operations Plan

Reviewed by:			
Manager		Finance	
GM	X – I. Hall	Legislative	
I/CAO	X – M. Brown	Other	

Attachment A

Extracted Minutes from all 5 Advisory Planning Commissions (APC) and Natural Resource Advisory Committee (NRAC) relating to BCTS 2019-2023 Operations Plan

Area A APC, June 19, 2019 (Adopted minutes)

BC Timber Sales 2019-2023 Operations Plan

The APC received BC Timber Sales 2019-2023 Operations Plan and support the concerns and recommendations in the SCRD report with additional recommendations:

- Need substantial buffers so not to affect the view scape around the Skookumchuck and Suncoaster Trails.
- Concern with the time frame and the lack of community consultation and presentation.
- Particular concern over the extent of logging in the Egmont area and its likely effect on the economy of a community which relies heavily on tourism.
- Concern that the BCTS seems to have abandoned the communication protocol in a rush to harvest cut blocks.
- Harvesting should take place during off-peak tourist times, and harvesting methods should be identified in advance.

The APC appreciates the efforts by the Planning Department to get a good comprehensive report completed in short order.

Area B APC June 25, 2019 (Adopted Minutes)

BC Timber Sales (BCTS) Operations Plan 2019-2023

The APC discussed the staff report, BCTS maps and provided comments to be forwarded to BCTS for consideration:

The following comments were made:

- APC discussed that BCTS would need to collaborate with the SCRD and Sunshine Coast Forest in regards to providing fire breaks and provide the services for urban interface planning.
- Logging roads should have accesses marked out clearly and not decommissioned which is viable to be able to locate the roads especially for emergency vehicles and emergency personnel.
- According to the Coastal Douglas Fir Ecosystem, 10% of all ecosystems must be kept and it has been noted that there is no lumber cutting west of the Sunshine Coast Highway.
- APC would like to see the Advisory Committees' comments on BCTS 2019 Operations Plan. There is no draft from 2019, only can see the comments from 2018. If there is a report from 2019, APC would like to see it to provide accurate recommendations on the BCTS Operations 2019-2023, 5 year plan. **

** staff note: there was an error in the agenda package resulting in APC having the attachments to the report without the staff report. The report will be added to the October APC agenda for further review.

Area D APC Meeting July 15, 2019 (DRAFT minutes)

BC Timber Sales (BCTS) Operations Plan 2019-2023

Key points of discussion:

- It was noted that on page 48 of the report that it states “The slopes of Mount Elphinstone above the highway in Electoral Areas D and E (BCTS Elphinstone Map Sheet) are not considered by the Province to be within a Community (drinking) Watershed as there is not a community water intake in this area. Many individual properties in this area depend on water from creeks or groundwater for drinking water. Without Provincial protections in place for surface and ground water quality, these licensees may be vulnerable to the impact of upstream resource activity.”
- It was also noted that on pages 79-81 of the report it is recognized that there are 380 registered users above Sunshine Coast Highway but that the actual number is much higher and registration is not a requirement. The concern is that with all these properties depending on this water supply it is still not designated as a Community Watershed, with the protections that would come with this designation, as there is not a “community water intake.”
- The report refers to “potential” concerns of residents, however, it should be “vital” concerns as “potential” minimizes the harmful impact of logging in this area.
- The number of licences may be much higher than stated in the report as many landowners are not aware of the requirement to register and there are hundreds of unregistered wells. The report states that registration is not required but APC members have been told that in the Water Sustainability Act it is required. Regulations may be different for domestic use versus commercial use.
- APC members agree with the recommendations of the Area E APC on page 70 of the report.
- Upper Roberts Creek doesn't fit the definition of a Community Watershed because it doesn't have a community intake, but it is in effect a watershed and should have this designation. This is especially an urgent concern given the water supply situation on the coast and climate change.

Recommendation No. 1 *BC Timber Sales (BCTS) Operations Plan 2019-2023*

The Roberts Creek Advisory Planning Commission recommends that Upper Roberts Creek be designated as a Community Watershed.

Recommendation No. 2 *BC Timber Sales (BCTS) Operations Plan 2019-2023*

The Roberts Creek Advisory Planning Commission supports Recommendation No. 1 of the Elphinstone Advisory Planning Commission in support of protecting drinking water quality, SCRD does not support logging in Community Watersheds.

- It makes sense. Water is life.
- Water is essential and becoming more and more important as the climate shifts.
- We have to make sure all of our community watersheds are protected as we move forward.

Recommendation No. 3 *BC Timber Sales (BCTS) Operations Plan 2019-2023*

The Roberts Creek Advisory Planning Commission supports trail protection strategy Option 2 BCTS redesigns proposed blocks with substantial buffers to protect the aesthetic and habitat values that the trail promotes.

AND THAT BCTS and SCRD discuss opportunities for BCTS to invest in the sustainability of Suncoaster Trail and access roads for example, funding bridge(s) at Vinebrook, phase 2.

Recommendation No. 4 *BC Timber Sales (BCTS) Operations Plan 2019-2023*

The Roberts Creek Advisory Planning Commission supports the following recommendations:

1. The SCRD does not support logging license A91376 located on District Lot 1313, which should be reserved for environmental protection as per ongoing discussions with the Ministry of Forests, Lands and Natural Resource Operations and Rural Development and the Skwxwú7mesh Nation;
2. A strategy for the protection and/or restoration of trails surrounding cut blocks G041C4F6 (West Sechelt), G042C4F8 (Mt. Elphinstone), G043C3ZJ (Mt. Elphinstone), Licence A93884 (Mt. Elphinstone) G043C3ZH and G043C3ZP should be confirmed with local trail groups;
3. Public safety measures be implemented to communicate forestry activity to recreational users, including signage posted on all recreational trails leading to cut blocks, specifically G041C4F6 (West Sechelt), G042C4F8 (Mt. Elphinstone), G043C3ZJ (Mt. Elphinstone), Licence A93884 (Mt. Elphinstone) and G043C3ZH and G043C3ZP;
4. In support of monitoring and protection for marine life near logging activity, SCRD recommends that BCTS commission eelgrass mapping in coastal and tributary areas near proposed logging activity in Jervis Inlet - Hotham Sound, Deserted Creek, Brittain River, as well as coastal and tributary areas of Howe Sound near proposed logging activity - Rainy River, McNair, McNab and Potlatch Creeks, and that the mapping data be shared with the SCRD;
5. Ensure that both shíshálh Nation and Skwxwú7mesh Nation are consulted and that all harvesting-related activities undertaken comply with the Heritage Conservation Act; and that action be taken on these recommendations.

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

6.
 - a. Define a drinking water protection strategy for proposed forestry operations that has the goal of achieving zero turbidity, zero sediment and zero pathogen input to nearby creeks or streams from forestry activities;
 - b. Establish a monitoring and data sharing program.
7. The forest in the Coastal Douglas Fir Biogeoclimatic Zone be removed from the Timber Harvesting Land Base.

Area E APC Meeting June 26 (Adopted Minutes)

BC Timber Sales (BCTS) Operations 2019-2023

The APC discussed the staff report regarding BC Timber Sales (BCTS) Operations 2019-2023. The following concerns were noted:

- We would be in a stronger position if we had an optimal use for the forest system. Engage with the Forests Ministry and First Nations to showcase this wonderful forest. Put a trail through, an easier trail than the Suncoaster Trail; build a few bridges. The value of selling logs would be offset by the trail system. Manage the forest for its remarkable qualities. Consider the value of tourism to the area. This could be a truly remarkable spot, good for generations to come. Identify the social value. For this particular band of forest, logging it is not the best use. There are better uses of the land.
- We don't have an overall land use plan that takes into account the local use and respects what the local people want to do with it. Thus it makes it difficult to ask for what we want. We need our land management plan.
- We aren't gaining anything out of this current sale and there is no value added. A trail system would create an attraction.
- SCRCD could make strong recommendations on the community interface area.
- What detriment does logging do to lands below in terms of erosion? There is a negative impact if harvested, versus a positive impact regarding tourism.
- Concern: even with all the forest fires, BCTS still tries to get their allowable yearly cut and doesn't make allowance.

The Chair invited questions or comments from members of the public. Comments included:

- A resident from just below Reed Road forest listed local residents' concerns around the issue of logging DL1313: water run off, impact on downhill wells, lack of having anything to walk in and enjoy, the beauty of it, all the wildlife and ecosystems. It affects house values; it affects an entire area. Everybody is worried, concerned. Farmers down the road are concerned. It is not that residents are against logging, but are against complete clear cutting. BCTS should listen to the community.
- Need to scale things down a bit; you won't be able to log at the same capacity with climate change, fires, and so on.
- Sunshine Coast is tourism; people come here because of the forests and trails.

Recommendation No. 2 *BC Timber Sales (BCTS) Operations 2019-2023*

The Elphinstone Advisory Planning Commission recommended support for the recommendations as noted in the staff report of June 27, 2019, and support for the points expressed by the Elphinstone APC in the APC minutes of April 25, 2018:

- Strong opposition in Area E to the logging of DL 1313.
- BCTS has been notified for several years now that they need to take DL1313 off their list on a permanent basis. As world populations grow, so grow the Coast's and Area E's population. People and animals require green space and the Reed Road Forest is a true gem and the only substantial forest in our area. Immediate neighbours of Lot DL1313 are very concerned about erosion and loss of watershed for their wells. They believe that their properties, downslope of this forest, would be at huge risk if the forest cover were logged.
- Logging in an urban interface area is example of poor landscape management.
- Discussion of BCTS operations and research projects and APC members'

perspectives on the recent BCTS workshops and field trip for SCRD advisory committee members.

- Lack of a land and resource management plan on the Sunshine Coast.
- The Sunshine Coast has old forests that may not be found anywhere else in the province.
- There would probably be more value to the community over the next thirty years to retain the forest than have a revenue stream from forestry. This needs to be addressed in these plans.
- We are short of land to be conserved, short changed. Would like the same conservancy rate as other areas of the province.
- There are many and varied different forms of recreation here. Add up all the cash flows that result from keeping something like that, and it adds up.
- They need to take all of these considerations into account. Overall the Province and their planning may not be reflecting what the values of this community are. They may not reflect in our bioregion how we are utilizing the woods. There are different ways we might be utilizing the woods as a community. We are the back yard and playground for the Lower Mainland. We can provide a lot of unique things like the Coastal Douglas Fir zone that isn't available in other parts of the province. There are things like that that need to be taken into consideration when they consider that value, and what is generated for the province financially and overall. We are providing safe spaces for people to be doing healthy recreation.
- There is a huge appetite for what we have got over here. If you are going to start chopping down a mountain, could it have an impact on real estate values?
- The SCRD's response to this issue is lukewarm. They should say that we need this much public recreation space; the forest is really important and we have to protect that. SCRD should say we see advantages for protecting certain lots, and come forth with stronger arguments. Need to bring everybody together and say long term this is what we will do.
- Right now it is a standoff, not a process.
- Want BCTS to leave the south and east flanks of Mount Elphinstone.
- An excerpt pertaining to District Lot 1313 from the Elphinstone Official Community Plan (Bylaw No. 600) was read aloud from Section B-10.3 Community and Regional Park Policies, point 3, advocating that the SCRD acquire DL 1313 (Old Gibsons Watershed Reserve), a 48 hectare (120 acre) site *"covered by the largest areas of mature coniferous forest and wetland identified in the Sunshine Coast Sensitive Ecosystem Inventory (2003) within the Elphinstone OCP"*, as a community or regional park *"that protects the surface and ground water resources so that they can continue to be available to the Town of Gibsons and the Regional District for community water and reservoir purposes."*

Area F APC Meeting July 23, 2019 (DRAFT minutes)

BC Timber Sales (BCTS) Operations 2019-2023

The APC received for information the staff report regarding BC Timber Sales (BCTS) Operations 2019-2023. A recommendation on this item was made at the June 2019 APC meeting.

The following comments were made:

- The June 27 report is very detailed and thoughtful.
- Love the trail idea if done properly; but logging is such an important part of our economy. As much as tourism is a part of the Regional District, it isn't always a positive impact. The Coastal Douglas Fir (CDF) Conservation Partnership notes that the natural CDF ecosystem is competing with human pressures, including development, industrial uses, invasive species, and recreational use. It would be good for people to hear that; there is the perception recreational use is light impact.
- Support staff recommendation that BCTS continue to work collaboratively with the Sunshine Coast Trails Society to inform plans for community trail restoration and safety work.
- This communication line with BCTS is open; let's enhance it and continue that communication.
- Like the considerations for a land and resource management plan, the idea of looking at a plan across the coast. Fits into the work being done in Howe Sound.
- If you went to the Ministry of Forests workshops, you can see the process and how technical it is. That is why we encourage BCTS to put on workshops more often. There are always new people involved; bring people up to speed on the process.
- A lot of the cedar is dying out; you can see the impact of climate change, especially in this dry CDF zone.

