



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, June 11, 2020
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. Naomi Fleschhut and April Struthers, Sunshine Coast Together Project
Regarding PlanH Healthy Communities - Community Connectedness Grant
Annex A
pp 1 - 7
3. Nicole Huska, Secret Cove Heights Development Inc.
Regarding Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3
and Zoning amendment Bylaw No. 310.174 (Secret Cove Heights Development)
Annex B
pp 8 - 45

REPORTS

4. Resilient Coast – Regional Plan H Community Connectedness Grant Program
Proposal - General Manager, Planning and Community Development
Regional Planning (Voting – All)
Annex C
pp 46 - 50
5. Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning
amendment Bylaw No. 310.174 (Secret Cove Heights Development) Further
Consideration - Senior Planner
Electoral Area B (Rural Planning) (Voting – A, B, D, E, F)
Annex D
pp 51 - 123
6. Updated target volume Church Road Well Field Project – General Manager,
Infrastructure Services and Manager, Capital Projects
Regional Water (Voting – A, B, D, E, F, DoS)
Annex E
pp 124 - 127
7. Development Variance Permit Application DVP00042 (2484 Milliner Road) -
Planning Technician
Electoral Area D (Rural Planning) (Voting – A, B, D, E, F)
Annex F
pp 128 - 161
8. Development Variance Permit Application DVP00060 (3385 Spruce Road) -
Planning Technician
Electoral Area D (Rural Planning) (Voting – A, B, D, E, F)
Annex G
pp 162 - 171
9. Development Variance Permit Application DVP00061 (1952 Ocean Beach
Esplanade) - Planning Technician
Electoral Area E (Rural Planning) (Voting – A, B, D, E, F)
Annex H
pp 172 - 184
10. Ministry of Transportation and Infrastructure Request for Concurrence and
Statutory Right of Way for Erosion Protection Works at Dakota Bridge/Port Mellon
Highway, PIC 017-886-561 – Planning Technician
Hillside Development Project (Voting - All)
Annex I
pp 185 - 197

- | | |
|--|-------------------------|
| 11. Henderson Beach License No. 241046 Renewal – Electoral Area D – Parks
Planning Coordinator
Community Parks (Voting – A, B, D, E, F) | Annex J
pp 198 - 202 |
| 12. Dakota Ridge Volunteer Insurance and Letter of Recognition Request - Parks
Planning Coordinator
Dakota Ridge (Voting – All) | Annex K
pp 203 - 209 |
| 13. Electoral Area A (Egmont/Pender Harbour) APC Minutes of May 27, 2020
Electoral Area A (Rural Planning) (Voting – A, B, D, E, F) | Annex L
pp 210 - 212 |
| 14. Electoral Area D (Roberts Creek) APC Minutes of May 19, 2020
Electoral Area D (Rural Planning) (Voting – A, B, D, E, F) | Annex M
pp 213 - 215 |
| 15. Electoral Area E (Elphinstone) APC Minutes of May 27, 2020
Electoral Area E (Rural Planning) (Voting – A, B, D, E, F) | Annex N
pp 216 - 217 |

COMMUNICATIONS

- | | |
|--|-------------------------|
| 16. <u>Tom Bailey, 5620 Mintie Road, Halfmoon Bay, dated May 19, 2020</u>
Regarding Ongoing Industrial and Commercial use of Coopers Green Recreational
Boat Launch and waters in proximity to the Boat Launch | Annex O
pp 218 - 232 |
|--|-------------------------|

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) and (2) (b) 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...” and “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government...”

ADJOURNMENT

Sunshine Coast Together

Social Connectedness and Community Resilience in the age of COVID-19

Background

Research overwhelmingly shows that social connectedness is a critical determinant of community resilience, health and wellbeing. While socially connected neighbourhoods and communities are more prepared, safer, healthier and contribute to a better quality of life for residents, a lack of social connection is a greater detriment to individual health than obesity, smoking, and high blood pressure.^{1 2} Unfortunately, research also shows that social isolation is on the rise in Canada, a fact exacerbated by the current socio-economic challenges of the COVID-19 pandemic and physical distancing measures.

Though the pandemic response has brought multiple sectors together in impressive efforts of mutual aid and caring that showcase our community's resilience, community members are nevertheless experiencing unprecedented social isolation at the same time as they're facing perhaps the most serious public health and economic crisis of their lives. Given the importance of social connectedness for individual health and community resilience, helping community members build and maintain social connectedness (while maintaining appropriate physical distancing) is more important now than ever.

The [PlanH Healthy Communities Grant Program](#), implemented by BC Healthy Communities, has a Community Connectedness stream for 2020/21 to support projects that foster community connections while citizens are called upon to be physically distant, as a way to "combat the negative long-term health outcomes of loneliness and isolation". This \$5,000 grant supports "communities as they take multi-sectoral action to explore, learn, and innovate, enhancing community cohesion and sense of belonging." Eligible applicants include Municipalities, Regional Districts and First Nations.

Proposal

That the Sunshine Coast Regional District consider applying for a PlanH Community Connectedness \$5,000 grant to contribute to the Sunshine Coast Together effort, and join as a project partner.

Sunshine Coast Together Project

A partnership between Resilient Coast, Vancouver Coastal Health, local government, resiliency-related groups, community associations and community members, to encourage and facilitate neighbourhood-level social connection, resilience, and mutual aid on the Sunshine Coast.

Our activities will include:

- i) promoting and facilitating the establishment of neighbourhood networks (e.g. 'pods', buddy systems, ask/offer networks, etc.) to enhance social connectedness, improve neighbourhood resilience, and encourage longevity of emerging networks, and
- ii) providing resources, education and mentorship to help community members connect socially and in acts of mutual aid while maintaining safe physical distancing measures (e.g. Resilient Neighbourhoods Toolkit, inspiring local and provincial stories, educational presentations).

To ensure inclusivity, both online/digital and 'offline' resources/tools will be promoted.

Subject to additional funding, we hope to provide Neighbourhood Micro-Grants to incentivize and facilitate neighbourhood/community connection activities, for example, to pay for sidewalk chalk for positive community messages, or the materials to build 'little free' seed libraries or supply cupboards.

A key component of our approach is to undertake social mapping of the existing, emerging, and potential networks and community champions, to tap into the 'resilience ecosystem', ensure a wide program reach, and cultivate a longer-term sense of 'ownership' of the efforts and outcomes.

¹ "Connectedness & health: The Science of Social Connection." Emma Seppala, PhD
<https://emmaseppala.com/connect-thrive-infographic/>

² Building Resilient Neighbourhoods www.resilientneighbourhoods.ca

Partners:

Resilient Coast - Coordinating lead

www.resilientcoast.ca

The Resilient Coast project has delivered two Resilient Neighbourhoods pilot programs on the Sunshine Coast to strengthen social connectedness, resilience and sustainability, including one under the mentorship of the [BC Healthy Communities Society](#), and [Building Resilient Neighbourhoods](#), with support from the SCRD. In 2017 and 2018, we supported 17 neighbourhood gatherings and projects to help build a sense of belonging and connection as a critical step towards enhancing neighbourhood resilience. *See attached program highlights.*

Prior to COVID-19, we were focused on the development of a targeted Social Connectedness and Resilience Forum for designers, planners, public institutions, facility managers, relevant business, non-profits and government, with funding from Vancouver Coastal Health Community Investments. In light of the new normal without public gatherings, we've decided to pivot the use of resources to encourage and support neighbourhood-level connection and mutual aid responses to the pandemic, as well as adapting our materials to accommodate the reality of ongoing physical distancing measures.

Vancouver Coastal Health Community Investments

Sponsor: providing \$5,000 in funds to Resilient Coast for Social Connectedness initiatives

Vancouver Coastal Health Sunshine Coast Healthy Communities team

Partner and advisory committee member. Will contribute expertise, advice, and promotional support through health authority networks. See attached letter of support for the PlanH application.

April Struthers, Witworks

Project consultant, contributing to community asset mapping, and applying inclusion and equity lens to project design and delivery. April will apply a portion of her scope of work through the Resilience BC Anti-Racism funding (if awarded) towards the Sunshine Coast Together project.

Potential Partners:

Sunshine Coast Regional District

Possible partner and applicant for PlanH Social Connectedness Grant.

shíshálh Nation Government, District of Sechelt, Town of Gibsons

Possible partners and applicants for PlanH Social Connectedness Grant. Delegations to Gibsons Council and Sechelt Council on May 19th & 20th confirmed their interest in a region-wide partnership.

Sunshine Coast Community Task Force

Possible partner, resource & communication hub, assist with social mapping.

Sunshine Coast Community Resource Centre

Possible partner, resource & communication hub, assist with social mapping.

Community Associations / Residents Associations

Possible partners, community connectedness activity leads, participants in social mapping.

Resilience-related groups - offer resources/education/mentorship on food security, skills sharing, etc.

Vancouver Foundation - Possible funding partner for Neighbourhood Micro-Grants.

May 13, 2020

PlanH

c/o BC Healthy Communities Society
c/o the Dock
300 - 722 Cormorant St.
Victoria, BC V8W 1P8

Dear PlanH,

We are writing to express our support for Resilient Coast and the Sunshine Coast Together initiative.

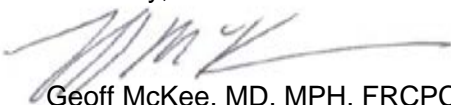
As the Vancouver Coastal Health's (VCH) Healthy Communities Team for the Sunshine Coast, we know how powerful an ingredient that social connectedness is to individual health and wellness and to the overall functioning and resiliency of a community. The VCH report *Social Connection and Health* (2018) echoes decades of research showing the important correlation between wellness and this determinant of health. Indeed, the next iteration of the My Health My Community Survey will once again ask a considerable number of questions about social connectedness and social isolation in recognition of its critical link to individual and population health.

The current COVID-19 pandemic has also put social isolation front and centre in terms of the key consequences of the pandemic on health and wellness and highlighted social connectedness as a fundamental component needed for community resiliency to keep communities strong in both good and bad times. This is an opportune time to learn from the pandemic in order to inform and transform our actions moving forward, preparing our Sunshine Coast community for a potential second wave of the virus, as well as utilizing this opportunity to build back better for a more resilient Coast. We feel that the Sunshine Coast Together initiative can lead the way and that, particularly because of the pandemic, there is now a lot of interest from across sectors and groups on the Coast that can be harnessed to work with Resilient Coast to strengthen this realm.

The VCH Healthy Communities Team on the Sunshine Coast is proud to be a funding and advisory partner in this initiative and we feel that: there are some core components of this project that have never been done before on the Coast (e.g., social mapping); this is the time to explore how well existing network assets were used on the Coast in the pandemic emergency response; and, that developing and formalizing (or semi-formalizing) a system of neighbourhood networks would be very valuable to the strengthen the sustainability of this asset.

We strongly encourage PlanH to support this initiative and would be happy to provide further information or answer any questions you may have.

Sincerely,



Geoff McKee, MD, MPH, FRCPC
Medical Health Officer, Vancouver Coastal Health
On behalf of the VCH Sunshine Coast Healthy Communities Team

Sunshine Coast Together

Social Connectedness and Community Resilience in the age of COVID-19

Sunshine Coast Together

The Sunshine Coast Together project builds upon the cross-sectoral community emergency response to the pandemic by promoting and facilitating the development of neighbourhood mutual aid networks, and encouraging their integration into the community resilience ecosystem.

In the age of social distancing and COVID-19 measures, we must get creative to build and maintain the social connections and support networks that will see us safely through the crisis and beyond. Though many already feel connected to a circle of support and engaged in the pandemic response, many people are nonetheless experiencing significant social isolation as well as health and economic insecurity.

Fortunately, there are a plethora of available strategies and tools to inspire and make it easy for people to take the leap into connecting with neighbours and participating in mutual aid. Resilient Coast is adapting and sharing information, resources and expertise across a spectrum of offerings, including:

Resilient Neighbourhoods Program

Provides resources and support to promote the development of social connectedness as a foundation for community well-being, sustainability and resilience. We deliver kick-starter workshops and presentations, share resources like the Resilient Neighbourhoods toolkit, partner with experts like those from the [Transition Streets](#) program, and when we have the funds, offer Micro-Grants to help people get started on their journey. *Online workshops & mentorship available. See more details on page 2.*

Ask/Offer Mutual Aid Networks

A fundamental characteristic of resilient neighbourhoods is the ability for people to help each other out, especially in emergencies. Often neighbours do this informally, though they may also formally collect contact information, map vulnerabilities and resources, and help connect needs to offers. Even if you are not a part of a Resilient Neighbourhoods network, there are tools available to help you offer and connect with help nearby. An excellent example we can learn from is the [Coming Together Vancouver Ask / Offer Network](#). *Resilient Coast is in communication with the application design team to explore adapting their digital tool for our community. If successful, we would seek to link to this Ask/Offer page from existing community resources pages, including the SC Community Task Force, Physicians Task Force and local government emergency response sites.*

Neighbourhood Pods

A way to form a mutual aid network that is taking off around the world, 'Neighbourhood Pods' are groups of people working together to support one another. They're usually comprised of neighbours, but can also be organized around common needs or interests, or based on existing groups such as workforces or faith-groups. They have 3 basic elements:

- i) a list of members including contact information, needs, and offerings
- ii) a way to match those who need with those who can help
- iii) (sometimes) a way to connect directly to offer support, connection and solidarity

Digital tools can be very useful in establishing and supporting any type of neighbourhood network, including apps specifically designed to connect ([GoNeighbour.org](#), [Lotsahelpinghands.com](#)), and social networking sites (Facebook – like [Flatten the Curve SC](#), WhatsApp groups, etc.). However, they can (and should) include an 'offline' connection that can be facilitated through shared bulletin boards or '[Buddy Boards](#)', safely distributed invitations, phone-trees and [community response phone numbers](#), etc.

**RESILIENT
COAST**

WWW.RESILIENTCOAST.CA

Here are some resources that we are drawing from and adapting for Sunshine Coast networks:

[How to Start a Neighbourhood Pod!](#) from Shape My City – Toronto

[Neighbourhood Pods Map of Canada](#)

[COVID-19 Community Response Networks, Canada](#)

[Buddy Up! Ask/Offer Map – Community Organizer Toolkit](#)

Community Emergency Funds

Though there are a broad range of economic supports provided from the Federal to Provincial and local levels, the time it takes to access the funds can be problematic, and in some cases, the most vulnerable may have difficulty accessing or proving eligibility. A community-driven rapid response fund can make all the difference by providing a small boost of \$50 to \$100 towards food, rent and other basic needs.

Good examples of mutual aid funds and donation networks include: [Vancouver COVID-19 Survival Fund for the People](#), and the [Seattle ‘Super Delivery’ Groceries Donation](#). Establishing a fund that can operate in rounds now and as needed going forward is one way to boost resilience as we face a long recovery from the socio-economic impacts of COVID-19, and possible future waves of the virus.

Social Mapping

A type of strength-based asset mapping of social rather than physical assets, social mapping identifies who and what assets (organizations, traditions, services) exist; and what their capacities are in relation to an initiative (in this case – the community emergency response). An analysis of a social map leads to recommendations for types of action, activities, and the best use of resources to meet identified objectives.

We have a unique opportunity with the COVID-19 pandemic to collaborate on an analysis of the existing, emerging, and potential networks and partnerships of our community’s resilience ecosystem, in order to strengthen the coordination between grassroots-led mutual aid, and institutional and government resources and communications.

More information about the Resilient Neighbourhoods Program approach

Resilient Neighbourhoods are places where people who live close to each other: know one another and develop strong connections over time; share resources and skills; help each other out, especially in emergencies; and work on issues or projects together, cooperating and sharing leadership.

Understanding that each neighbourhood is unique and that there are no ‘one-size-fits-all’ solutions, our program promotes four categories of efforts that neighbours can take to build connection, resilience and sustainability, using inspiring examples from throughout BC and the world of:

1. Celebrations and Gatherings
2. Mutual Aid and the Sharing Economy
3. Placemaking
4. Learning and Making Together for Change

Though neighbourhoods are logical places to start when it comes to building a sense of belonging and a capacity for resilience, these same principles of connection and mutual aid can be supported in other networks – anywhere we live, work or play.

Our Resilient Neighbourhoods Micro-Grants help get neighbours together and assist with project expenses. We also partner with community groups and local expertise on targeted grants to encourage neighbourhood food security efforts, including neighbourhood seed saving and sharing, and the establishment of ‘Transition Streets’ groups to reduce ecological footprints. We are always keen to promote new and unique ways that neighbours can cooperate together!

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Sunshine Coast

REGIONAL DISTRICT

13

Resilient Streets resident-led gatherings and projects between neighbours

EST.

594

neighbours participated*



*estimated based on average approximate number of participants reported

MAIN THEMES:

- Gatherings
- Arts & Culture
- Placemaking & Shared Resources
- Learning Together for Change (e.g. Emergency Preparedness, Transition Streets)



IMPACTS

75%

now plan to do something else together in the future

100%

connected with neighbours for the first time

75%

neighbours shared skills or resources

75%

connected neighbours from different backgrounds or ages with whom otherwise would likely have not connected.

100%

increased sense of belonging

75%

neighbours helped each other and increased potential to help each other in the future

100%

increased sense of trust

KEY COMMUNITY PARTNERS

- Sunshine Coast Regional District
- Sunshine Coast Transition & Transition Streets
- Roberts Creek & Elphinstone Community Associations
- Sunshine Coast Community Foundation
- Vancouver Coastal Health
- Community Resource Centre



- Seniors Planning Table
- Robin Wheeler Legacy Fund Committee
- Sunshine Coast Seed Saving Collective
- One Straw Society
- Sunshine Coast Arts Council
- Pender Harbour & District Health Centre



SUNSHINE COAST

"Are you ready?"
TO CONNECT

Safety has long been a concern in the small neighbourhood of Woodcreek Park, where residents accessing local transit must cross the busy Sunshine Coast Highway. This led to the formation of the Woodcreek Park Neighbourhood Association and a number of efforts to improve signage and increase public awareness. So at first Claire, a resident and neighbourhood association member, requested a Resilient Streets project grant to help cover the costs of installing high-quality signs to increase the awareness of drivers coming into the neighbourhood. However, as she communicated with her neighbours she learned that there was another, completely unaddressed safety issue that felt pressing to many of them.

The Sunshine Coast currently does not have a designated director of emergency preparedness, despite the region's vulnerability to earthquakes, tsunamis and other natural disasters. The neighbours were asking questions like "Who has a generator if the power is out for a long period?" and, "Who are the elderly and frail who might need extra assistance?"

So Claire used the Resilient Streets project grant to help host an emergency preparedness education

"began
to knit our
community
together"



and discussion event headlined, "Are You Ready?" Nearly 150 neighbours and representatives of interested local groups and businesses attended at a local church, where an emergency preparedness expert from a nearby community gave an informative presentation centred on the most serious local threats.

"The presentation taught us how valuable it is for community groups and neighbourhoods to be resilient, so as not to create a drain on already-stretched resources in the event of a disaster," said Claire "We have already benefited, and we're carrying that forward now with the lessons we learned."

The neighbourhood association has created a one-page hand-out about emergency preparedness and delivered it to every home, is working on identifying the most vulnerable neighbours, is recruiting volunteers for preparedness and response teams, and is hoping to build a Neighbourhood Emergency Plan.

"It has been amazing how this fledgling association has begun to knit our community together in less than two months," said Claire. "And I finally 'get' disaster preparedness on a deep level."



**RESILIENT
STREETS**

a program of **Building Resilient Neighbourhoods**



Secret Cove Heights Development Inc.
Unit 238 A - 8275 92nd Street
Delta BC V4G 0A4

5 June 2020

Planning and Community Development Committee
Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Re: Response to Planning Department May 14 Report

This letter encloses a response to the 14 May 2020 Planning Department Staff Report relating to *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3* and *Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development)*. The proposed bylaws are under consideration by the Planning and Community Development Committee ("PCDC") so that they might proceed to second reading by the SCRD Board and a subsequent public hearing.

The Staff Report provides staff's analysis of the Secret Cove Heights proposal within the current SCRD policy framework and land use planning policies and concludes that the proposed bylaws should be abandoned because the proposed development is "too intense for the subject location within the Resource area." The following Memorandum is a response to the Staff Report and a continued discussion of the merits of the Proposal for the purposes of amending the Halfmoon Bay Official Community Plan

When analyzed critically, we believe that the Staff Report does not justify preventing the advancement of the SCHDI proposal to second reading, and further examination through the second reading processes. As such, we set out a detailed background review of the proposal, the application process and analysis of the Staff Report for consideration by the PCDC, and request that the PCDC advance the proposal to second reading.

Sincerely,

Nicole Huska

For and on behalf of Secret Cove Heights Development Inc.

Contents

1.0	Introduction and Executive Summary	4
1.1.	Introduction	5
1.2.	Executive Summary	5
2.0	The Proposal	8
2.1.	The Property	8
2.2.	The Proposed Subdivision & the Dynamic Rural Zone	9
3.0	The Amendment Application and Staff Report	12
3.1.	The Amendment Process - Background	12
3.2.	The Staff Report	15
3.2.1.	Introduction	15
3.2.2.	Location	15
3.2.3.	Parcel Coverage	18
3.2.4.	Public Input Issues	19
3.2.5.	Precedential Effect	20
3.2.6.	Climate Impacts	20
3.2.7.	Fire Services and Fire Risk	21
3.2.8.	Employment	22
3.2.9.	Water	22
3.2.10.	Solid Waste	23
3.2.11.	Wetland Covenant/Park Dedication	24
3.2.12.	Staff Suggested Alternatives	24
3.2.13.	Summary	25
3.3.	Public Input and Outreach	25
3.4.	Area Planning Commissions	27
4.0	Halfmoon Bay OCP & Other Applicable Policies	29
4.1.	HMB OCP	29
4.2.	SCRD Strategic Plan	32
4.3.	“We Envision” Sustainability Plan and Agricultural Area Plan	33
5.0	Location: Comparative Suitability & Mapping	34

1.0 Introduction and Executive Summary

1.1. Introduction

In May 2017, Secret Cove Heights Development Inc. (“SCHDI”) submitted an application to the Sunshine Coast Regional District (“SCRD”) Planning Department (“Planning”) to amend the Halfmoon Bay Official Community Plan (“HMB OCP”) and Zoning Bylaw 310¹ with respect to a thirty five acre remainder parcel at the end of Stephens Way in Secret Cove. Over the last three years, SCHDI has been working with Planning with the intention to develop a proposal that would meet or exceed the fundamental goals and policies of the HMB OCP in order to merit the requested amendments.

First reading of the amending bylaw was considered by the PCDC at its meeting of 9 January 2020, and advanced to and passed first reading by the Board on 23 January 2020. Since that time, various public outreach efforts have been made, though those efforts and the overall timeline have been impacted by the Covid-19 disruptions. On 4 May 2020, Planning provided SCHDI with a copy of a draft Staff Report to accompany PCDC consideration of Second Reading of the proposed bylaw amendments. In the report, Planning identify a series of issues and concerns, on the basis of which staff recommend that the proposal not advance to or pass second reading.

SCHDI is submitting this memorandum as a response to the Staff Report and as a continued discussion of the merits of the proposal for the purposes of amending the HMB OCP and obtaining the requested zoning amendments (which are now site-specific).

This memorandum reviews the policy and bylaw structures currently guiding the SCRd planning process which inform the Board’s decisions. It aims to tie together the many policy layers, provide an analysis of their functionality and by way of the Proposal, offer a community-minded way to innovate beyond the existing status quo. The assumptions found herein are underpinned by the lived experience of SCHDI’s owners, who live in the community at Stephens Way, and its Agent, a born and raised Coaster, all of whom are residents of Halfmoon Bay.

1.2. Executive Summary

The Staff Report has recommended against second reading of the proposed zoning amendment bylaw. When analyzed, we believe that the only significant objection that is raised is that the Property was, in 2014, swept up in a “Resource” designation under the HMB OCP. Of the other issues, the concerns are:

1. Generic: they would apply regardless the of location, and there is nothing particular about the Property that justifies rejection of the application.

¹ *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*, as amended; referred to throughout as “Zoning Bylaw 310.”

2. Newly Introduced: staff have incorporated into this rejection report issues that they have never previously canvassed with SCHDI (e.g., climate change concerns and strata).
3. Negatively cast: staff have cast certain factors – such as a lack of public interest or concern arising from the SCRD public consultation – as a negative, when in fact, they indicate that this proposed development is not of great concern.
4. Selective: while citing some aspects of SCRD policy, or public feedback, or elements of the proposal itself, staff chose to entirely ignore others, even though materially relevant to the proposed development application. They essentially cherry pick from some policies – including the HMB OCP and SCRD Strategic Plan – and ignore substantive areas where this proposed development aligns with or advances the goals in those policies. They simply ignore other relevant policies, such as the Area Agricultural Plan, altogether. In relation to the project itself, they inferentially attempt to take certain strengths – e.g., the lack of impact this development will have on the SCRD’s stressed water systems – and turn them into a negative by focussing on the risk that some well water in some areas of the Coast have challenges with naturally occurring arsenic - a point they raise, while failing to mention that all of the existing residences in the Stephens Way community are already successfully using such wells, in compliance with Vancouver Coastal Health regulations.
5. Overwrought: this is a close cousin of “Generic” concerns. Staff suggest that certain risks will be amplified – presumably materially, though they are never quantified – by the proposed development. Among these risks are: interface fire; loss of “open space” as a result of densification; loss of “rural ambience;” increased chance of conflicts between neighbours; and the fact that the SCRD’s limited transit system does not service this area. In so doing, they ignore that all of these issues would arise wherever such development occurred, and in some cases could be much worse in other areas (including ones they suggest as alternatives). Staff also fail even to mention steps taken by the developer to address a number of these concerns proactively (e.g., imposing a Fire Smart covenant, or quantifying the actual amount of open space left on each lot, etc.). It appears to have been a shot-gun approach to pile on as many negatives as possible, without regard to materiality and without acknowledging that these are all existing issues for any development almost anywhere on the Coast. Any incremental difference in relation to the development at the Property are, at worst, slight.

SCHDI has worked diligently over the past three years to develop a proposal that will enable the creation of a sustainable, resilient, economically vibrant community at Stephens Way. We do not believe that the Staff Report has fairly considered the advantages and benefits being proposed, and that staff have been overly rigid in their approach to the innovations that underlie the creation of this new economic zone.

The following report is long. For that, we apologize: we recognize that councillors are burdened by a daunting and never ending volume of paperwork. However, since the Staff Report did not, in our view, fairly lay out what is actually being proposed, we must take some time to do that. We also feel that it is important for the Planning and Community Development Committee to

understand the history of the file, and the work and time that has been invested by SCHDI to try to meet a series of changing demands and requests from Planning, as we worked with a kaleidoscope of different planners over the past three years.

We would encourage you to read this report in its entirety. However, section 3.2 and 3.3 directly address the matters and issues (as summarized above) raised by and contained in the Staff Report. The other sections cover the following matters:

- Section 2 reviews the property that is the subject of this proposal and the concepts underpinning the creation of a new economic zone.
- Section 3.1 details the history of the application and provides background on the developer's work to accommodate staff requests and ideas over the three-year history of this proposal.
- Section 4 examines how the proposed development actually aligns with significant elements of the HMB OCP and other relevant SCRD policies.
- Section 5 reviews the suitability of other properties within the HMB OCP for this type of development (a point which staff raise), and examines certain other issues related to how the HMB OCP's land use designations are potentially flawed.

2.0 The Proposal

2.1. The Property

The property which is the subject of this application (the “Property”) consists of an approximately 35-acre remainder parcel from the prior subdivision in the area, plus the property at 9305 Stephens Way. Together, they aggregate about 46.6 acres. The Property is located at the end of Stephens Way and is owned by Secret Cove Heights Development Inc. (“SCHDI”). SCHDI is held locally, by two brothers and their wives, who own and are residents of the two immediately adjacent properties on the south side of Stephens Way. They undertook the second phase of subdivision in this area, which created lots 7-12, each of which is approximately 10 acres in size. The brothers and one son live on lots 10, 11 and 12. Lots 7, 8 and 9 took a considerable length of time to sell at fair market value. The owners of lot 9 have written a support letter for this application, in which they note their experience purchasing a parcel of that size and the prohibitive costs involved where the land is expensive simply as function of its excessive size.²

The 35-acre remainder parcel was listed on the market for approximately \$790,000 for over five years and received no offers. Approximately a year after discussions with Planning commenced in 2017, the property at 9305 Stephens Way, with a parcel size of some 11.6 acres, was added to the Proposal. This change was made at the recommendation of former Senior Planner, Jonathan Jackson. The purpose behind this addition was to facilitate the creation of a wetland park in line with density bonus tenets in the HMB OCP.³

The Property is approximately 2.5 kilometers above Highway 101, and is not visible from the highway. As such, the proposed development will not be ordinarily visible to people living below the highway, and will not adversely affect the “rural” appearance of the area for any but the residents in the new community itself. It also ensures that the potential economic development that the zoning is intended to encourage, will not disturb the existing, densely developed residential areas around Secret Cove and Halfmoon Bay.

The Property has been commercially logged twice, most recently in 2001. Stephens Way is paved up to the Property and is serviced by hydro to the property line.

At this location, the proposed community at Stephens Way is a comparable distance from the highway compared to the much higher density developments in the Secret Cove area, at Wescan Place and Seair Lane (4.6 km); Sherman Lane (3.8 km); Brooks Lane (3.5 km); and Taylor Crescent (both some 3.5 km.), or when compared to the increasingly commercialized areas above Roberts Creek. If these proposed bylaw amendments are adopted and the subdivision, as proposed, is approved, Stephens Way will also have the added benefit of an

² Staff Report, “Attachment D” at p. 36.

³ HMB OCP. Policy 10.5, at p. 32.

evacuation route via an adjacent forest service road, unlike many of the residential developments in the vicinity of Secret Cove which have only a single egress route.

2.2. The Proposed Subdivision & the Dynamic Rural Zone

At the recommendation of Planning, SCHDI undertook to develop the concept of the “Dynamic Rural Zone.” The Dynamic Rural Zone was intended to be a comprehensive addition to Zoning Bylaw 310, creating a new zoning concept on the Coast. At first reading, Planning reverted to a site-specific amendment for the Property, albeit one that incorporates the concepts from the Dynamic Rural Zone proposal. In developing this concept, SCHDI sought to create a new type of zoning that would encourage the development of a sustainable, resilient and economically vibrant neighbourhood:

- capable of addressing the rapidly evolving nature of technology-intensive economic activities;
- able to provide an optimally efficient, productive and local rural periphery to supply the growing needs of a densifying core on the Sunshine Coast; and,
- able to offer the opportunity for diversified economic activities beyond the traditional existing local model of primary resource extraction and related industrial activities, with ancillary conservation and tourism endeavours, thereby helping to create a more resilient and sustainable regional economy.

The proposal involves subdividing the 46-acre Property into 15 lots of approximately 2.5 acres each. SCHDI’s approach, based on the work done to develop the concept of the Dynamic Rural Zone, updates the sole proprietor, home-based business focus of conventional rural zones, by allowing for up to four employees and shared workspace for small artisan collaboration. This approach facilitates socially distant work scenarios and legitimizes business activities that are well known to already exist on the Coast, albeit in contravention of existing bylaws. By prioritizing auxiliary housing, rather than a second, full-sized dwelling (which is technically permitted by the parcel size), SCHDI also sought to reduce the need to commute, while encouraging an increase in rental housing supply, which the Coast so badly needs.

The public feedback process over the last two years has focused primarily on the merits of increasing local, sustainable agriculture, but that is only one component of SCHDI’s neighbourhood model. Artisan maker spaces and new economy businesses also contribute to a more resilient, low impact, sustainable neighbourhood. The availability of high-speed internet infrastructure facilitates such development in this zone and the density which has been applied for will allow the both the new and the existing 12 properties from the first two phases of subdivision to be connected to Telus Fibre.

The addition of 15, two-and-half acre parcels to the existing Stephens Way community would create a combined rural-residential and work from home neighbourhood that blends the existing “Rural Residential” and “Agricultural Zones” found within Zoning Bylaw 310, with modifications relating to coverage to encourage greenhouse-based farm use. At the same time, the building restrictions that are contemplated are designed to deter “estate acreage” creation by limiting the footprint of the principal (and any secondary) dwelling. SCHDI is not proposing to create an

industrial zone or a commercial zone, but a new type of economic area, that will foster the development of local enterprises – ones which can help supply or support the Coast in good times and in bad. As the Property has already been subdivided, the argument raised by staff that proposal is materially increasing “sprawl” seems misplaced.

The technical aspects of the zoning amendment proposed by SCHDI for the Property may be summarized as follows:

- **Parcel size:**
 - The proposed minimum parcel size is two and a half acres.
- **Dwelling size limitations:**
 - 297 m² (3200 sq. ft.) for the Principal Dwelling; and
 - 125 m² (1345 sq. ft.) for the Auxiliary Dwelling;
 - The aggregate footprint for dwellings would account for a maximum of approximately 4.2% of a parcel.
- **Total Coverage:**
 - Principal and Auxiliary Dwellings, plus other Buildings: 35%
 - All Buildings (including dwellings), plus greenhouses: 50%.
 - Setbacks are consistent with existing Rural Residential and Agricultural Zoning requirements.
- **Roadways:**
 - The paving of the roads required to service the proposed lots, if the subdivision is approved, is the responsibility of the proponent.
 - The roadways will meet the requirements and specifications set by the Ministry of Transportation.
- **Other Provisions**
 - Employees: up to four non-family member employees;
 - Fire Smart covenant requiring property owners to adhere to Fire Smart principles in construction and land use, to minimize interface risks; and
 - Covenanted wetland park dedication (this issue is discussed further, below).

The Property, and subdivision layout, is shown in the map, below:

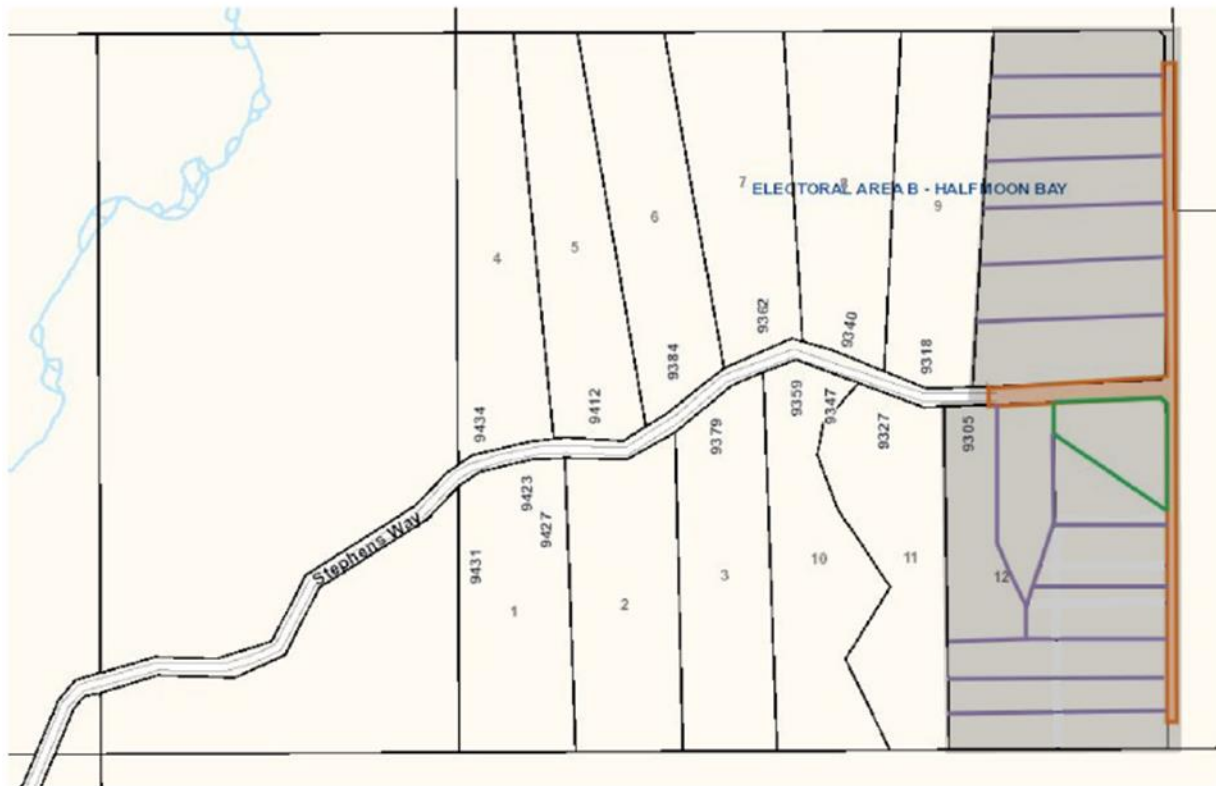


Figure 1: Map showing proposed subdivision layout

The proposed lot layout arises from discussions with existing neighbouring lots to ensure their privacy. As such, they are aligned to allow for the greatest distance from existing structures.

Consultation in 2018 with hydrological and environmental registered professionals demonstrated that provincial flood and future highway covenants had been inappropriately placed and these are now slated for removal pending successful subdivision, whatever form that may take.

The Property is serviced by solid waste collection and is in the Halfmoon Bay fire service area. Services areas therefore do not need to be extended or created. Unlike the densified residential areas around Halfmoon Bay and Secret Cove, the new development will have a minimal impact on the stressed and capital-intensive water and solid waste infrastructure on the Sunshine Coast. Each lot will be self-sufficient for its own water supplies and will use domestic septic systems and greywater recycling. Additionally, as noted in the point-form summary, above, unlike other wildland interface areas on the Coast – which include the Secret Cove and Halfmoon Bay regions – the requirement for “Fire Smart” building practices will be included as a covenant on each property.

3.0 The Amendment Application and Staff Report

3.1. The Amendment Process - Background

This section of the memorandum examines, at a high level, the history of SCHDI's application for amendment. We believe it is important that this background be understood, as SCHDI has found itself pushed and pulled as a result of changing approaches to the questions at hand from the different Planning staff members involved.

SCHDI submitted its original zoning amendment application in May 2017. Since that time, SCHDI has worked with five different planners within the SCRD. This lack of continuity among SCRD staff has led to changing requests and requirements, delay, increased expense and perhaps some confusion.

SCHDI initially started working with SCRD senior planner, David Rafael in May 2017. He raised the issue of certain restrictive covenants in favour of the Province on a portion of the Property. In July 2017, Planning Technician Sven Koberwitz, who briefly took over the file, indicated that no further action would be taken on the application until the restrictive covenants were addressed. This position was reiterated by Head Planner, Andrew Allen, in September 2017. During this same period, Mr. Allen also advised SCHDI to develop a new land use zone – which became the “Dynamic Rural Zone” – to address the concepts being considered and ensure highest and best use. This approach was recommended instead of proceeding with just a site-specific amendment.

SCHDI worked with Ministry of Transportation and Infrastructure (“MOTI”) from July 2017 until September 2018 to clear the covenants, with the delay attributable, in large measure, to the significant gap in information held by MOTI as to why the restrictive covenants had been placed on the Property in the first place. SCHDI kept Planning informed of its work with MOTI during this time. Also during this period, SCHDI developed the Dynamic Rural Zone concept.

Confirmation that the restrictive covenants could be removed was received from MOTI in April 2018 (in relation to highway) and September 2018 (in relation to the flood covenant). In the MOTI letter of 11 September 2018 relating to the release of the flood covenant, Provincial Approving Jeffrey Moore observed:

“Removal of an existing covenant prior to making an application for rezoning is not typically required by the SCRD.”

Following agreement with MOTI, SCHDI met with Planning on 17 September 2018, at which time the Head Planner informed the developer that a new planner was taking over the file. The new planner, Senior Planner Jonathan Jackson, started on 12 October 2018. On 15 October 2018, SCHDI provided him with a chronology of the file, a collection of the relevant documentation and a prospective timeline for the process. Included in this collection was the draft of the new zoning concept – the Dynamic Rural Zone. SCHDI followed up with an on-site meeting at the Property with the new senior planner on 9 November 2018. Discussions at that time included the following:

- Existing site topography;
- Wetland areas;
- Proposed lot layouts;
- Neighbourhood support;
- Road allowance and proposed road layout; and
- the Dynamic Rural Zone.

On 29 November 2018, SCHDI requested first reading, and provided Planning with an updated proposal on 21 December 2018, incorporating the various recommendations from Jonathan Jackson. In January 2019, Planning agreed to bring the Dynamic Rural Zone concepts forward to the PCDC in March, but not to go to first reading. Planning also offered, at this time, a “neutral density” concept which would allow the 35-acre remainder parcel to be subdivided into nine properties, provided that total density remained the same. This possibility was included in its March 2019 report to the PCDC, where staff noted that it would “change both the land use designation and subdivision district to permit smaller lots, while applying land use zoning provisions that limit the number of dwellings to ensure that no more could be built than currently permitted.”⁴ Planning later amended and then resiled from this position, informing SCHDI in December 2019 that this neutral density option was now not supported.⁵

At the March 2019 meeting, the PCDC requested more public input. In response, during April 2019, SCHDI attended the various APC meetings to present on the Dynamic Rural Zone concept. SCHDI also held a public information session on 29 April 2019.

Following the latter meeting, Jonathan Jackson recommended adding in the 11.6 acres at 9305 Stephens Way, to enable SCHDI to be able to make use of the “Density Bonus” provided for in the HMB OCP.⁶ This was to be done, in part, to accommodate certain wetland areas identified on the property, which SCHDI would then donate as a community amenity. The discussion of a wetland revitalization component as part of the project, with the aim of creating a turn-key park, with walking trails as a community amenity contribution, took place between SCHDI and Jonathan Jackson in May 2019.

In June 2019, SCHDI agreed to add in the 11.6 acres at 9305 Stephens Way, and to increase the lot size to 2.5 acres (one hectare) from the originally proposed two acres. With the addition of the property at 9305 Stephens Way, however, the total number of lots to be created on subdivision remained the same at 15. At the same time, the developer agreed to the idea of the wetland revitalization concept and related land donation as a community amenity.

⁴ 2019-March-14 PCDC Report - Introduction to Proposed Halfmoon Bay OCP Amendment for Remainder DL 2392.

⁵ Email from Yuli Siao to SCHDI, 20 November 2019 (amending the concept) and Email from Yuli Siao to SCHDI, 3 December 2019, withdrawing the concept.

⁶ HMB OCP, s. 10.5.

Planning staff came back with a list of amenities and contributions that they were seeking, in addition to the wetland revitalization concept, in late June 2018. Discussions had begun over these requests when SCHDI's work was interrupted in the summer of 2019, as a result of its agent having to address a family medical emergency.

In early October 2019, SCHDI submitted a revised proposal incorporating the various elements agreed in the summer with Jonathan Jackson and setting out what it would propose in terms of amenities and contributions. At that time, SCHDI discovered that Jonathan Jackson had left the SCRD.

On 11 October 2019, SCHDI met at the SCRD offices with the new head planner, David Pady, and a junior planning technician. The developer was informed that the new person in charge of its file was Senior Planner Yuli Siao, who would be available from 17 October 2019. On 17 October 2019, SCHDI reached out to the newly assigned staff member, and then met briefly with him the following day.

SCHDI met with Yuli Siao on 5 November 2019 to review the file. Following that meeting, it was indicated to SCHDI as follows:

- he could see the argument regarding the definition of what constitutes “rural” and why lots of the proposed size would still fall into that designation;
- he acknowledged that the development would have “minimal impact on servicing, environment and surrounding neighbors”; and
- he found “the proposed uses quite suitable” and that the “development may be technically quite feasible.”

His principal objection related to the “densification” created by project, as he saw the goal being to create a “density pattern that gradually decreases from village centers towards adjacent areas along the highway, and then further [decreases] into more rural areas.”

In December 2019, the Planning Department unilaterally changed the context of the proposed Bylaw from the Dynamic Rural Zone to a site-specific amendment and insufficiently informed the proponent, the PCDC and the Board of its change of approach.

In February 2020, SCHDI appeared before the five APCs. These meeting were originally arranged to discuss the concept of creating a Dynamic Rural Zone amendment to Zoning Bylaw 310, one that would apply throughout the SCRD. The information package which accompanied the Agenda to the APCs was insufficiently clear about the change to a site-specific amendment. The APC members thought that the Dynamic Rural Zone was still under consideration and when apprised of the change, did not feel it was within their purview to comment on a site-specific amendment for Halfmoon Bay. This change resulted in significant confusion among the APCs regarding the process.

3.2. The Staff Report

3.2.1. Introduction

The Staff Report dated 14 May 2020 identifies a series of concerns with SCHDI's proposal, concerns of sufficient import that Planning is recommending against approval at second reading. A wide range of issues have been raised: for the purposes of analysis and response we have aggregated these points under the following headings:

- Location
- Parcel coverage
- Public Input Issues
- Precedential Effect
- Climate Impacts
- Fire Services and Fire Risk
- Employment
- Water
- Solid Waste
- Wetland Covenant/Park Dedication
- Staff Suggested Alternatives

There is also a summary at the end, to try to draw these matters together.

We will address the concerns identified under these various headings and, at the same time, seek to demonstrate why this proposal, at this location, is appropriate and beneficial to the Sunshine Coast.

3.2.2. Location

Perhaps the principal objection of staff relates to the location of the Property. In 2014, the revised HMB OCP painted much of the area above Highway 101 with a "Resource" designation. Staff argue that the proposed uses are not consistent with that designation and that other properties covered by the HMB OCP would be better suited to such development (in particular, those which are classified "Rural Residential"). In addition, they argue that the property is "remote" and that density outside of the "hubs" must reduce as a function of distance from the hub. This point was made more clearly by staff in the email to SCHDI dated 20 November 2019:

"...[T]he intent of the OCP is for a density pattern that gradually decreases from village centers towards adjacent areas along the highway, and then further [decreases] into more rural areas. [...] The areas near the cores take priority when it comes to higher density, even though there may not be proposals right now."

In relation to the location issue we would note as follows:

- The Property is already zoned RU-2 within the meaning of Zoning Bylaw 310, albeit that that zoning, in many respects, has been adversely impacted by the decision in 2014 to assign it to the areas designated as “Resource” under the HMB OCP.
- Given the nature of the proposed economic activity that this zoning is seeking to foster. It is necessary, indeed, preferable, that it be located at a distance from the more densified hubs such that the economic activity does not interfere with the quiet enjoyment of properties in the hub areas. While staff have expressed concerns (discussed further, below) regarding the potential for noise and other nuisance issues arising from the densification attendant on the proposed subdivision, in reality, these risks would be amplified by expanding farm and artisanal economic activity in close proximity to the “hubs,” which staff seems to favour.
- The land costs in residential hubs are necessarily higher than they are on the periphery. From any rational economic perspective, it is virtually impossible to create hectare or larger sized parcels in densely populated areas like Halfmoon Bay and Secret Cove for the purposes of developing greenhouse-based farming or other artisanal economic undertakings. According to BC Assessment, the property values in 2020 for 4 acre land only lots in Wood Bay range from \$335,000 to \$462,000 which is equivalent to the assessed value of 10 acre properties in the Stephens Way community. Larger properties closer to the highway, like the 27.6-acre parcel at Anderson Road, are valued in excess of \$1.5 million, while the 35 acre remainder lot at Stephens Way is assessed at only \$672,000.
- One of the issues that has to be addressed in creating a viable economic zone is to ensure that businesses which are started in this area can make use of appropriate services such as high speed connectivity, which will be necessary to permit their operations to flourish over the long term. The relatively modest densification that is being proposed for this area - in that, instead of conceptually housing 16 families in 46 acres, it would be possible to house up to 30 families in that space (assuming maximum build out in both scenarios) – will enable the area to receive Telus Fibre and the necessary connectivity. It is not clear that this would be possible in the lower density options.

When the Resource designation in the HMB OCP was applied in 2014 to the Stephens Way community, it impacted a previously subdivided area, one which was already necessarily slated for development. With regards to the Property and the other existing lots within the Stephens Way community, the goals stated for and limitations imposed by the “Resource” designation do not integrate well with the pre-existing zoning and subdivision that had taken place. Indeed, one can reasonably question whether the imposition of this designation was appropriate at the time it was made, since it adversely affected pre-existing rights of the residential property owners.

Staff have framed this issue by stating that the “creation of these subdivisions [at Stephens Way] is inconsistent with current OCP policies.”⁷ In fact, it is probably better viewed that it was inconsistent to apply this designation to an area that had already been legally subdivided for residential use and occupation. It should also be noted that other developments above the highway (e.g., the Wood Bay area) were afforded the more favourable designation of “Rural Residential”, although they too encroach on the Caren Range and are very much a similar distance from the “hubs”.

We would further note that there is nothing in the Resource designation that supports staff’s claim (at p.4) that its intent is to result in the “restoration of the forest ecosystem”. This concept is not actually found in the “Resource” designation section of the HMB OCP, and arguably runs counter to the portions of that designation that fully anticipate logging and related resource-industrial activities in the area.⁸

The suggestion, at p. 5 of the Staff Report, that this type of development is better suited to lands “identified in light brown” and “designated as Rural Residential in the OCP,” is probably mistaken. First, a number of those areas actually have a higher concentration of sensitive ecosystems, parks and mature second or third growth forests than does the Property. In other cases, the neighbourhoods are more heavily populated and more established, which would make the conversion to this newly conceived economic zone more difficult to achieve.

Finally, we would note that the Resource designation does not preclude subdivision: it merely discourages it.⁹ It should be noted that OCPs are to be interpreted as merely a guide in the context of land use planning. It is well recognized that OCPs are guidance documents and are not definitely determinative of zoning or amendment applications.¹⁰

The design of this development is intended to create a low impact, self-sufficient addition of sustainable economic activity to the Coast. As acknowledged by staff in November 2019, the development will have minimal impact on “servicing, environment and surrounding neighbours.”¹¹ As such, although it conflicts with the apparently rigid notion about development density, in fact it will have materially less impact than if development were to be undertaken in the designated ALR lands or properties zoned Rural Residential which are closer to the

⁷ Staff Report, at p. 4.

⁸ See, for example, HMB OCP, Objectives 12.1, 12.2 and 12.8 at p. 29. Objective 12.8 “encourages” selective as opposed to clear-cut logging on certain Crown lands – but still *de facto* recognizes that logging is one of the primary activities in the Resource designated area.

⁹ HMB OCP at p. 28.

¹⁰ See *O’Shea/Oceanmount Community Association v Town of Gibsons*, 2020 BCSC 698 (CanLII), <http://canlii.ca/t/j6xg5>, especially at paras. 154-155. The *O’Shea* case draws in this respect on well-established case law.

¹¹ Email from Yuli Siao to SCHDI, 20 November 2019.

highway, as these properties are more heavily forested and more impacted by sensitive ecosystems.

3.2.3. Parcel Coverage

One of the features of this development proposal is to increase the permitted coverage for dwellings plus ancillary buildings to 35% of the area of a lot, and to allow up to 50% coverage if greenhouses are being built. When the Dynamic Rural Zone concept was developed, the idea was to create flexibility for property owners – to allow them to undertake greenhouse farming activities or give them the ability to build substantial work-related buildings in support of their commercial activities.

The Staff Report focuses only on the 50% maximum and fails to mention the 35% limit in relation to buildings other than greenhouses. It also notes, but does not discuss, the limitations on dwelling size, which are integral to ensuring that the proposal is not used to create “estate acreages.”

Staff’s concerns in this regard are that the increase coverage will:¹²

- diminish open space, vegetation cover and buffer zones between properties;
- adversely affect “rural ambience”;
- increase “impervious surfaces;” and,
- increase the risk of fire spread, and increase conflicts and nuisance issues as between neighbours.

In relation to these concerns, we would note that if every parcel were built to the 50% maximum as a result of greenhouse gardening, this worst-case scenario means a significant enhancement to agricultural production on the Coast. The maximum lot coverage with greenhouses arose from a consideration of the Agricultural zoning provisions of Zoning Bylaw 310.¹³ That designation actually permits 65% coverage with greenhouses. Here, to trade off for the ability to build larger non-dwelling buildings (and thereby increase flexibility in use), the total coverage with greenhouses was restricted to 50%.

The following list shows how the coverages work, in terms of maximum lot footprint:

- Principal and Auxiliary Dwelling: <5%
- Non-Dwelling Buildings: up to 35% (including all dwellings)
- With greenhouses: up to 50% (including all other buildings).

¹² Staff Report, at p. 7.

¹³ SCHDI informed staff that the Dynamic Rural Zone concepts reflected ideas drawn from (and then modified) both the RU-2 and Rural Zoning specifications. Staff do not mention this in any of the public materials that they have released or provided to the Board.

With respect to the issue of open space, given staff's predilection for densification at the hub, it is not clear why open space is of any concern here. The goal is to create an affordable and viable economic zone with people who have purchased the properties knowing how they may be developed and used. As noted above, the property's location – away from the highway and not visible to others – means that this "loss of open space" is only experienced by the people living in the community itself.

Moreover, and to ensure perspective is not lost, even assuming that staff's "worst case" scenario is realized and all owners take advantage of the coverage allowance permitted, the open space on each property will be approximately 1.25 acres. Thus, fully built-out, the open space still will be far greater than densely developed areas covered by the HMB OCP (particularly given that the HMB OCP was amended by the SCRD to permit infill development on many of those properties). The immediate neighbours in the Stephens Way community, the ones actually affected by these concerns, have reviewed this proposal and almost all support it. These issues relating to the actual amount of open space should be kept in mind when considering staff's claim regarding an increase in fire risk, discussed in section 3.2.7, below.

The other issues noted above, such as the risk of fire spread, or conflicts, nuisance and impervious surfaces, apply to a much greater degree in the densified areas governed by the HMB OCP, than to the Property, even following the proposed subdivision. As to the criticism regarding the loss of "rural ambience" this does not seem credible given that one of the goals is to encourage local farming and agriculture. We would note that in his email of 20 November 2019, Yuli Siao conceded that the lot sizes and proposed uses were, respectively, rural in nature and appropriate:¹⁴

"I can see your arguments on what should define "rural", and the development may have minimal impact on servicing, environment and surrounding neighbors, and the proposed uses are quite suitable [...]."

3.2.4. Public Input Issues

Staff's discussion of public input and public responses to this proposal only address the eight responses made to the SCRD Public Input Website. In so doing, staff have ignored the various public outreach, communication and information sessions undertaken by SCHDI since 2017, which are described in greater detail in section 3.3, below.

In connection with official SCRD invitation for public feedback, SCHDI believes that the lack of response should be construed as a positive sign. If people were significantly concerned about or alarmed by this proposal – which has had coverage in the local press as well as a significant and ongoing sharing via social media – the negative responses would have been far more numerous than they were. One need only look at the experience in Gibsons to see what happens when a project that is actually controversial is being considered.

¹⁴ Email from Yuli Siao to SCHDI, 20 November 2019.

In relation to the SCRD-hosted public input process, we have been advised that staff reached out to one of the positive responses and attempted to dissuade them from their opinion. We feel that that approach amounts to a thumb on the scale by staff rather than a desire to garner the views of the public in an unbiased manner. It should also be noted that two of the negative responses from the Public Input website are current members of the Halfmoon Bay APC who have appear to have taken a particular dislike to the proposal.

3.2.5. Precedential Effect

Staff have expressed the concern that this development could set a precedent for the further subdivision of other parcels in the Stephens Way community. Assuming a worst-case scenario this would mean that the Stephens Way community would become a larger productive economic zone on the Coast. Provided that the restrictions and constraints, along with the purposes set out in this proposal, flowed through to any other subdivision applications, this should not be objectionable. Indeed, it might be preferable to encourage such subdivision to create a single, sustainable, viable economic zone which would mean that other more ecologically sensitive, heavily forested areas would not need to be turned to such use. To take staff's concept: concentrate this economic activity in a single hub.

We take note of the concerns articulately expressed by Area Director McMahon during the first reading of amendment bylaw in January, regarding the piecemeal nature of development on the Coast and the lack of a comprehensive strategic direction for how such development should take place and be managed. She is correct in raising such an issue and it is one that should concern all Coast residents. Unfortunately, for an applicant such as SCHDI, we have no choice but to work with the system that the prior SCRD Boards and the Planning Department have created. Indeed, the developer's effort to create a more broadly-based amendment for Zoning Bylaw 310, was, in a small way, an attempt to create a rational and considered approach that would enable the Board and Planning to foster economic development in appropriate areas.

In relation to this development and its theoretical expansion to the other properties in the Stephens Way community, perhaps it would be appropriate to treat this as a test bed for a new approach to fostering a more resilient economy on the Coast – one that could, in time, be incorporated into a broader strategic vision from the Board. This assumes that that additional applications actually are made, as feared by staff.

3.2.6. Climate Impacts

For the first time in the three years that this process has been in play, the Staff Report raises concerns about the putative climate impacts arising from this development. These issues were not previously canvassed in any of our discussions or written exchanges with staff. The concerns raised in the Staff Report are, in the main, sweeping generalizations that could be applied to any new development regardless of location: they will all have climate impacts.

The concerns here actually seem misplaced, and, as ever, one must look at the trade-offs. First, these properties can already be developed – with minimal benefit to the community at large, and in a way that creates estate acreages for the benefit of the already wealthy, rather

than promoting economic development. The densification and zoning amendments being sought are designed to encourage the creation of locally sourced food and other products. This approach increases economic opportunity and local resilience, while helping to reduce reliance on fragile, distant and “carbon intensive” supply lines.

In fact, if the project does foster the sustainable economic activity that is anticipated, it may reduce on a net basis the climate impact of living on the Sunshine Coast. We would note, moreover, that one of the principal stated aims of the HMB OCP – the expansion and development of tourism-based industries – is far more climate intensive and climate impactful than what is being contemplated by, or would result from, this proposal.

Implicitly, while all new development needs to be mindful of the impact on climate and of the environment, we feel that the criticism of this project on the basis of the climate change concerns is misplaced and not well developed in the Staff Report.

3.2.7. Fire Services and Fire Risk

The Staff Report makes mention of certain technical requirements to be met in relation to supporting emergency responses by the Halfmoon Bay Volunteer Fire Department (the “Department”). In particular, they noted the need for a water supply on-site; they also commented, in another part of the report, that other properties zoned “Rural Residential” in the OCP would be better choices because of closer proximity to existing services, including those provided by the Department.¹⁵ Additionally, the Staff Report claims that:

- the location “increase[s] the vulnerability of human settlement to forest fire and strain[s] the region’s fire service capacity;”¹⁶ and
- the proposed densification will “cause an increase in susceptibility to fire spread.”¹⁷

The Department already provides service to the existing residences in the Stephens Way community: no service boundary extension is sought or required. SCHDI has, in fact, met with Chief Daly and reviewed with him the Department’s needs. An appropriate draughting pond will be provided to ensure that the necessary water supply is available on-site for use by the Department should the need arise. Chief Daley at no time suggested that the subdivision would present any material increase in “susceptibility to fire spread.” In relation to wildfire risk, he noted that the risk at Stephens Way was no more pronounced than other parts of the Department’s response zone.

¹⁵ Staff Report, p. 5: “These areas [classified Rural Residential] are also easier to be service by regional solid waste collection and fire protection.”

¹⁶ Staff Report, at p. 6.

¹⁷ Staff Report, at p. 7.

When raising the issue of fire risk, the Staff Report notably fails to mention that each property in the proposed subdivision will have on it a covenant requiring the owners comply with the Fire Smart principles, a concept that Chief Daley greatly appreciated.

In relation to service delivery, notwithstanding that staff take the view that the property is remote, the travel distance from the Department's Hall 1 to the Property is actually less than it is to the Wood Bay area. In fact, much of the built-up area in Secret Cove is as far or further from the Department's main hall than is the Property.¹⁸

3.2.8. Employment

One of the concerns raised by staff is the "significant" increase in the number of non-family member employees that would be permitted under the proposed zoning revision. They correctly note that the idea is to allow an increase from one to four non-family member employees. This requested change is fully consistent with the idea of creating a new, flexible and vibrant economic zone.

It is helpful to understand the potential pitfalls of this change. If fully embraced by every property sought to be created, it would mean the generation of an additional 45 jobs on the Coast, as compared to the RU-2 zoning, which would only enable the creation of 15 such jobs. Frankly, if this situation were realized, we would consider that to be evidence of resounding success for the project itself and the concepts underpinning the Dynamic Rural Zone.

Staff also note (at p. 7):

"Unless housing is provided for these employees on site, they will need to commute to work most likely by private vehicles, as this area is not within walking distance to existing residential neighbourhoods, and there is no public transit service or plan to extend service to this area. Despite the opportunity to work from home and reduce commuting to work sites, there are still many daily activities such as going to school, shopping, accessing services, health care and recreation, which will depend on private vehicles."

As the SCRD's transit system only extends to Halfmoon Bay, on the basis of the above concern, it would suggest that staff must oppose almost all forms of development from Secret Cove to Egmont. We find this point somewhat tendentious.

3.2.9. Water

As we have emphasized in various presentations relating to this concept, one of the strengths of the proposal is that the properties created will have a minimal impact on the capital-intensive components of the SCRD's infrastructure – in particular, the stressed water systems and wastewater treatment and disposal management. In relation to water, staff note (at p. 8):

¹⁸ It is approximately 5.7 km to the start of the Property from the Department's main fire hall. Parts of the Wood Bay area are more than 8 kilometres distant, while the built-up area from and past Secret Cove ranges from between 6.4 to nearly 8 kilometres.

Vancouver Coastal Health comments that ground water in areas containing bedrock such as Secret Cove Heights is often found to be high in arsenic; arsenic in ground water over concentration of 10 ppb will require treatment, and if arsenic in excess of 50 ppb is found, the proposed subdivision will be rejected. Should the development proceed, ground water quality must be addressed.

However, staff fail to note that the existing residences in the Stephens Way community already are using shallow and drilled wells in the conditions that are expected to be found on the Property. These wells meet the VCH standards. We also would note that the VCH was supportive of many aspects of the proposal as advanced, a fact not noted in the Staff Report.¹⁹

SCHDI, of course, intends to meet all VCH requirements in relation to both well water quality other matters covered by the VCH *Subdivision Guidelines*.

3.2.10. Solid Waste

The Staff Report suggests that the proposed development will negatively impact solid waste services, though it provides little detail in this regard, beyond implication and inference. As noted above in the section on fire protection, staff imply the area is remote and more difficult to service than properties rated “Rural Residential” in the HMB OCP.²⁰

“These [other] areas [designated Rural Residential] are also easier to be serviced by regional solid waste collection and fire protection.”

They also note that the “intensification of development” in the Stephens Way community, will have “implications” (presumably negative) on the SCRD’s ability to manage a number of factors, including solid waste disposal.

Again, solid waste services are already provided to the Stephens Way community: no service extension is required. The response from the SCRD Solid Waste Management department did not suggest that the development posed any material issues of concern – rather, they issued recommendations relating to management of construction waste during development (which presumably applies to all new developments) and noted that the SCRD would charge separate curbside pickup fees for the both the principal and any auxiliary dwelling. Management of business waste – as with any commercial operation on the Coast – must be undertaken privately.²¹

¹⁹ See, for example, the discussion of “Built” environment at p. 2 of Schedule C.

²⁰ Staff Report, p. 9.

²¹ See p. 4 of the Staff Report, in the Solid Waste Management section of the table entitled “Committee and Agency Referral Feedback Summary.”

3.2.11. Wetland Covenant/Park Dedication

The Staff Report makes no mention of the “Sensitive Ecosystem Inventory Wetland” polygon which crosses the east boundary of the Property onto Crown land in and around the Stephens Way road dedication. The issue of the wetland polygon has given rise to considerable dialogue over the past three years and underpins several changes to the proposal that were requested by Staff and adopted by SCHDI, including: lot layout; the addition of 9305 Stephens Way; and the development of a park incorporating the wetland area as a community amenity contribution. The Staff Report repeatedly reiterates the strategic priority of preserving and restoring the natural environment however the description of the area found within the Parks Department referral on page 3 would suggest that the areas is undesirable for those very reasons.

In relation to the concerns about the wetland area which the developer has offered to covenant to the SCRD, SCHDI is prepared to continue discussions on the matter and find a solution that is mutually agreeable to all parties. In advancing this proposal we are seeking to protect those areas of the local ecosystem that are of material concern to the SCRD.

3.2.12. Staff Suggested Alternatives

The Staff Report identifies the idea of potentially creating a strata structure on the Property. As with the climate concerns noted above, this is the first time staff have raised this concept. We would note that it is unclear from the Staff Report how the economic development concepts contained in the current SCHDI proposal would be realized if such an approach were adopted. For example, there is no discussion of implementing any rezoning that would increase flexibility related to coverage or employment of non-family members.

We would also note that the aggregation of 16 homes into a compact space likely will necessitate fresh water and wastewater management systems that are complex, capital intensive and expensive to operate and maintain. As can be seen from the recent SCRD reports regarding its wastewater services provided to, among others, Secret Cove, Jolly Roger, and the Curran Road areas, these systems are expensive to operate, maintain and replace.²² Residents dependent on such services now face astronomical increases in frontage fees and high user charges to keep the systems operating.²³

It is also worth observing the staff’s expressed preference to densify the “hubs” and existing residential areas, will necessitate more such systems in the future, as the smaller or more densely built lots will potentially overstress existing private septic fields.

²² The SCRD operates some 15 such undertakings on the Coast: <https://www.scrd.ca/Wastewater>.

²³ Taking Secret Cove as an example, while the user fees are projected to hold steady at just under \$600 per connection until the mid-2020s, the frontage fees are expected to rise by over 1200% by 2032, increasing from \$306 to \$4097 per parcel during that time frame. SCRD: *Secret Cove: 2019 Wastewater Service Review – Fact Sheet*, at p. 3, based on adopting the recommended “Model 2” approach.

The strata approach appears to SCHDI to weaken the sustainability and self-sufficiency which are hallmarks of the Dynamic Rural Zone concepts that underpin this proposal.

3.2.13. Summary

Through their report, staff have raised a series of concerns, a number of them for the first time. Most appear to be related to concerns about the location. In 2014, the property was coloured grey in the Halfmoon Bay OCP and designated “Resource”, even though it had already been subdivided for residential development. Staff advance certain arguments in support of their rejection such as the desire to reduce density as one moves farther away from the “hub” and suggest a preference for seeing such development on other RU2 lands closer to the highway. In relation to the area in question those properties are ill suited for developing economic activities such as those contemplated by the proposal. When viewed holistically, the comparative distance from the hubs is in fact advantageous given the nature of the economic activity intended to be fostered. The densification and lot coverage issues, again in context, are relatively modest particularly when compared with the potential benefits offered by the creation of this flexible zoning concept.

3.3. Public Input and Outreach

Lengthy and extensive public input efforts which SCHDI has undertaken since 2018 show that, when asked to describe their idea of a “rural” neighbourhood and indicate lot sizes, for 64% of respondents, a lot size of at least one acre would be considered rural,²⁴ while 27% described aesthetics and distance from amenities as the qualifiers for rural status. Only 9% of respondents felt parcels of at least five acres and above was necessary for an area to be considered rural.

SCHDI’s public outreach initiatives have included:

- An information sign at the end of Stephens Way, erected since June 9, 2018;
- A coastwide poll which received 218 responses and was viewed by 661 people;
- Multiple sets of locally targeted social media ads;
- A presentation to the Gibsons Fuse Workhub;
- A presentation to the Sechelt Rotary Club; and,
- Wide sharing and engagement regarding local news articles and PCDC Agendas through multiple social media channels and platforms.

Three separate articles were published in the local press (both online and in their distributed weeklies) describing the proposed development and inviting the public to contact SCHDI with any feedback. The Local Weekly prints and distributes 13,200 copies weekly and the Coast Reporter states they have a distribution of 10,636, and a readership of 24,462.

²⁴ 44% felt that lots one-half of acre in size (or larger) constituted rural; 20% felt that the minimum lot size for a “rural” designation should be one acre.

The SCRD website posting regarding the proposal, found in Attachment A of the Staff Report contained a number inferentially negative adjectives, designed to make certain elements sound either bad or alarming. The parcel coverage comparison as shown in the Staff Report was also used on the website, although, as indicated above, it is incomplete. SCHDI was also concerned because, up until December of 2019, it was directed to seek community input, including from the various APCs, on the basis of the idea that a broad-based zoning amendment would be introduced to Zoning Bylaw 310 – namely the introduction of the Dynamic Rural Zone. As earlier in this memorandum, when staff prepared the materials for first reading, they reverted to a site-specific amending bylaw. This led to some confusion during the first consideration of the amending bylaw in January 2020. On March 10, 2020, SCHDI requested that the public input page be edited to clarify that what was under consideration was a site-specific amendment.²⁵ The Planning Department declined, stating: “within the context of the entire web page, it is quite easy to discern that the proposed amendments are for the subject site specifically” and that there was no need to “use the planning jargon site specific rezoning.”²⁶ SCHDI feels this allowed confusion to persist, not only in relation to feedback received through the SCRD website, but also within the various APCs, as discussed more below.

At both the 9 January 2020 PCDC meeting and the 23 January 2020 Board Meeting, Area Directors Lee, Pratt and Tize agreed that, at minimum, it was worthwhile policy exercise to permit the bylaw amendments related to SCHDI’s proposal proceed to public hearing. Director McMahon campaigned on and has consistently acknowledged that the public feedback process and SCRD communication strategies, as they stand now, are lacking. This is further evidenced by the small number of public input submissions to the SCRD webpage.

The table below identifies and, so far as is possible, quantifies the SCHDI’s public outreach activities and demonstrates that the feedback was extensive and predominantly positive.

Source	Method	Reach	Nay	Yay
APCs (Feb 2020)	Area A	12	Withhold comment	
APCs (Feb 2020)	Area B	11	9	1 Nicole Huska
APCs (Feb 2020)	Area D	8	1	2
APCs (Feb 2020)	Area E	12	[From Staff Report]: support for the exploration of sustainable ways to develop subdivisions that would maintain rural character and support the potential of local farming, employment	

²⁵ Email from SCHDI to Yuli Siao dated 10 March 2020.

²⁶ Email from Yuli Siao to SCHDI dated 10 March 2020.

Source	Method	Reach	Nay	Yay
			and especially the potential for bringing off coast money into rural properties through the technology sector.	
APCs (Feb 2020)	Area F	7	[From Staff Report]: support for the concept. "SCRD needs to come up with innovative ways for affordable housing, and soon, or land will be bought up by foreign buyers. People want access to affordable land and housing; there need be some smaller lots."	
SCRD	Emails via input page	8		
SCRD	Social Media	~2,458	0	0
Local Print Media	The Local	~13,200		
Local Print Media	The Reporter	~10,636		
SCHDI	Social Media	~103 to 22,000, at various times		
	Letters		0	28
	Neighbours		1	11

3.4. Area Planning Commissions

As set out in the *Local Government Act*, an APC's recommendations are intended to provide one level of advisement to the Board.²⁷ The recommendation process is not a pronouncement of a proposal's ability to proceed or be abandoned, nor is an APC's interpretation of an Official Community Plan to be taken as definitive. The APCs recommendations should not be seen to represent a wide sampling of community input as participation is limited as a result of the time commitments involved which many cannot afford to meet on a volunteer basis. Access to transportation, sufficient civics knowledge, childlessness or access to childcare and to be retired or to not work evenings are essentially pre-requisite to participation. This is not the case for the majority of the population.