Natural Resources Advisory Committee (NRAC) Meeting June 25, 2019 (adopted Minutes)

BC Timber Sales (BCTS) Operations Plan 2019 – 2023

The SCRDP Planner provided an overview of the report to the committee.

Key points of discussion:

- Due to complex subject matter, some NRAC members requested more time to review the report in order make a decision.
- The staff report does not discuss what the actual impacts would be to the Egmont area:
 - What type of logging is proposed for each block?
 - Has an environment assessment been completed?
 - What will be the impact on the species at risk?
 - Would future SCRDP recreation trail development plans be impacted by this cutting?
- Concern about logging up to the access trail to Skookumchuck Narrows area and the impact on local recreation and tourism
- What is typically included in the referral to SCRDP?
 - BCTS maps (proposed cut blocks, recently logged cutblocks and proposed road building), excel sheet list of cut blocks
 - New cut blocks have typically been added in the fifth year of the Operations Plan.
 - Is re-planting information included in the referral information provided? No.
 - Is respacing for tip for tip replanting included in the referral information provided? No.
- Five years is a long plan to approve.
- Have the residents of Egmont seen the Operations Plan?
- Are aquifers protected when exposed? How are they dealt with?
- Time of year is an important consideration regarding impacts to communities and tourism.

Recommendation No. 2 *BC Timber Sales (BCTS) Operations Plan 2019 - 2023*

The Natural Resource Advisory Committee recommended that the spatial data regarding Bio-Inventory and wetland survey data be shared with NRAC.

Recommendation No. 3 *BC Timber Sales (BCTS) Operations Plan 2019 - 2023*

The Natural Resource Advisory Committee recommended that BCTS be requested to consider and be sensitive to tourism peak seasons in their operations.

Recommendation No. 4 *BC Timber Sales (BCTS) Operations Plan 2019 - 2023*

The Natural Resource Advisory Committee recommended that BCTS be requested to provide the SCRDP more details on the type of logging proposed such as tree species, type of block design, and type of equipment to be used.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 10, 2019

AUTHOR: Rebecca Porte, Parks Planning Coordinator

SUBJECT: BARGAIN BAY LICENCE NO. 241194 RENEWAL

RECOMMENDATIONS

THAT the report titled Bargain Bay Licence No. 241194 Renewal be received;

AND THAT SCRD submit a Crown renewal application for the area covered by Licence No. 241194.

BACKGROUND

In 1989 SCRD acquired Crown Land licence No. 241194 for park purposes. This 2.2 hectare site, located off of Francis Peninsula Road in Electoral Area A, includes both land and water within Bargain Bay. The area has minimal infrastructure including a basic, historic rock stairway leading to the beach. There is a pull-out on Francis Peninsula Road near the staircase, allowing for parking on the MOTI right of way. The licence term is now due for renewal. The purpose of this report is to provide information about this site, including SCRD responsibilities if renewal is sought, and to seek direction from the Planning and Community Development Committee on moving forward.

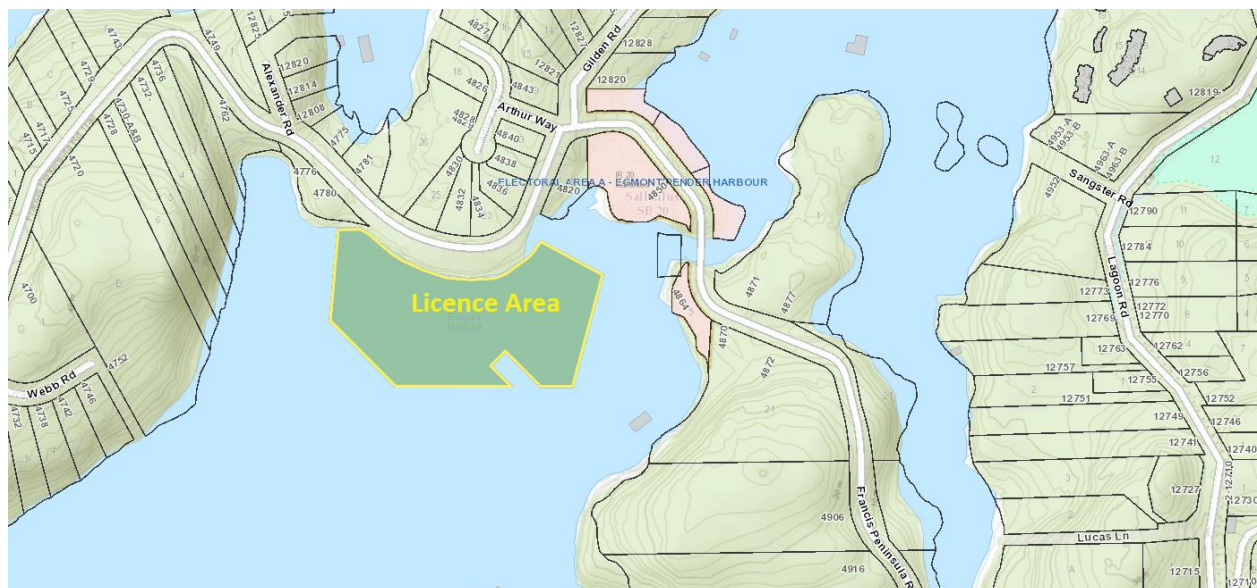


Figure 1 – Bargain Bay Licence area

Views of site showing parking pull out and stairs



DISCUSSION

Licence area 241194 has been held by the SCRD since 1989. There is community interest within Area A to maintain and enhance beach access opportunities, and Bargain Bay was highlighted as a location that is of importance to the community.

The area is of known cultural significance and any proposed improvements would require adherence to the Heritage Conservation Act and benefit from coordination with the shíshálh Nation. That said, at this time there are no improvements required. A handrail or beach access signage may be considered in the future.

Organization and Intergovernmental Implications

Financial Implications

The maintenance requirements for the site include two site visits per year to ensure that the site and stairs are in good order. Annual maintenance includes trimming blackberry bushes around the stairs. If road pullout grading is required in the future, MOTI would likely look to SCRD for partnership since park-related use would contribute to wear and tear.

As well, the application fee for licence renewal is \$200.

Timeline for next steps or estimated completion date

If the SCRD Board directs staff to renew the licence, the application will be submitted within Q4.

Communications Strategy

None required.

STRATEGIC PLAN AND RELATED POLICIES

The Pender Harbour/Egmont Official Community Plan, Parks Master Plan and Trail Network Plan state the importance of maintaining water or beach accesses for community use. Bargain Bay fits well within the network of beach accesses maintained by the SCRD.

CONCLUSION

Crown Licence No 241194 is up for renewal. Maintaining public access to the water is of interest to Electoral Area A residents. SCRD Staff recommend that an application be submitted to renew the licence.

Reviewed by:			
Manager		Finance	
GM	X – I. Hall	Legislative	
I/CAO	X – M. Brown	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee, October 10, 2019

AUTHOR: Ian Hall, General Manager Planning and Community Development

SUBJECT: FEEDBACK TO MINISTRY OF AGRICULTURE - CLASS D SLAUGHTER LICENCE

RECOMMENDATION(S)

THAT the report titled Feedback to Ministry of Agriculture – Class D Slaughter Licence be received;

AND THAT SCRD respond to the Ministry of Agriculture indicating support for expanding Class D licence areas and for permitting the retail sale of Class D license inspected meat in adjacent regions;

AND FRUTHER THAT this recommendation be forwarded to the Regular Board meeting of October 10, 2019.

BACKGROUND

The Ministry of Agriculture is soliciting feedback from local governments on Class D slaughter licences. SCRD received correspondence and a discussion paper from the Ministry which was included on the September 12, 2019 Planning and Community Development Committee agenda as information.

Staff referred the paper to the Agricultural Advisory Committee for advice. Input from the Sunshine Coast Farmers Institute has also been received.

Staff secured a response deadline extension from October 1, 2019 to October 10, 2019

The purpose of this report is to confirm SCRD feedback to the Ministry.

DISCUSSION

As part of regulating meat inspection, the Ministry of Agriculture offers different types of slaughter licences. Class D and E licences are examples of licences that address rural and remote processing needs. Class D licences are only available in the ten regional districts that have been designated in regulation (which includes SCRD). Class D licence holders may slaughter up to 11,340 kilograms (25,000 pounds) of their own or other people's animals per year, for direct sales to consumers or to food businesses such as restaurants and meat shops in the regional district in which the meat was produced. Class E licences are smaller scale (<10 animals, direct sale only) and apply in areas where no other slaughter services are available.

The Province began a review of the meat inspection system in 2018. One recommendation emerging from the review is: "Help Class D and E licensed producers reach markets closer to home by investigating alternative boundary restrictions for sales, other than regional districts."

Stakeholders, including licence holders, have been consulted through a prior process; the Province is now seeking input specifically from local governments on proposals for new Class D regions or sub-regions or designation of new regions or sub-regions.

There are approximately 12-14 Class D licences on the Sunshine Coast.

Agricultural Advisory Committee Comments

This matter was discussed by the Agricultural Advisory Committee (AAC) at their meeting of September 24, 2019. Minutes from this meeting are included on this Planning and Community Development Committee agenda.

The AAC recommended SCRD support for Provincial expansion of Class D/E licences to more locations in BC and also broadening the ability for Class D processors to sell to adjacent areas, including, specifically, the greater Vancouver area.

Sunshine Coast Farmers Institute Comments

In correspondence shared September 11 2019 (Attachment A), the Farmers Institute indicates support for expanding Class D/E licence areas outside of SCRD to incorporate adjacent communities such as Metro Vancouver. The Institute suggests such a change would support economic viability of small-scale diversified farming.

Organizational and Intergovernmental Implications

The Ag zone permits slaughter facilities.

Staff have not identified any implications to SCRD related to a Class D licence region boundary change. Metro Vancouver (as well as Regional District of Nanaimo, Comox Valley Regional District, and Cowichan Valley Regional District) are not Class D licence areas. Squamish-Lillooet Regional District and qathet are included in the Class D regulation.

While the ability of some producers to sell local products outside of the Sunshine Coast could diminish the amount of local food available here, the benefits to local producers and our region's agriculture sector may ultimately support viability and overall growth of Coast agriculture.

Staff are supportive of the advice provided by the AAC and have drafted a memo to the Ministry of Agriculture to this effect (Attachment B).

Financial Implications

None anticipated.

Timeline for next steps or estimated completion date

Staff have secured an extension to respond to the Ministry of Agriculture (deadline of October 1, extended to October 10, 2019). Recommendations from this report are requested to proceed to the Regular Board meeting of October 10, 2019.

STRATEGIC PLAN AND RELATED POLICIES

The development of a robust local food system supports SCRD goals related to sustainable development and economic development. Official community plans are supportive of the development of appropriately-planned and sited agriculture.

CONCLUSION

The Ministry of Agriculture is requesting feedback on potential geographic changes to the Class D slaughter licence system as part of a review of provincial meat inspection. Advice from the AAC was solicited and input was also received from the Sunshine Coast Farmers Institute.

Staff have prepared a brief response to the Ministry (Attachment B) for Board decision. A deadline extension to October 10, 2019 has been approved; recommendations from this report are requested to proceed to the Regular Board meeting of October 10, 2019.

Attachments:

Attachment A – Memo received from Raquel Kolof, President, Sunshine Coast Farmers Institute (September 11, 2019)

Attachment B – Draft response to Ministry of Agriculture re: Feedback from Local Governments about Class D Licences

Reviewed by:			
Manager		CFO/Finance	
GM	X – I. Hall	Legislative	
A/CAO	X – M. Brown	Other	

ATTACHMENT A

From: Raquel Kolof <raquelko@telus.net>
Sent: September 11, 2019 12:41 PM
To: Lori Pratt; Donna McMahon
Cc: Robin Dutcher; Chris Morse
Subject: Class D/E slaughter licence

Dear Donna,

The Farmer's Institute is requesting SCRD support in expanding the sales boundaries of the successful Class D and E licensing program.

The Sunshine Coast Farmers Institute has found that the Class D and E license program increases the sustainability and economic viability of farming on the Sunshine Coast. In addition, by allowing farmers to slaughter on site and sell directly to our community, this program also benefits local food security and community access to healthy, nutrient dense food, while decreasing the suffering of animals that would otherwise undergo lengthy transport to abattoirs in the Fraser Valley.

We would like to see the Class D/E licence program expand our farmer's market reach to outside the SCRD and incorporate adjacent communities. To support the economic viability of small-scale diversified farming in one of the most expensive provinces, our local farmers would like to gain access to neighbouring markets such as, the Greater Vancouver Regional District in addition to our core market in the SCRD. Perhaps the boundaries could be adjusted to include a circumference of a 2-hours drive, in addition to the municipality/regional district.

In May 2019, the Sunshine Coast Farmers Institute hosted a Class D/E licence and slaughter safe training course given by Vancouver Coastal Health. We had 13 livestock farmers in attendance. The VCH and SSCFI are supporting these farmers to follow through with their extensive food safety plans and site inspections. We hope all 13 become licensed this year. The SSCFI plans to offer the Class D licence training course every year.