²⁷ *Local Government Act*. Section 461 (1)

In the case of the Halfmoon Bay APC, the above noted barriers to participation have led to a culture of entitlement. Take for example, the public input submission from Mr. Belfry, who is a former Chair of the HMB APC. Not only does he did not disclose his role but in his letter he implies that other enfranchised citizens, simply by some other association with a proponent, do not have the capacity to read and assess the points of the proposal at the same level as those unelected, untrained members of the APC and that a “no” from the APC should be sufficient justification to deny a proponent the right to procedural fairness.²⁸

Furthermore, it should be noted that the Halfmoon Bay APC operates in a way that is inconsistent from the other APCs. Proponents are not permitted to sit at the table with the HMB APC nor are they permitted to correct errors during discussion. This has resulted in multiple errors being included in the HMB APCs minutes which have been used to develop their recommendations to the Board. The four other APCs permit proponents to sit at the table and to engage in open dialogue and field questions.

The HMB APC’s feedback should be interpreted as a narrow sampling of Coastwide public opinion specifically in light of their contrast with the February responses from other APCs.²⁹ Their unquantified, unqualified and vague concerns about viability of soil or sustainable agriculture, wildfire, the nature and quality of wetland area, geotechnical and arsenic risks are not sufficient reason to abandon this proposal. They are simply technical questions to be answered by the relevant Registered Professionals and addressed or mitigated as needed. As with the Staff Report, moreover, these issues apply throughout the HMB OCP area. In the context of the SCRD’s amendment application, many of the concerns have been addressed in section 3.2 when responding to the Staff Report, and any additional duty of proof falls on the proponent after third reading of the bylaw as a series of conditions to meet in order to for the proposed bylaws to be adopted.

Referrals included in the 14 May Staff Report demonstrate that the relevant authorities have sufficient checks for many of these concerns. Vancouver Coastal Health outlined the necessary requirements for water and septic, which previous lots in the area have been able to meet and current pioneering work shows to be achievable. The requirement by the Planning Department for a FireSmart covenant and the request by the Halfmoon Bay Fire Chief to install a water source, exceed the current norms in more centralized residential areas. The SCRD’s Agricultural Area Plan acknowledges coast wide soil quality issues but also qualifies that this can be improved upon. The proponent has provided multiple examples of how this has been achieved elsewhere and how it is necessary to update antiquated concepts about sustainable agriculture to include small scale, high intensity market gardens which can be achieved in under an acre, wild edible cultivation (for which the soil is exceptionally well suited), greenhouse production (which has led to the request for 50% lot coverage) and craft cultivation of premium crops such as figs and berries. All of these are ideally suited for the Stephens Way location.

²⁸ Draft Staff Report May 14, 2020 Attachment B page 1-2

²⁹ Draft Staff Report May 14, 2020 Page 3

4.0 Halfmoon Bay OCP & Other Applicable Policies

In this section of the memorandum, we examine a series of relevant policy documents, and consider the way in which this proposal aligns with many of the precepts found in those documents. The following materials are reviewed:

- the HMB OCP;
- the SCR D Strategic Plan; and
- the SCR D “We Envision” sustainability plan and the SCR D Agricultural Area Plan.

The Staff Report entirely ignores the fact that proposed project and rezoning is very much aligned with many of the goals set out in the HMB OCP, as well as the SCR D Strategic Plan, the SCR D “We Envision” plan, and the SCR D’s Agricultural Area Plan.

4.1. HMB OCP

The HMB OCP was updated in 2014, with the effect of imposing a “Resource” designation on properties already subdivided for residential occupation and development. The Staff Report focuses almost exclusively on the impact of this designation, and, in some respects mischaracterizes what this portion of the OCP actually portends for the area. Staff state that the purpose of the Resource designation is as follows:³⁰

The intent of the Resource designation of the Plan (Figure 1 Land Use Plan) under which the subject lands lie, is to maintain the land base (both public and private) under this designation for forest management, ecological conservation and compatible recreational uses. [...]

[T]he objective of the OCP for these lands is to support the restoration of the forest ecosystem instead of introducing more human settlements into the forested areas.

In fact, the Resource designation actually addresses the continuation of primary resource extraction from these areas, and the operation of industrial undertakings such as sand and gravel production, sawmills, shake mills, and mining.³¹ We would also point out that, Resource designation or not, these residential lands were commercially logged in 2001, and are far less densely forested than either the ALR lands in the HMB OCP, or many of the areas designated “Rural Residential.” In fact, one of the concerns raised by Parks with respect to the wetland dedication was that it was “predominantly alder scrub.”³²

³⁰ Staff Report, at pp. 4-5.

³¹ See, for example, HMB OCP Objectives 12.1, 12.2 and 12.8; Policies 12.14, 12.16 and 12.18, at pp. 29 – 30.

³² Staff Report, at p. 3.

In relation to the HMB OCP, at a high level, this proposed project and rezoning accords with the following goals, objectives and policies:

Goals

- ✓ 9. To encourage innovative housing projects to improve affordability and choice.
- ✓ 10. To encourage limited neighbourhood commercial development supporting both the needs of the local community and tourism.
- ✓ 11. To encourage value added local business opportunities.

5. CULTURE AND COMMUNITY

- ✓ 5.1 To ensure a range of housing types exist to meet the needs of residents in various stages of life.

7.ECONOMY

- ✓ The community is encouraged to use the land for agriculture and home-based businesses to help increase self sufficiency, entrepreneurship and business opportunities.
- ✓ The We Envision plan views a diverse and thriving economy, stimulated by green jobs and regional economic development in which all residents have the opportunity to participate and add value to existing community assets, and to eliminate poverty on the Sunshine Coast. To achieve this goal the local economy must be resilient and be able to adapt with changing times.

Objectives

- 7.1 To support increased arts, cultural, entertainment, sport and tourism opportunities to
 - ✓ diversify the economy and provide a more balanced revenue source.
- ✓ 7.3 To support both home-based occupations and sustainable growth in tourism and related revenue sources.
- ✓ 7.6 To support and encourage economic development that is low impact, environmentally sensitive and ecologically sound.
- 7.7 To support the traditional economic base of resource, construction and service sectors while recognizing the need to support sustainable opportunities in eco-tourism,
 - ✓ knowledge-based occupations, education and ✓ value-added opportunities.
- ✓ 7.8 To support development of a clean/green small-scale manufacturing, and technological sustainable industry sector.

7.9 To support and encourage marine services that diversify our tourism based economy including the expansion of ☒ **upland commercial activities** and the development of gathering places for both tourists and local residents.

☒ 7.10 To participate in the development and support of the SCRD's Economic Development Strategy and Plans.

☒ 7.11 To gather business and customer feedback on services and products provided in order to encourage further business opportunities and improve existing business activity.

☒ 7.12 To improve the overall tax base by reducing the reliance on residential property taxes.

☒ 7.13 To support and encourage the increased production of locally grown food, including the use of ALR on Crown land.

☒ 7.14 To support transportation and communication infrastructure for future expansion of the community hubs.

☒ 7.15 To support the implementation of high speed and quality communication links to support knowledge-based occupations and other related businesses.

POLICIES:

☒ 7.17 Review and implement zoning regulations to better support home occupations.

☒ 7.20 Prepare a clean/green small-scale manufacturing, and technological sustainable industrial strategy that applies to both home based businesses, businesses within the Community Hubs and to the resource development and energy production within the Resource designation.

☒ 7.21 Develop alternative revenue sources through the identification of small scale industries that are compatible with tourism and rural home-based occupations.

☒ 7.22 Prepare strategies to ensure an improved sustainable green economy that attracts businesses.

☒ 7.23 Review local bylaws to encourage local food production.

☒ 7.24 To encourage commercial development at a scale that is compatible within a rural area adjacent to a municipality.

4.2. SCRD Strategic Plan

The SCRD Strategic Plan is almost entirely silent on economic development, perhaps because the document focuses more on the activities of the SCRD as an organization. The Staff Report

uses the Strategic Plan to bolster the newly-introduced climate change concerns discussed in section 3.2, above. It notes that the Strategic Plan identifies concerns with the climate crisis, and the potential risk arising therefrom. It goes on to state:

The forested areas on the coastal uplands are an important ecosystem and natural resource highly valued by all inhabitants of the Sunshine Coast as well as first nations. They serve important functions in moderating local micro climate, absorbing carbon dioxide and sustaining wildlife. The climate vision of the Strategic Plan thus re-enforces [sic] the Official Community Plan's land use policies for prioritizing new developments in existing settlement areas and preserving forested resource areas by mandating a very low density of 100 hectares per parcel in these areas.

We would reiterate that the properties in the Stephens Way community were commercially logged in 2001; moreover, they already are properly and legally subdivided for residential development and occupation. The actual incremental climate impacts of moving to the further subdivision, for the purposes that have been described above – to foster local economic development, including food production – will be minimal. By potentially decreasing the Coast's reliance on imported produce and goods, it may well offset the marginal climate impact of the creation of 15 lots instead of four (which currently could be done). Again, the larger lots will encourage wasteful estate acreages, rather than foster sustainable economic development.

The events of the past few months – the ones that require this June PCDC meeting to be held by way of Zoom – also have demonstrated the fragility of one of the central concepts in the HMP OCP, namely a focus on developing, and consequent dependence on, a growing tourist trade. The Strategic Plan notes the need to build in resilience in the face of climate change: one can and should extend that equation to include other potential events such as pandemics or other natural disasters. The tourism trade, in addition to having a significant climate footprint, is prone to wide fluctuations, and significant downturns when times are troubled – whether those troubles are a pandemic, as is now occurring, or a financial crisis, like the one in 2008 -09.

This proposal enhances resilience. The properties will not adversely impact the SCRD's infrastructure; and the economic activities are likely to be ones that result in production that is created and consumed locally.

4.3. “We Envision” Sustainability Plan and Agricultural Area Plan

The Staff Report selectively applies some concepts from the SCRD's “We Envision” sustainability plan³³ to criticize the proposal from SCHDI. At p. 6, staff note:

Consistent with the Resource land use policies, climate action policies of the Halfmoon Bay OCP call for reduction of greenhouse gas emission through more efficient land use patterns which concentrate higher-density and new developments in existing neighbourhoods and community hubs, and have lower transportation emission and lower

³³ SCRD, “We Envision – One Coast: Together in Nature, Culture and Community” (Jan. 2012), at p. 40.

impact on the natural areas. This policy is consistent with the Community Energy and Emissions Plan, as well as the We Envision Plan for regional sustainability.

Their reliance on this other SCRD policy, however, is very selective. They have ignored that, in 2012, the We Envision Plan called for a target of 20% locally produced food by 2020. By the end of 2014, the SCRD Agricultural Area Plan (which the Staff Report does not mention at all) recognized that this target was not reachable within that timeframe, but reiterated the critical importance of increasing the quantity of locally produced food to enhance food security.³⁴ Encouragement of local food production is also consistent with the HMB OCP, as noted above (see HMB OCP Policy 7.23, above).

It is unlikely that the existing lands in the ALR can form the basis for meeting the 20% target for agricultural production noted above, without extensive additional development and deforestation. The Agricultural Area Plan noted:³⁵

The LUI³⁶ surveyed 651 properties, which showed that over 60% of 3,900 ha of designated ALR land on the Sunshine Coast is forested and uninhabited. Of the ALR land that is inhabited, a total of 544 hectares (13.9 %) appears to be used for rural-residential purposes with no agricultural activity, while 498 ha (about 14%) appear to be used as farmland. [...]

Of the total arable (or potentially arable) lands on the Sunshine Coast, only a very small fraction is currently used at or near full capacity to produce food. Hundreds of hectares of potential farmland remain forested or used exclusively as residences.

This SCHDI project is fully consistent with the goal of increasing local food production and improving regional food security, without requiring significant, further clearing activities.

The Staff Report states that:³⁷

“Most areas designated as Resource or Rural Residential on the Sunshine Coast including the subject site do not have existing natural soil capable of productive agriculture.”

This point, of which SCHDI is fully cognizant, is one of the reasons for seeking expanded lot coverage for greenhouse use.

³⁴ SCRD, *Agricultural Area Plan* (Oct. 2014), at p. 31.

³⁵ *Ibid.*, at p. 39.

³⁶ LUI means “agricultural land use inventory.”

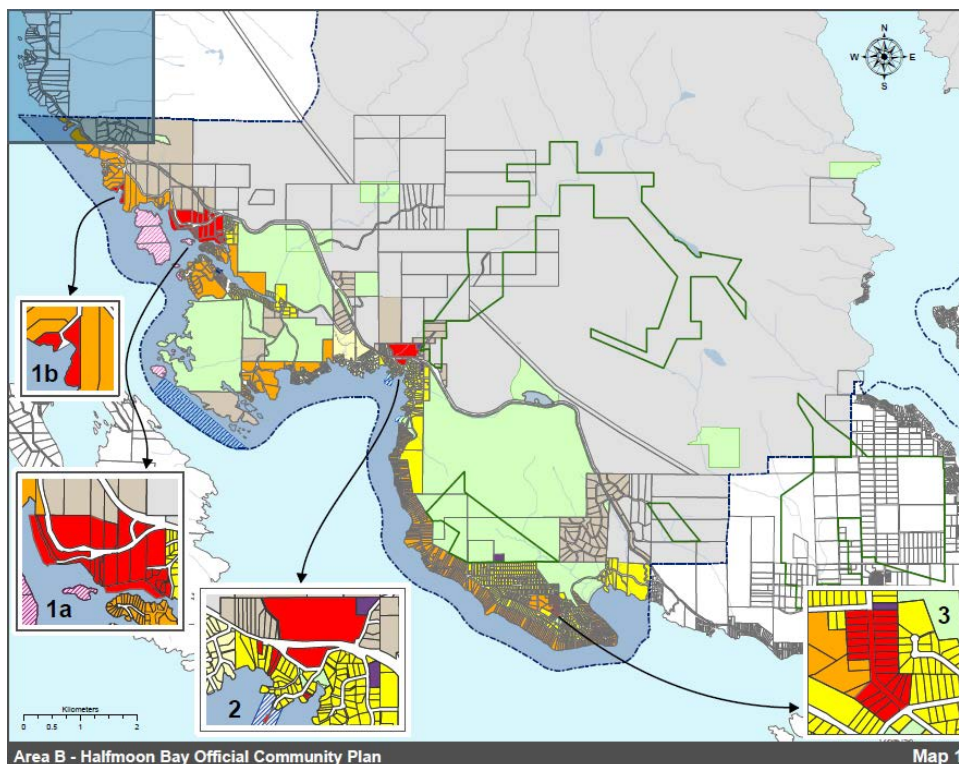
³⁷ Staff Report, at p. 7.

5.0 Location: Comparative Suitability & Mapping

As we have indicated elsewhere in this memorandum, we feel that the HMB OCP inappropriately extended a Resource designation to properties which already were legally and properly subdivided for residential development. Staff rely primarily on this designation as the principal objection to this proposal. They argue, among other things, that densification is to reduce as one moves out from the hubs. However, when the HMB OCP is analyzed alongside the relevant mapping at a sufficient level of detail, it becomes quite obvious that the primary points underpinning the methodology of the Staff Report and the Halfmoon Bay OCP – particularly the density at the core model - cannot actually be realized.

According to staff, from a community design perspective, the hubs are the focal point from which all other designations are assigned, with densification decreasing from the hubs. However, in the same way that we believe that the HMB OCP has, in an ill-considered manner, swept the Property up in a Resource designation, the idea that a hub can be created, and densification can occur around the junction of Redroofs Road and Highway 101 or in Secret Cove at Sans Souci, appears misguided. As such, it is difficult to say where densification should occur. This section examines the relevant mapping of Halfmoon Bay to demonstrate the issues explained above.

As seen below, the vast majority of the land base in Halfmoon Bay has already been designated for Resource (Grey).

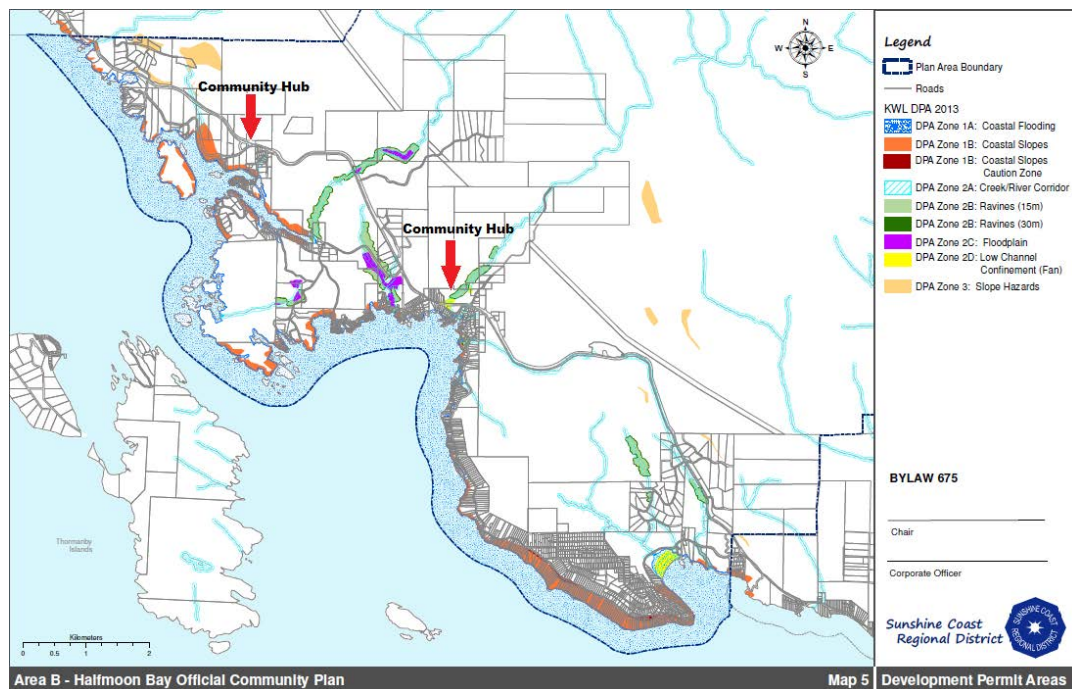


The Staff Report proposes that areas in brown (Rural Residential) are better suited for the proposed development. However, when viewed with the relevant land use zones delineated

into parcels, it becomes clear that there are no equivalent areas in Halfmoon Bay where these activities may be undertaken. The one possible exception to this – PID 015-906-302 (formerly known as “3L”) – has already been considered for densification and rejected. Moreover, the economic activities contemplated for the Dynamic Rural Zone, if placed this close to a densified hub, would give rise to the types of conflicts with neighbours that staff have suggested may be problematic at Stephens Way.

The balance of Rural Residential parcels in close proximity to the highway and/or hubs are already occupied by single family dwellings or adjacent to parks, thereby putting them on the boundary of mature forest ecosystems and interface fire hazards.

The Staff Report claims that current best practices in land use planning which prioritize the concentration of development in existing built up areas facilitate the protection and enhancement of natural assets. In the case of Halfmoon Bay, one need only look at the variety of slopes, ravines and creeks (shown in the Development Permit Area map below) to understand that further densification closer to the highway is highly risky and would encroach on several riparian zones.



Additionally, mapping of the “Sensitive Ecosystem Inventory” seen below shows those areas below the highway and around the prospective hubs which the staff propose as more suitable for increased density have multiple sensitive ecosystems.

Figure 3 – Secret Cove Community Hub with DPA Layers over 2018 Imagery – SCRD Webmapping

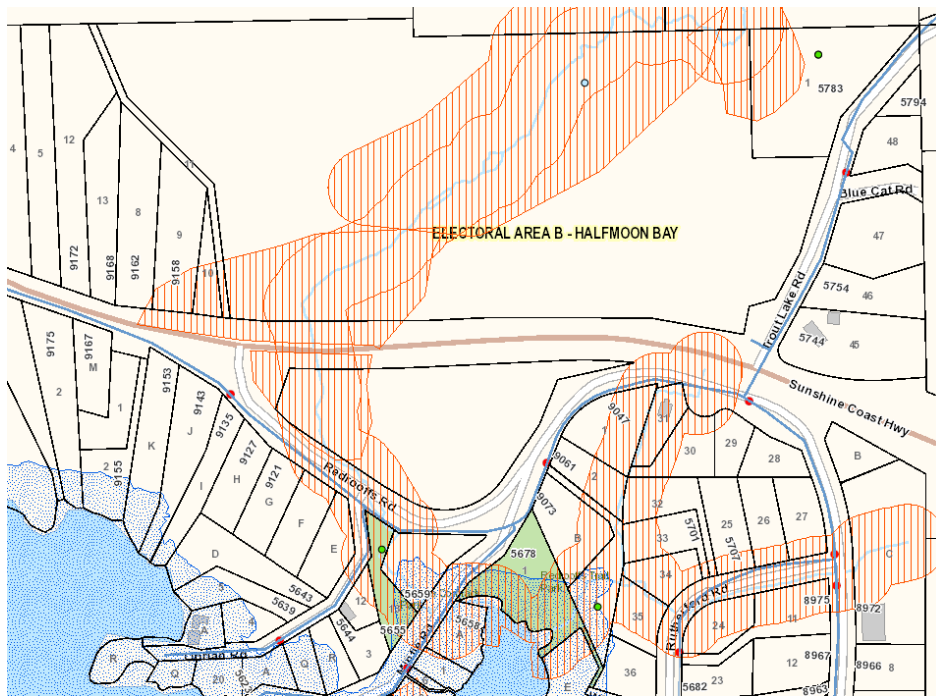


Figure 4 – Halfmoon Bay Community Hub with DPA Layers – SCRD Webmapping

Lastly, the Welcome Woods Hub is has already reached density equilibrium, favouring single family dwellings.

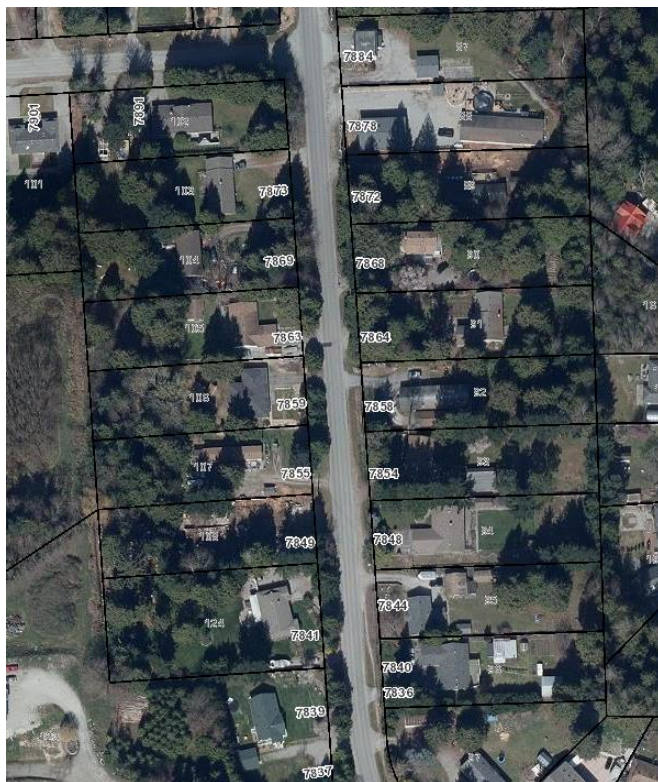


Figure 5 – Welcome Woods Community Hub 2018 Imagery – SCRD Webmapping

Two issues arise out this detailed examination. First, the HMB OCP applies its land use concepts in a flawed manner in a number of significant respects. In the same way that it encumbered a residential development with a "Resource" designation, so too did it identify as "Hubs," which are to be the locations slated for the most intense development, areas which are ill-suited for this purpose. The HMB OCP needs to be reviewed and more critically analyzed with respect to its land use designations.

Second, it calls into question the "reducing" densification argument raised in the Staff Report. If the hubs cannot actually be densified in any reasonable or ecologically sound manner, it means other areas will need to be considered for development.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 11, 2020

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

SUBJECT: RESILIENT COAST - REGIONAL PLAN H COMMUNITY CONNECTEDNESS GRANT PROGRAM PROPOSAL

RECOMMENDATION(S)

THAT the report titled Resilient Coast – Regional Plan H Community Connectedness Grant Program Proposal be received;

AND THAT Sunshine Coast Regional District (SCRD) make application to the BC Healthy Communities Plan H Community Connectedness Grant Program for \$15,000, representing requests from SCRD, Town of Gibson and District of Sechelt to support the Resilient Coast Sunshine Coast Together project;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of June 11, 2020.

BACKGROUND

The Resilient Coast non-profit group contacted SCRD and other Sunshine Coast local governments in spring 2020 requesting partnership to deliver social development programming.

The partnership would see local governments make application, on Resilient Coast's behalf, to the BC Healthy Communities [Plan H Community Connectedness Grant Program](#). Funds awarded through this small grant (\$5,000 per local government) program would be used by Resilient Coast to deliver the Sunshine Coast Together Project (see attached proposal). The project would benefit the community and is generally aligned with both SCRD's Strategic Plan priorities and community goals as set out in Official Community Plans.

At recent meetings, Councils from Town of Gibsons and District of Sechelt have expressed support for the project and for partnership.

A regional approach with a single coordinated application on behalf of SCRD, Town of Gibsons and District of Sechelt is proposed and is apparently attractive to the funder and their preferred way of receiving a regional application.

SCRD has previously collaborated, in a similar fashion, with Resilient Coast with positive results.

Staff are supportive of proceeding with the partnership proposal, as presented.

DISCUSSION

Organizational and Intergovernmental Implications

This project is an opportunity for regional and community collaboration, with partners acting within their areas of jurisdiction / mandate.

Although social connectedness and community resilience is a regional concern, SCRD does not have a function related to social development/social services. The partnership approach effectively leverages SCRD's mandate and capacity to support a community-led initiative.

Staff are supportive of a regional approach, recognizing that connectedness and resilience are not limited by municipal or electoral area boundaries.

Administration of the grant will require some staff time.

Financial Implications

There are very limited financial implications to SCRD's making application for this grant/project on Resilient Coast's behalf. SCRD is not being requested to provide a financial contribution. The Regional District will bear ultimate responsibility for the use of the funds, but given the small value (\$15,000) and proven track record of the partner, staff consider that the risk is minimal.

If successful, this may require a Financial Plan amendment.

Timeline for next steps or estimated completion date

The deadline for application is July 15, 2020.

To enable next steps to proceed, staff recommend that recommendations be forwarded to the Regular Board meeting of June 11, 2020.

Communications Strategy

Staff will coordinate next steps with Resilient Coast.

Consideration will be given to leveraging SCRD communication channels (website, social media) to support the project.

STRATEGIC PLAN AND RELATED POLICIES

Work undertaken through this grant supports regional and community collaboration and partnership.

CONCLUSION

Resilient Coast has approached Sunshine Coast local governments with a proposal to apply, on their behalf, for a regionally-coordinated small grant from BC Healthy Communities. The work undertaken would benefit the community and enables regional and community partnership and

collaboration. Staff recommend proceeding with the partnership proposal and are prepared to make application as proposed.

Staff suggest that recommendations be forwarded to the Regular Board meeting of June 11, 2020 to enable next steps to be completed prior to the application deadline of July 15, 2020.

ATTACHMENTS

Attachment A –Proposal – Resilient Coast *Sunshine Coast Together Project*

Reviewed by:			
Manager		CFO/Finance	X – T. Perreault
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

Sunshine Coast Together

Social Connectedness and Community Resilience in the age of COVID-19

Background

Research overwhelmingly shows that social connectedness is a critical determinant of community resilience, health and wellbeing. While socially connected neighbourhoods and communities are more prepared, safer, healthier and contribute to a better quality of life for residents, a lack of social connection is a greater detriment to individual health than obesity, smoking, and high blood pressure.^{1 2} Unfortunately, research also shows that social isolation is on the rise in Canada, a fact exacerbated by the current socio-economic challenges of the COVID-19 pandemic and physical distancing measures.

Though the pandemic response has brought multiple sectors together in impressive efforts of mutual aid and caring that showcase our community's resilience, community members are nevertheless experiencing unprecedented social isolation at the same time as they're facing perhaps the most serious public health and economic crisis of their lives. Given the importance of social connectedness for individual health and community resilience, helping community members build and maintain social connectedness (while maintaining appropriate physical distancing) is more important now than ever.

The [PlanH Healthy Communities Grant Program](#), implemented by BC Healthy Communities, has a Community Connectedness stream for 2020/21 to support projects that foster community connections while citizens are called upon to be physically distant, as a way to "combat the negative long-term health outcomes of loneliness and isolation". This \$5,000 grant supports "communities as they take multi-sectoral action to explore, learn, and innovate, enhancing community cohesion and sense of belonging." Eligible applicants include Municipalities, Regional Districts and First Nations.

Proposal

That the Sunshine Coast Regional District consider applying for a PlanH Community Connectedness \$5,000 grant to contribute to the Sunshine Coast Together effort, and join as a project partner.

Sunshine Coast Together Project

A partnership between Resilient Coast, Vancouver Coastal Health, local government, resiliency-related groups, community associations and community members, to encourage and facilitate neighbourhood-level social connection, resilience, and mutual aid on the Sunshine Coast.

Our activities will include:

- i) promoting and facilitating the establishment of neighbourhood networks (e.g. 'pods', buddy systems, ask/offer networks, etc.) to enhance social connectedness, improve neighbourhood resilience, and encourage longevity of emerging networks, and
- ii) providing resources, education and mentorship to help community members connect socially and in acts of mutual aid while maintaining safe physical distancing measures (e.g. Resilient Neighbourhoods Toolkit, inspiring local and provincial stories, educational presentations).

To ensure inclusivity, both online/digital and 'offline' resources/tools will be promoted.

Subject to additional funding, we hope to provide Neighbourhood Micro-Grants to incentivize and facilitate neighbourhood/community connection activities, for example, to pay for sidewalk chalk for positive community messages, or the materials to build 'little free' seed libraries or supply cupboards.

A key component of our approach is to undertake social mapping of the existing, emerging, and potential networks and community champions, to tap into the 'resilience ecosystem', ensure a wide program reach, and cultivate a longer-term sense of 'ownership' of the efforts and outcomes.

¹ "Connectedness & health: The Science of Social Connection." Emma Seppala, PhD
<https://emmaseppala.com/connect-thrive-infographic/>

² Building Resilient Neighbourhoods www.resilientneighbourhoods.ca

Partners:

Resilient Coast - Coordinating lead

www.resilientcoast.ca

The Resilient Coast project has delivered two Resilient Neighbourhoods pilot programs on the Sunshine Coast to strengthen social connectedness, resilience and sustainability, including one under the mentorship of the [BC Healthy Communities Society](#), and [Building Resilient Neighbourhoods](#), with support from the SCRD. In 2017 and 2018, we supported 17 neighbourhood gatherings and projects to help build a sense of belonging and connection as a critical step towards enhancing neighbourhood resilience. *See attached program highlights.*

Prior to COVID-19, we were focused on the development of a targeted Social Connectedness and Resilience Forum for designers, planners, public institutions, facility managers, relevant business, non-profits and government, with funding from Vancouver Coastal Health Community Investments. In light of the new normal without public gatherings, we've decided to pivot the use of resources to encourage and support neighbourhood-level connection and mutual aid responses to the pandemic, as well as adapting our materials to accommodate the reality of ongoing physical distancing measures.

Vancouver Coastal Health Community Investments

Sponsor: providing \$5,000 in funds to Resilient Coast for Social Connectedness initiatives

Vancouver Coastal Health Sunshine Coast Healthy Communities team

Partner and advisory committee member. Will contribute expertise, advice, and promotional support through health authority networks. See attached letter of support for the PlanH application.

April Struthers, Witworks

Project consultant, contributing to community asset mapping, and applying inclusion and equity lens to project design and delivery. April will apply a portion of her scope of work through the Resilience BC Anti-Racism funding (if awarded) towards the Sunshine Coast Together project.

Potential Partners:

Sunshine Coast Regional District

Possible partner and applicant for PlanH Social Connectedness Grant.

shíshálh Nation Government, District of Sechelt, Town of Gibsons

Possible partners and applicants for PlanH Social Connectedness Grant. Delegations to Gibsons Council and Sechelt Council on May 19th & 20th confirmed their interest in a region-wide partnership.

Sunshine Coast Community Task Force

Possible partner, resource & communication hub, assist with social mapping.

Sunshine Coast Community Resource Centre

Possible partner, resource & communication hub, assist with social mapping.

Community Associations / Residents Associations

Possible partners, community connectedness activity leads, participants in social mapping.

Resilience-related groups - offer resources/education/mentorship on food security, skills sharing, etc.

Vancouver Foundation - Possible funding partner for Neighbourhood Micro-Grants.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 11, 2020

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development) – Further Consideration

RECOMMENDATIONS

1. **THAT the report titled Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development) – Further Consideration be received;**
 2. **AND THAT Halfmoon Bay Official Community Plan Amendment Bylaw 675.3 and Zoning Amendment Bylaw 310.174 be abandoned.**
-

BACKGROUND

On January 23, 2020, the SCRD Board adopted Resolution 015/20 as follows;

Recommendation No. 1 *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development)*

THAT the report titled Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development) Options for Consideration be received;

AND THAT Halfmoon Bay Official Community Plan Amendment Bylaw 675.3 and Zoning Amendment Bylaw 310.174 be forwarded to the Board for First Reading.

Upon the Board's First Reading of the Bylaws, the Bylaws and associated staff report were referred to agencies and the Halfmoon Bay Advisory Planning Commission (APC) in accordance with the normal application review procedure. The application was also referred to other electoral area APCs, the Roberts Creek OCP Committee and the Agricultural Advisory Committee for broader consultation on this land use planning subject and the proposed concept of the "Dynamic Rural Zone" that are of common interest to all areas of the Sunshine Coast.

Staff sought further community input through posting on the SCRD website an application summary and questions regarding the proposal, and received eight written responses from the public.

This report provides further analysis of the application and community and agency input, and discusses the next steps of the applications process with respect to the proposed bylaws.

DISCUSSION

Further Community Feedback

Before First Reading of the Bylaws, the applicant consulted all electoral area APCs, held a public information meeting and conducted independent consultation with various community groups and residents. The results were summarized in the January 9, 2020 staff report. As indicated in that report, the responses to the proposal were diverse. Further public consultation after the First Reading of the Bylaws indicates that public opinions on the subject continue to be divided.

Through a delegation at the January 9, 2020 Planning and Community Development Committee meeting, the applicant submitted a letter of support signed by 12 adjacent residents in the neighbourhood and comments received from members of the public in support of the application. Subsequently the applicant provided additional letters of support from the public. All of these are included in Attachment D. Among those who submitted letters of support there are local residents, as well as non-local residents who wish to move to the Sunshine Coast. In the submitted comments, there is a strong sense of appreciation for the high quality of life offered by the natural environment of the Sunshine Coast, and there is also a sentiment for the lack of affordable properties and economic opportunities to sustain life on the Coast. The proposed “Dynamic Rural Zone” is recognized as a sustainable solution to this issue by developing rural properties to provide relatively affordable live-work space without increasing demand for municipal services. However little consideration was given to where the appropriate locations should be for developing such properties within the regional land use context of the Sunshine Coast, and the potential impacts of such developments on the wider community and the natural environment.

After First Reading of the Bylaws, through an online posting of an application summary and questions (March 10 to April 10, 2020) staff received feedback (Attachment A) from the community on the proposed site specific bylaw amendments and the general land use concept of the “Dynamic Rural Zone”. Among eight responses from the community (Attachment B), five are not in favour of the proposal, one supports the proposal, and two partially support the proposal. Those who oppose the proposal are concerned about setting a precedent for rural sprawl in remote Resource area, whereas supporters of the proposal emphasize the need to create affordable properties and opportunities for agriculture and production of local food.

All electoral area Advisory Planning Commissions, the Agricultural Advisory Committee, the Roberts Creek Official Community Plan Committee, agencies and SCRD internal departments have reviewed the application and provided the following comments and recommendations.

Committee and Agency Referral Feedback Summary

Egmont / Pender Harbour APC	No comments
Halfmoon Bay APC	<p>For the reasons stated in the Report, the Halfmoon Bay APC supports Option A of the Staff Report to the Planning and Community Development Committee—January 9, 2020 to abandon the Zoning Bylaw and the OPC amendment as proposed.</p> <p>The Halfmoon Bay APC recommends that further investigation into the concept of a Dynamic Rural Zone and be supported and that the issue be referred to the SCRDC Planning Department rather than the proponent, for study and potential integration into the regional growth strategy.</p>
Roberts Creek APC	The APC's discussion of the subject is recorded in the Minutes, but no recommendation was made.
Elphinstone APC	<p>There was no specific recommendation on the proposed bylaws.</p> <p>The APC recommended support for the exploration of sustainable ways to develop subdivisions that would maintain rural character and support the potential of local farming, employment and especially the potential for bringing off coast money into rural properties through the technology sector. It is important to examine ways to deal with the housing crisis and how we can develop affordably and sustainably so that young families can afford to live here.</p>
West Howe Sound APC	The APC has no objection to the proposed bylaws.
Agricultural Advisory Committee	<p>The Agricultural Advisory Committee supports commercial farming in addition to personal use in the "Rural Dynamic Zone".</p> <p>The Agricultural Advisory Committee supports the proposal as presented with the condition that the combined coverage of all buildings, structures and impermeable surfaces not exceed 50% of lot area.</p>
Roberts Creek OCP Committee	No comments
Vancouver Coastal Health	Attachment C
Ministry of Transportation and Infrastructure	No objection
Fire Department	Currently there are no fire hydrants within an acceptable distance from the site. The developer will need to either install a fire hydrant near the site with waterline extension from an existing water main, or install a water pond with acceptable capacity and pumping facility nearby to supply sufficient water for fire suppression.

Parks Department	<p>The proposed parkland donation does not meet requirements for donation, and the SCRD should explore options of additional cash-in-lieu or a conservation covenant for the land. Reasons are:</p> <ul style="list-style-type: none"> • Too large a parcel, with multiple standing water and drainage issues (expensive to mitigate and control public access/safety). • Remote location, with minimal park service catchment, or at least not enough to justify the significant investment required to develop the parcel into a park with any value. • Significant expenses would need to be incurred in order to handle the many, and foreseeably ongoing tree issues with the predominant alder scrub on site. • Parks staff capacity required to develop, maintain and operate a park of this size, at this location, is not available.
Solid Waste Management	<p>- During Construction: The applicant is encouraged to review the materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion and ensure compliance with recyclable materials and controlled waste. Including, ensuring adequate space during construction to “house” or “contain” receptacles for separating recyclables and controlled waste from garbage (e.g. cardboard, metal, wood).</p> <p>- Curbside Collection Services: In addition to the primary dwelling, the property owner will be charged for SCRD residential curbside collection services for the auxiliary dwelling.</p> <p>- Business Waste: Any waste generated from businesses operating on the premises in this referral cannot utilize the residential curbside collection services. Alternate disposal options include hiring a private waste hauler or self-hauling to the Sechelt Landfill.</p>
Building Department	No objection
shíshálh nation	Provided as Attachment E

Further Planning Analysis

Based on further feedback from the community, agencies and SCRD departments, this report provides an expanded and in-depth land use planning analysis of the proposal.

Official Community Plan

The Halfmoon Bay Official Community Plan (OCP) is the main guiding document for land use planning and evaluating development proposals in this electoral area. The intent of the Resource designation of the Plan (Figure 1 Land Use Plan) under which the subject lands lie, is to maintain the land base (both public and private) under this designation for forest management, ecological conservation and compatible recreational uses.

Halfmoon Bay is within the territory of the shíshálh Nation. The forests in the Resource area today continue to be an important part of life of the shíshálh Nation, and continue to be critical ecosystems and wildlife habitats.

A large parcel size of 100 ha is required by the OCP in order to preserve ecological integrity, minimize conflict with incompatible uses, and discourage residential subdivisions within this designation. The subject lands are part of previous subdivisions of 64 hectares of former private managed forest lands into an isolated cluster of 14 four-ha lots in this area prior to the adoption of the current OCP in 2014. The creation of these subdivisions is inconsistent with current OCP policies, as the objective of the OCP for these lands is to support the restoration of the forest ecosystem instead of introducing more human settlements into the forested areas. Further subdividing these lots into smaller lots will further intensify residential settlements and business activities that may impact the integrity of the Resource areas. This will further contradict policies of the Official Community Plan and could set a precedent for future subdivisions of other parcels in this area.

As identified in light brown shaded areas in Figure 1, there are lands designated as Rural Residential in the OCP that are more suitable for subdivision and development. These areas have better connectivity with existing settlements around community hubs, along the shorelines and along the Sunshine Coast Highway, and are away from more sensitive natural areas further upland. The proposed development is better suited in these areas, and depending on specific site conditions, can be self-reliant on on-site water supply and sewage treatment, without increasing demand on the regional water supply system. These areas are also easier to be serviced by regional solid waste collection and fire protection. The Sunshine Coast has seen growth in population and demand for affordable housing and employment opportunities, but

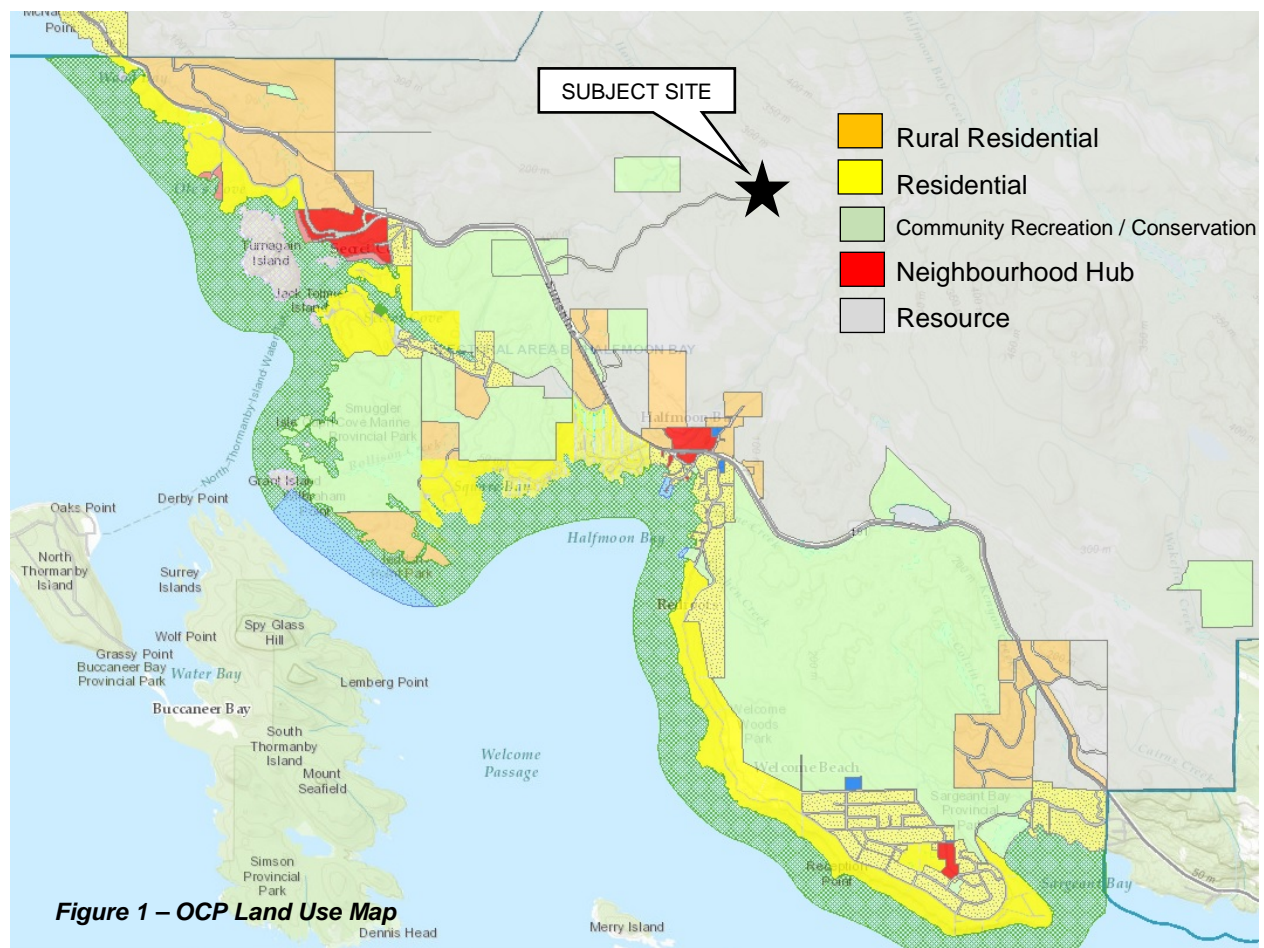


Figure 1 – OCP Land Use Map

such growth has not amounted to a degree that necessitates an overhaul of the official community plans to open up Resource designated areas for development. There are lands in the Rural Residential and Residential designations, not only in the Halfmoon Bay OCP area, but also other electoral area OCPs, to accommodate the demand for growth.

SCRD Strategic Plan 2019-2023

The SCRD Strategic Plan provides guiding principles for land use planning. Coping with climate change is one of five focus areas of the Strategic Plan. The Plan acknowledges that people of the Sunshine Coast are already seeing the impacts of climate change in recent years, including increasingly severe summer drought, sea level rise, flooding, landslide, downstream washout, wild fires and intense and frequent winter storms. The Plan calls for the SCRD to confront the challenge of managing development and population growth in the face of the global climate crisis, and find collaborative solutions for pressing issues such as water supply, garbage disposal and land use planning that will aid the swift reduction of greenhouse gas emission and enhance the region's resiliency to the effects of a warming climate.

Current best practices in land use planning to achieve these goals are protecting and enhancing the function of natural assets, and concentrating development in existing built-up areas to prevent sprawl. The forested areas on the coastal uplands are an important ecosystem and natural resource highly valued by all inhabitants of the Sunshine Coast as well as first nations. They serve important functions in moderating local micro climate, absorbing carbon dioxide and sustaining wildlife. The climate vision of the Strategic Plan thus re-enforces the Official Community Plan's land use policies for prioritizing new developments in existing settlement areas and preserving forested resource areas by mandating a very low density of 100 hectares per parcel in these areas.

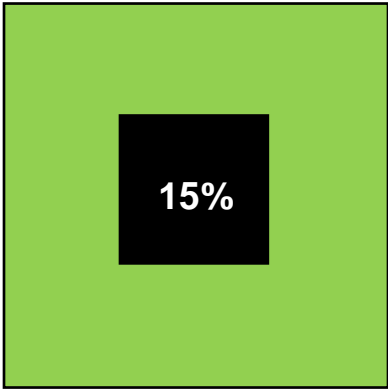
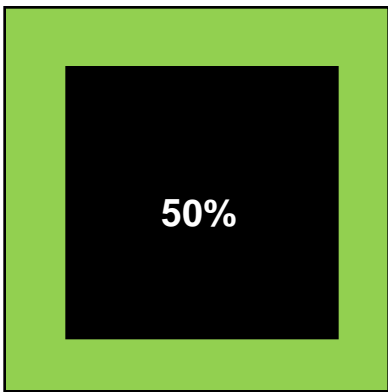
The previous development of 14 four-hectare (1/25 of the minimum size of 100 hectare) lots on the 64 hectares of lands that include the subject parcels has already made a footprint on the forest ecosystem. Further densification by creating 15 more lots of even smaller size (1 hectare) in this area will deepen this footprint, increase vulnerability of human settlement to forest fire and strain the region's fire service capacity. This is not in keeping with the Strategic Plan and should be avoided.

Other SCRD Policies

Consistent with the Resource land use policies, climate action policies of the Halfmoon Bay OCP call for reduction of greenhouse gas emission through more efficient land use patterns which concentrate higher-density and new developments in existing neighbourhoods and community hubs, and have lower transportation emission and lower impact on the natural areas. These policies are consistent with the Community Energy and Emissions Plan, as well as the We Envision Plan for regional sustainability. The proposal subject development in an isolated Resource area is inconsistent with all of these policies.

Proposed Site Specific Zoning Provisions

The proposed site specific provisions for the subject development are very similar to the current zoning RU2 (Rural Two) for the subject properties. The main differences are an increase in development intensity, and a shift of balance from a mix of residential and other uses towards commercial and employment oriented uses. This shift limits residential dwelling size in favour of an increase in the size of buildings for all other uses particularly for greenhouse and home-based business, and in the number of people that can be employed for those uses. This can be demonstrated in the following comparison of the two zones.

	RU2 Zone	Site Specific Provisions
Permitted uses	garden nursery agriculture keeping animals and livestock home occupation residential dwellings vehicle repair and maintenance child day care	greenhouse agriculture keeping animals and livestock home-based business residential dwellings vehicle repair and maintenance child day care
Dwelling maximum floor area	NA	principal dwelling: 297 m² auxiliary dwelling: 125 m²
Number of employees for home business	family members plus 1 other person	family members plus 4 other persons
Parcel coverage for all buildings including dwellings, auxiliary buildings and greenhouses		

Most areas designated as Resource or Rural Residential on the Sunshine Coast including the subject lands do not have natural soil capable of productive agriculture, thus this will not be conducive to the intent of the proposed development for more agricultural use.

The proposed 4 non-family member employees for a home-based business on each property is a significant increase from the current standard of one non-family member employee. Unless housing is provided for these employees on site, they will need to commute to work most likely by private vehicles, as this area is not within walking distance to existing residential neighbourhoods, and there is no public transit service or plan to extend service to this area. Despite the opportunity to work from home and reduce commuting to work sites, there are still many daily activities such as going to school, shopping, accessing services, health care and recreation, which will depend on private vehicles.

The proposed increase of building coverage represents a substantial shift from the current mix of residential and other commercial or non-commercial uses towards employment and business oriented uses for these properties. The increase in building coverage to 50% on each parcel will diminish open space for amenity, vegetation cover and buffer between adjacent properties. This can affect the rural ambience and quality of life in these areas, and cause an increase in susceptibility to fire spread and conflicts and nuisances resulted from business operations. The 50% building coverage of a parcel can also substantially increase impervious surface of the land and storm water runoff. This will pose a significant challenge for drainage management on site and downstream, especially in events of intense rainfall.

Dynamic Rural Zone Concept

The above proposed zoning provisions, along with a density of 1 ha per parcel, are parts of a land use concept, called the “Dynamic Rural Zone” that was created by the applicant. According to the applicant, the goal of this concept is to respond to the current shortage of affordable rural properties on the Sunshine Coast that can accommodate extended work space, agriculture and economic opportunities for home-based businesses and sustain a self-sufficient life style.

As discussed above, the proposed development density and zoning provisions are unsuitable in the Resource designated areas. This land use concept may be suitable for Rural Residential areas subject to servicing capacity and other site characteristics. Consideration of this concept requires comprehensive review of all official community plans and could form part of a regional planning strategy that will address housing affordability and economic growth while maintaining the quality of life and the health of the natural environment on the Sunshine Coast.

Alternative Development Permitted by Current Zoning

Instead of subdividing the existing 4-ha lots into 1-ha lots as proposed, under the current RU2 zoning, each 4-ha lot is allowed to have three single family dwellings and one auxiliary dwelling. A building strata title can be created for each dwelling under the *Strata Property Act*. These titled dwellings can be rented or owned individually. Potentially a total of 16 dwellings could be created on the subject lands. The dwellings on each lot can be clustered together to reduce environmental footprint. The common area of the parcel can be shared among the dwellings and used for utility systems and other uses permitted under the RU2 zone, such as agriculture, garden nursery, keeping of livestock and animals, home-based business, etc.

These alternative developments are less intensive than the proposal, yet it could achieve some of the goals of the “Dynamic Rural Zone”: relatively affordable dwellings and space for home-based business. Nonetheless, the feasibility of these developments will be subject to provision of SCRD fire protection and solid waste collection service, the quality and quantity of on-site water supply and on-site sewage disposal systems.

Technical Considerations

As indicated by the Fire Department, due to the lack of fire hydrants within an acceptable distance from the site, a new fire hydrant near the site connected with waterline extension from an existing water main, or a water pond with acceptable capacity and accessible pumping facility nearby must be put in place to supply sufficient water for fire suppression. Should the development proceed, this condition must be met.

Vancouver Coastal Health (VCH) comments that ground water in areas containing bedrock such as Secret Cove Heights is often found to be high in arsenic; arsenic in ground water over concentration of 10 ppb will require treatment, and if arsenic in excess of 50 ppb is found, the proposed subdivision will be rejected. Should the development proceed, ground water quality must meet VCH standards.

Proposed Park Land Contribution

As part of the rezoning process, the applicant proposes to provide a park land contribution of approximately 6.45% of the subject lands which consists of mostly the wetland area of the site. This area is unsuitable for development due to topographical, hydrological and environmental constraints. SCRD Parks Department determines that this area is unsuitable for a park, and recommends taking cash in lieu of park land through the subdivision process and protecting the wetland through a conservation covenant should the development proceed.

Conclusion from Analysis

The above analysis further examines the proposal from the regional land use, strategic planning, sustainability, climate change and technical perspectives, and indicates that the proposed development, if permitted, will lead to intensification of development in this area, which will have implications on the ecosystem and SCRD's ability to manage fire protection, flooding, solid waste disposal, land use efficiency and climate resilience. While the proposal has the intention to generate affordable housing and economic opportunities for the community, these opportunities are better suited for other locations outside of the Resource designated areas. Alternative development permitted under current zoning regulations for parcels in the subject area could potentially achieve some of the goals of the "Dynamic Rural Zone".

Based on analysis of this report, staff do not support this zoning and OCP amendment proposal and recommend abandoning the proposed bylaws that received First Reading.

Options for Next Steps

In the process of considering a zoning bylaw or OCP amendment bylaw, after First Reading of the bylaw, the Board can choose whether or not to give the bylaw Second Reading.

Staff recommend abandoning the proposed bylaws. However, if the Board decides to proceed to Second Reading, the following alternatives may be considered.

Alternative 1: The Board can choose to further consider the proposal through Second Reading of the bylaws that have received First Reading. These bylaws can be found in Attachments A and B.

Alternative 2: The Board can direct staff to work with the applicant, if the applicant is interested, to prepare revised amendment bylaws. A less intensive change to the existing land use pattern in this area may be considered by revising the proposal to reduce the subdivision density (i.e. increase lot size) and development intensity (i.e. parcel coverage, building size, number of employees). Such changes could mitigate impacts on the Resource area and allow SCRD to gradually adapt to the increasing service demand and address potential impacts while achieving some of the goals of the applicant's proposal.

If the Board gives Second Reading of the bylaws (as suggested in either Alternative 1 or 2), a Public Hearing to consider the chosen bylaws will be arranged.

Organization and Intergovernmental Implications

Despite staff recommendation for abandoning the proposed bylaws, if the Board gives Second Reading of the chosen bylaws, pursuant to Section 477 (3) (a) (i, ii) of the *Local Government Act*, Planning Staff will discuss these bylaws with relevant departments and determine whether or not the amendment to the Halfmoon Bay Official Community Plan has any impact on or is consistent with the 2020-2024 Financial Plan and the 2011 Solid Waste Management Plan of the Sunshine Coast Regional District.

Communication Strategy

Information and decisions made by the Board on this application will be posted on the SCRD website. If a Public Hearing is to be held, notice will be given to sounding residents and advertised on newspaper.

STRATEGIC PLAN AND RELATED POLICIES

The OCP and bylaw amendment process supports the SCRD's strategy for community collaboration.

CONCLUSION

Further analysis of the Secret Cove Heights proposal based on a wide range of SCRD policies, land use planning principles and implications presents a strong rationale for why the proposed development should not be supported in the subject location within the Resource area.

Further feedback from the community indicates that public opinions on the proposal continue to be divided, and in staff's view, do not warrant a change to SCRD's land use planning policies and principles.

Staff recommend abandoning the bylaws that received First Reading.

ATTACHMENTS

Attachment A – Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 considered at First Reading

Attachment B – Zoning Amendment Bylaw No. 310.174 considered at First Reading

Attachment C – SCRD website posting regarding the proposal

Attachment D – Public responses to SCRD website posting

Attachment E – Comments from Vancouver Coastal Health

Attachment F – Applicant's submissions

Attachment G – shíshálh nation comments

Reviewed by:			
Manager	X – D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

**Attachment A Halfmoon Bay Official Community Plan Amendment Bylaw 675.3
considered at First Reading**

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 675.3

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

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

PART A – CITATION

1. This bylaw may be cited as *Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3, 2017*.

PART B – AMENDMENT

2. *Halfmoon Bay Official Community Plan Bylaw No. 675, 2013* is hereby amended as follows:

Map 1: Land Use Designations is amended by re-designating Lot 12 District Lot 2392 Group 1 New Westminster District Plan BCP36834 (PID 027-546-977) and District Lot 2392 Group 1 New Westminster District except Plans BCP13284 and BCP36834 (PID 015-420-248) from “Resource” to “Rural Residential”.

PART C – ADOPTION

READ A FIRST TIME this 27TH DAY OF JANUARY, 2020

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

27TH DAY OF JANUARY, 2020

READ A SECOND TIME this

DAY OF MONTH, YEAR

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

DAY OF MONTH, YEAR

PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT this

DAY OF MONTH, YEAR

READ A THIRD TIME this

DAY OF MONTH, YEAR

ADOPTED this

DAY OF MONTH, YEAR

Corporate Officer

Chair

Attachment B Zoning Amendment Bylaw 310.174 considered at First Reading

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 310.174**

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

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.174, 2017*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - a. *Schedule B* is amended by changing Subdivision District I to Subdivision District G1 for designating Lot 12 District Lot 2392 Group 1 New Westminster District Plan BCP36834 (PID 027-546-977) and District Lot 2392 Group 1 New Westminster District except Plans BCP13284 and BCP36834 (PID 015-420-248).
 - b. Insert the following subsection immediately after Section 1011.12:

1011.13 Notwithstanding any applicable provisions of this Bylaw, on Lot 12 District Lot 2392 Group 1 New Westminster District Plan BCP36834 and District Lot 2392 Group 1 New Westminster District except Plans BCP13284 and BCP36834:

 - (1) no more than one single family dwelling or one auxiliary dwelling shall be permitted;
 - (2) the gross floor area of a single family dwelling shall not exceed 297 m²;
 - (3) the gross floor area of an auxiliary dwelling shall not exceed 125 m²;
 - (4) the number of employees of a home occupation shall not exceed 4;
 - (5) parcel coverage of all buildings and structures except greenhouses shall not exceed 35%.
 - (6) parcel coverage of greenhouses shall not exceed 50%.

PART C – ADOPTION

READ A FIRST TIME this 27TH DAY OF JANUARY , 2020

READ A SECOND TIME this ##### DAY OF MONTH , YEAR

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

READ A THIRD TIME this ##### DAY OF MONTH , YEAR

APPROVED PURSUANT TO SECTION 52 OF
THE TRANSPORTATION ACT this ##### DAY OF MONTH , YEAR

ADOPTED this ##### DAY OF MONTH , YEAR

Corporate Officer

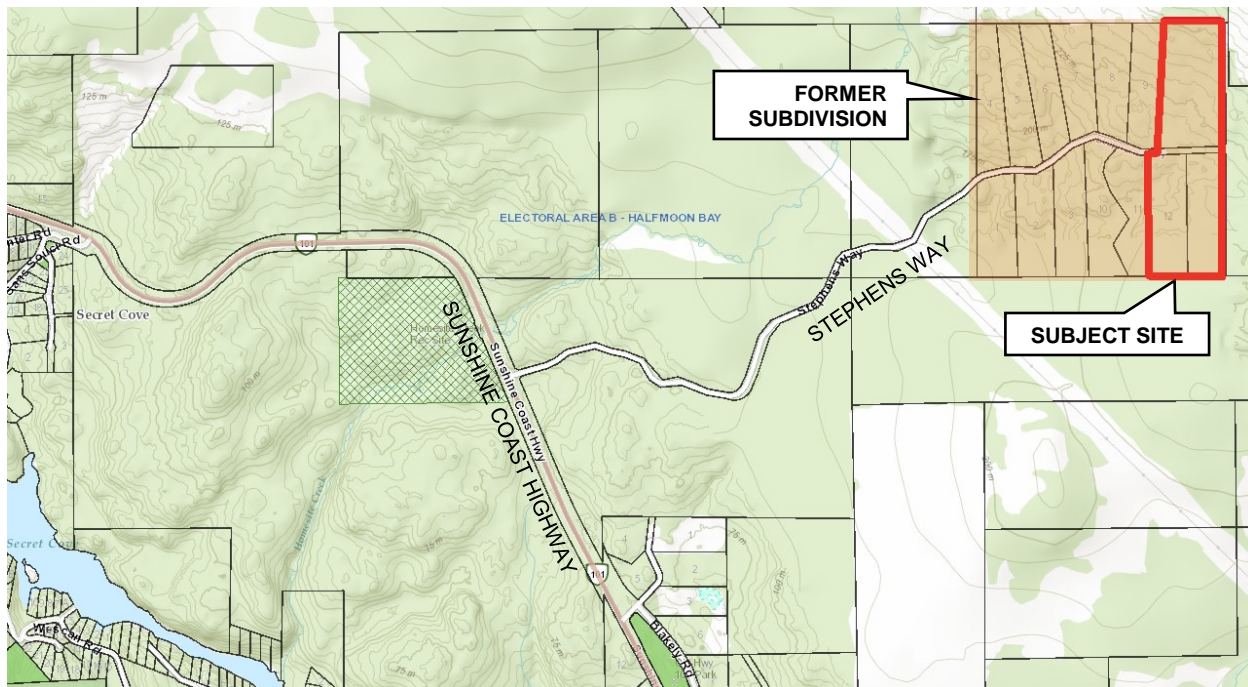
Chair

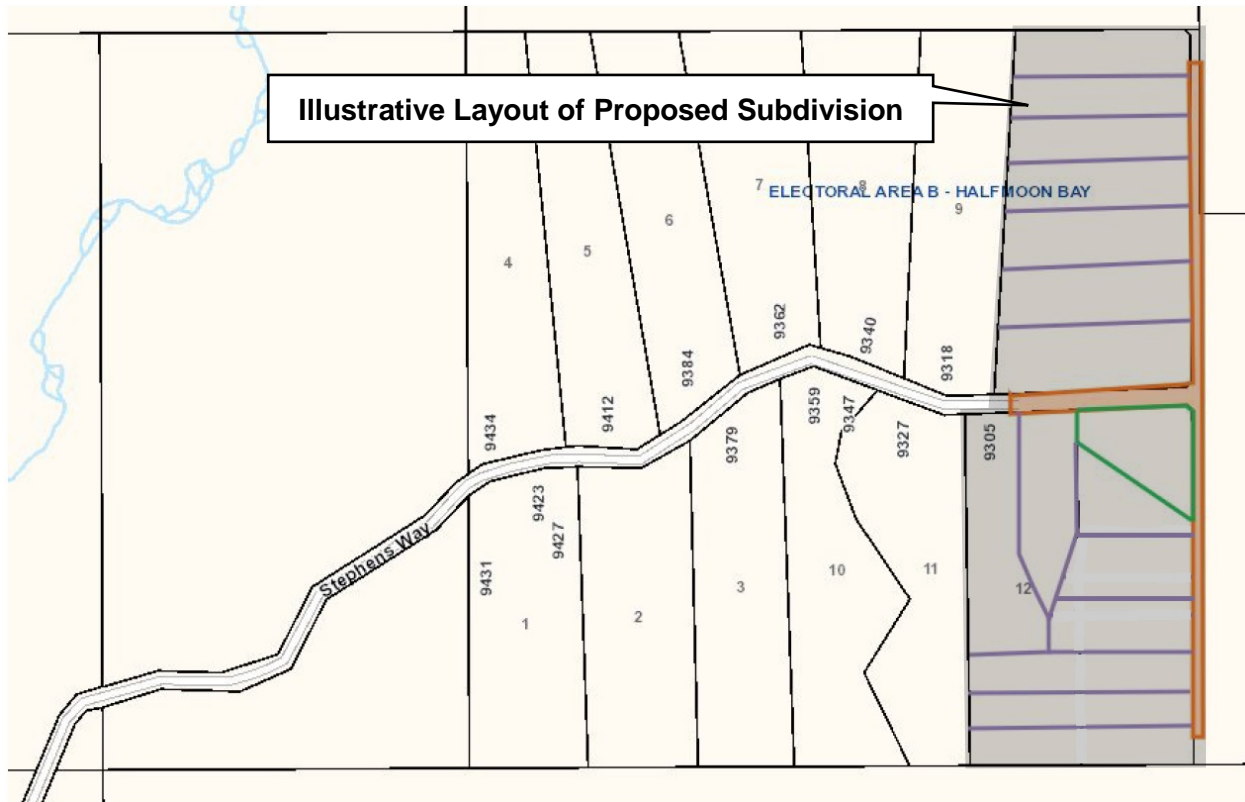
Secret Cove Heights Development Proposal

The SCRD is currently reviewing a planning application for a development proposal known as the Secret Cove Heights Development. Staff have prepared the following application summary and a few key questions and would like to get your input. Please send your comments to Yuli Siao, Senior Planner via email at yuli.siao@scrd.ca by April 10, 2020.

Application Summary

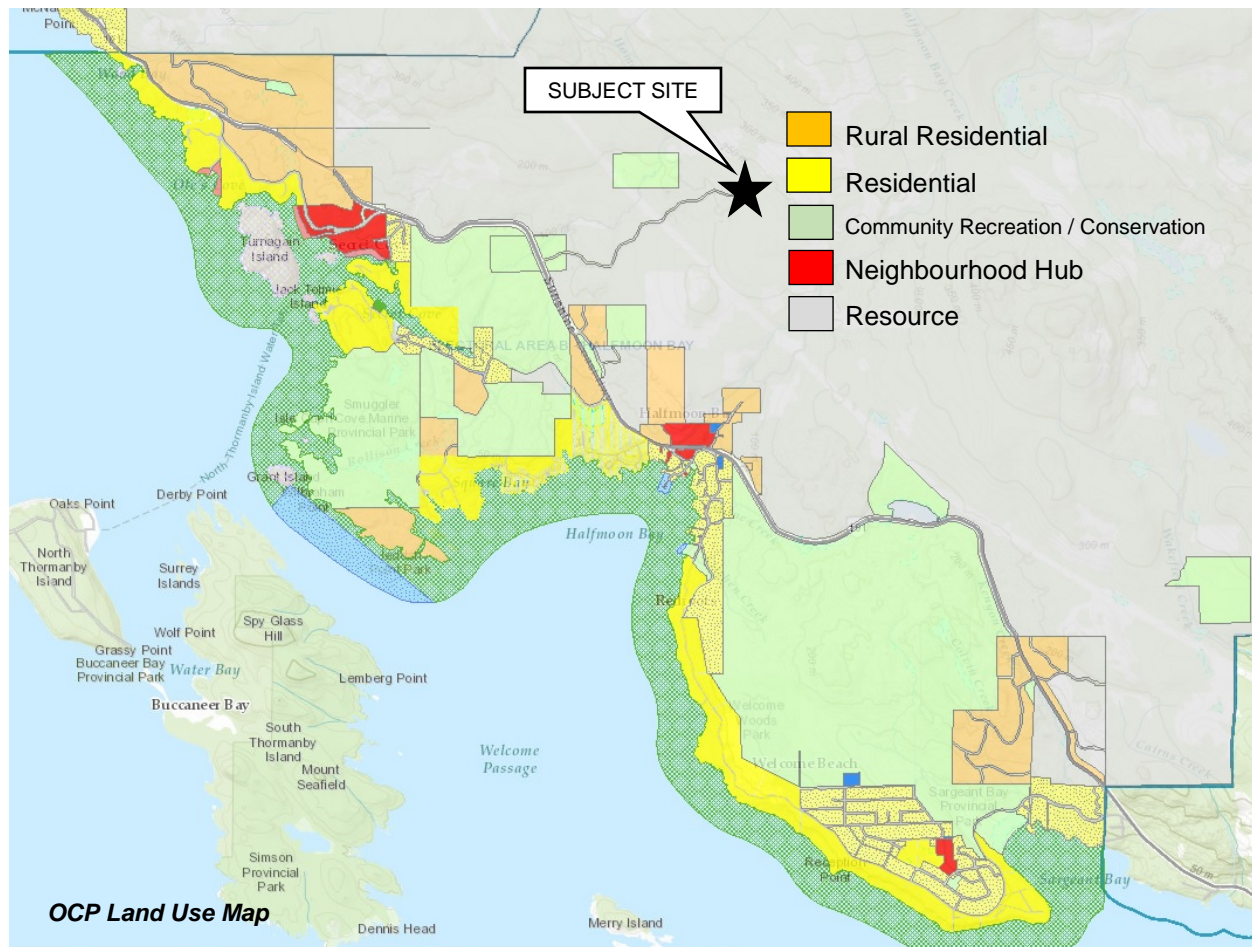
Secret Cove Heights Development Incorporated is proposing a future subdivision of approximately 19 hectare of lands located at the end of Stephens Way on the rural uplands 4 km (direct distance) east of Secret Cove in Halfmoon Bay. The current subject parcels along with the adjacent 11 parcels (approximately 4 hectares each) were created by a former subdivision of 64 hectares of private forest land. The proposed new subdivision would create 15 one-hectare lots with a set of specific land use provisions which are components of a land use and operation concept created by the development proponent and described as the “Dynamic Rural Zone”.





The subject lands are designated “Resource” in the Halfmoon Bay Official Community Plan (OCP), and zoned RU2 (Rural Two) in the SCR D Zoning Bylaw. Neither the proposed subdivision nor the proposed parcel size is permitted by the Official Community Plan and the Zoning Bylaw, and some of the proposed land use provisions are not permitted in the RU2 Zone. As a result, the proponent proposes to amend the Official Community Plan and Zoning Bylaw in order to facilitate the development.

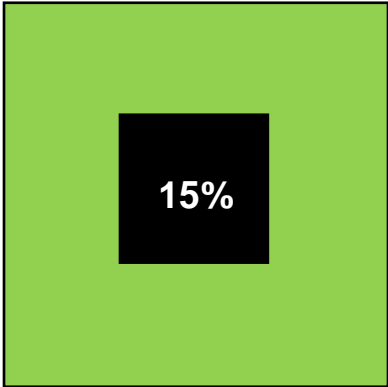
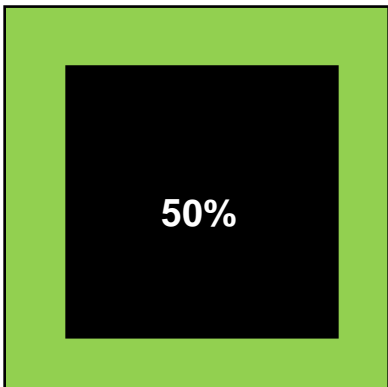
As shown in the following OCP land use map, most existing settlements of Halfmoon Bay are concentrated in contiguous areas along the Sunshine Coast Highway, Redroofs Road and the shore line (light brown, yellow and red areas). The OCP prioritizes these existing areas when it comes to densification and development, because of readily available services, proximity to amenities, better land use efficiency and connectivity and existing unfilled subdivision capacity in these areas. Parcels larger than 1 hectare in these areas can also be serviced by on-site water supply. The Rural Residential (light brown) areas are more suitable for rural subdivisions than the Resource areas (grey).