We thank you for the opportunity to provide feedback on this much needed licence program.

Cheers,
Raquel Kolof
President
Sunshine Coast Farmers Institute

ATTACHMENT B

Draft response to Ministry of Agriculture re: Feedback from Local Governments about Class D Licences

To: bcmeatinspection@gov.bc.ca

Re: Feedback from Sunshine Coast Regional District about Class D Licences

(to be attached as PDF document)

To Whom It May Concern:

The Sunshine Coast Regional District (SCRD) is in receipt of the Ministry of Agriculture's discussion paper to solicit feedback from local governments about Class D Licences, dated July 29, 2019.

This matter was considered by the SCRD Board on October 10, 2019.

As part of Provincial review of geographic parameters of Class D/E licences, SCRD recommends Provincial consideration of:

1. Possibilities for establishing new Class D license areas, beyond those currently regulated
2. Permitting retail sale of Class D licence inspected meat in adjacent regions (specifically including, in the case of SCRD, the Metro Vancouver area).

These changes would grow the economic viability of small-scale, diversified farming in rural and remote areas. The resulting support for rural agriculture will grow BC's local food system with corresponding community, economic and sustainable development benefits.

Thank you for the opportunity to comment on this matter.

Sincerely,

Chief Administrative Officer

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 10, 2019

AUTHOR: Robyn Cooper, Manager, Solid Waste Programs

SUBJECT: **REQUEST FOR PROPOSAL (RFP) 19 35001 CONTRACT AWARD GREEN WASTE CONTAINER AND HAULING SERVICES**

RECOMMENDATION(S)

THAT the report titled Request for Proposal (RFP) 193500 Contract Award Green Waste Container and Hauling Services be received;

AND THAT the contract for Green Waste Container and Hauling Services be awarded to Waste Management of Canada Corporation in the amount up to \$264,743 (plus GST);

AND THAT the 2019-2023 Financial Plan be amended accordingly;

AND THAT the delegated authorities be authorized to execute the contract;

AND FURTHER THAT the recommendation be forwarded to the Regular Board meeting of October 10, 2019.

BACKGROUND

The Sunshine Coast Regional District (SCRD) currently provides three locations for residents to self-haul and drop-off green waste and two locations for commercial green waste drop-off on the Sunshine Coast. Container and hauling services are provided via contracted services.

The SCRД has additional contracts for the operation of a green waste site located on the south coast and for green waste processing services.

In 2018, 4,176 tonnes of green waste were hauled and processed from the SCRД green waste sites. More details regarding the green waste program was provided in a report at the June 20, 2019 Infrastructure Services Committee meeting (Attachment A).

On October 31, 2019, the Green Waste Container and Hauling Services contract will expire. In accordance with Sunshine Coast Regional District's (SCRД) Procurement Policy, Request for Proposal (RFP) 1935001 for Green Waste Container and Hauling Services was issued on August 16, 2019 and closed on September 16, 2019. The RFP sought qualified companies to provide container and hauling services to support the SCRД's green waste recycling program. The RFP sought proposals for a contract term of three years with options to extend up to two additional one year terms.

DISCUSSION

Analysis

Two compliant proposals were received. Led by Purchasing, the evaluation team consisted of two members. The evaluation team reviewed and scored the proposal against the criteria set out in the RFP. Staff recommend that a three year contract be awarded to Waste Management of Canada Corporation. Their proposal met the specifications as outlined in the RFP and are the best value overall for the above-mentioned project.

Name	Total Contract Value (in the amount up to, not including GST)
Waste Management	\$264,743

A summary of the estimated budget for each year of the three year contract term is in Table 1.

Table 1 – Estimated Budget for Green Waste Container and Hauling Services

Contract Year	Estimated Budget
Year 1	\$85,230
Year 2	\$88,213
Year 3	\$91,300
Total	\$264,743

Financial Implications

The current budget for the green waste program is \$322,750 as summarized in Table 2.

Table 2 – 2019 Green Waste Budget

	2019 Budget
South Coast Drop-off Site Operations	\$89,000
Container and Hauling Services	\$75,000
Green Waste Processing	\$158,750
Total	\$322,750

The total dollar amount for the contract is estimated and based on the bid prices calculated using 2018 tonnage as stated in the RFP. The actual annual hauling costs are dependent on the actual volume of green waste received. A budget and Financial Plan amendment are required to reflect the current costs, funded from taxation.

Further amendments to the budget and Financial Plan are anticipated after procurement is completed this year for the South Coast Drop-off Site Operations and Green Waste Processing.

Additionally, as reported is the June 20, 2019 Infrastructure Services Committee staff report, a \$30,000-\$40,000 deficit for the green waste program is projected for 2019.

STRATEGIC PLAN AND RELATED POLICIES

The purchasing process followed for this service is aligned with the SCRD Purchasing Policy.

CONCLUSION

In accordance with the SCRD Procurement Policy, RFP 1935001 was issued for Green Waste Container and Hauling Services. The term of the contract is three years with two additional one-year renewal options, at SCRD's discretion.

Two compliant proposals were received.

It is recommended that RFP 1935001 Green Waste Container and Hauling Services be awarded to Waste Management of Canada Corporation in the amount up to \$264,743 (plus GST).

A budget and Financial Plan amendment are required.

Attachments

Attachment A: Green Waste Program – Overview, June 19, 2019 Infrastructure Services Committee staff report

Reviewed by:			
Manager		CFO/Finance	X - T. Perreault
GM	X - R. Rosenboom	Legislative	
I/CAO	X – M. Brown	Other/Purchasing	X - V. Cropp

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Infrastructure Services Committee – June 20, 2019

AUTHOR: Robyn Cooper, Manager, Solid Waste Programs

SUBJECT: GREEN WASTE PROGRAM - OVERVIEW

RECOMMENDATION(S)

THAT the report titled Green Waste Program - Overview be received;

AND THAT the required procurement processes to continue the current Green Waste program be initiated.

BACKGROUND

In 2004, the SCRD initiated a pilot program for free green waste (“brush”) drop off for residents at the Pender Harbour Landfill and Sechelt Landfill (Resolution 597/04 #12). The purpose for eliminating the \$30 per tonne tipping fee was to discourage illegal dumping and provide an incentive not to burn by providing a disposal option.

Utilizing scale data from the landfills, the pilot resulted in increased tonnage of residential green waste being delivered to both sites when compared to the tonnage received when there was a tipping fee.

The pilot continued in 2005 and in 2006 the SCRD Board decided to permanently eliminate the tipping fee for green waste drop-off by residents at the Pender Harbour and Sechelt Landfills. Service was effectively incorporated into the budget funded by the tipping fees from other materials (611/05 #7).

There was no change or direction to eliminate the tipping fee for green waste hauled by the commercial sector.

The SCRD's green waste program grew to include a third drop-off site for residential green waste located on the South Coast. The South Coast residential drop-off site is located at the Town of Gibsons Public Works Yard and is operated by the Town of Gibsons. This site originally was for Town of Gibsons' residents only, to provide a disposal option in support of their burning ban. Over time, there was recognition that the site was being utilized by SCRD Electoral Area residents and in 2004, the SCRD started contributing funds towards the operations (597/04 #11) until when, in 2013, the SCRD funded 100% of the operations (110/13 26). Commercially hauled green waste is not accepted at the South Coast site as there is not a scale to weigh the green waste and no mechanism to charge the tipping fee for commercial green waste.

Based on rising costs to the residential green waste program and in support of the SCRD's Financial Sustainability policy, in 2015, taxation was introduced to fund the program (406/15).

At the May 23, 2019 Board meeting, the following resolution was adopted:

158/19 **Recommendation No. 2** *Green Waste Collection*

THAT staff provide a report on green waste collection to a future Committee that identifies benefits, financial implications and an analysis of the impact to the current residential green waste drop-off service.

The purpose of this report is to provide an overview of the SCRD's current green waste program. As well, the report provides the impacts to the residential green waste drop-off program should a collection program for green waste be initiated.

DISCUSSION

Overview

Currently, the SCRD's green waste program includes the following:

- Three locations for drop-off of residential self-hauled green waste up to 5 tonnes
 1. Pender Harbour – Pender Harbour Transfer Station
 2. Sechelt - Salish Soils
 3. South Coast - Town of Gibsons Public Works Yard in Elphinstone
- Two locations for drop-off of commercial green waste
 1. Pender Harbour – Pender Harbour Transfer Station
 2. Sechelt – Sechelt Landfill
- Hauling from the drop-off locations to the processing facility at Salish Soils
- Processing of green waste into compost

The program includes contracted services for processing, hauling, and the operation of the South Coast residential drop-off site as follows.

- Salish Soils for processing
- Indian Isle for hauling from the Pender Harbour Transfer Station to the processor
- Waste Management for hauling from the Sechelt Landfill and the South Coast residential drop-off site to the processor
- Town of Gibsons for the operations of the South Coast residential drop-off site

Tonnage

The green waste tonnage has been relatively consistent from 2016 to 2018. A summary is included in Table 1.

Over the first four months of 2019 the total green waste tonnage was in the same order of magnitude the 2018 tonnage for same time period.

Table 1 – Annual Tonnage for the Green waste Program

Site	Tonnage (t)		
	2016	2017	2018
Pender Harbour Transfer Station	328	302	375
Salish Soils	2,023	2,152	2,072
Sechelt Landfill	60	51	48
South Coast	1,932	1,691	1,681
Total	4,343	4,196	4,176

Financial Implications

The total annual cost for the green waste program is variable based on the tonnage of green waste received: an increase in green waste results in an increase in costs for processing and hauling. This is because the SCRD pays per tonne for processing and per truck for hauling. However, the cost for operating the South Coast Site is fixed. Staff continue to seek opportunities to increase the cost-efficiency of the overall delivery of this service.

Commercial green waste has a tipping fee of \$86¹ per tonne, which is full cost recovery. Board direction has been to not charge for residential green waste, up to a maximum of five tonnes, delivered to the sites and funded from taxation.

The total annual cost for the green waste service ranged from approximately \$347,000 in 2016 to almost \$364,000 in 2018. In each of the four years, the taxation amounts were less than operating costs resulting in a deficit position for green waste. The deficits were funded from surpluses from the Regional Solid Waste function [350].

Given the total green waste tonnage received to date in 2019, a similar deficit position as 2018 is projected.

A summary of total green waste program costs and taxation amounts from 2016 to 2018 is provided in Table 2.

Table 2 – Total Green waste Program Costs

Site	Amount (\$)		
	2016	2017	2018
Processing	\$204,116	\$197,207	\$195,655
Hauling	\$67,118	\$67,445	\$74,354
South Coast Site Operations	\$80,000	\$80,750	\$99,940
Revenue from Commercial Green Waste	(\$3,781)	(\$4,369)	(\$6,037)
Total	\$347,453	\$341,033	\$363,912
Taxation	(\$272,000)	(\$322,750)	(\$322,750)
Deficit/(Surplus)	\$75,453	\$18,283	\$41,162

¹ \$86 per tonne as of June 1, 2018; previously, the commercial green waste tipping fee was \$45 per tonne.

Residential Green Waste Collection Considerations

Many other municipal and regional residential curbside collection services include the collection of green waste. Some of the benefits of curbside collection of green waste include convenience, helps to reduce the incidence of illegal dumping, as well as shifts the costs for hauling and processing to user pay instead of taxation.

The types of green waste materials collected curbside typically include tree and hedge prunings, garden plants and grass clippings. The same materials are accepted at the drop-off sites. The green waste program does not include hogweed, leafy spurge, knotweed or scotch broom.

Typical manual curbside collection methods include using a reusable container, a paper bag or bundles with twine.

For the residences currently receiving garbage collection in SCRD Electoral Areas B, D, E and F, implementing curbside collection of green waste is an option that the SCRD could consider.

If green waste was collected curbside in Electoral Area B and D², these residences would not be delivering to Salish Soils directly, and thus tonnage at this site should decrease, resulting in decreased processing costs funded by taxation.

If green waste was collected curbside in Electoral Areas D, E and F, these residences would not be delivering green waste to the South Coast drop-off site and thus tonnage at this site conceivably would decline, resulting in decreased hauling and processing costs funded by taxation.

It is anticipated that curbside collection of green waste would be utilized primarily for garden and grass clippings and that green waste from larger yard clean-ups would still be taken directly to the drop-off sites.

The actual reduction in tonnage and thus the reduction in processing and hauling costs that may be realized if a curbside collection is initiated is unknown. Scenarios with a 10%, 15% and 20% reduction are summarized in Table 3.

Table 3 – Potential Financial Impacts to Residential Green Waste Drop-off with Curbside Collection

	Salish Soils Direct Drop-off processing costs 2018	South Coast Drop-off Site Hauling Costs 2018	South Coast Drop-off Site Processing Costs 2018	Total	Difference
No reduction	\$97,000	\$53,000	\$79,000	\$229,000	-
10% reduction	\$88,180	\$48,180	\$71,820	\$208,180	\$20,820
15% reduction	\$84,350	\$46,090	\$68,700	\$199,140	\$29,860
20% reduction	\$80,830	\$44,170	\$65,830	\$190,830	\$38,170

² It is assumed that 50% of Electoral Area D residents deliver to Salish Soils and 50% deliver to the South Coast drop-off site.

The costs for curbside collection of green waste are unknown at this time and the costs would vary depending on the frequency of collection. Some residential green waste collection programs are weekly, bi-weekly or monthly. An additional factor is whether the collection frequency is year-round or seasonal. To determine the costs, further scoping of the service requirement and a procurement process would be required.

If a curbside collection program was included for Areas B, D, E & F for green waste, it would likely be funded through user fees through the Refuse Collection function [355].

Operational Implications

Given the expiry dates of several contracts to support the current Green Waste program, staff are considering initiating a competitive bidding process for the following services:

- Green waste hauling to processing facility.
- Operations of South-Coast green waste drop off facility.
- Processing of green waste into compost.

The initiation of a green waste curbside collection service would reduce the green waste tonnages that the competitive process would be based on.

Timeline for next steps

Should the Board wish to consider initiating curbside collection service of green waste for Electoral Areas B, D, E and F, the competitive process could be combined with the upcoming weekly food waste collection competitive process. Staff could present a report with options for the scope of a green waste curbside collection service at a July 2019 committee meeting.

The timing of the initiation of the competitive process associated with continuation of the current green waste program depends on if curbside collection service will be initiated and its scope.

Staff provide updates to the Committee regarding tonnage and costs via the quarterly Infrastructure Services Departmental and variance reports. The variance report for Q3 will include an analysis of a potential deficit and financial impacts, should the 2019 tonnage continue on-trend with 2018.

STRATEGIC PLAN AND RELATED POLICIES

N/A

The green waste program supports the existing landfill ban for green waste and supports the SCRD's Solid Waste Management Plan's goal of 65%-69% diversion.

CONCLUSION

The SCRD's green waste service provides three drop-off locations for residential self-hauled green waste and two drop-off locations for commercial green waste. The service includes contracted services for hauling from the drop-off locations to the processing facility, processing of green waste into compost as well as the operation of the South Coast residential drop-off site.

The total annual cost for the green waste service is variable based on the tonnage of green waste received and costs ranged from approximately \$347,000 in 2016 to almost \$364,000 in 2018. The majority of service costs are funded from taxation as there is no tipping fee for residential green waste delivered directly to the sites.

The SCRD could consider initiating curbside collection of green waste for those residences currently receiving garbage collection in Electoral Areas B, D, E and F. Collection of green waste provides convenience and reduces likelihood of illegal dumping.

The costs of green waste collected curbside would be funded from a user-pay model. To determine the cost for a curbside collection program for green waste, a procurement process would be required which could be combined with the upcoming food waste collection procurement.

The initiation of a green waste curbside collection program would delay the initiation of procurement processes to support the current green waste processes.

Reviewed by:			
Manager		CFO/Finance	X- T. Perreault
GM	X - R. Rosenboom	Legislative	
Interim CAO	X – I. Hall (acting)	Other	X – V.Cropp

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 10, 2019

AUTHOR: Matt Treit, Manager, Protective Services

SUBJECT: COMMUNITY EMERGENCY PREPAREDNESS FUND – VOLUNTEER & COMPOSITE FIRE DEPARTMENT TRAINING & EQUIPMENT GRANT APPLICATION

RECOMMENDATION(S)

THAT the report titled Community Emergency Preparedness Fund – Volunteer & Composite Fire Department Training & Equipment Grant Application be received;

AND THAT an application be submitted on behalf of the four SCRD fire departments to the 2019 Community Emergency Preparedness Fund - Volunteer & Composite Fire Department Training & Equipment funding stream for the purchase of wildland urban firefighting equipment and facilitation of ‘team leader’ training in accordance with Provincial standards.

BACKGROUND

The Community Emergency Preparedness Fund (CEPF) is a suite of funding streams intended to enhance the resiliency of local governments, First Nations and communities in responding to emergencies. Funding is provided by the Province of BC and is administered by UBCM.

Recently a funding stream was announced for volunteer & composite fire department training & equipment. The intent of this funding stream is to build the resiliency of volunteer and composite fire departments through the purchase of new or replacement equipment, and to facilitate the delivery of training and exercises.

DISCUSSION

An SCRD application to the CEPF has been drafted seeking funding to enhance the SCRD fire department’s capabilities to battle wildland urban interface fires within the Sunshine Coast Regional District through the purchase of wildland urban firefighting equipment and facilitation of ‘team leader’ training in accordance with Provincial standards. This application was put together with the input of all SCRD fire department Chiefs.

Organizational and Intergovernmental Implications

Improvement Districts are eligible to apply directly for this funding stream and it is anticipated that the Pender Harbour and Sechelt fire departments are submitting their own applications.

Financial Implications

The application is seeking \$100,000 of funding between the four SCRD fire departments (\$25,000 each), which is the maximum funding available to the SCRD under the grant program for this activity. The grant covers 100% of eligible costs.

Timeline for next steps or estimated completion date

The application deadline is November 15, 2019. Results of the application are expected by February 13, 2020.

STRATEGIC PLAN AND RELATED POLICIES

This grant application addresses climate change and resilience with the purchase of wildland urban firefighting equipment.

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

CONCLUSION

An SCRD application to the CEPF has been drafted seeking funding to enhance the SCRD fire department's capabilities to battle wildland urban interface fires within the Sunshine Coast Regional District. This application was put together with the input of all SCRD fire department Chiefs.

The deadline is November 15, 2019 and a Board resolution is required to accompany the application.

Reviewed by:			
Manager	X - M. Treit	Finance	X – B. Wing
GM	X – I. Hall	Legislative	
I/CAO	X – M. Brown	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – October 10, 2019

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

SUBJECT: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT – 2019 Q3 REPORT

RECOMMENDATION

THAT the report titled Planning and Community Development Department – 2019 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) 2019: July 1 to September 30, 2019.

The report provides information from the following divisions: Planning & Development, Building, Ports & Docks, Facility Services & Parks, Recreation & Community Partnerships, and Pender Harbour Aquatic & Fitness Centre.

PLANNING AND DEVELOPMENT DIVISION

Regional Planning [500]

Key projects in Q3 included:

- Extensive collaboration and coordination with Ministry of Indigenous Relations and Reconciliation, shíshálh Nation and District of Sechelt planning for implementation of the Foundation Agreement.
- Coordination and partnership work with member municipalities on Childcare Action Plan work and Housing Needs Assessment grant application.

Rural Planning [504]

Key projects in Q3 included:

- Zoning Bylaw 310 Review – A Public Participation report was provided to the Board in Q2 summarizing feedback from community consultation events in late 2018 and the questionnaire released late in Q1. Planning staff continue to work with the Planning Consultants, Arlington Group on preparation of a draft bylaw. In Q4, Planning staff will prepare for focus group consultation, a final public participation step before finalizing the draft bylaw.
- Short Term Rental Accommodations –Staff reported to the Committee on the recommended changes to the zoning amendment bylaws in Q2. A public hearing concerning these bylaws was held on June 18, 2019. In Q3, staff analyzed the results of the public hearing and overall process and are preparing a recommendation for consideration of third reading of the bylaws.

A continued high demand for Planning services, steady volume of applications and referrals, and several staff vacancies have impacted progress on several strategic projects. Management and staff have taken steps to streamline processes, including reconfiguring front counter services, to balance service levels with progress on key items. Recruitment is underway for Senior Planner position; a casual Planning Technician has been recruited to assist in the short term.

OPERATIONS

Development Applications Statistics

Applications Received	Area A	Area B	Area D	Area E	Area F	Q3 2019	YTD Total
Development Permit	4		2	1	2	9	45
Development Variance Permit	1					1	7
Subdivision	1	1				2	10
Rezoning/OCP						0	7
Board of Variance	1					1	3
Agricultural Land Reserve					1	1	2
Frontage Waiver					1	1	4
Strata Conversion						0	1
Total	7	1	2	1	4	15	80

There were 15 Development Applications received in Q3 2019 compared to 24 in Q3 2018.

- The 2018 total for Development Applications was 88.
- 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 2019	YTD Total
Referrals						8		8	21

There were 8 Referrals received in Q3 2019 compared to 4 in Q3 2018.

- The 2018 total for Referrals was 24.
- 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 2019	YTD Total
Building Permit Reviews by Planning & Development Div.	5	4	2	2	3	16	73

There were 16 Building Permit Reviews completed in Q3 2019 compared to 52 in Q3 2018.

- The 2018 total for Building Permit Reviews was 254.
- 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 2019	YTD Total
DP	\$1,900		\$900	\$800	\$1,000	\$4,600	\$21,600
DVP	\$500					\$500	\$3,000
Subdivision	\$865	\$865				\$1,730	\$5,670
Rezoning/ OCP						\$0	\$11,975
BoV	\$500					\$500	\$1,500
ALR					\$1,500	\$1,500	\$3,000
Strata Conversion						\$0	\$650
Total	\$3,765	\$865	\$900	\$800	\$2,500	\$8,830	\$47,395

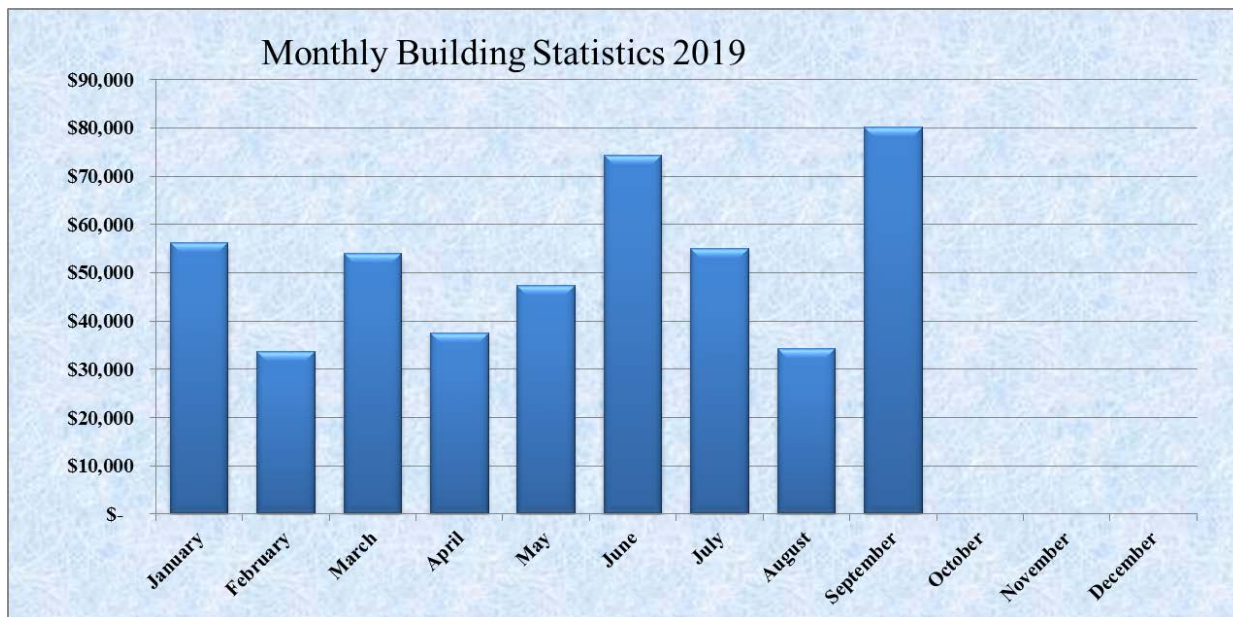
Development Applications revenue was \$8,830 in Q3 2019 compared to \$20,020 in Q3 2018.

- The 2018 total for Development Applications revenue was \$69,402.
- The 2017 total for Development Applications revenue was \$63,360.
- The 2016 total for Development Application revenue was \$54,505.