The proposed amendment bylaws received first reading by the SCRD Board in January 2020. This means that the Board is willing to consider the proposal and proceed to the next stage of the application process to gather further public input. These bylaws along with a staff report and the applicant's development proposal can be downloaded [here](#).

Prior to first reading of the bylaws, the proponent has consulted advisory planning commissions of five electoral areas, held a public information meeting and gathered public input through various media.

The relevant land use components of the "Dynamic Rural Zone" are essentially very similar to those of the RU2 Zone. However, the main differences are an increase in development intensity, and a shift in the balance among these uses from a mix of residential and other uses towards commercial and employment oriented activities. The "Dynamic Rural Zone" limits residential dwelling size in favour of an increase in the size of buildings for all other uses particularly for greenhouse and home-based business, and in the number of people that can be employed for those uses. This can be demonstrated in the following comparison of the two zones.

	RU2 Zone	Dynamic Rural Zone
Permitted uses	garden nursery agriculture keeping animals and livestock home occupation residential dwellings vehicle repair and maintenance	greenhouse agriculture keeping animals and livestock home-based business residential dwellings vehicle repair and maintenance
Dwelling maximum floor area	NA	principal dwelling: 297 m² auxiliary dwelling: 125 m²
Number of employees for home business	family members plus 1 other person	family members plus 4 other persons
Parcel coverage for all buildings including dwellings, auxiliary buildings and greenhouses		

The subject lands are not served by an SCRD water system and there are no plans to extend service to this area. Typical to parcels larger than 1 hectare in the rural area, water supply and sewage disposal for each property will need to rely on on-site systems, and this is a requirement of the “Dynamic Rural Zone”. Being within SCRD fire protection and solid waste collection areas is also a requirement of the “Dynamic Rural Zone”.

A wetland within the subject lands, denoted by green lines on the layout plan, is unsuitable for development due to topographical, hydrological and environmental constraints. The proponent proposes to donate this land to the SCRD as park land; however, the SCRD currently does not have the capacity to own or manage a park at this isolated location.

As an offshoot from the subject planning application, the “Dynamic Rural Zone” was created by the applicant as a land use and operation concept that could potentially be applied to other rural areas, and control activities beyond land use, such as noise, odor and lighting. According to the applicant, the goal of this concept is to respond to the current shortage of affordable rural properties on the Sunshine Coast that can accommodate extended work space and economic opportunities for home-based businesses and sustain a self-sufficient life style. The latest version of the “Dynamic Rural Zone” can be downloaded [here](#).

Questions:

- 1. As there are lands in existing Rural Residential areas to meet the demand of higher-density developments with home business potentials and without the need for SCRD service extension, should such developments be allowed in more remote Resource designated areas?**
- 2. Even when a former subdivision has occurred in the Resource designated areas as a result of past planning decisions, should more developments be allowed by further subdivision and densification in this areas?**
- 3. What are the possible implications of such developments on the Resource designated areas as well as the broader community in terms of economy, housing, environment, and climate related risks such as wild fire, flood and impact on the ecosystem?**
- 4. What are the positive and negative attributes of the “Dynamic Rural Zone” as a land use and operation concept for the Sunshine Coast?**

From:
To: [Yuli Siao](#)
Subject: Secret Cove Heights Questionnaire
Date: Saturday, March 14, 2020 12:41:31 PM

Hi Yuli

Its interesting that this subdivision proposal has been rejected twice (2017 and 2019) by staff and the Halfmoon Bay APC. This is the third time this proposal has come to the SCRD. The recent staff report again did not support this application. The Halfmoon Bay APC at their recent meeting did not support this application. I understand these were their comments

- Zoning for small lots in the area contradicts the OCP
- Spot zoning for small lots sets an unacceptable precedent for the area.
- Densification should be closer to a commercial hub, not on the edge of forested land
- Potential problems of arsenic in wells and poor soil need to be considered
- The concept of a "Dynamic Rural Zone" has potential, but not in this location

When does no mean no on an application?

There are two issues here: ie subdivision and Dynamic Zone as follows:

1. the 15 lot proposed subdivision. The proposed 1 ha lots are in an area of 4 ha lots all of which go against the current OCP This is the thin edge of the wedge. If the 15 lots get approved, then each of the 4 ha parcel will want the same consideration. The existing 14 lots requested and received garbage pickup service a few years ago. They and the new 15 lots could possibly want community water service in the future if their wells don't work but at whose cost..the other taxpayers??
2. The Dynamic Zone concept has potential but not in this location. This type of zone could be considered as part of an overall Zoning Bylaw amendment.

I can see that many would support the Dynamic Zone concept but not realize the proposed location is not well suited for that use. Also, I can see the support from the adjacent land owners as they could ultimately benefit themselves from future subdivision of their lots.

Its also interesting that this proposal has been presented to other APC groups. I can understand the Dynamic Zone issue be discussed in general as it could be applied in other areas. However, the other APCs may or may not understand the land use issues and the OCP in Halfmoon Bay.

Here are my comments on your questions:

Questions:

1. As there are lands in existing Rural Residential areas to meet the demand of higher-density developments with home business potentials and without the need for SCRD service extension, should such developments be allowed in more remote Resource designated areas?

No and not near the forest edge

2. Even when a former subdivision has occurred in the Resource designated areas as a result of past planning decisions, should more developments be allowed by further subdivision and densification in this areas?

No. The thin edge of the wedge of promoting smaller lots in a large lot area

3. What are the possible implications of such developments on the Resource designated areas as well as the broader community in terms of economy, housing, environment, and climate related risks such as wild fire, flood and impact on the ecosystem?

With this application there are issues of

- environmental protection of a creek on the site,
- densification next to the forest edge which should not be permitted,
- densification not supported by planning principles
- cost for future services to be supported by the general population ie transit, garbage, water supply

4. What are the positive and negative attributes of the “Dynamic Rural Zone” as a land use and operation concept for the Sunshine Coast?

The Dynamic zone has some positive concepts in supporting home based employment . Concern of the proposed maximum lot coverage. There needs to be a community wide discussion on the appropriate location(s) for a zone of this type.

My final comment is on the question processes like this. I have seen in the past where a proponent gets all their friends to submit a comment supporting an issue. Is this really representative of community support or representative of what is good planning for a community?

Thank you for the opportunity to provide comments

Regards

Frank Belfry

Jorgensen Drive, Halfmoon Bay

This email was scanned by Bitdefender

From:
To: [Yuli Siao](#)
Subject: SCHDI Questions on Website
Date: Thursday, March 12, 2020 9:32:14 PM

Hi Yuli,

The OCPC will not be writing a letter to the planners before Mar. 31 (and possibly not after that) so I will answer the questions you have posed on the SCRD website as an individual, not as an OCPC member.

1. More developments should not be allowed in more remote Resource designated areas.
2. Despite subdivisions in remote Resource areas being in existence more developments and densification should not be allowed in this area.
3. Remote subdivisions and development will require more to be spent on maintaining roads and providing SCRD services. The impact on the economy and housing is unknown. Claims may be made that more housing **anywhere on the Coast** is a good thing but there is no guarantee that remote homes will be “affordable” or that auxiliary buildings will ever be built. Similarly there is no guarantee that greenhouses will be built or that artisans will want to live far from their clients, movie theaters, craft markets, etc. Locating families in remote areas will result in additional trips to schools, arenas, pools—after hour activities that school buses do not service. Remote areas do not receive sufficient public bus service such that if both members of a couple work they will most likely require 2 cars. The list could go on. Sprawl is not a good model for development nor does it create a healthy social environment for isolated kids. In remote areas fires from human causes are more likely to get out of control when volunteer fire departments must travel considerable distances to the fire and, due to lack of hydrants, must return to the fire hall to refill the trucks with water. Without tree cutting by laws which are not possible in unincorporated areas, clearcuts by land owners will contribute to runoff during storm season. Landowners downhill will be inundated, the highway could be washed out and sensitive habitats destroyed.
4. The Dynamic Rural Zone looks good on paper but comes with no motivation for purchasers of 2.5 acre lots to build the auxiliary building which is to house workers in affordable comfort, create a suitable site for artisans to produce a product, establish green houses or work from home in hi-tech industries. The benefit to the developer is that 2.5 acre lots will possibly be easier to market than 10 acre lots which may cost more than 2.5 acres. Selling small lots in greater numbers will be financially advantageous to the developer. In the final analysis it must be seen that the creation of a sprawl development is not recognized in this day and age of resource conservation as being green in any sense of the word.

Thank you for consideration of my opinions,
Elaine Futterman

This email was scanned by Bitdefender

From:
To: [Yuli Siao](#)
Subject: Secret Cove Heights Development Proposal Questions
Date: Thursday, March 12, 2020 4:59:35 PM

Thank you for the opportunity to provide feedback to the questions recently posted on scrd.ca re: this development. My comments are in **RED** below.

Questions:

1. As there are lands in existing Rural Residential areas to meet the demand of higher-density developments with home business potentials and without the need for SCRD service extension, should such developments be allowed in more remote Resource designated areas? **For Area B, higher density developments are envisioned in the OCP as being situated within certain defined hub areas. These areas typically have easy access to transit, and existing fire protection. I have seen no data that supports a significant "demand for higher density developments" in more remote "Resource designated" areas.**

2. Even when a former subdivision has occurred in the Resource designated areas as a result of past planning decisions, should more developments be allowed by further subdivision and densification in this areas? **Definitely not. This is in direct conflict with the OCP. The OCP is a document that reflects the opinion and desire of the community as a whole on how it envisions growth.**

3. What are the possible implications of such developments on the Resource designated areas as well as the broader community in terms of economy, housing, environment, and climate related risks such as wild fire, flood and impact on the ecosystem?

Having no local water supply to combat wildfire is a risk to this community. Tanker trucks cannot provide the degree of combatting fires that a local supply may. As an aside, The local water quality for individual wells has not yet been proven. This is academic anyway.

Having no transit service is a financial risk in that subdivision of other lots in the future may demand it. This development had no refuse pickup initially until the majority of lots were sold and the new owners demanded it. This added costs onto all residents of the SCRD for pickup in this remote area. With this area possibly built out in the future, providing water supply from the SCRD would be a financial risk.

I don't see any impact from flood or major impact on the ecosystem.

4. What are the positive and negative attributes of the "Dynamic Rural Zone" as a land use and operation concept for the Sunshine Coast? **The dynamic rural zone presents some interesting variations and options worth further consideration. The applicant has indicated it is now not part of the application for this property. This is not an appropriate area for this type of zoning.**

I have a few other observations and comments on this proposal.

1. This application is nothing more than spot zoning for the benefit of the owners. There is no benefit to the local community. Having a swamp designated a community park in this area is no benefit. Soil quality in this area is very poor as reported by various sources. and the proponent has indicated this is not affordable housing both of which are academic in this case.

2. The proponent has indicated that 11 out 12 adjacent property are in favour of this application. This is understandable, as they may be able to subdivide their properties if this zoning revision goes through. Potentially there could be in the area of 75 lots or more in this area if all owners subdivided.

3. The same potential subdivision opportunity may exist for the Wood Bay Heights community. If I was a property owner there and this development was approved, it would certainly be reasonable to ask for something similar.

4. Being somewhat familiar with this process, it seems very unusual to me that this application was recommended to be rejected by staff twice, and has been to the Area B APC twice and both times they were not in favour. Now the application has gone through first reading without any transparent reasons as to why the board rejected the staff recommendations.

Jim Noon
Wescan Rd.
Halfmoon Bay

From:
To: [Yuli Xiao](#)
Subject: Secret Cove Heights proposal
Date: Wednesday, April 8, 2020 11:41:25 PM

Hi Yuli

I have a couple of comments about the Secret Cove Heights proposal. I am in favour of the proposed land use provisions and would like to see these ideas more broadly applied without the need for special zoning. However, I am not very supportive of the idea of subdivision into 1 ha lots. I don't think this is a very creative way of utilizing the land and would prefer to see a form of clustered development as an open space conservation idea. Traditional subdivision rather than clustering services into a smaller area, leaving more of the land undeveloped, is a poor use of the land. If the proponent has such a creative idea about permitted uses, why not get creative with the design on the ground?

Donna Shugar, Roberts Creek

Sent from [Mail](#) for Windows 10

From: -
To: [Yuli Siao](#)
Subject: Secret Cove Heights Development
Date: Thursday, April 9, 2020 1:03:58 PM

To whom it may concern,

The proposed development for the Secret Cove Heights does not conform to the land use pattern and policies of the OCP.

The OPC is a significant document that reflects the needs, the low density plans, and guides the future land use of Halfmoon Bay area.

The SCH is not a hub for Halfmoon Bay. I also wonder about the water wells and arsenic levels if that occurs. There isn't any bus service and other amenities near by. i am opposed to the development of SCH and I want the OCP document to be valued and considered in this decision.

Lauren Taylor
5406 Backhouse road.
Halfmoon Bay , B.C.
V0N 1Y2

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From:
To: [Yuli Siao](#)
Subject: Secret Cove Heights Development - Feedback
Date: Thursday, April 9, 2020 5:38:28 PM

Hi Yuli,

I'm responding to the SCRD request for feedback on the Secret Cove Heights Development.

First thoughts, it would probably be easier for people to add their responses to a form as the automatic link to your email doesn't work and may confuse some folks.

1. As there are lands in existing Rural Residential areas to meet the demand of higher-density developments with home business potentials and without the need for SCRD service extension, should such developments be allowed in more remote Resource designated areas?

I think developments with larger land plots make a lot of sense! It's very difficult buying land on the coast with some acreage without being stuck in the ALR which has it's own myriad of problems.

I think the issue with the Dynamic Rural Zone is that it's really a combination of agricultural and industrial uses that don't make sense. Home businesses can be anywhere, so they are pretty inert in how they affect neighbours. But having industrial businesses like vehicle repair and maintenance businesses beside farms is an enormous pollution risk of the water, soil, air and noise that will have an immediate impact on the health and wellbeing of the farm animals. I can see a lot of conflict between people who are raising animals that are disturbed by the sounds, smells and chemicals of vehicle repair machinery that could include metal grinding, welding, and painting.

While green houses sound nice, are there going to be any artificial light restrictions? If not, neighbours could be stuck with operations that are extending the growth of their plants by lighting up the greenhouses and creating an enormous amount of light pollution disrupting both the human and animal neighbours.

2. Even when a former subdivision has occurred in the Resource designated areas as a result of past planning decisions, should more developments be allowed by further subdivision and densification in this areas?

Yes, we need to give more people the opportunity to own land that could create their own food security and not cost \$1,000,000 like it currently does.

3. What are the possible implications of such developments on the Resource designated areas as well as the broader community in terms of economy, housing, environment, and climate related risks such as wild fire, flood and impact on the ecosystem?

I think the inclusion of any vehicle repair and maintenance or industrial operations is an enormous risk to the health of the land, a fire hazard, and going to damage the ecosystem of air, underground water, soil quality and noise pollution.

This land makes more sense as rural with residential, home-based businesses and farming options but without the business-killing restrictions of the ALR. If we want food security on the coast, we need to create options for people to be able to create small, viable farm businesses. The ALR is making it more difficult to farm than it ever has been.

4. What are the positive and negative attributes of the “Dynamic Rural Zone” as a land use and operation concept for the Sunshine Coast?

I think the combination of these uses is going to be an enormous source of conflict between the neighbours.

I think the housing allowances and secondary housing are a fabulous idea. We need more rental housing. Are there any thoughts to restricting Air BnBs? Until there is a cap on the number of Air BnBs licensed on the coast (with strict licensing and tracking of unlicensed short-term rentals), rental housing will never increase.

We need more land that can ‘actually’ increase our food security on the coast. ALR land is not doing that because the Ministry of Agriculture is putting enormous barriers in-front of farmers and hopeful farmers. If we want farming to grow on the coast, it needs to be sustainable as a side business that can grow into a full-time source of income. That means we need to help farmers diversify their sources of income with farm stands, value add products, Class D licensing, and limiting cannabis operations on farm land (yes, it’s a plant, but it doesn’t contribute to our food security).

The long thin lots make absolutely no sense! They are the most inefficient layout for farming because when you think a road will be needed down the entire length of the property, you’ve just significantly reduced the usable land. The thin plots also force owners closer together, exacerbating potential conflict. And the thin lots also prevent the properties from being developed as regenerative pieces of land or farms. Long pieces of land are also incredibly inefficient to water if people are using them for farming. Squarish pieces of land can be watered, tended and developed with regenerative practices (moving animals around, watering in cycles, etc), much more efficiently and are more likely to be productive.

I applaud the SCRD for thinking about more rural plots of land. They are seriously needed. But the long, thin lot designs and conflicting usages allowed are a flawed approach and going to cause a host of issues.

Thanks!
Joy Dutcher
Wilson Creek, BC

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From:
To: [Yuli Siao](#)
Cc:
Subject: Secret Cove Heights Development
Date: Friday, April 10, 2020 10:44:26 AM

TO: Yuli Siao, Senior Planner, SCRD
CC: Andreas Tize, Director, Roberts Creek
Elaine Futterman, Chair, Roberts Creek OCPC
Michael Allegretti, Chair, Roberts Creek APC

Dear Yuli Siao,

We are writing to give input on the the Secret Cove Heights Development proposal for Rezoning to create a “Dynamic Rural Zone”.

1) creating a subdivision with 15 one-hectare lots, promoting 2 dwellings per lot, in a remote area such as this looks like the beginning of development that will soon change Halfmoon Bay from a rural area to a suburb ... and if the pattern of sprawl is repeated down the Coast, the Sechelt Peninsula will be transformed to a West Vancouver long before its time.

2) creating a 30-dwelling subdivision (two dwellings per lot) 4 Km direct distance (what is the actual distance by road?) from the existing SCRD services is not in the interest of good planning. Considering that most households on the Sunshine Coast have at least 2 vehicles, this would put another 60 vehicles on the road system (that is already over capacity) as residents without access to the transit system will have to drive for every need they have...getting children to school, buying groceries and building supplies, visiting the hospital, clinics, library, post office, banks, Credit Union, etc.

3) given the threat of wildfire in the past 5 years, creating a subdivision in the wilderness is a dangerous move that will impact the entire Sechelt Peninsula, not just Halfmoon Bay.

4) using this development as a means of providing more “low income housing” is a myth. Private developers do not provide low income housing; governments and non-profit organization do.

We do not support this application for increased density in the 19 hectare of lands located at the end of Stephens Way on the rural uplands 4 km (direct distance) east of Secret Cove in Halfmoon Bay.

Sincerely yours,

Carolann Glover

Brett McGillivray

Lower Rd, Roberts Creek, BC

V0N2W6

From:
To: [Yuli Siao](#)
Subject: Regarding the Secret Cove Development Proposal
Date: Saturday, April 11, 2020 11:37:52 AM

Dear Yuli,

After reading the proposal, my answers to the first 3 questions is a unanimous YES. I think it is a fantastic idea. As for question number 4, I think that the water resource is the main concern for greater density in this region. However, considering how “individualistic” many people in this region consider water access, I can’t see it being overutilized any more than it currently is (especially with people having infinity pools that fill in the spring with (shared) well water, and run constantly all summer and fall). At least having an organized community has the possibility of organizing more ecological approaches to water sharing. Although I am not a civic engineer, I have seen many “intentional communities” throughout the world being very responsible with resources. One of the most impressive was one in Bern, Switzerland, where over 150 families have been living in a geothermally heated, multi-use, multigenerational co-op since 1960’s, which provides housing for mixed income families and is a wonderful model for many aspects of eco-living, using a fraction of the resources that a traditional suburb might consume.

The past few months, driving and walking along the highway 1 and seeing the number of logging trucks carrying away giant trees both going north and south, I can only say that if this development proposal goes through it can only be an asset to the way that resources are being squandered in our community.

Maybe if we create these unique communities within our region, less resource extraction will occur? I certainly hope so.

In any case, I fully support this proposal for this community to go forward and am looking forward to further information about it coming my way.

Thank you for opening up the conversation to us all.

Best wishes,

Diane Williams

5623 Leaning Tree Road

Halfmoon Bay,

BC V0N1Y2

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Office of the Medical Health Officer

Vancouver Coastal Health
821 Gibsons Way
Gibsons, BC V0N, 1V8

March 10, 2020

Mr. Yuli Siao
Registered Professional Planner
Sunshine Coast Regional District
1975 Field Road, Sechelt, BC V0N 3A1

Via email: Yuli.Siao@scrd.ca

Dear Mr. Siao,

Healthy communities are places that are safe, contribute to a high quality of life, provide a strong sense of belonging and identity, and offer access to health-promoting amenities, infrastructure, and opportunities for all residents. It is known that well preserved natural environments and smartly designed built environments, defined as the human-made surroundings that provide the setting for human activity, can have a significant influence on the physical and mental health of residents.

Vancouver Coastal Health (VCH) would like to thank you for the opportunity to provide the comments below for consideration on Halfmoon Bay Official Community Plan Amendment Bylaw No. 675.3 and Zoning Amendment Bylaw No. 310.174 (Secret Cove Heights Development). Land use and development strategies that can help to enhance the rural built environment and contribute to positive quality of life and health outcomes. The proposed development plan was reviewed by the Medical Health Officer, local Environmental Health Officer and the Healthy Built Environment team. Please consider the following comments:

Water and sewerage

- Given the remote nature of the parcel, connection to existing regional drinking water system would not be feasible. Individual water supplies on each lot would have to meet the standards of the *Guidelines for Canadian Drinking Water Quality* (GCDWQ). The ground water in areas containing bedrock such as Secret Cove Heights is often found to be high in arsenic. Arsenic in ground water over concentrations of over 10 ppb would require treatment. If arsenic in excess of 50 ppb were found, VCH would recommend to the approving officer that the subdivision be rejected.
- The planning, installation, and maintenance of on-site sewage systems must be conducted by an authorized person under the *Sewerage System Regulation* (B.C. Reg. 326/2004) and using the *Sewerage System Standard Practice Manual*.
- Areas that are steeply sloped would generally require more depth of mineral soil and bigger lot sizes to be considered acceptable for subdivision. It is suggested

that a maximum slope percentage is identified as per the *Sewerage System Standard Practice Manual* to identify areas not suitable for development.

Built environment

- Smaller lot sizes, as shown in the proposal, can help provide affordable housing opportunities for those with lower incomes. Providing a diversity of housing choice, including a mixture of dwelling types (including multi-unit options), affordable and mixed-income options, non-traditional arrangements (e.g. live/work units defined as Dynamic Rural zone), and universal design features (e.g. barrier free) can also support more complete communities and foster aging in place.¹
- Although rural living involves a greater degree of low-density development with limited facilities and services, increasing density while ensuring a safe, walkable community that provides access to a variety of amenities and social gathering places can have a positive health impacts. VCH would support providing a community amenity within the development to promote social capital and the mental well-being of residents.
- VCH supports the goal of protecting natural assets and resources. The lands and waters contained in Sunshine Coast Regional District require ongoing protection as they supply much of the drinking water and offer great opportunities for physical activity and access to green space. Exposure to nature and access to green space can reduce stress, improve mental health, encourage more physical activity, and facilitate social connections.²
- Implement low-impact development to minimize the development risks to a community from predicted impacts of increased floods, wildfires, landslides, and or other natural hazards due to a changing climate. Thoughtful consideration should be given to land use planning and mitigating impacts to climate change, and also preparing for potential impacts of climate change (e.g. wildfire smoke).³

VCH looks forward to reviewing future documents produced by the Sunshine Coast Regional District. If you have any further questions or comments, please contact Dr. Geoff McKee.

Sincerely,



Geoff McKee, MD, MPH, FRCPC
Medical Health Officer
Vancouver Coastal Health

¹ BC Centre for Disease Control (2018). Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0. Vancouver, BC: Provincial Health Services Authority.

² BC Centre for Disease Control (2018). Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0. Vancouver, BC: Provincial Health Services Authority.

³ Canadian Institute of Planners. Climate Change and Land Use Planning. Accessed from: https://www.cip-icu.ca/getattachment/ca4806bb-0c53-4ad6-a4c6-47fe0c9e0d51/Climate-Brief_Land-Use-Planning-bm.pdf.aspx



Secret Cove Heights Development Inc.
Unit 238 A - 8275 92nd Street
Delta BC V4G 0A4

April 10, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Re: SCRD Website Input page

Please find the support letters that have been sent to Secret Cove Heights Development Inc. since January 2020 for inclusion in the SCRD Planning Department's public input efforts. Some of these letters were distributed as photocopied handouts on January 9th at the Planning and Community Development Committee as they were not given a chance to be included in the formal agenda.

Document List

- 1. Community Support Letters**
 - 1.1. Idan Lyon**
 - 1.2. Sheneal Anthony**
 - 1.3. Leslie Iverson**
 - 1.4. Graham Moore**
 - 1.5. Mardell Buryniuk**
 - 1.6. Tanya Hall**
 - 1.7. Tom Pinfold**
 - 1.8. Michelle Morand (2 pages)**
 - 1.9. Dana Brynelsen**

- 1.10. Jeni Stafford
- 1.11. Anna MacNeil
- 1.12. Liana Lamotte-Leskie
- 1.13. Virginia Hatfield
- 1.14. Kelsey Oxley
- 1.15. Emily McPherson
- 1.16. Tracy Cartlidge
- 1.17. Cheryl Swanson
- 1.18. Ken Green
- 1.19. Tom Whiffin
- 1.20. Barry and Marina Jensen
- 1.21. Laura Barnes
- 1.22. Leah MacNeil
- 1.23. Tzaddi Gordon
- 1.24. Jack Pearson
- 1.25. Larry Nygard
- 1.26. Dawne Shillington
- 1.27. Robert Gillis and Mary Gillis
- 1.28. Dylan Gannon
- 2. Stephens Way Neighbour Support Letter
 - 2.1. Information Letter (2 pages)
 - 2.2. Signed Letter (2 pages)
 - 2.3. Lot 9 Support Letter

Thank you for your time and consideration.

Sincerely,



Nicole Huska,
Agent for Secret Cove Heights Development Inc.

Idan Lyon
9305 Stephens Way
Halfmoon Bay, BC
V0N 1Y2

June 10, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear SCRD Board:

My name is Idan Lyon. I'm a 34 years old. I own and operate my own carpentry business. I currently rent on the Sunshine coast but would one day soon like to purchase land and build my own house. I would like only a couple of acres, enough to live off my own land. The sunshine coast is far more affordable than the mainland and I enjoy the slower paced, less stressful, environment the sunshine coast has to offer.

I have been looking for a property on realtor.ca for some time now but I am not finding any smaller, more affordable, acreages.

I support the proposal the Biddlecombe's are presenting and would be a potential buyer in the future.

Thank you for your time,

Idan Lyon

A handwritten signature in black ink, appearing to read 'Idan Lyon', with a stylized, cursive script.

From: Sheneal Anthony <[REDACTED]>
Sent: June 10, 2019 9:49 PM
To: Idan Lyon
Subject: Sheneal letter

To whom this may concern:

My name is Sheneal Anthony. I'm a 37 year old mother of 3. My husband, myself, and our children currently live in Mission, B.C. I work part time as supervision assistant for the Mission school district but i am heading back to College in August to become an Education Assistant. My husband works in Engineering. Our family also enjoys hosting international students from all over the world.

We are considering a move to the Sunshine Coast. I fell in love with the Sunshine coast when I was a little girl. As a Girl Guide i attended camp at Camp Olave in Sechelt where i spent many summers. Every time we visit we fall more in love with the Sunshine Coast and all it has to offer.

We would like to purchase land to build on. We are having a difficult time finding any listings for smaller acreages on the Sunshine coast. In comparison the Sunshine coast would be far more affordable then where we currently live. Our house in Mission was built in 1995, has had no major updates (other than the roof) and has nearly doubled in value over the last three years. It is now assessed at \$850,000! We feel we could afford to own a couple of acres and build for this same price on the Sunshine Coast.

We would love for our children to grow up outdoors, contributing to growing their own fruits and vegetables. We support any proposal that would allow for smaller acre parcels of land. 1-4 acres would be ideal.

Thank you,
Sheneal Anthony

From: Idan Lyon <[REDACTED]>
Sent: June 7, 2019 1:33 PM
To: [REDACTED]
Subject: Fw: Requested letter

From: Janice Biddlecombe <[REDACTED]>
Sent: June 7, 2019 1:32:02 PM
To: Idan Lyon
Subject: Fwd: Requested letter

Leslie Iversen

5052A Sunshine Coast Hwy
Sechelt, B.C. V0N3A2

1/8/2020

Dear SCRD Board,

I am a 62 year old resident of the Sunshine Coast. I have family here and in the lower mainland. My husband and I are renters and have never owned property on the Sunshine Coast. We would like to help our married younger daughter purchase property and the area in Halfmoon Bay might just fit our needs for having a main house for a family with children, and a second domicile for a grandparent cottage. As our oldest daughter is in a wheelchair, it can be very difficult to find accomodation that is accessible for her needs and as my husband and I are aging, accessibility is something we are looking for as an essential. We do not want to relocate back to Vancouver, nor could we afford to. Also as our family like to visit this area it would be easy to accommodate them if we were living in a convenient setting.

My husband and I both work in Sechelt, at the Trail Bay Mall, and my daughter works at the Sechelt Library. My other daughter, who volunteers at the Library, is a published author and resides with us. Living in Halfmoon Bay would be very practical for us, and as the proposed development in Sechelt is reasonably priced could be the opportunity we are looking for.

We are looking to solidify our future and remaining in an area we have enjoyed living in for the last 24 years, to help procure the same for our adult children and their growing families.

Thank you for your attention and consideration in this matter.

Sincerely yours,

LeslieIversen

Graham Moore
5866b Turnstone Cr
Sechelt, BC
V0N 3A6

4th Jan 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

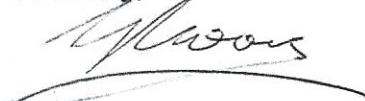
Myself and my family have been residents of Sechelt for more than 6 years, I am a director on the Sechelt & District Chamber and Commerce, have worked in local tourism, retail and am an active member in the local community.

We have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

It can often be difficult to manage and develop a large portion of land, but by attending the public information session for this project, I was impressed with the professionalism, attention to detail and ability to satisfactory answer numerous questions on this development.

Thank you for your consideration our input and we look forward to the proposal proceeding as planned.

Sincerely,



Graham Moore

Sent: 1/7/2020 1:28 PM

To: "nicole@nicolehuska.com" <nicole@nicolehuska.com>

Mardell Buryniuk
8131 Northwood Road
Halfmoon Bay, BC V0N 1Y1

7 January 2020

Planning Department - SCRD
1975 Field Road
Sechelt, BC V0N 3A1

Attn: SCRD Planning Department

My family and I have been residents of Halfmoon Bay since 2015. We moved to the area because of the combination of excellent schools, wonderful community and the natural beauty of the area. We have been informed of the contents of the application by Secret Cove Heights Development Inc., and it's agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

Halfmoon Bay is a wonderful area for families with an excellent elementary school (rated 215 out of 955 schools in BC). I believe that allowing the above noted rezoning application to pass is appropriate for our community. This would mean that 14 households would join our community with the opportunity to grow local food or start home based businesses instead of what would likely be only 3 households on 10 acres each. I believe that households who can afford to purchase, build and maintain 10 acres would not be contributing to our community in the same way.

Thank you for considering our input and we look forward to the proposal proceeding as planned.

Sincerely,
Mardell Buryniuk

Copyright © 2003-2020. All rights reserved.

Tanya Hall
5606 Medusa Place
Sechelt, BC V0N 3A0

Monday, January 6, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

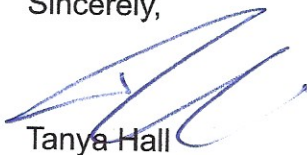
Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

As the owner and Operator of the Upper Deck Guesthouse in Sechelt for 16yrs from 2002 to 2018, I have had the great privilege of meeting and housing a vast number and variety of both tourists and potential new members of our community. It was both a shock and disappointment when New people would stay with me who had secured employment whether at the local hospital, a Vet Clinic, Restaurant or School to name a few and had to leave the coast due to a lack of affordable and quality homes. I agreed with them wholeheartedly that securing employment and coming ahead of their partner or even a full family was very wise. Staying in a temporary accommodation for a short time while you find the best housing choice for your family seems sensible but not true today. Housing is lacking, to say the least. The options were few and substandard at best. Seeing young professionals come to the coast wanting to make it home and then being forced to leave because of housing was heartbreaking. Completely opposite of what the needs of the community are. We need to allow developments that provide value for money, quality homes and a lifestyle where families can live and grow and add value to our community.

I have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. As such and based on my personal experience as outlined above, I support the concept as presented. Thank you for your consideration my input and I look forward to the proposal proceeding as planned.

Sincerely,



Tanya Hall

Tom Pinfold
6150 Bailie Road
Sechelt, BC
V0N 3A7

January 6, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Re: Application by Secret Cove Heights Development Inc.

Dear Sir/Madam:

I have been a resident of the Sunshine Coast for close to 18 years. For the first ten of those years, I worked as a home-based economic consultant with mainly off-Coast clients. In a sense, I was an early adopter of the e-commerce model since most of my business communication was by telephone and internet. This makes application by Secret Cove Heights particularly interesting to me.

In the years that I have lived on the Coast, it has been very obvious to me that we need a more diversified economy to encourage and support younger people to live here. Our quality of life makes the Coast a very attractive place to live. However, without a means to earn a reasonable income to support a family, living here remains unattainable for many. The proposal by Secret Cove Heights is a novel and very creative way to help to address this issue. It would create a rural residential and work from home zone that blends the existing Rural Residential and Agriculture Zones. By so doing, the Secret Cove Heights proposal would open up a attractive approach to promote home-based businesses based on the e-commerce model, help to diversify and strengthen the local economy and at the same time impose very limited demands on municipal infrastructure.

Local governments are very restricted by their own limited resources and the Municipal Act in how they can promote local economic development. This proposal offers a unique land use management solution that appears to address the issue. I support the concept as it has been presented and urge you to approve it.

Sincerely,

January 6, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

My name is Michelle Morand.

I have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way

I have lived on the Sunshine Coast, in Halfmoon Bay for 7 years. My husband and I work from home providing scientific research to Oncologists to aid in their treatment of cancer patients.

I was born and raised on Galiano Island and have lived on the coast of BC for my entire 50 years of life. I hike with my dogs in the woods every day and visit the ocean in front of my property most evening. I am eager to see the beauty and resources of the Sunshine Coast conserved.

I comprehend the need to keep development moderate, and sustainable, so that we will all have our beautiful coast and forests for generations to come.

I have read the documents that will be put forth you to pertaining to this project and in my review the proposal is a positive evolution as property developments go.

We are a community of artists, musicians, inventors and creators. The SCHDI proposal for family ownership and residency, plus artisanal/home business community sounds like it could help meet the needs for creativity, income and housing for many innovators on the sunshine coast.

Their plan for well water service and grey water management should help to ensure that the community does not tax an already overloaded district water service.

I am a particular fan of the green space proposed, as it ensures that local habitat is conserved for generations to come.

Overall this proposal will meet the needs of many and has the potential to create a very special community to add to our already very special community.

Thank you for your consideration our input and we look forward to the proposal proceeding as planned.

Sincerely,

Michelle Morand,

Owner/Resident

7915 Redrooffs Road
Halfmoon Bay, BC
V0N 1Y1

Dana Brynelsen, OBC, LLD (HON)

5383 Sans Souci Road, Halfmoon Bay, BC, V0N 1Y2

January 5, 2020

To Whom It May Concern;

I am writing in strong support of the proposal by the SCHDI requesting an amendment to the Halfmoon Bay Official Community Plan. My family has lived in Secret Cove for many generations, first arriving in the early part of the 20th century. I appreciate the work of many community members in developing the Community Plan and the commitment to preserving the rural nature of this area. I also appreciate the challenges of balancing human and environmental needs in our rapidly changing world.