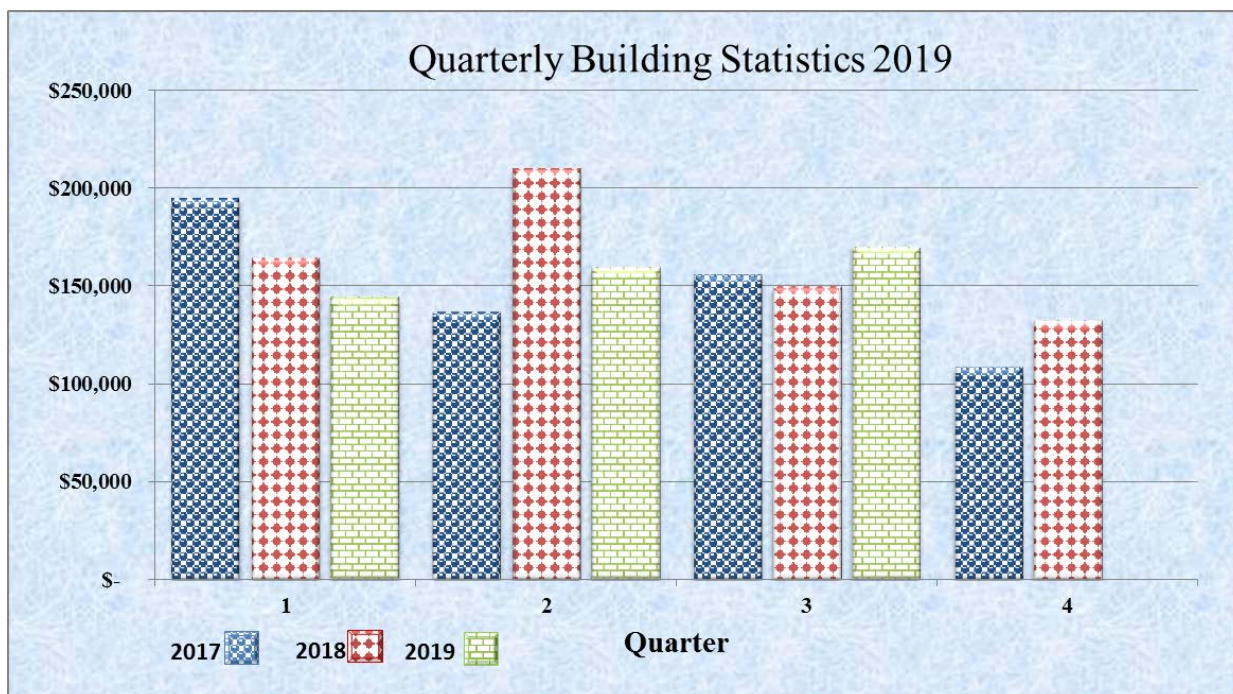
BUILDING DIVISION

Although July and August saw a slight decline in the number of building permits issued, a stronger September resulted in the Third Quarter being relatively consistent with the previous few years.

Monthly Building Statistics 2019



Quarterly Building Statistics Comparison 2017 - 2019



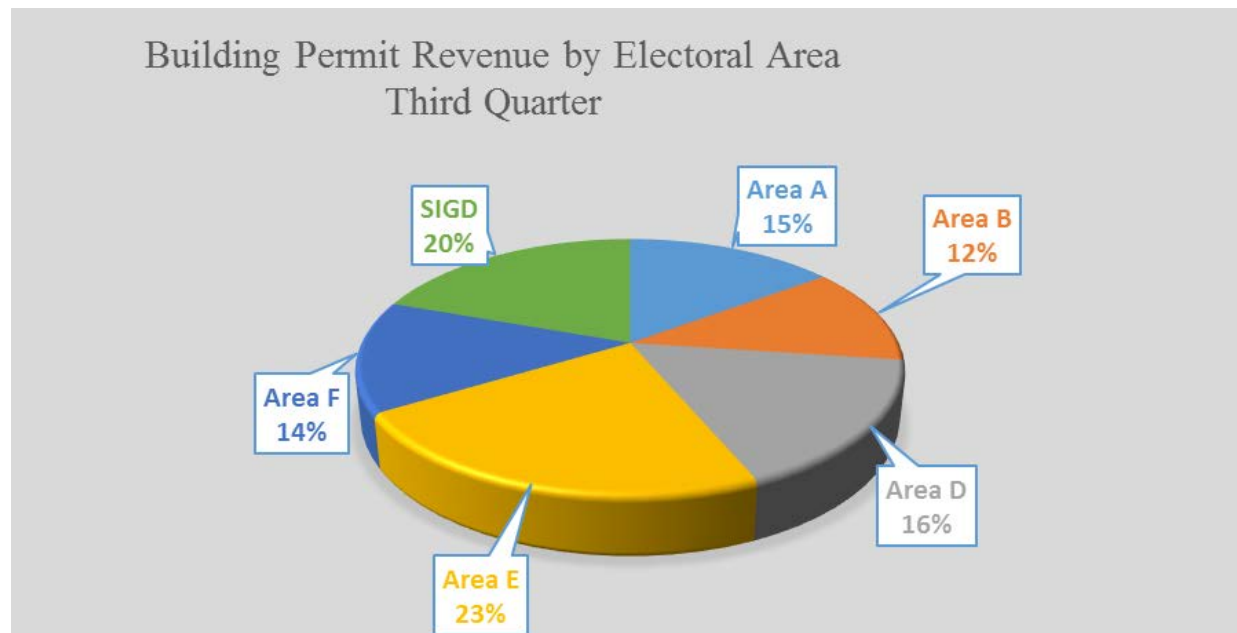
Building Revenue Comparison Q2 2010 – 2019



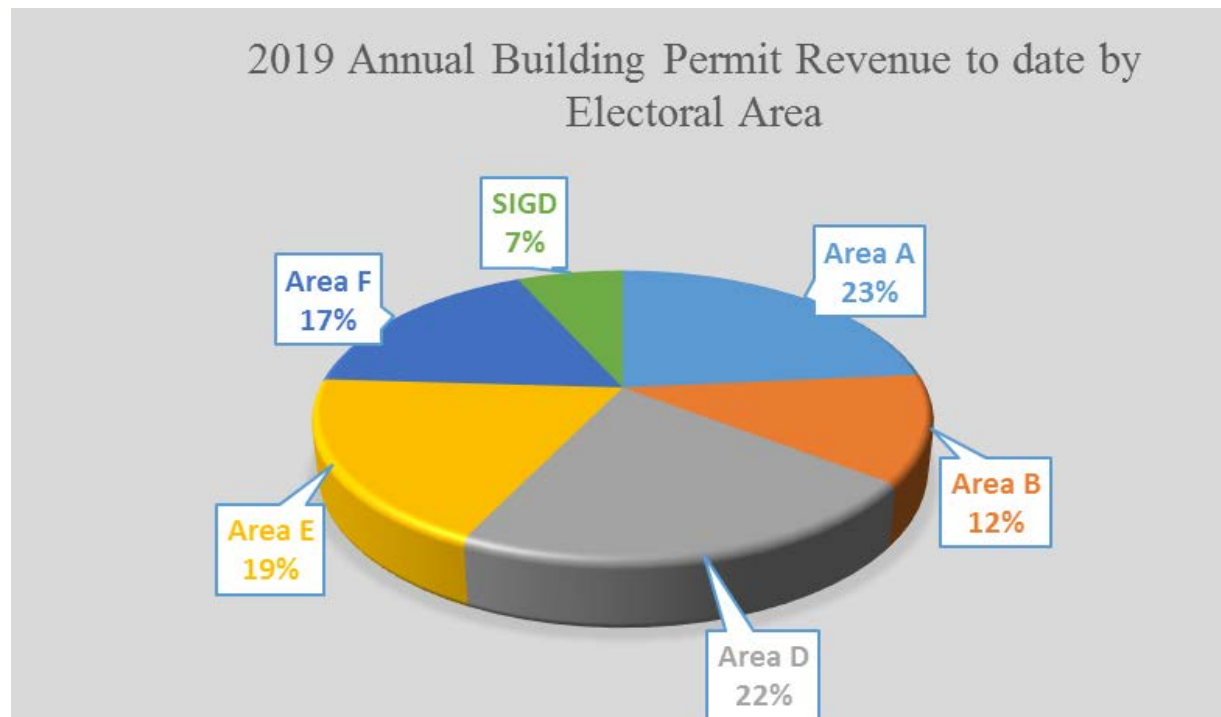
Quarterly Value of Construction Yearly Comparison 2017 – 2019



Building Permit Revenue by Electoral Area – Q3 2019



Building Permit Revenue by Electoral Area – 2019 to date



PORTS AND DOCKS DIVISION

OPERATIONS

In Q2, 2019 inspections and preventative maintenance were completed at all 9 docks. Many reported deficiencies were addressed in Q3, with further work being designed and costed at several locations.

A barge struck Keats Landing dock on June 25, 2019 causing damage to a number of piles. As a safety precaution the wharf approach was closed to vehicles. Notification were made to Keats Camp, POMO, water taxis, etc. The facility has been assessed and a prescription developed by an engineer. Staff are currently working with insurers on finalizing repair plan.

Vehicle access is temporally closed on both Vaucroft and Halkett Bay docks as a result of vehicle load rating recommendations from the Herold Engineer safety assessment reports. The facilities are expected to be reopened to traffic once scheduled capital repairs and upgrades have been completed.

PORTS MONITORS (POMO) COMMITTEE

The POMO approach of “eyes on the dock” to identify condition, maintenance or operation issues provided useful feedback that enables SCRD to respond to issues more quickly and more efficiently.

In Q3 2019, POMO was helpful in gathering feedback on planned capital projects including project design, timing and local service considerations.

Staff provided updates to POMO around inspection/maintenance visits and on key repair items.

A POMO meeting was held July 19, 2019. Next meeting is scheduled for Q4. In accordance with the terms of reference, staff will conduct advertising and prepare recommendations for reappointments for this advisory committee in Q4.

MAJOR PROJECTS

- The contract for the Vaucroft capital repairs was awarded and work is scheduled for completion by the end of Q4.
- Construction tender package for Halkett Bay is finalized and will be posted in October.
- West Bay Float design work for repairs is expected to be complete in early Q4.

FACILITY SERVICES DIVISION

Building Maintenance [313]

Building Maintenance Tickets	July 1 – Sept. 30
Tickets received	33
Tickets resolved	43
Open (unresolved) tickets as of Dec 31 st	12

Tickets received and resolved are slightly higher than they should be, additional tickets are generated when the ticket is emailed directly and IT is working on a solution.

Recreation Facilities [613]

GACC

- Generator replaced as part of capital renewal projects.
- Ice installation completed on time/as planned.
- GACC refrigeration plant annual maintenance completed.
- Additional portable ammonia detectors procured, aligned with regulatory requirements.
- Conducted annual fire and emergency response drills.
- Annual overhead ice light maintenance.

SAC

- Leisure pool pump motor replaced, damaged by power outage.
- Replacement motor being ordered for vortex play feature (also damaged by power outage).
- Front door glass broken (vandalism), replaced.
- Leak in main pool UV light repaired and light put back into service.
- Chlorine transfer pump ordered as part of capital plan.
- One automated pool vacuum replaced.

SCA

- Substantial completion of capital refrigeration chiller replacement and plant upgrade project, minor deficiency work pending.
- Substantial completion of regulatory compressor room ventilation system upgrade, some minor deficiency work pending.
- Parking lot lines repainted.
- Capital replacement of ice resurfer awarded.
- Ice installation completed.

GDAF

- Annual maintenance closure completed.
- Chlorine liquid leak containment area sealed with fiberglass.
- Substantial completion of exterior exit door replacement project.
- Annual boiler maintenance by contractor.
- Facility services operator staff received additional training on UV light maintenance and pump maintenance during the annual maintenance closure.

PHAFC:

- Annual maintenance closure completed by facility services (aligned with 2019 budget, this is a process improvement for SCRD).
- Pool basin repainted.
- Pool main drain replaced to meet safety standards and code requirements.
- Hot tub jet pump replaced.
- Creation and implementation of plan for draining pool into water storage tanks/maintain fire protection – coordinated with SD46 and Pender Harbour Volunteer Fire Department.

PARKS DIVISION

Cemeteries [400]

Q3 Statistics – July 1 to September 30

	2019 Q3	2018 Q3	2019 Q3	2018 Q3
Service	Burials	Burials	Cremations	Cremations
Plots Sold	1	5	0	1
Niches Sold	N/A	N/A	0	1
Interments	3	0	9	8
Inurnments (Niche)	N/A	N/A	0	1

- Regular maintenance of Elphinstone Cemetery
- Headstone installations at Seaview Cemetery

Parks [650]

PROJECTS

Parks, Trails and Beach Accesses

Key projects, maintenance and repair activities:

Area A – Egmont Pender Harbour

- Installed five new dual language park entrance signs;
- Hazard tree mitigation and vegetation clean up at Baker Beach;
- Firewood delivered to Katherine Lake Campground;
- Seasonal clean up and shutdown at Katherine Lake Campground;
- Refinishing of picnic table and kiosk sign at Suncoaster Trail Head;
- Fertilizing of sports field and irrigation repairs at Lions Field;
- Installed additional boat ramp/dock signage at Ramp Road;
- Additional regulatory signage installed at Pender Hill Park;
- Repaired the perimeter border at Egmont field;
- Landscaping and tree pruning at the Pender Harbour Ranger Station; and,
- Hazard tree mitigation work at Pender Hill Park.

Area B – Halfmoon Bay

- Maintenance improvements to Trout Lake Recreation Site, including signage install, picnic table reclamation and removal of unauthorized fire ring;
- Trout Lake toilet facility pumped out and cleaned;
- Emergency Services communications station perimeter brushing and wildfire risk prevention at Connor Park;
- Coordination with the BC Ministry of Transportation and Infrastructure to accommodate necessary culvert replacement on Redroofs Road near Coopers Green Park;
- Additional gravel, grading and capping performed at top parking lot in Cooper's Green Park;
- Split rail fence constructed and installed on O'Brien Road at George Cormack Park; and,
- Hazard tree mitigation following significant storm/wind event and damage at George Cormack Park.

Area D – Roberts Creek

- Irrigation repairs at Cliff Gilker Park;
- Cleared blow down trees from Cliff Gilker Park;
- Additional sand delivered and placed at Cliff Gilker Park children's play area;
- Active transportation path brushing, trimming and mowing along the Robert's Creek highway corridor;
- Filled, graded and capped road deviations at Cliff Gilker Park;
- All Electoral Area D trails and beach accesses received seasonal maintenance, brushing and upkeep; and
- Additional grass seed placed near the public toilets at Roberts Creek Pier.

Area E – Elphinstone

- Vegetation and perimeter brushing at Whispering Firs park;
- Frank West Community Hall/Cliff Mahlman Fire Hall additional outside maintenance – curb orientation, vegetation management and curb stop repainting;
- Capped and graded gravel parking area at Maryanne West Park;
- New soccer goals delivered and installed at Maryanne West Park;
- Project planning for maintenance to Soames Hill Park trail network;
- Vegetation maintenance, brushing, trimming and mowing at Elphinstone Cemetery;
- Chaster Park parking lot pothole repair, capping and grading;
- All Electoral Area E trails and beach accesses received seasonal maintenance, brushing and upkeep; and
- Completed the roof replacement project at Frank West Community Hall/Cliff Mahlman Fire Hall.

Area F – West Howe Sound

- Fertilization and seeding at Shirley Macey Dog Park;
- Irrigation system repairs at Shirley Macey Park;
- Falling and bucking of hazard trees on north side of Soames Hill Park;
- Brushing of connector trail between Shirley Macey Dog Park and Disc Golf Course;
- Hedge maintenance around playground and parking area at Shirley Macey Park;
- Macey Meadow vegetation maintenance and mowing;
- Pest management (hornets) and mitigation at Shirley Macey Disc Golf Course;
- Seasonal staining of wooden signs at Shirley Macey Park;
- Due to Stage 3 water conservation Shirley Macey Spray Park closed per Water Conservation Regulations. Park reopened when water conservation regulations returned to Stage 2;
- Continue monitoring slide in Grantham's Landing area;
- Fall and buck trees at south side of Soames Park;
- Cleared blow down trees at Soames Park;
- All Electoral Area F trails and beach accesses received seasonal maintenance, brushing and upkeep;
- Falling, bucking and dispersal of hazard trees within Sprockids Park;
- Brushing and trimming of access road to upper parking area of Sprockids Park;
- Continued support to Grantham's Hall rehabilitation project; and,
- Wharf Road to Smith Road trail repairs, including additional turf stone installation.

All Areas:

- Supported community messaging and strategy for water use restrictions as they pertain to regular SCRD Parks operations;
- Enhanced monitoring and adaptive maintenance sports field maintenance regime to accommodate seasonal water and drought variations;
- All trails brushed and maintained;
- Annual aeration and contracted maintenance on all sports fields;
- Regular playground safety inspections;
- Picnic tables have been lifted and slats placed underneath to prevent water damage;
- Picnic tables and garbage cans have been washed and cleaned;
- Routine inspections and maintenance at all SCRD parks;
- Routine inspections and maintenance at all SCRD community halls;
- Refinished and painted metal park gates;
- Refinished wooden park signs;
- Refinishing of park benches and picnic tables, ongoing preventative maintenance; and,
- Purchase of a new Parks Division work truck finalized and ordered.
- The Hazard Tree Assessment project (2017 budget initiative) was completed. Staff are trained in assessment methods and assessments are now conducted as part of regular business.

Parks Planning

- Community consultation for Crab Road beach access has been completed, with recommendations approved by the SCRD Board;
- MOU has been with Pender Harbour Living Heritage Society regarding Hotel Lake access has been signed;
- Parks Sign Guidelines are currently being developed to improve signage consistency and user experience throughout SCRD Park and trail system;
- Initial research and community collaboration is commencing to explore the potential for disc golf within Connor Park/Welcome Woods;
- Staff are exploring the potential to enter into an MOU with a community group for the maintenance of Secret Cove Falls Recreation site;
- BC Wildfire Service crew completed some required trail improvement work within Sprockids Recreation Site.
- Work on Ocean Beach Esplanade Connector Trail project has not been initiated. Pre-initiation work will commence in Q4.
- Reporting and analysis related to MOTI/AVICC active transportation MOU and design guide undertaken in Q3. Further work to be completed in Q4.

Sports Fields

Number of bookings per sports field in 2019 Q3 compared to 2018 Q3 bookings:

Sports Field	2019 Q3 Bookings	2018 Q3 Bookings
Lions Field	15	14
Cliff Gilker	181	173
Connor Park	146	94
Maryanne West	25	4
Shirley Macey Park	114	129

- Slicing, cutting and fertilizing of Pender Harbour (Lions), Cliff Gilker Park, Shirley Macey Park and Connor Park sports fields complete;
- Irrigation heads replaced on all sports fields where required;
- Scope of work and procurement package for the sports field water efficiency investigation project prepared and to be tendered;
- Pender Harbour (Lions) Field groundwater system brought into seasonal operation; and,
- Irrigation repairs and zone 4 and zone 5 electrical deficiency corrected at Cliff Gilker sports field to promote water efficiency.

Community Halls

Number of bookings in Community Halls in 2019 Q3 compared to 2018 Q3 bookings:

Community Hall	2019 Q3 Bookings	2018 Q3 Bookings
Eric Cardinall	36	31
Frank West Hall	34	31
Coopers Green	29	42
Chaster House	72	55

- Divisional collaboration with Building maintenance to effectively coordinate shared community hall safety and maintenance upgrades and priorities (ongoing);
- Working with the Child Development Center at the Pender Harbour Ranger Station on the construction of a play area sunshade on the property;
- Lease renewal for septic infrastructure with the Pender Harbour Authority;
- Renewal of annual community hall floor cleaning contract; and,

Dakota Ridge [680]

- Staff are conducting annual maintenance of the trails, facilities and access road;
- Coordination with Recreation Services Division on upcoming season pass and ticket sales;
- Annual call for Volunteer Trail Hosts and introductory information meeting to be scheduled in October;
- Volunteer work party will take place on Dakota Ridge in October to help prepare the facility for the upcoming 2019/2020 season.

RECREATION AND COMMUNITY PARTNERSHIPS DIVISION

Gibsons and District Aquatic Facility

Admissions and Program Registrations

GDAF	Q3 2019	Q3 2018
Admission Visits	2380	3114
Program Registrations	800	668

This represents a decrease of in admission visits during the period of July - September, 2019.

Included in this admission total are 187 L.I.F.E Admissions for those requiring participation assistance for 2019.

Gibsons and Area Community Centre

Admissions and Program Registrations

GACC	Q3 2019	Q3 2018
Admission Visits	17550	14964
Program Registrations	545	874

This represents an increase of 2586 admission visits in the July - September, 2019 period.

Included in this admission total are 308 L.I.F.E admissions for those requiring participation assistance for 2019 and arena facility rental attendance.

Program registration decrease mainly due to the Happy Hearts programs seeing less registration.

Sunshine Coast Arena

Admissions and Program Registrations

SCA	Q3 2019	Q3 2018
Admissions	1950	1184
Program Registrations	150	105

This represents an increase of 766 admission visits in the July - September, 2019 period.

Included in this total are 0 L.I.F.E admissions for those requiring participation assistance for 2019.

Program registration increase of 45

Sechelt Aquatic Centre

Admissions and Program Registrations

SAC	Q2 2019	Q2 2018
Admission Visits	38322	36724
Program Registrations	1569	1945

This represents an increase of 1598 admission visits in the July - September, 2019 period.

Included in this total are 1815 L.I.F.E. admissions for those requiring participation assistance for 2019.

Program registration decrease mainly due to less Happy Hearts program registrations.

Pender Harbor Aquatic and Fitness Centre

Admissions and Program Registrations

PHAFC	Q2 2019	Q2 2018
Admission Visits	1969	2011
Program Registrations	180	153

This represents a decrease of 42 visits for the July - September, 2019 period.

Included in this total are 70 L.I.F.E admissions for those on low income for 2019.

Program registration increase of 27.

Special events

- Lobby display and activities to highlight Drowning Prevention week July 21-27 and the importance of staying safe around the water.

Reviewed by:			
Manager	X- D. Cole X- K. Preston X- K. Robinson X- A. Whittleton	Finance	
GM	X – I. Hall	Legislative	
I/CAO	X – M. Brown	Other	

**SUNSHINE COAST REGIONAL DISTRICT
AGRICULTURAL ADVISORY COMMITTEE**

September 24, 2019

MINUTES FROM THE AGRICULTURAL ADVISORY COMMITTEE MEETING HELD IN THE CEDAR ROOM AT THE SUNSHINE COAST REGIONAL DISTRICT OFFICES, 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Members	Raquel Kolof David Morgan Erin Dutton Barbara Seed Faye Kiewitz Jon Bell
ALSO PRESENT:	Senior Planner Recording Secretary Public	Yuli Siao Genevieve Dixon 1
REGRETS:	Electoral Area F Director Chair Member	Mark Hiltz Paul Nash Gerald Rainville

CALL TO ORDER 3:35 p.m.

Faye Kiewitz assumed the role of Chair for the meeting.

AGENDA The agenda was amended and adopted as follows:

ADD NEW BUSINESS:

- Growing, Farming and Protecting Farmland Consultation

MINUTES

Recommendation No. 1 *AAC Meeting Minutes of July 23, 2019*

The Agricultural Advisory Committee recommended that the meeting minutes of July 23, 2019 be received and adopted as presented.

REPORTS

Application for Subdivision in the Agricultural Land Reserve – ALR00011, ALC59614 (Rockford)

Key points of discussion included the following points:

- Senior Planner was present to speak to the staff report.
- Three lot subdivision, ranging from 4.3 ha to 9.4 ha.
- Home plate for residential use within each lot.

- The application was approved by SCRD Board previous to Bill 52, Agricultural Land Commission amendment.
- The applicant gave an introduction and history on the application.
- The property was a Can-For woodlot before property was purchased.
- Applicant will clear trees, stumps, rocks, boulders, do base grading and drainage works to promote agricultural use within the three acre starter farm area for potential new owner.
- Home plates (2000 sq. metres) will be located near the new roads to minimize driveways, elevation and services.
- Property clearing for the started farm area would be a covenanted condition on the land title for the final subdivision approval.
- One to two years to complete road development.
- Perk/soil drainage test done on lot 11 only, Vancouver Coastal Health noted perk tests not required on the larger lots.
- Marginal capabilities for agriculture, topography restraints, stoniness and elevated water table in areas.
- Applicant thanked the committee for their time.

Recommendation No. 2 *Application for Subdivision in the Agricultural Land Reserve – ALR00011, ALC59614 (Rockford)*

The Agricultural Advisory Committee recommends to support application ALR00011 (ALC Application 59614).

Draft SCRD 2019 - 2023 Strategic Plan

- Committee received the draft plan for information.

Ministry of Agriculture Class D Licenses

Key points of discussion included the following points:

- Allows farmers to slaughter their own livestock on their farm and sell to the local jurisdiction only.
- 12-14 people hold a Class D livestock license on the Sunshine Coast.
- Regulated process through Vancouver Coastal Health.
- Broaden license boundaries for marketing/sales.
- Current Class D license holders be able to sell to adjacent areas.
- Agro and larger slaughter businesses want to shut down Class D licensing.

Recommendation No. 3 *Ministry of Agriculture Class D Licenses*

The Agricultural Advisory Committee supports the expansion of the Class D/E licenses to more locations in B.C. and broaden the ability for Class D processors to sell to adjacent areas including specifically the greater Vancouver area.

NEW BUSINESS

Notice of Motion Regarding Glyphosate Ban

Key points of discussion included the following points:

- The Comox Valley Regional District has an herbicide use policy that the SCRD could model for future use.
- Not an AAC mandate to promote a political issue.

- Health Canada has said there is no proven signs that round up is harmful.
- Don't support these generic broad bands.
- This ban could only be on SCRD public property which is not on agricultural land.
- SCRD could create a policy that concerns agriculture.

Agricultural Advisory Committee Membership

- Committee discussed membership renewal options

Growing, Farming and Protecting Farmland Consultation

- Committee members received for information.