I believe that SCHDI has met these challenges by the design and commitment to strong sustainable principles. At a community meeting to discuss this proposal last April which I attended, each question or concern put forward by myself or a community member was met with evidence based research by the Agent for SCHDI. A continuing problem however is the OCP determination that our rural nature demands lot sizes above the highway of 5 or 10 acres. Mini estates, which only the very wealthy can afford, should not be the only means to keep an area rural. Most people, including those polled on the coast, consider a community rural with lot sizes considerable smaller.

I grew up on an acre, most of it was not landscaped, heavily treed, room for a house, a garage, a large garden etc. And you could not see neighbours. This plan call for 2 ½ acre lots, room for farming, two houses and home based business. Property of a size that a family with young children might be able to afford.

We need young families on the coast. We had them once and now we have priced them right out. It is a huge concern to me that those of us, elderly, white, and well to do landowners who do not want our comfortable life styles altered may oppose this development. There is NO land available at affordable prices to develop a similar project on the water side of the highway. It is really time to think about the future of this coast and the importance of young families for this future.

Yours sincerely,



Dana Brynelsen OBC, LL.D (Hon)

Jeni Stafford
8789 Redrooffs Rd
Halfmoon Bay, BC
V0N 1Y1

3 Jan 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

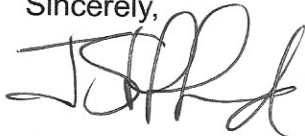
Dear Sir/Madam:

We have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

My husband and I fell in love with Halfmoon Bay when we first visited in 2008 and shortly after decided to move here. As a family with a young child, we appreciate the strong community spirit. As property manager/developers, we are impacted by the limited availability of housing and we understand the difficulty and risk associated with large, higher cost properties. We have always been inspired by the creative entrepreneurial ways that people make a living in this relatively remote rural area. We want to support these efforts.

Thank you for your consideration of our input. We look forward to the proposal proceeding as planned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeni Stafford', with a stylized, cursive script.

Jeni Stafford, MEd, BEd, BBA

Anna MacNeil
8342 Redrooffs Road,
Halfmoon Bay, BC V0N 1Y1

January 6, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

I am a long time resident of Halfmoon Bay (HMB). Originally from West Vancouver, my parents moved to HMB in 1994, I moved here in 2004 and my sister and her family moved here shortly after. I came to the Sunshine Coast to become the manager of the BC SPCA and have been raising my family here since 2006. I sat on the Board of the Halfmoon Bay Childcare centre (HMBCC) for 5 years and I currently work at Holywell Properties as a Strata Manager.

We have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

As a Strata Manager I have first hand knowledge of the difficulty in finding affordable and appropriate housing for many young professionals, working families and retirees. As former Chair of the HMBCCS I am aware of the difficulty for working families to find affordable and appropriate child care. I have no doubt that it is time to think outside the box and search for new and creative ways to utilize the land here in Halfmoon bay. I believe I am a good representative of long term and future residents, and I welcome new and creative land use opportunities for Halfmoon Bay.

Thank you for your consideration our input and we look forward to the proposal proceeding as planned.

Sincerely,

Anna MacNeil

support letter

"Liana Leskie" [redacted]

Sent: 1/7/2020 4:43 PM

To: ""Nicole Huska"" [redacted]

Liana & Ric Leskie
PO Box 2197
Sechelt, BC
V0N 3A0

January 5, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, BC

Attention: Sunshine Coast Regional District Planning Department

Dear Madam/Sir,

We have been residents of the Sunshine Coast since 2009 and have raised three children here on this beautiful coast, one of whom still attends Halfmoon Bay Elementary School. In addition, to raising our family here, we have been further firming up our roots, by growing a small business since 2014.

We are writing in support of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting, for development of about 46 acres at the end of Stephens Way. We feel that the application for rezoning should be fully supported, as it represents a solid means to manage a large property of this type.

As residents and entrepreneurs who will be looking to move further out in the Halfmoon Bay area, we would be financially unable to manage a large property, however, a smaller property, as is in this proposal, would be much more within our means. The vision of this proposal wonderfully encompasses the social support of small community, food-gardening for families, and small business development so many of us strive for.

One of the aspects of this proposed development that we find particularly exciting is that of an auxiliary building being allowed on our property. As we ponder the possibilities of having a small, secondary building, we come up with many potential ideas that would greatly benefit our family: one of which is, a location to have an office, manage our business, and process items to be ready for sale at our retail location in Sechelt, thereby allowing us to free up space in our home as living space, rather than combining it all, as we do now.

Thank you for considering our opinion and input into this application. We optimistically anticipate the proposal moving forward.

Kind regards,

Liana and Ric Leskie

Virginia Harris
Gregory Phelps
8106 Alderwood Road
Halfmoon Bay BC
V0N 1Y1

January 5, 2020
Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

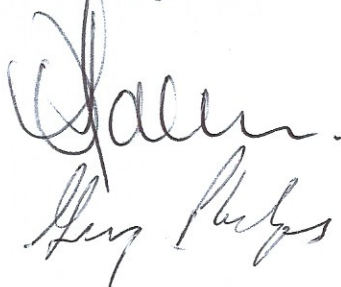
We are long time residents of the Sunshine Coast and Halfmoon Bay Area, we have raised our family here and children have attended the Halfmoon Bay school.

We have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way.

In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

Thank you for your considerations do we look forward to the proposal proceeding as planned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Phelps', is written over a horizontal line.

Kelsey Oxley
8136 Cedarwood Road
Halfmoon Bay, BC
V0N 1Y1

January 4, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

I am writing to express my support for sustainable development within Halfmoon Bay. I feel that there is a place in this community for rural subdivisions such as what Secret Cove Heights Development is proposing. I think the proposed project would be valuable because it would increase the availability of more price accessible land and because it has independent water infrastructure. I am a local resident since 2017, and I work at the Sechelt Hospital. I want to see more land available for local home-based businesses. Halfmoon Bay has very few building areas in development, particularly those that would be more accessible to people looking at home-based business.

Places where people can have space to live and work are needed. Part of the charm and character of the coast is from the studios, local farms and innovative artisans we have locally. This is a focus of our OCP, as laid out in the strategic directions and goals, and the OCP policies (sections 7.16 to 7.24). I think that the Secret Cove Heights development proposal has a lot of merits and should be approved based on these points. I think it fits well in the location on Stephens Way in Halfmoon Bay and will benefit the local community.

I have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting, for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, I am in support of the concept as presented. I feel that it is a sound approach for managing properties of this type and size.

Thank you for your consideration of my input.

Sincerely,



Kelsey Oxley

Letter to scrd

1 message

emily McPherson <emily.mcperson@gmail.com>
To: <nicolehuskaconsulting@gmail.com>

Tue, Jan 7, 2020 at 6:54 PM

Emily McPherson
5461 Julmar Rd
Sechelt BC
V0N3A7

6 January 2020

Planning Department- Sunshine Coast Regional District
1975 Field Rd
Sechelt BC

Attention: Sunshine Coast Regional District Planning Department

Dear Sir/Madam,

I am a long time Sunshine Coast resident. I moved to Halfmoon Bay in 1994 and have also lived in Gibsons, Davis Bay, west Sechelt, and now Sechelt. I love the Coast and the lifestyle it offers. I have a small business hand dyeing yarn from home, and have been self employed for the past 8 years.

I am writing you today because I have read the application for the Secret Cove Heights Development for the acreages at the end of Stephens Way and I would like to express my support for the proposed rezoning concept.

I think the Dynamic Rural Zone concept is really exciting for someone like me because the development size would give a creative business person like myself ample "elbow room" for growing my business, not only in terms of production, but also the ability to have staff on hand as my production increases and sales move online. The proposal is in line with my personal ethos of sustainability and simultaneously addresses the very dire need for more housing on the Coast.

I am blessed to have secure housing in Sechelt, but families and other single women I know have had to make do, living in RVs in Wilson Creek and Porpoise Bay. The family I know in Wilson Creek moved to the coast with the capital to purchase a home here but have been unable to find appropriate housing for themselves and their daughter. My own mother has given months of shelter to another young family from Quebec who were living in their minivan after moving to the Coast, for work, because there was no place for them to live. The Coast is desperate for more housing, and I, as a current renter, have also felt the crunch. This development is a reasonable and responsible way to make more homes available without sacrificing the character of our communities as they stand. This proposal isn't advocating putting up mass produced duplex complexes or anything like what is going on in West Sechelt, but rather these small but generous land allotments would provide a much needed micro community consistent with the kind of properties already in the neighbourhood. Larger parcels could be prohibitively expensive for people like me who just need the space to focus on my business, and have a spot to sleep and grow vegetables.

I do hope you will take my support and enthusiasm for this concept as presented into consideration, and look forward to the proposal being approved. The benefits could be enormous for people like me who would like to purchase land in this wonderful community.

Sincerely,
Emily McPherson

Tracy Cartlidge
42 Viscount Crescent
Brandon Manitoba (former resident of Halfmoon Bay, Sunshine Coast)

January 7th, 2020

Planning Department – Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department

Dear Sir / Madam:

My name is Tracy Cartlidge and I am a previous Sunshine Coast / Halfmoon Bay resident of nearly 10 years. I was born and raised nearby in Powell River, lived the last 10 years on the Sunshine Coast and recently relocated to Brandon Manitoba due in large part to the lack of affordable housing and gainful employment available on the Sunshine Coast.

My 20-year career has been in banking and finance with a focus on lending and business development. I spent 5 years as a volunteer Board Member for the Sechelt Chamber of Commerce. I also completed Simon Fraser University's certification in Economic Development and worked for one of the District of Sechelt's short-lived economic development attempts. Unfortunately, in my experience, because there has never been a long-term concentrated objective for Coast wide economic development, it is left up to individuals to try and piece-meal it together.

My 19 year old son was also born and raised in Powell River and has lived on the Sunshine Coast for the past 9 years. He would like to stay and make his life there, but most likely will be joining us in Manitoba because the cost of living (specifically housing) on the Coast is unattainable and there is a lack of meaningful above minimum wage employment available, making it almost impossible for him to stay,

I have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, I support the concept as presented. I feel that it is a sound approach for managing properties of this type and size. This project offers a rural development plan maintaining larger pieces of land, but not so large as to make it undesirable for any developer to take on. When considering the cost of dcc's there must be an attempt at finding a happy medium rather than rendering the development not cost effective enough to pursue.

In light of a recent survey result (Best Cities for Work in BC¹) where the District of Sechelt lost ground on annual household income and suffered for housing starts, dropping them to 32nd after a 12th place ranking last year, this is exactly the type of development that the Coast desperately needs. The smaller footprint for the main home along with a much smaller footprint for the auxiliary structure is not only in keeping with the rural development but also provides the opportunity for more affordable housing / rental properties. This is something the Coast is desperately in need of, but it is a multi-faceted issue that the District of Sechelt and other individual coastal communities have not been able to solve. This project would be a step in the right direction.

Thank you for your consideration of my input and I look forward to the proposal proceeding as planned.

Sincerely,


Tracy Cartlidge

¹ <https://www.coastreporter.net/news/local-news/sechelt-slips-in-best-cities-for-work-in-b-c-survey-1.24047043>

Dear SCRD,

I am writing to express my support in favor of the proposed zoning amendment for the "Dynamic Rural Zone" in the Halfmoon Bay area of B. C's Sunshine Coast.

We are educated, employed home owners currently residing in Sechelt.

The Dynamic Rural Zone is very appealing to us for a few reasons:

- 1) My husband and I have been considering home-based business for a few years, but due to our current lot size it is not feasible to build a workshop/workspace, nor a space to add an employee to our business. Due to working "offsite" at an alternate location, the costs of having a small business, for us, outweigh the benefits.

Having a home-based business would reduce our carbon footprint, cut down or eliminate commuting times, as well create and employ another person(s).

- 2) The cost of living on the Sunshine Coast is increasing. Over the past 4 years, our household has been learning to enrich our food security by growing and utilizing a garden. We find challenges with sun exposure and ideal garden size due to our small lot, not to mention the painful challenge of having a disease-free garden with the ongoing watering restrictions we face year after year. The thought of having a larger lot for growing sustainable agriculture, the use and access of a well, in addition to incorporating water collection in a new build would be ideal.

- 3) With ageing parents, we are already thinking ahead and planning provisions for care for our elder family members. We consider the costs of assisted care facilities and wishes of independent senior members of our family. We will be providing care and living accommodations for OUR ageing parents. This will reduce the overburdened health care facilities and enable a peaceful quality of life for seniors living with their children.

The proposed Dynamic Rural Zone would allow our family to live and work in what we think is a lovely part of the world, whilst having a good quality of life providing for our family with space and opportunity to have a home-based business, a sustainable garden/greenhouse and accommodations that are still close to all amenities and major centers for young and old alike.

We have been waiting for something like the Dynamic Rural Zone for some time and we hope to see more of this type of land use considered for families on the Sunshine Coast.

Thank you,

Cheryl Swanson

Ken Green
7770 Nelson Avenue,
Burnaby, BC V5J 4C9

January 16th, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

I have frequented the Sunshine Coast numerous times over the past 10 years, most often during the Summer when the Sleepy Hollow Car Show is happening in Sechelt. I had occasion to cruise up to the Halfmoon Bay area and visited a friend who owned property on Stephens Way. I was overwhelmed with the natural beauty of this rural area and thought it would be a wonderful place for young families, like those of my own grown up children, away from the high cost, hustle and bustle of the big urban city.

I have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

With the high cost of property in the Vancouver area, this area would be much more affordable for younger families, and provide an opportunity to not only have a home-based business, but also provide an opportunity to have vegetable gardens for their own family needs, as well as have the option of having a second smaller home on the property for either rental income (mortgage helper) or a place where aging parents could reside with their families. .

Thank you for your consideration our input and we look forward to the proposal proceeding as planned.

Sincerely,

A handwritten signature in black ink, appearing to read 'KG', with a long, sweeping horizontal line underneath it.

Tom Whiffin
4015 Edinborough Street,
Burnaby, BC V5C 1R4

January 16th, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

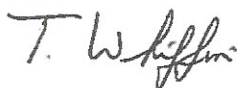
I have frequented the Sunshine Coast numerous times over the past 10 years, most often during the Summer when the Sleepy Hollow Car Show is happening in Sechelt. I had occasion to cruise up to the Halfmoon Bay area and visited a friend who owned property on Stephens Way. I was overwhelmed with the natural beauty of this rural area and thought it would be a wonderful place for young families, like those of my own grown up children, with land much more affordable and in a safer environment..

I have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

I think the proposed size of 2.5 acres makes the lots perfect for growing a family and much more attainable by the younger generation coming up what with the high cost of property in the Vancouver area. The area itself is very unique with the 2.3 KM paved street up from the Sunshine Coast Highway, and the development being surrounded by nature, lots of trails for exploring, and lots of room to develop a home-based business, but also provide an opportunity to have vegetable gardens for their own family needs, as well as have the option of having a second smaller home on the property for either rental income (mortgage helper) or a place where aging parents could reside with their families. .

Thank you for your consideration our input and we look forward to the proposal proceeding as planned.

Sincerely,



Barry & Marina Jensen
7681 112 St
Delta, BC V4C 4V9

January 16, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

We are looking to purchase property on the Sunshine Coast. We are looking for a manageable acreage, where we can semi-retire, while supplementing our retirement income with self-employment income. We would like to build a house for ourselves and also a small cottage for our children and grandchildren to stay when they visit. The parcels of land available are too large for a couple to manage.

We heard of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for rezoning approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We hope that the application is successful because we would like to settle in the area and properties of this type and size would suit our purposes.

Thank you for your consideration of our input and we look forward to the proposal proceeding as planned.

Sincerely,



Marina Jensen

Laura Barnes
8331 Redrooffs Road
Halfmoon Bay BC
V0N 1Y1
January 9, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, BC

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam;

I am writing on behalf of the proposed Dynamic Rural Zone for the approximate 46 acres at the end of Stephens Way in Secret Cove on the Sunshine Coast.

My husband and I invested in property in Halfmoon Bay 12 years ago and we have been permanent residents for the last 6 years. My husband has been able to work remotely from a home office and I am self employed. We have 2 young children that attend Halfmoon Bay Community School and are active members of the community through organized sporting activities and events for both our children and ourselves. We also are lucky to be surrounded by a large community of friends living in the area.

Our move was based on a lifestyle change as being closer to nature and having more time with our children was, and still is, a priority. Due to the nature of our professions, my husband and I both have the option to work from home. This has been instrumental in our long term plans in building our businesses while enjoying the lifestyle and close community of Sunshine Coast living.

I have been part of the Halfmoon Bay School Parent Association Committee (PAC) since 2014 and have been acting as PAC Chair since 2018. In this role I have become aware of a growing number of younger families moving to the area who, like myself, share values of family, community and environment, and have made the transition from city living to a rural lifestyle due to opportunities of working from home offices and/or opportunities to pursue dreams as independent start-ups, artisans, hobby farmers and craftspeople due to a more affordable cost of living. This has been a noticeable and positive trend since moving to the coast twelve years ago which, I believe has enriched and revitalized our local culture.

The Dynamic Rural Zone makes sense when considering the needs of the changing population on the Sunshine Coast. Affordability, community, lifestyle and an appreciation for individual's environmental footprint are all important factors that I believe this new zoning takes into consideration.

Thank you for your consideration of my input as I look forward to the proposal proceeding as planned.

Sincerely,

Laura Barnes

Leah MacNeil
7634 Eureka Place
Halfmoon Bay, BC
V0N 1Y1

January 8, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

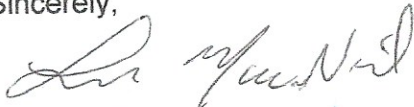
I have lived in Halfmoon bay for 14 years. I work locally and plan on retiring here.

We have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

The concerns with our current economy leaves a future for my daughter looking more and more difficult when it comes to affordable housing. If I had not gotten into this market when I did, I would not have been able to afford where I live now. Currently, as a single mother now, the options to have a secondary dwelling on the property in the future as a mother in law suite, or even as income as a rental unit would be a great benefit to myself and my daughter.

Thank you for your consideration our input and we look forward to the proposal proceeding as planned.

Sincerely,



Leah MacNeil

Tzaddi Gordon
Box 282
Roberts Creek, BC
V0N 2W0

March 31, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

I am a small business owner as well as a resident and property owner of the Sunshine Coast. I am a designer, consultant and artist working from my home studio, and have teleworked from the Sunshine Coast in the website development/design field since 2006.

I've reviewed the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, I am in support of the concept. I feel that it is a sound approach for managing properties of this type and size.

I particularly applaud how the new zoning and this proposal would legitimize and improve affordability for homeowners to run suitable small businesses on their own property with up to four employees. The gap between a sole-proprietor business and a business that can sustainably lease commercial spaces is huge, and filling that gap would foster employment opportunities.

The proposal's design with intent to meet the changing demands of work and property ownership while also reducing environmental impacts is commendable.

Thank you for your consideration of my input.

Sincerely,

Tzaddi Gordon

Jack Pearson
5407 McNaughton Rd,
Halfmoon Bay B. C.
V0N1Y2

January 21, 2020

Planning Dept. – Sunshine Coast Regional Dst.
1975 Field Rd.
Sechelt, B. C.

Att. Sunshine Coast Regional planning Dept.

Dear Sir/Madam:

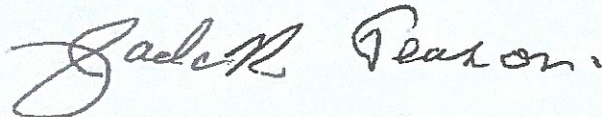
My name is Jack Pearson and I have owned property in Halfmoon Bay since 1972. I am self employed and have spent a lot of time in Halfmoon Bay over the years.

In regards to the proposal for rezoning of the 46 acres at the end of Stephens Road, I am in support of the proposal of 2.5 acre lots. Ten acre properties are too large and so costly land and building cost wise. 2.5 acre lots are still good sized properties but much more manageable by the purchaser. 2.5 acre lots could allow a second smaller home and home based businesses.

With 2.5 acre lots, it would make the properties private and neighbours not far away as with 10 acre properties.

It is my hope that you rezone to 2.5 acre lots.

Sincerely,

Handwritten signature of Jack Pearson in cursive script.

From: "Powerglide" <powerglide@shaw.ca>
To: "Laurenorth" <laurenorth@shaw.ca>
Sent: Tuesday, January 21, 2020 3:04:09 PM
Subject: pls print 3 copies thanks

Planning Department - Sunshine Coast Regional Planning Department
1975 Field Road
Sechelt, B.C.

Attention: SCRD Planning Department;

Subject: Secret Cove Heights Development.

To whom it may concern:

Hi, my name is Larry Nygard. I have had an association with the Sunshine Coast since I was a little kid. I lived and went to school in Halfmoon Bay, lived on Thormanby Island for a short while and even lived in the old Halfmoon Bay Store. My career was in a management capacity with BC Hydro and Fortis BC. I have owned property in Selma Park since 1989 and am currently building my retirement dream house on that property.

I have recently become aware of a rezoning proposal for a development at the top of Stephens Way above Secret Cove and took a drive through the area to get more informed. I found it to be a very impressive property and easily saw the potential that could be realized for families who could live in this amazing setting and perhaps have a home business with negligible impact on neighbors. Given the housing diversity already on the Coast, this would add another positive dimension to our community and fill an existing void. With the availability of water on those properties, solar power, modern septic treatment and working from home, the impact on the district infrastructure would be minimal. The rezoning of this site makes it possible for more families to take advantage of this opportunity when our current housing environment is so overly stressed. Obviously a home here would not be for everyone but there is a considerable segment of our society that would relish the chance to be a part of this vision. It could be a part of our community that we would all be very proud of.

So in summary, to me this looks like a wonderful opportunity for all concerned and I for one would like to thank you for hearing my humble opinion in this matter.

Sincerely,

Larry Nygard [REDACTED]

5207 Sunshine Coast Hwy,
Sechelt, B.C.

Dawne Shillington
19309 117B Avenue
Pitt Meadows, BC
V3Y 1C4

January 22, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

Dear Sir/Madam:

I have a family of 6 plus one dog and find this project to be very interesting as it would be nice to move to an area where you can have some land and try to sustain a living where things are less busy than the city life. I have friends who have property over there and am always asking about the "county style" life that your community has.

We have been informed of the contents of the application by Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

Thank you for your consideration our input and we look forward to the proposal proceeding as planned.

Sincerely,



Dawne Shillington

Robert Gillis
May Gillis
8725 Redrooffs Road
Halfmoon Bay, BC
V0N-1Y1

February 10, 2020

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:


Dear Sir/Madam:

As a family we came to the Sunshine Coast in 1964 and purchased a property on Redrooffs Road in Halfmoon Bay. My father was a Civil Engineer for over 35 years working for GVRD / Metro Vancouver in the Water, Sewerage & Drainage Department. He also volunteered to look after the water system for our local community. The water came from Trout Lake. I was a businessman for over 40 years in Industrial Sales in the Lower Mainland. This job also brought me to the Sunshine Coast to call on customers such as Howe Sound Pulp & Paper, Lehigh Hansen Materials & Lafarge Earle Creek.

We have been informed of the contents of the application by Secret Cove Heights Development Inc. and its agent, Nicole Huska Consulting for approximately 46 acres at the end of Stephens Way. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing & selling properties of two acres. The following lists the advantages.

- More manageable size property than 10 acres.
- Suit the needs of families for a better price.
- Family business at home.
- More affordable housing.
- No demand on community utilities.
- Maintain the rural flavor of the area without compromising proximity to nature.

Thank you for your consideration our input and we look forward to the proposal proceeding as planned.

Re: info enquiry**Date:** 01/15/2020 (10:10:17 PM MDT)**From:** Dylan Gannon**To:** Secret Cove Heights Text (4 KB)

Hi Nicole,

Thanks for the response. I've just listened to the audio of the January 9th Planning and Community Development meeting. I must say I was fuming listening to the feedback and opinions of some of the board, most notably that of Donna McMahon. I commend you on your patience and resolve through the whole process. As someone relatively new to the Sunshine Coast, it is becoming increasingly frustrating searching for acreage land (bare or with existing home) that is affordable for young business owners. I feel you've done a fantastic job of addressing all legitimate concerns brought forward by the board and wish you success with this moving forward. Affordability is a great concern for people of all ages on the Sunshine Coast, but I feel especially for young people. If Secret Cove Heights does gain approval for development, I hope that it is affordable for us. If it is not, I hope it can set a precedence for the rest of the coast and encourage more of this type of development and access to affordable entrepreneurship. One project like this may not change the market, but it can be the spark of change. Donna McMahon's statement that real estate prices are not something anyone local has the power or ability to do anything about is incredibly frustrating to hear from an elected official. It's initiatives such as this that do have the power to change.

I would absolutely like to be on your information list for updates moving forward. I would also like to send a letter to the board, as you encouraged. To who or what email do you suggest I send it to? As far as any public hearings go; will dates and locations be provided by you on the information emails or should I be keeping an eye out elsewhere for that?

Thanks,

Dylan Gannon



Secret Cove Heights Development Inc.
8275 92 St Unit #238A
Delta, BC
V4G 0A4

Monday, November 26, 2018

Lots 1 - 9 Stephens Way
Halfmoon Bay, BC
V0N 1Y2

Re: Application for Official Community Plan Amendment and Rezoning with the Sunshine Coast Regional District

Dear Stephens Way Neighbours:

We are writing to you in order to open up the lines of communication regarding our proposal for the thirty-five-acre remainder parcel at the end of Stephens Way. Secret Cove Heights Development Inc. is a company owned by the Biddlecome family, specifically Keith Sr. - Lot 12 (and Jan, his wife) and Neil - Lot 11 (and Karen, his wife). We have undertaken to develop a subdivision concept for the property which we feel reflects the best and highest use of the land base to create a sustainable neighbourhood which focuses on home-based business and local agriculture. You may have noticed the project sign at the end of the road, it provides a contact email address and website where you can review our proposal to the Sunshine Coast Regional District ("SCRD"). The application is required in order to amend the Official Community Plan ("OCP") designation, subdivision zone and land use zone for the property.

The parcel is currently zoned within the OCP as Resource, and within SCRD Bylaw 310 as 4-hectare subdividable parcels and "Rural Residential 2 - RU2" for land-use. We are proposing to change the minimum lot size to approximately 2 acres (8,000 square meters) and allow for a new "Dynamic Rural" land-use zone. It is a combined rural residential and work-from-home zone which capitalizes on the unique economy of scale that the Sunshine Coast offers which includes our high quality of life and connectivity, stewardship of natural beauty, and close proximity to urban centres of Vancouver, Victoria and Nanaimo. The Dynamic Zone reduces the need to commute and the mix of sustainable agriculture with artisan/craftsman spaces and technology/consulting businesses supports a more sustainable neighbourhood model that creates purposeful and low impact local economic development. We have been in contact with

Telus and if we are able to develop the proposed number of lots they have agreed to install high-speed "Fibre" internet connections to all the lots on Stephens way.

We understand there may be some concerns with increased traffic on the road. Our ultimate goal is to facilitate home-based business land-use. By reducing or eliminating the need to commute, the neighbourhood will minimize back and forth traffic. We have also included a landscaping buffer in our proposal in order to ensure the maintenance of privacy and the rural feel for the existing properties.

Thank you very much for your time and consideration. Please feel free to contact myself at (604) 220-6858 or Nicole Huska, our project manager, at info@secretcoveheights.com with any additional questions or concerns you may have.

Sincerely,

Neil Biddlecombe



SECRET COVE HEIGHTS

Secret Cove Heights Development Inc.
8275 92 St Unit #238A
Delta, BC
V4G 0A4

Monday, November 11, 2018

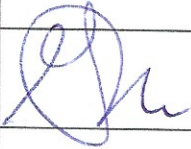




Board and Planning Department -
Sunshine Coast Regional District
1975 Field Road
Sechelt, B.C. V0N 3A1

**Re: OCP and Zoning Amendment Application for PID 015-420-248, 35 acres at end of
Stephens Way**

We, the property owners of lots 1 through 12, on Stephens Way in Halfmoon Bay have been informed of Secret Cove Heights Development Inc.'s Official Community Plan and Zoning amendment application to the Sunshine Coast Regional District. We are aware of the proposed change of subdivision zone from the existing "I" zone (4-hectare lot minimums) to zone "E2" (8,000 square meter, or approximately two-acre lot minimums) as well as the change of land-use zone to the proposed "Dynamic Rural Zone" or something similar.

We agree in principle to these changes and are in support of this proposal.

Lot Number	Name of Owner	Signature	Contact
1	Michael Derbas		604-218-4757
#3	BARBIE MAGNUSON Guy MAGNUSON		(778) 840-7550
#2	Michael Derbas		604-218-4757
#6	Deborah Moore		604 865 0438

Lot Number	Name of Owner	Signature	Contact
5	ANNE MAGNUSON CHRIS MAGNUSON		(778 840) - 7550
BH 4	VIRAL APPROVAL WITH CHRIS BOOTH SANDW SIGNATURE		604-789-9399
7	STEFAN SALOIS		604-741-5701
8			
9	See letter		
10	KEITH & SERENA BIDDLECOMBS		604-740-2558
11	KAREN BIDDLECOMBS NEIL BIDDLECOMBS		604-220-6656
12	KEITH JAN BIDDLECOMBS		604-307-5546

If you have any questions or concerns about the above please contact Nicole Huska, Project Manager, for Secret Cove Heights Development Inc. at (604) 865-0805.

Sincerely,



Nicole Huska

Re: Stephens Way Remainder - Support Letter

1 message

Ron Archie <[REDACTED]>

Sun, Dec 29, 2019 at 8:39 PM

To: Nicole Huska <[REDACTED]>, krista archie <[REDACTED]>

Ron and Krista Archie
9318 Stephens Way
Halfmoon Bay, British Columbia

Monday, December 30, 2019

Planning Department - Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia

Attention: Sunshine Coast Regional District Planning Department:

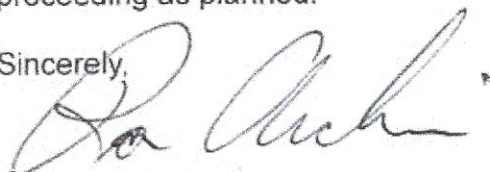
Dear Sir/Madam:

We are the owners of 9318 Stephens Way, the property immediately adjacent to the northwest boundary of the remainder lot, which is the subject of an application for rezoning. We have been informed of the contents of the application and met with the property owner, Secret Cove Heights Development Inc., and its agent, Nicole Huska Consulting. In relation to the application for rezoning, we are in support of the concept as presented. We feel that it is a sound approach for managing properties of this type and size.

We have held our parcel, which is about 10-acres in size, for approximately four years. Speaking from experience, we are only too aware of how difficult it is to manage and make effective use of a piece of property of this size given the local cost for land and construction.





Thank you for your consideration our input and we look forward to the proposal proceeding as planned.


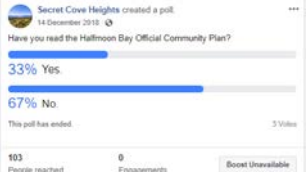
Sincerely,



Ron and Krista



Secret Cove Heights - Outreach						
Start Date	End Date	Post	Platform	Views/Reach	Actions	Responses
April 8, 2020	April 11, 2020		LinkedIn Paid Ad	325	13 (clicks to SCRD Input Page)	2 likes. No comments
April 8, 2020	April 11, 2020		Facebook and Instagram Paid Ad	2826	184 (clicks to SCRD Input Page)	
	March 20, 2020	Sunshine Coast Regional District	Shared to own Facebook and Twitter	Public Input Page	unknown	
April 29, 2019	April 30, 2019		Facebook (Halfmoon Bay Only) Paid Ad	925	18 (clicks to SCHDI FB page for more info)	
April 23, 2019	April 29, 2019		Facebook Event (Coastwide) Paid Ad	1995	9 (event responses)	
	January 22, 2020	https://www.thelocalweekly.ca/the-push-for-dynamic	Local Weekly Article	"The Push for 'Dynamic Rural' Zoning		
	January 14, 2020	https://www.coastreporter.net/news/local-news/dyna	Coast Reporter Article	"'Dynamic rural zone' heading to first reading"		

							
		April 25, 2019		Local Weekly Article			
		March 22, 2019	https://www.coastreporter.net/news/local-news/new-	Coast Reporter Article	"New zoning idea addresses 'realities' of living on Coast"		
			All content. PIM, Adds, Articles, SCRD Public Input Page	"Organic Reach" Share to Various Facebook Groups and Other Platforms - LinkedIn, Instagram, Twitter	SCRD Citizens (259 members) Everything Sechelt (3,812 members) Halfmoon Bay BC Everything (851 members) Sunshine Coast Community Concerns and FYI (9,217 members) Sunshine Coast FYI (8,300 members) Sunshine Coast Farm and Garden Swap (3,318 members)		
	December 2018			Facebook Poll	661 (viewed the poll form)	218 (completed the form)	
	December 28			Facebook and Instagram Poll Paid Ad	3353	92 (clicks through to poll)	
	December 18	December 29		Facebook and Instagram Poll Paid Ad	4399	180 (clicks through to poll)	
		December		Sunshine Coast BC Canada Paid Post	approximately 22,000		
	December 14			Secret Cove Heights Page Poll	103	3	



***shíshálh* Nation**

28-January-2019

File: SNR17158.01

Nicole Huska
Secret Cove Heights Development Inc.
Unit 238 A – 8275 92nd Street
Delta, BC; V4G 0A4

Via: nicole@nicolehuska.com
Cc: yuli.siao@scrd.ca

Dear Ms. Huska,

We are writing in response to your application dated October 17, 2018 for a residential subdivision located at the end of Stephens Way in Halfmoon Bay, BC, within *shíshálh* Nation *swiya*, *shíshálh* Nation file SNR17158.01.

The application is for an area that is within *shíshálh* Nation *swiya* (i.e. birthplace, world, territory). The *shíshálh* Nation have Aboriginal Title and exercise Aboriginal Rights throughout our *swiya*. In the past, present, and future we have and will continue to use and occupy our *swiya*, including relying upon the lands, waters, and resources of our *swiya* to sustain us. Our Aboriginal Title to our *swiya* includes the right to choose the use to which the land, water, and resources are put, and the right to benefit from such use. Our Title and Rights also include a stewardship responsibility.

We would like to refer you to the *shíshálh* Nation declaration which can be viewed on our website at www.shishalh.com. It states that “the *shíshálh* Nation, openly and publicly declares that we have Aboriginal Title and Aboriginal Rights to our Territory, including the lands, waters and resources that have been ours since time immemorial. We have been given the responsibility from the Creator to care for our Territory. Our Territory sustains our people, maintains our indigenous way of life, and is integral to our identity as *shíshálh*. We have always governed ourselves and our Territory and have never relinquished our authority or jurisdiction over such. We assert our collective right to live as a distinct people.”

Our declaration further states, “We have and continue to hold Aboriginal Title and Aboriginal Rights to the Territory, and we have the right to own, use, occupy, develop and control the lands, waters, air space and resources of the Territory in accordance with *shíshálh* laws, customs, traditions, needs and aspirations.”

We would like to reiterate that we continue to assert our authority over all of the land and water throughout the Territory. The development of our land and resources shall only proceed when the

risks of impacts on our Territory are well understood and accepted by the *shíshálh* Nation. Further, proceeding with the project without our prior consent violates Article 32 of the United Nations Declaration of the Rights of Indigenous People, which contains principles of consultation, cooperation and consent, which all governments must honour.

In the decision of the Supreme Court of Canada in the Tsilhqot'in case, the Court stated that Aboriginal title confers:

. . . the right to decide how the land will be used; the right of enjoyment and occupancy of the land; the right to possess the land; the right to the economic benefits of the land; and the right to pro-actively use and manage the land. (at para. 73)

The Tsilhqot'in decision affirms the perspectives articulated in our Declaration. Aboriginal Title is real and meaningful, is Territorial in nature, and means that First Nation consent is required for use of our Title lands and resources.