NEXT MEETING Tuesday, October 22, 2019

ADJOURNMENT 4:43 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION****September 25, 2019**

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING
HELD AT THE PENDER HARBOUR SECONDARY SCHOOL, 13639 SUNSHINE COAST
HIGHWAY, MADEIRA PARK, BC

PRESENT:	Chair	Alan Skelley
	Vice Chair	Peter Robson
	Members	Tom Silvey Janet Dickin Catherine McEachern Dennis Burnham Gordon Politeski Alex Thomson Sean McAllister
ALSO PRESENT:	Public	2
	Recording Secretary	Kelly Kammerle
REGRETS:	Members	Jane McOuat Gordon Littlejohn Yovhan Burega
	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Seamus Pope for Subdivision Application SD000055 (Strait Land Surveying Inc. for Reid)

MINUTESArea A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of July 31, 2019 were approved as circulated.

The following minutes were received for information:

- Roberts Creek (Area D) APC Minutes of July 15, 2019

- West Howe Sound (Area F) APC Minutes of July 23, 2019
- Planning and Community Development Committee Minutes of July 11, 2019

REPORTS

Subdivision Application SD000055 (Strait Land Surveying Inc. for Reid)

Recommendation No. 1 *Subdivision Application SD000055 (Strait Land Surveying Inc. for Reid)*

The APC recommends the approval of Subdivision Application SD000055 (Strait Land Surveying Inc. for Reid) based on the SCRD recommendations, with the following comments:

- Why is this subdivision referral coming to the APC as there is no variance required? The access issue needs MoTI approval, as well as the septic issue needing approval from Vancouver Coastal Health.
- The APC would like clarification as to when a subdivision is sent to the APC and as to what is the criteria for approval?
- Approval is subject to the applicant meeting the four conditions set out by Planning.

Draft SCRD 2019 – 2023 Strategic Plan

The APC received the Draft SCRD 2019 – 2023 Strategic Plan for information with the following concerns that have not been addressed in the current plan:

- There does not seem to be any direction or focus and this APC feels the plan does not reflect the concerns and the view points of the community.
- Priorities should be Economic Development and water supply. There needs to be a streamlined process for developers so the turnaround is more timely and cost effective, which in turn will contribute to more affordable housing.
- What was the cost and preparation time for the Strategic Plan?
- Bylaws need to be updated to reflect the OCP, as regulations currently are not congruent.

NEW BUSINESS

A member of the public and the APC discussed the concern over homelessness and rising crime rate on the Coast. What are the various levels of government doing to tackle these issues and guarantee the security of homes and businesses?

DIRECTOR'S REPORT

There was no Director's report

NEXT MEETING October 30, 2019

ADJOURNMENT 8:00 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA B - HALFMOON BAY
ADVISORY PLANNING COMMISSION

September 24, 2019

RECOMMENDATIONS FROM THE AREA B ADVISORY PLANNING COMMISSION MEETING
HELD IN THE COOPERS GREEN COMMUNITY HALL AT COOPERS GREEN PARK, 5500
FISHERMAN ROAD, HALFMOON BAY, BC

PRESENT:	Chair	Frank Belfry
	Members	Jim Noon Elise Rudland Eleanor Lenz Barbara Bolding Catherine Onzik
REGRETS	Electoral Area B Director	Lori Pratt (Non-Voting Board Liaison)
	Members	Bruce Thorpe Marina Stjepovic Nicole Huska Alda Grames Guy Tremblay
ABSENT	Recording Secretary	Carol Fisher

CALL TO ORDER 7:10 p.m.

Meeting minutes taken by the Chair.

AGENDA The agenda was adopted as presented

MINUTESArea B Minutes

The Area B APC minutes of June 25, 2019 were adopted as presented.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 19 & July 31, 2019
- Roberts Creek (Area D) APC Minutes of July 15, 2019
- Elphinstone (Area E) APC Minutes of June 26, 2019
- West Howe Sound (Area F) APC Minutes of June 25 & July 23, 2019
- Planning and Community Development Committee Minutes of June 13 & July 11, 2019

REPORTS

Subdivision Application SD000061 (Strait Land Surveying for Halfmoon Bay Properties)

The APC discussed the staff report regarding the subdivision application.

The following comments were made:

- No issues with the proposed two lot subdivision.
- Knott weed exists in the north east corner of proposed Lot 33.

Recommendation No. 1 *Subdivision Application SD000061 (Strait Land Surveying for Halfmoon Bay Properties)*

The APC recommends support of the proposed subdivision.

Draft SCRD 2019 – 2023 Strategic Plan

The APC discussed the draft strategic plan.

The following comments were made:

- A strategy should be included to specifically address invasive species.
- A strategy should be included to specifically address SCRD parks.

Recommendation No. 2 *Draft SCRD 2019 – 2023 Strategic Plan*

The APC suggested that there be specific strategies for invasive species and SCRD parks.

NEW BUSINESS

- The APC requests that the report on Invasive Species Management Strategies that was noted in the May 9th, 2019 Planning and Development meeting (Item no.7) and the May 23rd, 2019 Board Meeting be submitted to the APC for comment.
- Concern of a report of Asian wasps on the Sunshine Coast be addressed by the SCRD.

DIRECTORS REPORT

Submitted by email.

NEXT MEETING October 22, 2019

ADJOURNMENT 7:35 p.m.

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION

September 16, 2019

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	Mike Allegretti
	Members	Cam Landry Marion Jolicoeur Danise Lofstrom Dana Gregory David Kelln Alan Comfort Chris Richmond
ALSO PRESENT:	Electoral Area D Director	Andreas Tize (Non-Voting Board Liaison)
	Recording Secretary	Vicki Dobbyn
REGRETS:	Vice Chair	Gerald Rainville
	Members	Heather Conn Bill Page Nichola Kozakiewicz

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented with the addition of the draft 2019-2023 Strategic Plan.

MINUTES

Roberts Creek (Area D) APC minutes of July 15, 2019 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of July 31, 2019
- West Howe Sound (Area F) APC Minutes of July 23, 2019
- Planning and Community Development Committee Minutes of July 11, 2019

REPORTS

Zoning Amendment Bylaw No. 310.187, 2019 (Morrissey – 2284 Pixton Rd)

Key points of discussion:

- The Chair gave a brief history of the current zoning. The lots were originally owned by MacMillan Bloedel as privately managed forest lands. The property was subdivided many years ago but the roads were not done correctly. In 2009 there was a plan to create roads but the plan fell apart. Then the idea came up from owners to subdivide and sell and use that money to create roads. CR2 zone was created that allowed 10 acres to be divided into two five-acre lots, with the proviso that you could only put one dwelling on each five-acre lot. On the property in this report, the owner had subdivided and a road was put in. This lot was easier to put in a road as it was lower down the hill.
- There was a public information meeting last week about this zoning amendment with most of the neighbours opposed to the zoning amendment.
- CR2 zone was created in 2009, and is not related to CR1 zoning. Some CR1 zoned lots along the highway are two and a half acres.
- An email sent by APC member, who was unable to attend, was read by the Chair: "It seems that an exception has already been made on these properties to allow subdivision into smaller area units, and Bylaw 310 states very clearly in several places that CR2 zoned properties are limited to one SFD and zero auxiliary dwellings. While OCP seems to encourage auxiliary units for affordable housing in CR zone, this is only possible on CR1 zoned properties, according to Bylaw 310. One question would be, did CR2 zone exist before subdivision of the Private Managed Forest Land, or was CR2 zone created for these smaller properties? Therefore the statement that the "proposal for a second dwelling on the subject property can be considered consistent with the general intent of the OCP" is misleading, as it clearly does not apply to the CR2 zone where this property is located. It would be applicable if the subject property was REZONED as CR1 zone. A question would be, do these subdivided Private Managed Forest Land have to be in CR2 zone or can they be rezoned? To allow a second dwelling on CR2 zoned property, just because the applicant asks for it, would create a precedent for all other CR2 zoned properties. It would be impossible to say no to further applications as there is no compelling or unusual circumstance for such a change offered here. Even if there was some unusual circumstance (like housing for an aged family member), the change applies to the land, not what the current or a new owner uses the second dwelling for. Is increased density in CR2 zone what is needed or wanted in Roberts Creek?"
- Is increased density inevitable?
- What we have in this area is the least sustainable model, with very few dwellings and lots of roads. There is a circular argument that we want density but there are not enough services, then we can't install services because there isn't enough density. Part of the problem is that it is difficult to create any new affordable housing. It was noted that this property does have good access to highway.
- There is an argument against the amendment that people bought property with an understanding that the current density would not change, but also an argument that things will inevitably change.
- One of the neighbours submitted to the public meeting, and to the Chair in an email, calculations that demonstrated it would be inaccurate to say the proposed rancher will create affordable housing given the cost of building and financing.
- The fact is that it is setting a precedent. It is rezoning in disguise.

- This proposed amendment has no solid ground or compelling reason for this one property. It should be one size fits all. Rather than one property at time, it should be an OCP discussion.
- There were comments about the covenant on these properties for forest cover and it was noted that this property has not maintained forest cover.

Recommendation No. 1 *Zoning Amendment Bylaw No. 310.187, 2019 (Morrissey – 2284 Pixton Rd)*

The Roberts Creek Advisory Planning Committee does not recommend supporting the zoning amendment bylaw.

NEW BUSINESS

Members received by email on September 16, 2019 the following:

“On behalf of the SCRD Interim CAO,

The following Resolution was adopted at the September 12, 2019 regular Board meeting:

Strategic Plan **It was moved and seconded**
220/19 (part)

THAT the draft 2019-2023 Strategic Plan be forwarded to municipal partners, Advisory Planning Commissions, the Agricultural Advisory Committee and the Natural Resource Advisory Committee for comments;

AND THAT staff be authorized to use the draft 2019-2023 Strategic Plan as presented to provide direction for the purpose of developing preliminary budget proposals;

AND FURTHER THAT the draft 2019-2023 Strategic Plan be forwarded to the October 10, 2019 Board meeting with comments received by partners and advisory committees.

Please find attached the draft 2019-2023 Strategic Plan for comment by October 1, 2019.”

Key points of discussion:

- Who has jurisdiction on some aspects of transportation? Ministry of Transportation has responsibility to implement active transportation such as bike paths, but is trying to shift responsibility to municipalities. Gas tax funds are federal and are for tangible capital projects, such as Grantham's Hall. We have one million dollars for Area D but there isn't an agreement in place on how to use funds. The whole Board of the SCRD decides how funds will be used.
- Regarding the strategic focus area of Engagement and Communications, it was suggested that it would be useful to have a dialogue about what is allowed and what is not allowed under the various zoning and bylaws. It is now very complex to find and understand this information. There are lots of illegal things done on properties but nothing is done until there is a complaint so the process is complaint driven. It would be helpful to have proactive communication about the bylaws. It is important to know your zone at time of purchase.
- One tactic is to ensure realtors give purchasers accurate details on zoning. The Director is suggesting that on the SCRD maps online that the zoning is identified for each property and that there be a link to the zoning regulations.
- It was good to see the housing issue included in the plan. The question was raised - do we want

subsidized housing in Roberts Creek? Do we want income diversity in Roberts Creek?

- Larger supportive and subsidized housing projects are better suited to Gibsons and Sechelt which are closer to services.
- Bike lanes continue to be an area that needs attention as many areas of the highway are unsafe for cycling.
- Shared resources between the Sunshine Coast governments, such as a shared building inspection department would be good idea to increase efficiency and consistency.
- The following input was received by email:
“I would like to see a greater sense of urgency reflected in a plan for the next five years. Scientists say we are running out of time in regards to climate change, and for many people on the Coast the unaffordability of housing is reaching crisis proportions. Conditions require some really bold initiatives.
- The following input was received by email from a member unable to attend the meeting:
“The goals and focus areas cited in the SCRD strategic plan are laudable but do not adequately address the urgency needed to address climate change within our region. Under Infrastructure Management, there is much mention of “plans” and “policies” but little of implementation. Yes, we need clear plans and policies, but this is only a first step. We needed the implementation done yesterday. If this strategic plan is to serve for five years, we need more than plans and policies over that time frame, considering the fire and drought issues we have already suffered.

Having a viable, adequate water source for our region should be our number one survival strategy. In my view, it supersedes everything else. Hence, the language should be made stronger in 2.1 to say “development of water supply sources,” not just “investigate.” The choice between “investigate” or “develop” and water “plans” or “sources” is too limited and short sighted. We can’t afford either-or. We need development of water supply sources now full stop.

The plan mentions risk assessment in various places. I would like to see a risk assessment that ties ongoing development to drought factors, water availability and population rates over the next five, and 10 years, respectively. In my view, the SCRD continues to approve new housing developments without fully addressing how this will impact our existing water shortages and apply increased stress to existing infrastructure. Yes, the SCRD needs a tax base but new development shouldn’t continue in a vacuum without these other factors identified and shared with the public.

As one small point, I recommend that as part of its strategic plan, the SCRD order affordable rain barrels or catchment systems in bulk and make them available at a discount to residents, like what was done with low-flush toilets here and with compost bins on the Lower Mainland.

Under Climate Change and Resilience, I would like to see a policy that prevents and controls wholesale clearcutting of private property, along the lines of what the City of Vancouver has. There is no mention of this here. Wiping out trees or forest affects emissions, yet this factor is not addressed.

Beyond the environmental impacts, making our region sustainable should factor in the social elements such as having more affordable and safe housing. Although this is primarily a provincial responsibility, it goes hand in hand with approving new developments. Does the SCRD have in place a regulation that requires a certain percentage of housing in new developments be rental units? I’m not sure what the SCRD’s mandate is in this area, but it should be factoring this in.

DIRECTORS REPORT

The Director's Report was received

NEXT MEETING Monday, October 21, 2019

ADJOURNMENT 8:40 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION****September 25, 2019**

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

PRESENT:	Chair	Mary Degan
	Members	Mike Doyle Rick Horsley Lynda Chamberlin
ALSO PRESENT:	Recording Secretary	Diane Corbett
REGRETS:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Members	Bob Morris Rod Moorcroft Dougald Macdonald Ann Cochran Ken Carson Nara Brenchley

CALL TO ORDER 7:02 p.m.

AGENDA The agenda was adopted as presented.

MINUTESArea E Minutes

The Area E APC minutes of June 26, 2019 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 19 & July 31, 2019
- Halfmoon Bay (Area B) APC Minutes of June 25, 2019
- Roberts Creek (Area D) APC Minutes of July 15, 2019
- West Howe Sound (Area F) APC Minutes of June 25 & July 23, 2019
- Planning and Community Development Committee Minutes of June 13 & July 11, 2019

REPORTS

Subdivision Application SD000062 (Kenneth Gurney for 0941623 BC Ltd.)

The APC discussed the staff report regarding Subdivision Application SD000062 (Kenneth Gurney for 0941623 BC Ltd.).

Recommendation No. 1 *Subdivision Application SD000062 (Gurney for 0941623 BC Ltd.)*

The APC recommended that Subdivision Application SD000062 be supported for the following reasons:

- It is in alignment with the OCP.
- It is consistent with the neighbourhood.

Draft SCRD 2019 - 2023 Strategic Plan

The APC received the Draft SCRD 2019 - 2023 Strategic Plan for information. The following points were noted:

- Interesting document
- How does the strategic plan align with the ones we have already had, such as the Agricultural Area Plan? How does the SCRD see the previous work moving forward with this one?
- It is great that they talk about working together on the strategic plan. Am excited about respectful engagement going forward. Am curious about the “bold” and “deliberate” actions; not sure what it means.

Comments sent by email from an APC member to Chair and Secretary prior to the meeting:

- 2.1 Watershed protection plan should ideally be prior to 2022.
- 2.3 Regarding the organics diversion (and recycling): will bags be inspected and therefore not collected if they contain organics or recycling? How will commercial businesses be treated? (Sadly, I know too many people and businesses who still don't recycle and throw everything into "garbage".)
- 4.3 Does the corporate fleet mean electronic buses potentially, or just staff vehicles (which should become electric)?
- 5.5 Better building regulations, such as passive house or similar should be requirements for new builds.

Recommendation No. 2 *APC Agenda Items*

The APC requests that any items added to our agenda come with clear direction of what is being requested for us to review – if items are specifically for information or looking for recommendations.

DIRECTOR'S REPORT

There was no Director's report.

NEXT MEETING October 23, 2019

ADJOURNMENT 7:18 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION

September 24, 2019

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD AT ERIC CARDINALL HALL, 930 CHAMBERLIN ROAD, WEST HOWE SOUND, BC

PRESENT:	Chair	Fred Gazeley
	Members	Doug MacLennan Susan Fitchell Gretchen Bozak
ALSO PRESENT:	Alternate Director Electoral Area F	Camilla Berry (Non-Voting Board Liaison)
	Recording Secretary Public	Diane Corbett 1
REGRETS:	Director, Electoral Area F	Mark Hiltz
	Member	Kate-Louise Stamford
ABSENT:	Members	Bob Small
		John Rogers

CALL TO ORDER 7:01 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

The Applicant regarding Application for Subdivision in the Agricultural Land Reserve - ALR00011, ALC59614

The applicant, gave an overview and background pertaining to an application to subdivide within the Agricultural Land Reserve. Points included emphasis on the agriculture-centered nature of the proposed subdivision plan:

- Includes farming residence home plate within the three proposed lots, keeping development of structures as contained as possible and close to the road, to be covenanted on title.
- Applicant would create a starter farm area by clearing log slash, stumps and boulders, grade the area so it is ready for farming, and do base drainage work.

- Small farms are the norm for farms on the Sunshine Coast in light of mountainous territory, marginal soil conditions, and forest cover. Breaking the lot into three lots is a realistic approach to get some form of farming happening on the property.
- There are seasonal creeks. Quality of water is good. There are some good producing wells. Gave example of a well on property: 200-foot depth, with flow at 13 gallons per minute; varies across property (need to go deeper in some areas for good flow).

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of July 23, 2019 were approved as circulated, with a noted correction needed in the spelling of “Bozak” on page 1.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of July 31, 2019
- Roberts Creek (Area D) APC Minutes of July 15, 2019
- Planning and Community Development Committee Minutes of July 11, 2019

REPORTS

Application for Subdivision in the Agricultural Land Reserve - ALR00011, ALC59614 (Rockford)

The APC discussed the staff report regarding Application for Subdivision in the Agricultural Land Reserve - ALR00011, ALC59614.

The following points were noted:

- No objection. It meets the zoning.
- Emphasize what is happening on the coast regarding farms.
- Small farming is bang on.
- You are opening up the area to make it farmable, and opening up that road. It is a great idea opening up the trees. This plan aids farm economics by virtue of how you are planning on doing it. Don't see any problem with this; it is a good thing to do.
- Idea of smaller lots keeps price point small enough to be able to farm. Cost of land is so high; larger parcels are not affordable, and clearing land is expensive (around \$30,000/hectare).
- Availability of water is strong point.

Recommendation No. 1 *Application for Subdivision in the ALR - ALR00011, ALC59614*

The APC recommended that Application for Subdivision in the Agricultural Land Reserve - ALR00011, ALC59614 be supported for the following reasons:

- meets the zoning;
- aligned with the predominant farm size on the Sunshine Coast;
- opens up the area to make it farmable;

- aids farm economics and affordability of parcels;
- availability of water.

Draft SCRD 2019-2023 Strategic Plan

There was discussion of the draft SCRD 2019-2023 Strategic Plan, received for information. Points included:

- Hard to read the small text of the (black and white) document.
- How can the SCRD make this a living document, where staff and elected officials consult this on every decision, part of the day-to-day decision making?
- Like that there are only two or three items under each of the focal areas; if there is focus on those items and they are accomplished, then good. This likely will be used as a guide because it is succinct.
- Enhancing online tools would be good; have had challenges using the online mapping software.
- Looks like a plan for SCRD to focus and get organized. Whether they do it is what people are interested in. If this tool helps them focus, it will get everyone on the same page.
- It gives the organization some focus; it allows SCRD to push back on other requests. They should focus on those points under each category and not do other things.
- Water: at least it is the first item. Hope that the order of the items indicates their priority.
- Is this a meaningful document for the public? Am interested in how this will be distributed and used. Am finding that people don't have an understanding of governance.
- Think it will help Sechelt, Gibsons and the SCRD get more of a common goal.
- Like that it is so short.

DIRECTOR'S REPORT

There was no Director's report as the Director was in attendance at the UBCM Conference.

NEXT MEETING October 23, 2019

ADJOURNMENT 7:57 p.m.

Tracey Hincks

From: Mark Brown
Sent: Friday, September 20, 2019 11:39 AM
To: Tracey Hincks
Cc: DL - Senior Managers Only
Subject: FW: BC Gov News - Seniors around British Columbia to benefit from age-friendly supports

SEP 20 2019

CHIEF ADMINISTRATIVE
OFFICER

From: Lori Pratt
Sent: Friday, September 20, 2019 11:34 AM
To: Mark Brown <Mark.Brown@scrd.ca>
Subject: Fw: BC Gov News - Seniors around British Columbia to benefit from age-friendly supports

FYI

Lori Pratt
Director Area B - Halfmoon Bay & Chair
Sunshine Coast Regional District
 Direct: 604-740-2370
 1975 Field Road, Sechelt, BC V0N 3A1 604-885-6800
www.scrd.ca

From: Tournat, Kim <Kim.Tournat@leg.bc.ca>
Sent: Friday, September 20, 2019 11:30 AM
To: wpaul@secheltation.net; Lori Pratt; 'Darnelda Siegers (Siegers@sechelt.ca)'; Mayor Bill Beamish (mayor@gibsons.ca)
Subject: FW: BC Gov News - Seniors around British Columbia to benefit from age-friendly supports

Good Morning.

For your consideration:

An announcement for more funding for "Age-Friendly" communities of up to \$25,000 for "age-friendly assessments and action plans" and a subsequent \$15,000 for implementing the project after the age-friendly assessment was done. Application deadline January 17, 2020.

Some of the identified needs for Sunshine Coast seniors by the Senior's Planning Table are included as criteria for this funding such as enhancing social connectedness, transportation, mental health and physical activity.

Have a great day!

Warm regards,

We humbly acknowledge and are grateful for living and working on the traditional lands of the shíshálh Nation, Skwxwú7mesh Úxwumixw, Tla'amin, Klahoose, Hamalco, and the Wei Wai Kum/Kwiahah Nations who have lived here since time immemorial.

Kim Tournat, Constituency Assistant
Nicholas Simons, Member of the Legislative Assembly
Powell River – Sunshine Coast
#107-5710 Teredo Street, Sechelt BC
PH: 604-741-0792
FAX: 604-741-0795

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From: Williams, Chelsea S
Sent: Friday, September 20, 2019 10:49 AM
Subject: FW: BC Gov News - Seniors around British Columbia to benefit from age-friendly supports

The following release went out this morning

From: noreply.newsondemand@gov.bc.ca
Sent: 20 September 2019 09:31:40 (UTC-08:00) Pacific Time (US & Canada)
To: May, Ed
Subject: BC Gov News - Seniors around British Columbia to benefit from age-friendly supports
For Immediate Release
2019HLTH0132-001820
Sept. 20, 2019
Ministry of Health
NEWS RELEASE

Seniors around British Columbia to benefit from age-friendly supports

VICTORIA - British Columbia communities are encouraged to support seniors so they can live active, socially engaged and independent lives, as \$500,000 in a new round of age-friendly grants are open for application. "Seniors who are connected to their communities and stay active live longer and healthier lives," said Adrian Dix, Minister of Health. "Age-friendly grants are instrumental in supporting seniors and I hope communities around British Columbia apply so there can be local supports in place so seniors can live as independently as possible."

The age-friendly communities grant program is a partnership between the Province and the Union of British Columbia Municipalities.

"Seniors are at the heart of our Province - they built British Columbia into the great place that it is today," said Anne Kang, Parliamentary Secretary for Seniors. "There is a lot of wonderful work being done by local communities to help seniors stay engaged, healthy, and active. Congratulations to all those who have achieved age-friendly recognition this year, and I encourage new communities to apply for a grant."

Local governments and First Nations communities must submit their applications for 2020 grants to the Union of British Columbia Municipalities by Friday, Jan. 17, 2020. They may apply for a grant of up to \$25,000 for age-friendly assessments and action plans. Once an assessment and action plan has been developed, communities may apply for subsequent grants of up to \$15,000 to support age-friendly projects.

Some examples of projects in demand of funding include seniors housing and transportation strategies, programs to support social connectedness and mental health, and strategies around healthy eating and physical activity.

There were 37 communities that received 2019 age-friendly grants, up from 33 in 2018, and 18 in 2017.

The Province also provides communities that have completed steps toward becoming age-friendly an official recognition by the Province as an age-friendly British Columbia community.

There are 10 communities being recognized in 2019 as age-friendly, meaning they are taking steps to ensure British Columbia seniors can live active, socially engaged and independent lives. Cranbrook, Gibsons, Houston, Kelowna, Lake Cowichan, Nanaimo, Naramata, Okanagan Falls, Osoyoos and Rossland have received a digital badge to promote their status on their website, and on any other promotional material. As well, they will be invited to join the national and global network of age-friendly communities. There are 57 officially recognized age-friendly communities in B.C. in 2019, up from 47 in 2018.

Quote:

Councillor Arjun Singh, president, Union of British Columbia Municipalities -

"This funding program is helping B.C. communities build capacity to improve service delivery for older residents. I appreciate the ongoing support of the provincial government for the Age Friendly program."

Learn More:

More information about Age-Friendly BC can be found by visiting: <http://www.gov.bc.ca/agefriendly>

The UBCM age-friendly funding application page is available online:

<https://www.ubcm.ca/EN/main/funding/lgps/age-friendly-communities.html>

Contact:

Ministry of Health

Communications

250 952-1887 (media line)

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