Our *shíshálh* Nation Lands and Resources Decision-Making Policy identifies the principles and process through which we review proposals for the use of lands and resources in our *swiya*. Our policy is consistent with and reflective of the principles enunciated by the Supreme Court of Canada, and provides a foundation for appropriately engaging together. It is available on our website. If you have not done so already, we require that you closely read the policy. We are happy to meet with you to share information about the policy and how we will be implementing it with respect to the application.

According to the *shíshálh* Nation Decision-Making Policy, all proposed activities will be viewed from a perspective that considers social, cultural and environmental sustainability. The *shíshálh* Nation Decision-Making Policy also functions in accordance with the precautionary principle. This is the idea that the burden of proof that a proposed course of action is not harmful, falls on those who are seeking to take that course of action. In situations where the impacts of a proposed activity are unclear, we err on the side of caution, rather than risk environmental damage to the lands and resources.

As part of initiating the *shíshálh* Nation decision making process pursuant to the Policy, we review an application to ensure that all the initial information needed to complete our preliminary assessment is provided. Although the materials that were provided with your application answered some of our questions, we still require the following information:

- Due to the high concentration of recorded and unrecorded archaeological sites in the area, the *shíshálh* Nation requires an archaeological Preliminary Field Reconnaissance (PFR) prior to ground disturbance. The proponent must contact our Rights and Title department at 604.740.5600 or email lilxmit@sechelnation.net to commission the PFR.
- The *shíshálh* Nation requires a bio-inventory of the proposed subdivision area to be conducted by a Registered Professional Biologist (R.P. Bio) with Species at Risk experience during active time for local species. Bio-inventory data should be shared with the *shíshálh* Nation. If any Species at Risk or Critical Habitat is found in the bio-inventory, the proposed application may need to be changed or abandoned in order to protect species and their habitat.

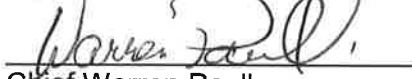
- Due to potable water restrictions on the lower Sunshine Coast, the *shíshálh* Nation requires information about how water will be supplied to the residences in this new development.

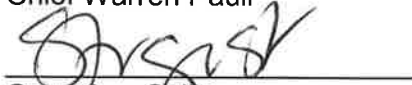
In addition to the questions listed above, we also have an additional requirement relating to the proposed development.

- The *shíshálh* Nation requires compliance with the federal Migratory Birds Convention Act, 1994 and the provincial Wildlife Act which prohibit the disturbance or destruction of active nests and eggs. Ideally the proponent will avoid clearing vegetation or demolishing buildings during the critical bird breeding windows (March 1- August 31). If this is not possible, a nest survey by a QEP (ie. RP Bio) should be conducted 24-48 hrs prior to identify active bird nests and apply appropriate buffers and timing windows. Please provide a written response that you understand this requirement and will be in compliance with these Acts.


If you have any of the information requested in your possession, please provide it as quickly as possible, so that we can properly assess this project. Please do not hesitate to contact Jasmine Paul, Manager, Stewardship and Territorial Land Management Division.

Signed on behalf of the *shíshálh* Nation:


Chief Warren Paull


Councillor Selina August

Councillor Corey August


Councillor Keith Julius


Councillor Alvina Paul

*The information that is being provided in this letter is being provided for the purposes of consultation only. This information includes sensitive cultural and heritage information which must be treated as confidential. It must not be disclosed to third parties without the prior approval of the *shíshálh* Nation.*

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 11, 2020

AUTHOR: Remko Rosenboom, General Manager, Infrastructure Services
Stephen Misiurak, Manager, Capital Projects

SUBJECT: Updated target volume Church Road Well Field Project

RECOMMENDATION(S)

THAT the report titled Updated target volume Church Road Well Field Project be received;

THAT staff initiate the provincial application processes to maximize the target volume for the Church Road Well Field based on the most recent technical analyses;

AND THAT the SCRD Board send a letter to Minister Heyman of the BC Ministry of Environment and Climate Change Strategy requesting an expedited review of the application under the *Environmental Assessment Act*;

AND THAT the contract with Associated Environmental Consultants Inc. for the Groundwater Investigation - Phase 4A be increased by \$50,000 to \$737,182 (excluding GST);

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

AND FURTHER THAT this recommendation be forwarded to the June 11, 2020 Board meeting.

BACKGROUND

As part of the development of the Church Road Well Field, the SCRD applied for a Water Licence in October 2019. This application was for a target volume of 57.6 litres per second.

As part of this project the Granthams well will be decommissioned and the nearby Soames well, which diverts water from the same aquifer, will continue to be used.

At that time, staff and the consultant confirmed that this project did not qualify for an initial review under the BC *Environmental Assessment Act*, as the total diversion target of groundwater would be less than the set threshold of 75 litres per second. An initial review of a project by the Environmental Assessment Office (EAO) would result in a decision if a BC Environmental Assessment Certificate (EAC) would be required for a project or whether it would qualify for an exemption.

The purpose of this report is to provide an update on the engineering design and provincial permitting requirements for this project and seek direction on next steps.

DISCUSSION

Environmental Assessment Act

While the original EAC from 2002 was replaced with an updated version in December 2019, the threshold for an initial review under the EAC was maintained at 75 litres per second. Given the target volume of 57.6 litres per second, there was no need for the SCRD to submit any information to the EAO.

On April 1, 2020 additional legislative requirements came into effect for projects not exceeding the threshold, but were within 15% of that threshold, so any groundwater project with diversion target of 63.75 litres per second or more. Those projects are now required to submit a Notification to the EAO of their project to allow the EAO to assess the magnitude and nature of the anticipated project impacts. Based on this assessment the EAO could decide that the project should have the same review as if the target volume would be 75 litres per second or more.

Under the EAC no other authorizations, including a Water Licence, are allowed to be issued before the EAO has completed their review of a Notification under the EAC.

Target Volume Project

On June 1, 2020 our consultant confirmed the technical potential to increase the target volume of the entire project by an increase of the diversion rate from the existing Soames well from the current approximately 1.1 liters per second to 16.7 per second, which is the capacity the well system was designed to. This additional volume will flow thru an existing water distribution infrastructure between from the Soames well and the existing Granthams reservoir at Fisher Road. The potential was first identified in 2019 and was contemplated in the preparations for the current phase of the project, including the scope of work for our contractor to confirm.

Based on previous field test and additional technical analyses it is expected that this increased diversion rate at the Soames well would not result in material impacts to the ecosystems, the sustainability of the aquifer or other groundwater users.

While further technical analyses are required to confirm the exact amount, the increased target volume could increase the contribution of the Church Road Well Field project on the 2025 Water Supply Deficit for the Chapman Water System from 40% to approximately 50%.

BC Permitting Next Steps

Increasing the target volume for this project will result in an exceedance of the threshold for the recently introduced Notification under the EAC. The EAO is committed to complete their review within 60 days. Based on experience, staff are concerned that the actual review timeline may exceed 60 days and could impact the current construction schedule of the project.

Staff are recommending that the SCRD Board send a letter to Minister Heyman of the BC Ministry of Environment and Climate Change Strategy to ensure that this Notification be treated with the highest priority. This would align with the commitment Minister Donaldson of the BC Ministry of Forests, Land, Natural Resources and Rural Development made last fall, which is currently being implemented by that Ministry's staff.

Our Water Licence application would also need to be amended, however, that such amendment is not expected to delay the review of this application. However, as indicated above, the EAC contains provisions which prevent the Water Licence being issued until the EAO have completed their review of their Notification under the EAC.

The award of construction is contingent on the issuance of the Water Licence and is currently scheduled for early Q4 2020.

Financial implications

The increased target volume is not expected to impact the estimated construction costs for this project, however, the additional support required to meet all Provincial regulatory requirements would require an additional effort by our contractor at an estimate cost of \$50,000. It's recommended to increase value of the contract for this project with Associated Environmental Consultants Inc. with such amount from \$687,157 to \$737,157.

Given that the total approved budget for the entire development of this well field is \$8,270,000, this contract increase does not require an increase to the project budget or 2020-2024 Financial Plan.

From a funding perspective, the updated contract value exceeds the approved funding from capital reserves by \$467,157. This portion of the contract will eventually be funded from the long-term loan as articulated in the December 12, 2020 PCD report; however, any expenditures exceeding the approved capital reserve funding level of \$270,000 incurred prior to adoption of the loan authorization bylaw will need to be funded internally from reserves on an interim basis.

Should the loan authorization bylaw not be adopted or the project not move forward for whatever reason, operating reserves will be required to fund any expenditures that would have been covered by the long-term loan.

Timeline for next steps

The application to the EAO can be submitted shortly after the Board's direction is received and staff suggest that the letter to Minister Heyman be sent simultaneously.

STRATEGIC PLAN AND RELATED POLICIES

The Groundwater Investigation Project supports the SCRD Board's 2019-2023 Strategic Plan to plan for and ensure year round water availability now and in the future.

CONCLUSION

Recent technical analyses confirmed that there is potential to increase the target volume of the Church Road Well Field project by optimizing the diversion from Soames well and improving the connection with the existing Granthams reservoir. Staff is recommending the increase, given its additional reduction to the 2025 Water Supply Deficit for the Chapman Water System of up to 10%.

This increased target volume, under the recently updated regulatory regime of the *Environmental Assessment Act*, triggers that a Notification be submitted to the Environmental Assessment Office. Staff recommend that the SCRD Board send a letter to Minister Heyman of

the BC Ministry of Environment and Climate Change Strategy to ensure that such Notification be treated with the highest priority.

There are currently no financial implications expected for the construction of new or the modifications to current infrastructure to achieve the increased target volume. The costs for our consultant to support the SCRD to meet all Provincial regulatory requirements is estimated to increase with \$50,000, It's recommended to increase value of the contract for this project with Associated Environmental Consultants Inc. with such amount from \$687,157 to \$737,157.

Reviewed by:			
Manager		CFO/Finance	X - T. Perreault
GM		Legislative	
CAO	X – D. McKinley	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 11, 2020

AUTHOR: Kasha Janota-Bzowska, Planning Technician I

SUBJECT: Development Variance Permit Application DVP00042 (2484 Milliner Road)

RECOMMENDATION(S)

1. **THAT the report titled Development Variance Permit Application DVP00042 (2484 Milliner Road) be received;**
2. **AND THAT Development Variance Permit Application DVP00042 (2484 Milliner Road) to vary Zoning Bylaw No. 310, be issued, as follows:**

To vary Section 507 (1) (f) to:

- a. **reduce the required setback to a watercourse from 15 metres to 11.4 metres to permit construction of a proposed single family dwelling;**
- b. **reduce the required setback to a watercourse from 15 metres to 5.3 metres to permit a previously constructed auxiliary building; and**

To vary Section 601.4 (1) to reduce the required front yard setback from 5 metres to 0 metres to permit a previously constructed auxiliary building.

BACKGROUND

The SCRD has received a Development Variance Permit application for a property located at 2484 Milliner Road in Roberts Creek (see Figure 1 below).

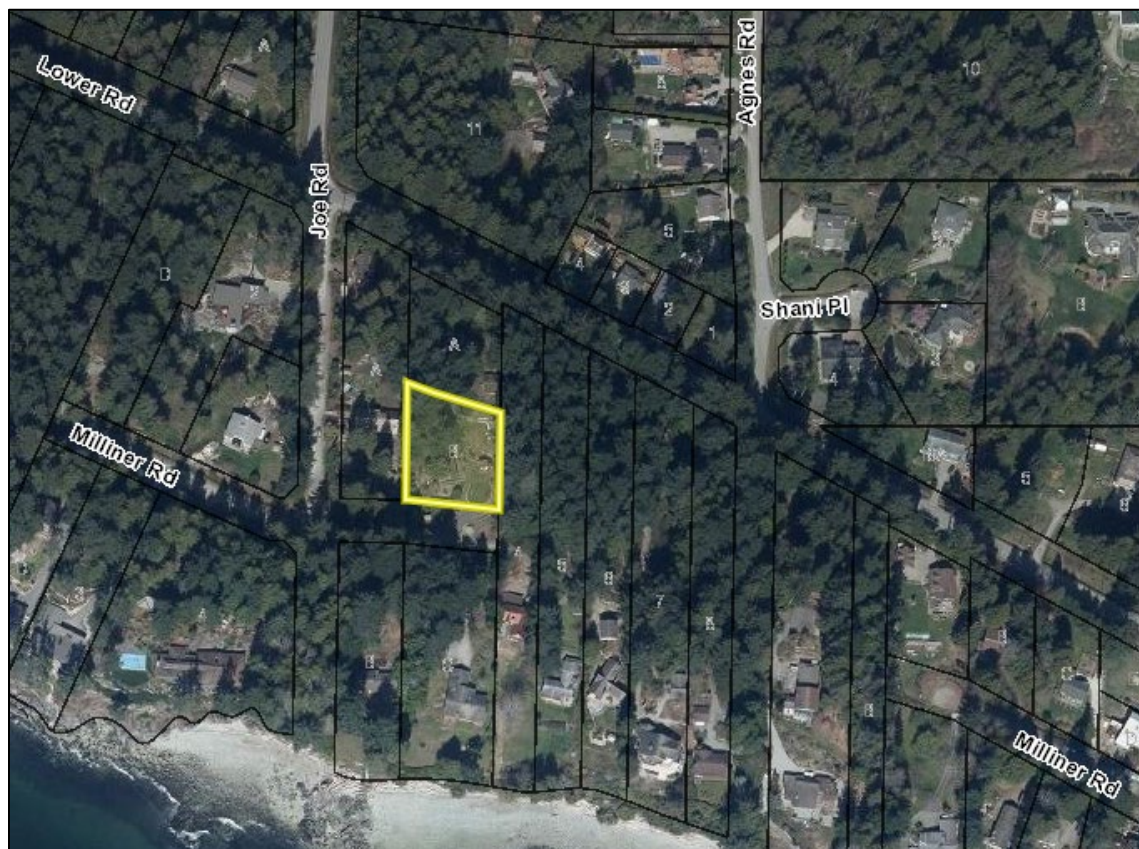
The variance request is to reduce the natural boundary setback to a watercourse from 15 metres to 11.4 metres to permit the construction of a new single family dwelling and reduce the natural boundary setback to a watercourse from 15 metres to 5.3 and reduce the front lot line setback from 5 metres to 0 metres to permit a previously constructed non-conforming auxiliary building.

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

Table 1 – Application Summary

Owner / Applicant:	Heather Kopchia
Legal Description:	Lot B Block 17 and 18 East Part of District Lot 1316 Plan 15922
P.I.D.:	007-605-871
Electoral Area:	Area D – Roberts Creek
Civic Address:	2484 Milliner Road, Roberts Creek
Zoning Bylaw No. 310:	R1 Zone (Residential One)
OCP Land Use:	Residential
Parcel Area:	2,144.83 m ²
Proposed Variances:	To vary section 507 (1) (f) from 15 metres to 11.4 metres and from 15 metres to 5.3 metres and Section 601.4 (1) from 5 metres to 0 metres of Zoning Bylaw No. 310 to permit the construction of a new single family dwelling and previously constructed non-conforming auxiliary building.

Figure 1 – Location of Subject Property.



Development Permit with Variance DPV D-80 (2009)

A development permit with a variance application was received in 2009 to reduce the natural boundary setback to a watercourse from 15 metres to 9 metres to allow for an addition to the existing legal non-conforming single family dwelling.

As part of the requirements of the application requirements, the applicant registered a Section 219 Save-Harmless Covenant on the Title of the parcel.

The applicant did not substantially commence the proposed construction within two years of issuance, and the permit lapsed.

DISCUSSION

Analysis

Located at the south end of Joe Road on Milliner Road and the lower end of Lower Road in Roberts Creek, the subject property is slightly sloped and within two identified environmental sensitive areas under the Roberts Creek Official Community Plan. There is currently one single family dwelling and two auxiliary buildings on the subject lot. The existing single family dwelling is located immediately adjacent to Joe Smith Creek, which runs along the western side of the lot.

The applicant is proposing to construct a new single family dwelling. The property is not permitted to have two dwellings due to its size. If the Variance is issued, the applicant will be required to decommission the existing single family dwelling by removing its conventional oven and any beds. The existing single family dwelling will become classified as an auxiliary building, and no overnight accommodation is permitted in an auxiliary building.

The requested Variance to facilitate the proposed development and non-conforming auxiliary building at 2484 Milliner Road represents a natural boundary setback variance of 3.6 metres and 9.7 metres, and a front lot line setback variance of 5 metres.

Natural Boundary Setback to Joe Smith Creek

In conjunction with the Development Variance Permit, a Development Permit application (DP000121) for DPA #2A for Creek / River Corridor (geotechnical) and DPA #4 for Stream Riparian Assessment Area (environmental) has been received and is ready for issuance by the Manager of Planning and Development subject to issuance of the Development Variance Permit.

As part of the Development Permit, the applicant will be required to adhere to the following:

- Obtain a change of use permit from the Building Division and decommission the existing single family dwelling to an auxiliary building;
- Remove the existing storage shed that was constructed on the Ministry of Transportation and Infrastructures right-of-way; and
- Retain a Qualified Environmental Profession (QEP) for environmental monitoring required during the construction phase to ensure that the SPEA is understood and protected.

A Riparian Areas Regulation report (see Attachment D) was provided in support of the Development Permit which recommends a 10 metre Streamside Protection and Enhancement Area (SPEA) from the natural boundary of Joe Smith Creek.

Despite the professional recommendation, the Zoning Bylaw requires a minimum setback distance of 15 metres from the natural boundary to a watercourse.

The non-conforming auxiliary building (see Attachment A) is sited 5.3 metres away from Joe Smith Creek (see Attachment B). Planning staff have analyzed that based on when the greenhouse was originally constructed, removal of the greenhouse now may potentially cause harm to the SPEA.

Roberts Creek Official Community Plan

Section 16.15 (c) of the Roberts Creek Official Community Plan (OCP) states that:

Proposed developments and timing of construction should:

- Minimize any damaging impact on the natural features, functions, and conditions of the streamside protection and enhancement areas;
- Minimize the area of encroachment into the streamside protection and enhancement areas; and
- Take into consideration fish passage and spawning times.

The proposed new single family dwelling is located as far away from the SPEA as possible. The proposed development is consistent with the policies within DPA #4 in the Roberts Creek OCP.

Ministry of Transportation and Infrastructure (MOTI) Setback Permit

A previously constructed non-conforming auxiliary building currently encroaches onto the Ministry of Transportation and Infrastructure (MOTI) provincial road right-of-way by 0.9 metres.

MOTI has issued an encroachment permit to allow for the 0.9 metre encroachment onto the provincial road right-of-way, and a setback relief permit to allow for the applicant to reduce the front lot line setback from 4.5 metres to 0 metres.

In spite of MOTI issuing the encroachment and setback permits, a variance from the SCRD is still required.

Neighbourhood Impacts

The proposed new single family dwelling and previously constructed auxiliary building is consistent with the residential development within the surrounding neighbourhood. Impacts to neighbouring properties are not anticipated as a result of the proposed development.

Consultation

The application has been referred to the following groups and agencies for comment.

Table 2 – Consultation Summary

Group / Agency	Comments
shíshálh Nation	Shíshálh Nation advised Planning staff that the property subject to this application is within the Skwxwú7mesh Nation lands.
Skwxwú7mesh Nation	No comments have been received to date.
Building Division	The Building Division have no concerns subject to the existing legal non-conforming single family dwelling being decommissioned into an auxiliary building. This will require that the applicant to the SCRD Building Division for a “change of use” permit prior to issuance of final occupancy for the proposed new single family dwelling.
Infrastructure Services Department	The Infrastructure Services Department have no concerns.
Roberts Creek Volunteer Fire Department	The Roberts Creek Volunteer Fire Department have no concerns.
Advisory Planning Commission	The Roberts Creek Advisory Planning Commission met on May 19, 2020. The Advisory Planning Commission recommended that the variance be approved.
Neighbouring Property Owners / Occupiers	Notifications were sent on May 22, 2020. No comments received to date. Staff do not anticipate impacts to views and enjoyment of immediate neighbouring properties.

Notification to surrounding properties was provided in accordance with Section 499 of the *Local Government Act* and Sunshine Coast Regional District Bylaw no. 522.

The application is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*.

Options / Staff Recommendation

The proposed variance will result in construction of a new single family dwelling and permission to allow the existing non-conforming auxiliary building to remain on the property.

The construction of the proposed single family dwelling will not impact the SPEA as it is sited outside of the 10 metre SPEA setback identified by the QEP.

The non-conforming auxiliary building is sited 5.3 metres away from the natural boundary setback to Joe Smith Creek, and although it is sited within the 10 metre setback, removal of the greenhouse may potentially cause more harm than good to the SPEA.

Possible options to consider:

Option 1: Issue the permit.

This would allow for the setback to a watercourse to be varied from 15 metres to 11.4 metres for the proposed new single family dwelling and from 15 metres to 5.3 metres and for the front lot line setback to be varied from 5 metres to 0 metres for the non-conforming auxiliary building.

The proposed setbacks will permit the construction of a new single family dwelling, and allow the previously constructed auxiliary building to remain on the property.

Planning staff recommend this option.

Option 2: Deny the permit.

Zoning Bylaw No. 310 requirements for 15 metre minimum building and structure setback to a watercourse would apply and redesign of the proposed single family dwelling and removal of the auxiliary building would be required.

Organizational and Intergovernmental Implications

This application was referred to the SCRD Building Division, SCRD Infrastructure Services Department, Gibsons & District Volunteer Fire Department, shíshálh Nation, and Sḵwxwú7mesh Nation.

Financial Implications

None at this time.

Timeline for next steps or estimated completion date

Should this application be approved, the applicant will be required to submit a building permit application to the SCRD Building Division.

Communication Strategy

Notification to surrounding properties was provided in accordance with Section 499 of the *Local Government Act* and Sunshine Coast Regional District Bylaw no. 522.

No concerns have been received to date.

STRATEGIC PLAN AND RELATED POLICIES

Review of the application for the development variance permit supports the SCRD's strategy for Climate Change and Resilience, as the proposed new single family dwelling is sited outside of the recommended 10 metre SPEA setback as outlined in the riparian areas assessment report.

CONCLUSION

The applicant is requesting a variance to the required natural boundary setback to a watercourse from 15 metres to 11.4 metres for a proposed single family dwelling and to reduce the natural boundary setback to a watercourse from 15 metres to 5.3 metres and the front lot line setback from 5 metres to 0 metres to permit a previously constructed non-conforming auxiliary building.

The proposed development is consistent with the policies within DPA #4 (streamside protection enhancement area) in the Roberts Creek Official Community Plan.

The proposed single family dwelling is located as far away from Joe Smith Creek as possible. The non-conforming auxiliary building (see Attachment A) is sited 5.3 metres away from Joe Smith Creek (see Attachment B).

MOTI has issued an encroachment permit and a setback relief permit to allow for the previously constructed non-conforming auxiliary building to remain as originally sited.

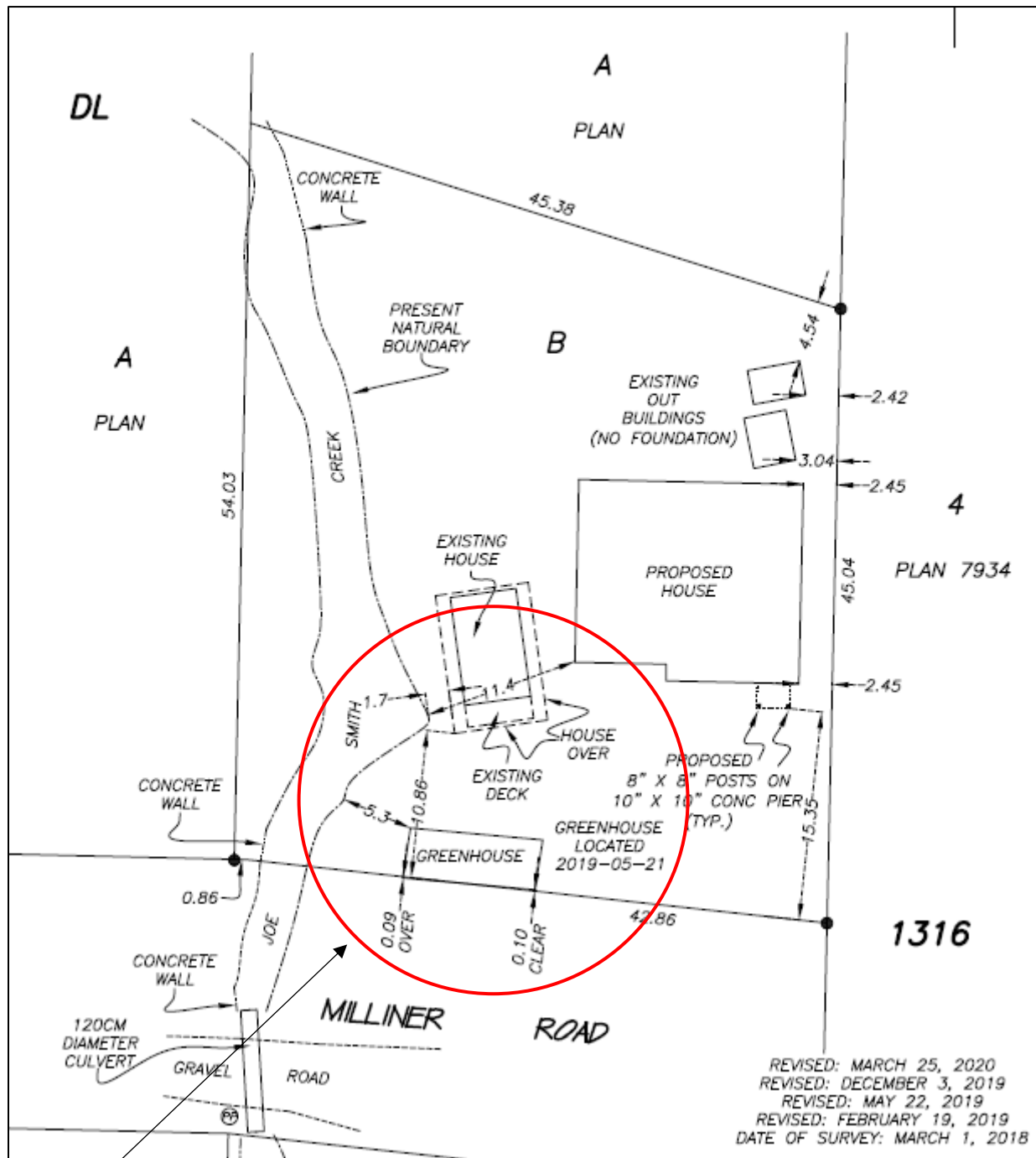
Planning staff support this application.

ATTACHMENTS

Attachment A – BCLS Site Survey
Attachment B – Site Photos
Attachment C – Proposed Construction Drawings
Attachment D – Riparian Area Assessment Report
Attachment E – Applicant's Rationale Letter

Reviewed by:			
Manager	X – D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

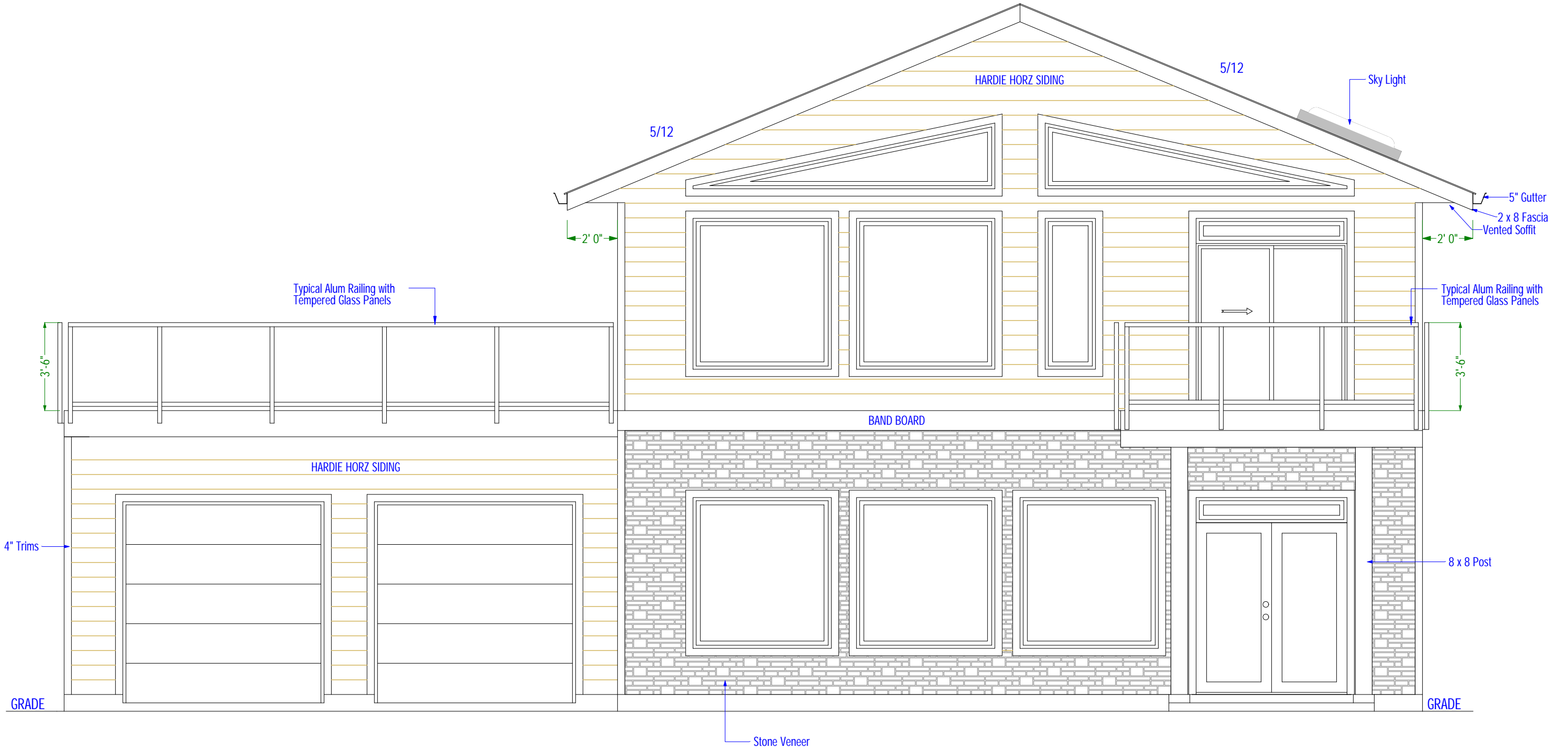
Attachment A – BCLS Site Survey



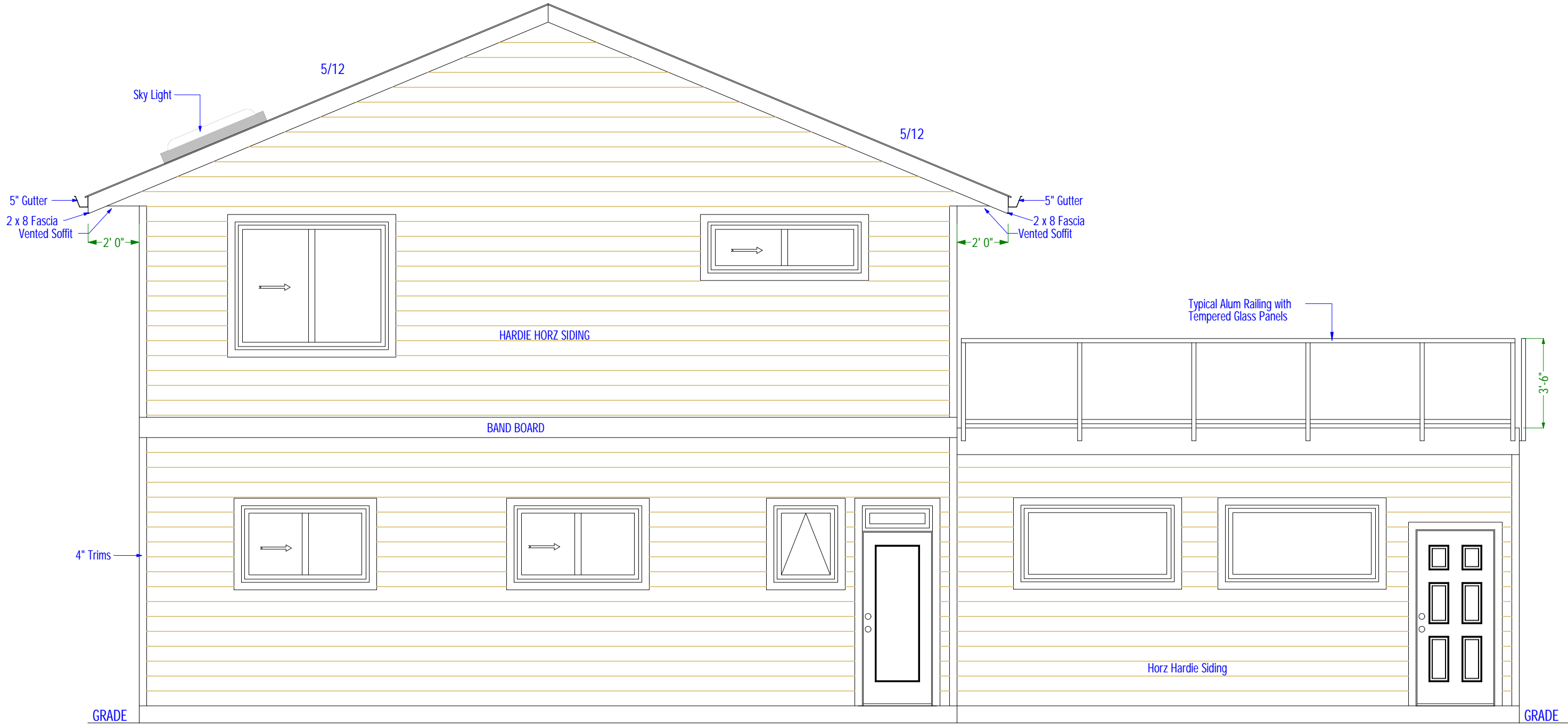
Area Of Variance Requests

Attachment B – The existing single family dwelling to be decommissioned, and the previously constructed non-conforming auxiliary building (greenhouse).

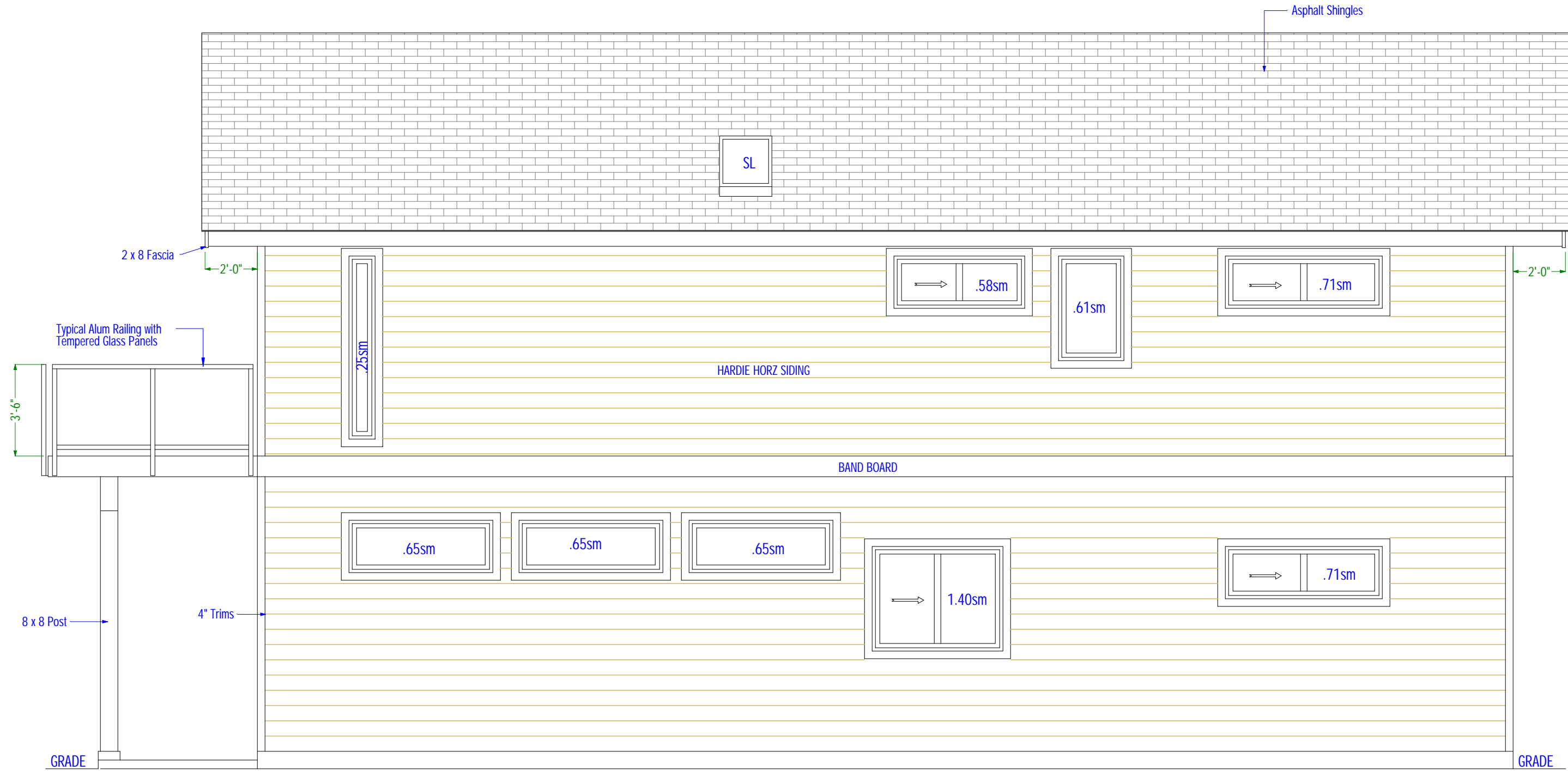




FRONT ELEVATION
SCALE: 1/4" = 1 FOOT

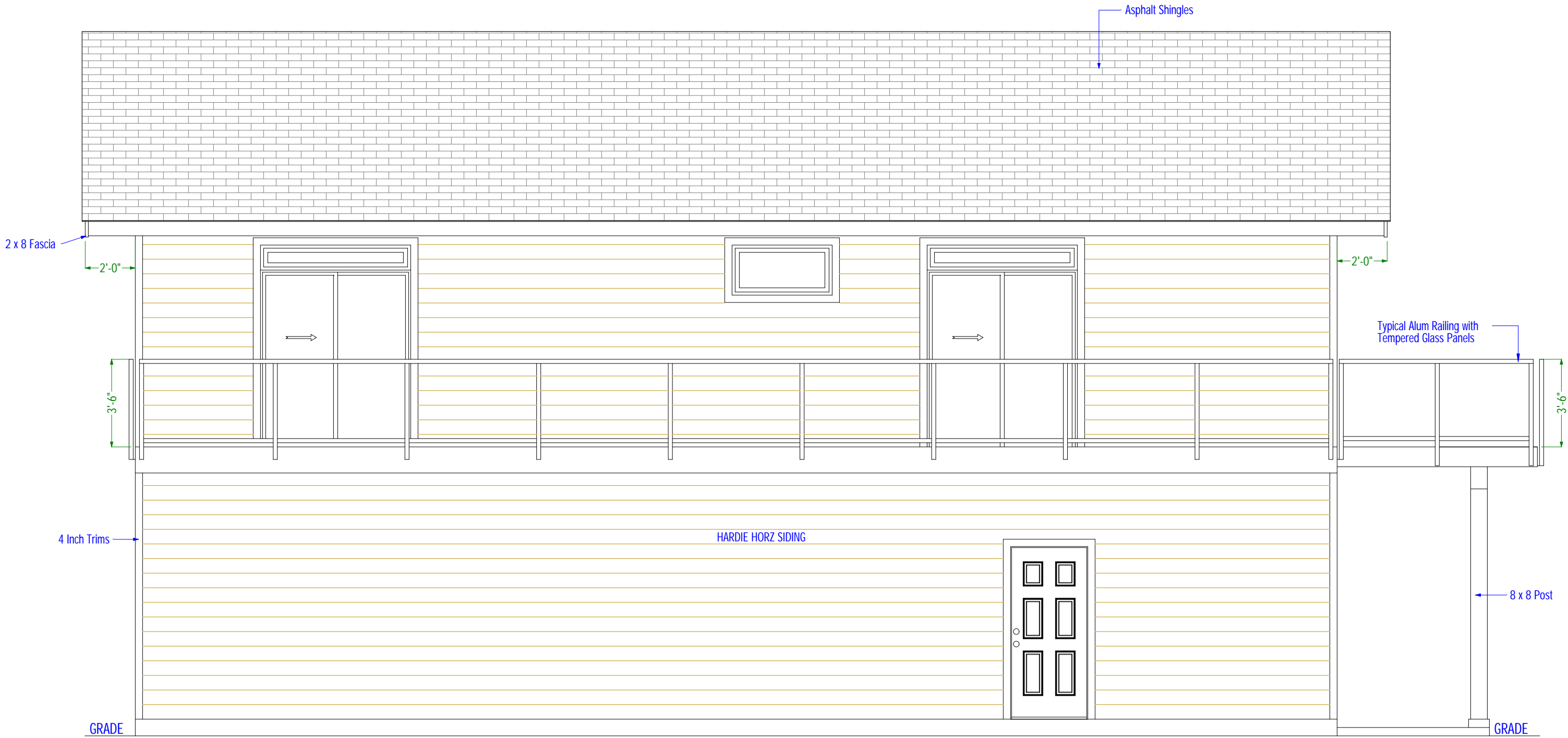


REAR ELEVATION
SCALE: 1/4" = 1 FOOT



RIGHT ELEVATION
SCALE: 1/4" = 1 FOOT

Wall Area = 99.03 sq m
Window Area = 6.21
Glazing Percentage = 7%
Distance from Property Line = 2.45 M



LEFT ELEVATION
SCALE: 1/4" = 1 FOOT



Bruce & Shirley Giesbrecht
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#306 - 5710 Teredo St. Sechelt
604-885-5686

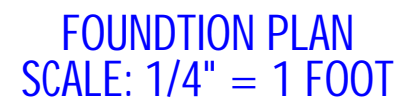
Builder/ Owner Information
Customer Name/s:
David & Heather Kopchia
Lot Address:
2484 Milliner Rd, Roberts Creek

Legal Description
Lot: B
Block: 17 & 18
DL: 1316
Plan: 15922


Date Drawn
JUNE
2019

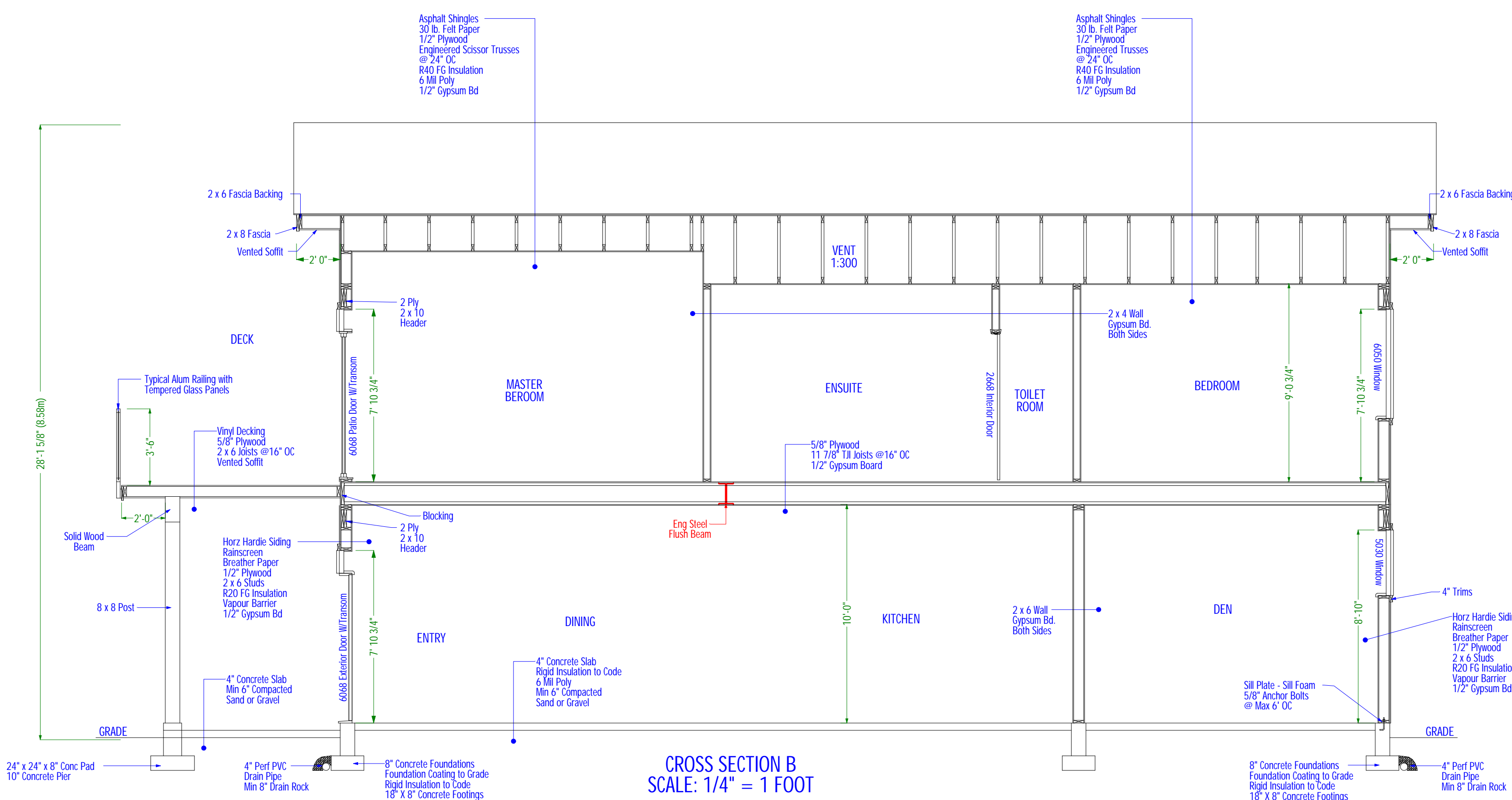
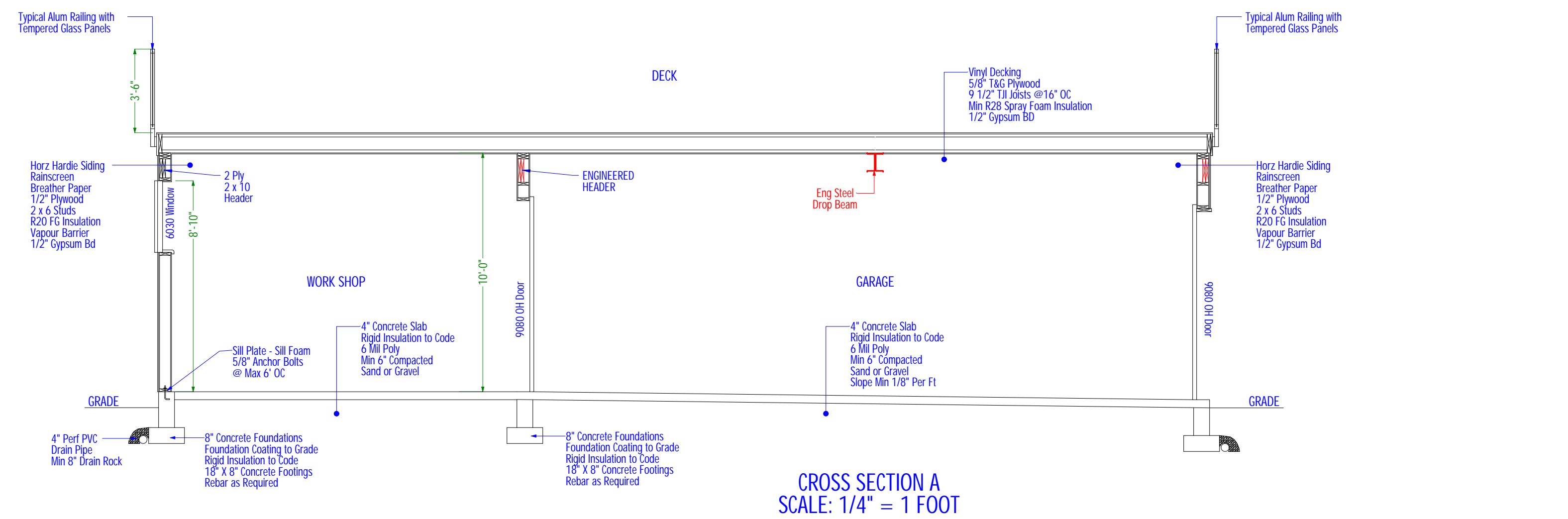
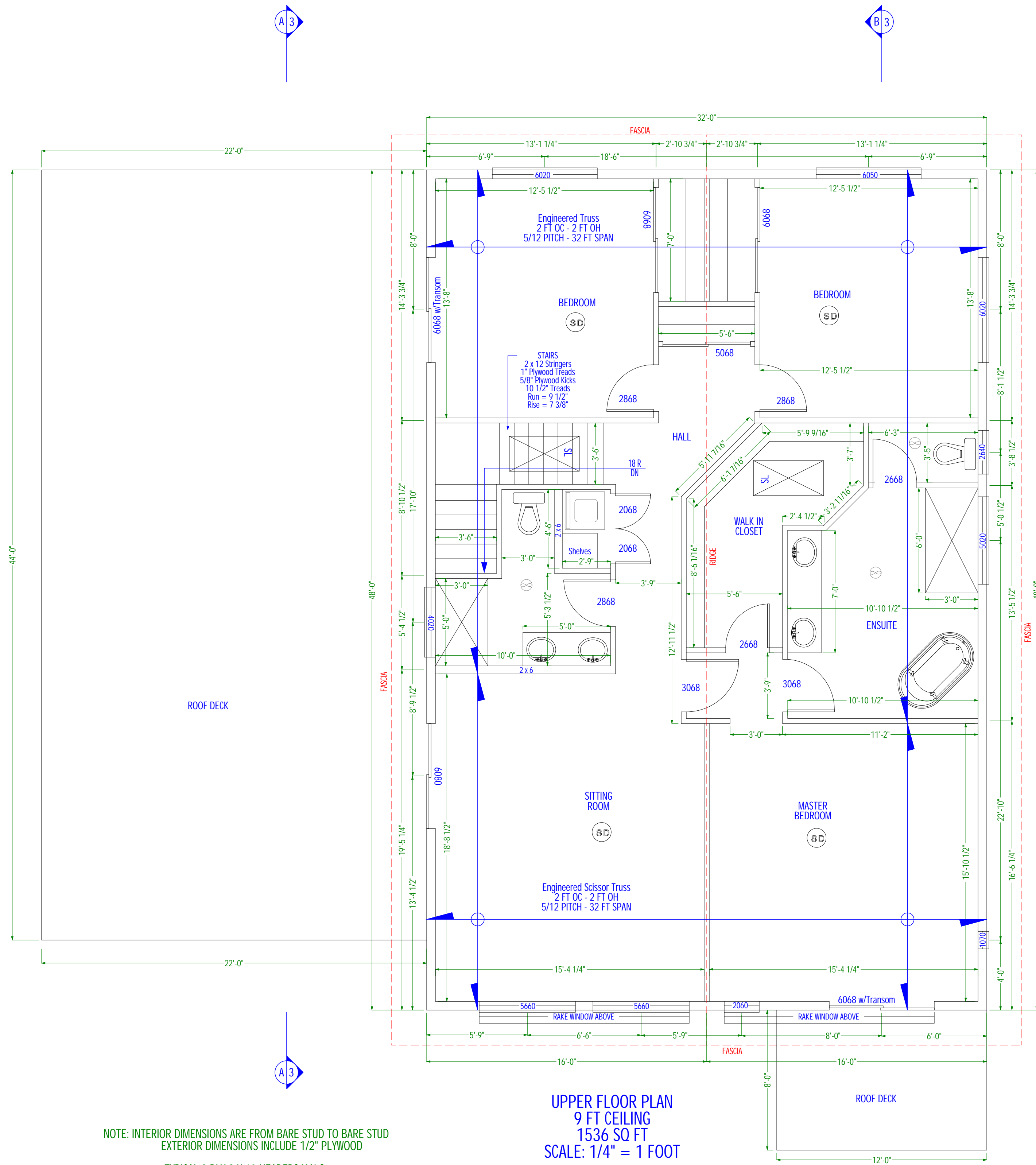
PAGE 1
NEW HOME DESIGN

Table of Contents
Page 1 - Elevation Views
Page 2 - Foundation & Main
Page 3 - Upper Floor & Sections
Page 4 - Site Layout



MAIN FLOOR PLAN
10 FT CEILING
1536 SQ FT
SCALE: 1/4" = 1 FOOT

 <p>OCEAN VIEW DRAFTING custom home design</p>	<p>Bruce & Shirley Giesbrecht www.oceanviewdrafting.com email: bruce@oceanviewdrafting.com #306 - 5710 Teredo St, Sechelt 604-885-5686</p>	<p>Builder/Owner Information</p> <p>Customer Name/s: David & Heather Kopchia Lot Address: 2484 Milliner Rd, Roberts Creek</p>	<p>Legal Description</p> <p>Lot: B Block: 17 & 18 DL: 1316 Plan: 15922</p>	<p>Date Drawn</p> <p>JUNE 2019</p>	<p>PAGE 2</p> <p>NEW HOME DESIGN</p>	<p>Table of Contents</p> <p>Page 1 - Elevation Views Page 2 - Foundation & Main Page 3 - Upper Floor & Sections Page 4 - Site Layout</p>
		<p>Table of Contents</p> <p>Page 1 - Elevation Views Page 2 - Foundation & Main Page 3 - Upper Floor & Sections Page 4 - Site Layout</p>				



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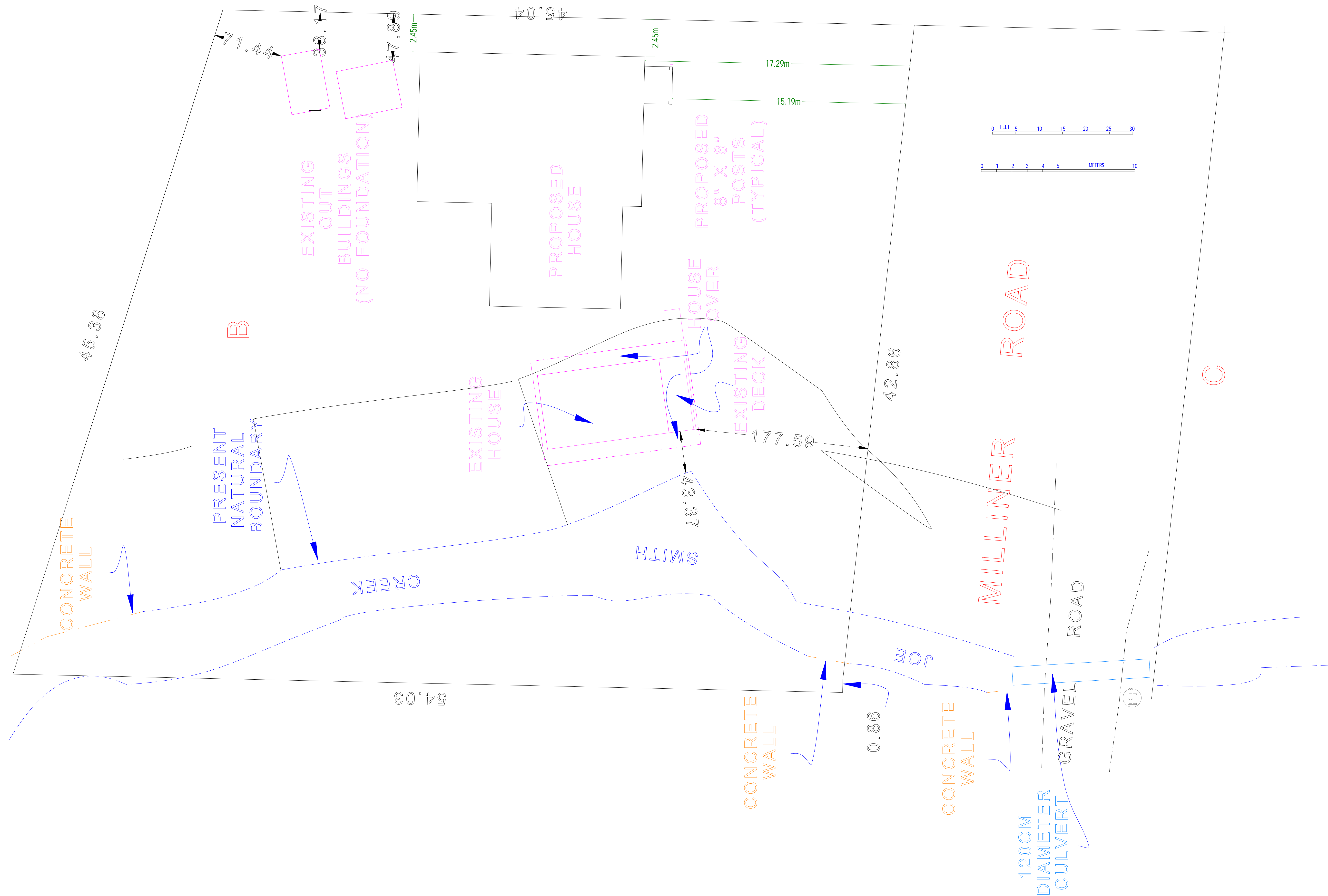
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Date Drawn
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2019

PAGE 3
NEW
HOME
DESIGN

Table of Contents
Page 1 - Elevation Views
Page 2 - Foundation & Main
Page 3 - Upper Floor & Sections
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 2019

PAGE 4

NEW
 HOME
 DESIGN

Table of Contents

Page 1 - Elevation Views
 Page 2 - Foundation & Main
 Page 3 - Upper Floor & Sections
 Page 4 - Site Layout

Riparian Areas Regulation: Assessment Report

Date Nov 10, 2015

I. Primary QEP Information

First Name	Cam	Middle Name	S
Last Name	Forrester		
Designation	R.P.F.	Company	Cam Forrester & Associates
Registration #	#2118	Email	cam_forrester@telus.net
Address	6231 Sunshine Coast Highway		
City	Sechelt	Postal/Zip	V0N 3A7
Prov/state	BC	Country	CAN
		Phone #	604.885.7112

II. Secondary QEP Information: Not Applicable**III. Developer Information**

First Name	Heather	Middle Name	N/A
Last Name	Kopchia		
Company	N/A		
Phone #	604 837 0900	Email	Heather Kopchia <hairther@shaw.ca>
Address	2484 Millner Rd		
City	Roberts Creek	Postal/Zip	V0N 1V0
Prov/state	BC	Country	CAN

IV. Development Information

Development Type – residential single family	Renovation		
Area of Development (ha)	0.1ha	Riparian Length (m)	100m
Lot Area (ha)	0.5ha	Nature of Development	New
Proposed Start Date	Jan 2016	Proposed End Date	Dec 2016

V. Location of Proposed Development

Street Address (or nearest town)	2484 Millner Rd		
Local Government	Sunshine Coast regional District	City	Roberts Creek
Stream Name	Joe Smith		
Legal Description (PID)	2484 Millner Rd 007-605-871	Region	New Westminster
Stream/River Type	Stream49 24 46.10, 123 36 25.48	DFO Area	3
Watershed Code	900-1171000		
Latitude	49	24	46.1
Longitude	123	36	25.5

Table of Contents for Assessment Report

	Page Number
1. Description of Fisheries Resources Values	3
2. Results of Riparian Assessment (SPEA width)	4
3. Site Plan	8
4. Measures to Protect and Maintain the SPEA (detailed methodology only).	
1. Danger Trees	9
2. Windthrow.....	9
3. Slope Stability.....	9
4. Protection of Trees	9
5. Encroachment	9
6. Sediment and Erosion Control.....	9
7. Stormwater Management.....	10
8. Floodplain.....	10
5. Environmental Monitoring	10
6. Photos	11
7. Attachment	18

Section 1. Description of Fisheries Resources Values and a Description of the Development proposal

(Provide as a minimum: Species present, type of fish habitat present, description of current riparian vegetation condition, connectivity to downstream habitats, nature of development, specific activities proposed, timelines)

The proponent would like to construct an addition to an existing permanent structure with an extension to the main floor of the house on the east side, mainly in the area of pre-existing disturbance (concrete patio). Excavations for foundations will likely extend beyond the current concrete structures but this development will only result in minor slivers of the SPEA being impacted. A RAR assessment is required but the impact is negligible.

Joe Smith is a primary permanent fish bearing stream with documented cutthroat trout. Its length is approximately 1.5km long and the watershed area is approximately 45ha. It is impacted by urban development such as numerous ditches, residential lots and the Sunshine Coast Highway. The stream is perennial, fed by ground water and storm discharge.

The stream flows through the western edge of the property and the existing house structure is within approximately 2.5m of the east bank of the stream. For the purposes of this report, the stream was divided into two reaches. Only reach-2, which is impacted by the proposed development and also directly bounded by the subject property is considered in detail for this report.

Reach-2 has an average channel width of 2.7m and an average gradient of 18%. The substrate is variable with common scoured bedrock and short segments of cobble. The lower stream bank, downstream from the house has been impacted by pre-existing lawns, training walls and other small building structures. Where retaining walls or armouring are absent, minor undermining from peak flows is evident exposing native sands & gravels. Vegetation in this segment is characterized by a few ornamental trees and shrubs as well as lawn grass. Upstream of the house, the stream bank is mainly vegetated with thrifty mature conifer, and numerous planted pole/sapling conifer. Root networks in this area contribute to stream bank integrity.

The renovation will be inside a sliver of the SPEA, on a pre-existing concrete pad and should be treated as a grandfathered permanent structure. No further impact to the adjacent fish stream is anticipated.

Section 2. Results of Riparian Assessment (SPEA width)**2. Results of Detailed Riparian Assessment**

Refer to Chapter 3 of Assessment Methodology

Date: Nov 10, 2015

Description of Water bodies involved (number, type)

Not considered in detail, outside of the proposed development proposal.

Stream ID

(Joe Smith Ck)

Number of reaches

2

Reach #

1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

This reach is below the subject property, below the culvert at the Milliner Rd crossing and is classified but not assessed.

Channel Width(m)		Gradient (%)	
	1.5	-	25
	1.0	-	
	1.2	-	19
	0.8	-	
	1.0	-	
	1.6	-	
	1.7	-	
	1.2	-	
	1.0	-	
	1.0	-	
	1.2	-	25
	-	-	-
Total: minus high /low mean	10.5	-	-
	1.2	-	25
	R/P	C/P	S/P
Channel Type	-	-	X

I, Cam Forrester, R.P.F., hereby certify that:

- a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Heather Kopchia;
- c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

(Joe Smith Creek 1 Reach -1 continued.)**Site Potential Vegetation Type (SPVT)**

	Yes	No	
SPVT Polygons	-	X	click yes only if multiple polygons, if No then fill in one set of SPVT data boxes
			<p>I, <u>Cam Forrester, R.P.F.</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Heather Kopchia ;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>
Polygon No:	Reach-1		Method employed if other than TR N/A
	LC	S TR	
SPVT Type			X

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1		
LWD, Bank and Channel Stability ZOS (m)	Not assigned		
Litter fall and insect drop ZOS (m)	Not assigned		
Shade ZOS (m) max	Not assigned		
	Southwest bank	Ye	X
Max SPEA width:	Not assigned.		

Comments

N/A

Results of Detailed Riparian Assessment

Refer to Chapter 3 of Assessment Methodology

Date: 10-Nov-15

Description of Water
bodies involved
(number, type)

The subject renovation/addition is located at 2484 Milliner Rd which is bounded along its western boundary by Joe Smith Creek and has been classified as two reaches, with Reach-1 falling outside and below the property. Reach -2 is a fish bearing primary stream with inventoried cut-throat trout. This reach is 2.4-3.0m wide, characterized as a cascade pool structure with a mainly bedrock streambed. Stream-side vegetation includes an area of lawn south of the existing house and an area of conifer north of the house. Reach-2 is inside of a SCRD Development Permit Area (DPA #15) for RAR assessments.

Stream

Joe Smith Ck

Number of
reaches

2

Reach #

2

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)		Gradient (%)	
2.4	-	18	<p>I, <u>Cam Forrester, R.P.F.</u>, hereby certify that:</p> <p>e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>f) I am qualified to carry out this part of the assessment of the development proposal made by the developer Heather Kopchia;</p> <p>g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>
3.0	-	-	
2.5	-	-	
2.6	-	-	
2.9	-	-	
2.4	-	-	
2.6	-	20	
3.0	-	-	
3.1	-	-	
2.7	-	-	
2.5	--	16	
-	-	-	
24.3	-	-	
2.7	-	18	
Total: minus high /low mean			
	R/P	C/P	S/P
Channel Type	-	-	X

(Joe Smith Creek Reach 2 continued)**Site Potential Vegetation Type (SPVT)**

	Yes	No	
SPVT Polygons	-	X	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes
			<p>I, <u>Cam Forrester, R.P.F.</u>, hereby certify that:</p> <p>e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>f) I am qualified to carry out this part of the assessment of the development proposal made by the developer Heather Kopchia ;</p> <p>g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>
Polygon No:	1		Method employed if other than TR N/A
	LC	SH	
SPVT Type			X

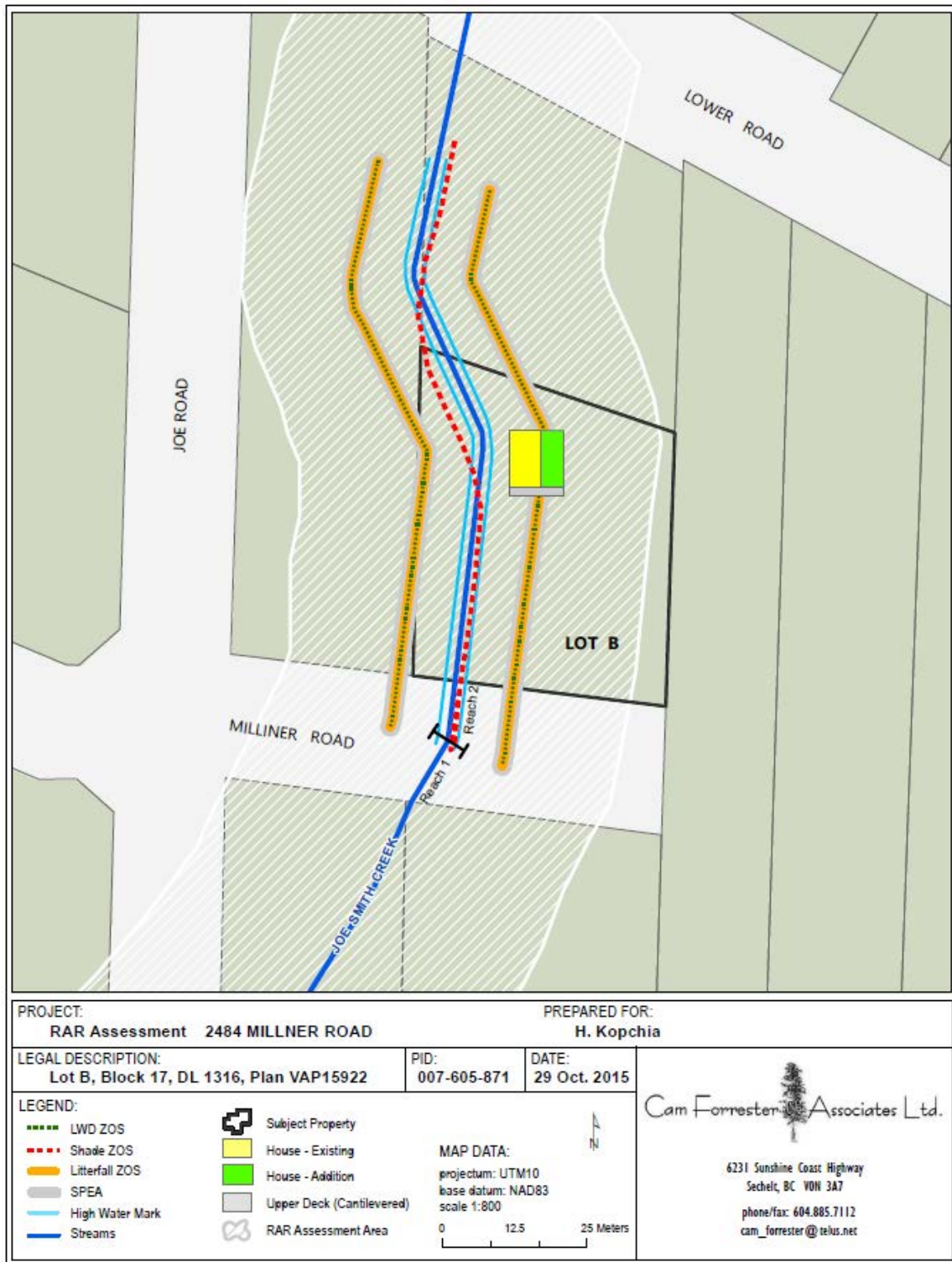
Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1		
LWD, Bank and Channel Stability ZOS (m)	10m		
Litter fall and insect drop ZOS (m)	10m		
Shade ZOS (m) max	10m	Southwest bank	Yes X
Max SPEA width:	10m		

Comments

Measures to protect the SPEA: See attachment.

Section 3. Site Plan



Section 4. Measures to Protect and Maintain the SPEA

1. Danger Trees	See attachment.
I, <u>Cam Forrester, R.P.F.</u> , hereby certify that:	
a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Heather Kopchia</u> ;	
c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	
2. Wndthrow	See attachment.
I, <u>Cam Forrester, R.P.F.</u> , hereby certify that:	
d) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
e) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Heather Kopchia</u> ;	
f) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	
a. Slope Stability	See attachment.
I, <u>Cam Forrester, R.P.F.</u> , hereby certify that:	
g) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
h) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Heather Kopchia</u> ;	
i) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	
b. Protection of Trees	See attachment.
I, <u>Cam Forrester, R.P.F.</u> , hereby certify that:	
j) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
k) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Heather Kopchia</u> ;	
l) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	
a. Encroachment	See attachment.
I, <u>Cam Forrester, R.P.F.</u> , hereby certify that:	
m) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
n) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Heather Kopchia</u> ;	
o) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	
b. Sediment and Erosion Control	See attachment.
I, <u>Cam Forrester, R.P.F.</u> , hereby certify that:	
p) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
q) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Heather Kopchia</u> ;	
r) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	

Section 4. Measures to Protect and Maintain the SPEA (Continued)

a. Stormwater Management	See attachment.
I, <u>Cam Forrester, R.P.F.</u> , hereby certify that: s) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; t) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Heather Kopchia</u> ; u) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	
b. Floodplain Concerns (highly mobile channel)	No floodplain channels located near the development.
I, <u>Cam Forrester, R.P.F.</u> , hereby certify that: v) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; w) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Heather Kopchia</u> ; x) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	

Section 5. Environmental Monitoring

<p>An environmental monitoring program is required during the construction phase to ensure that the SPEA is understood and protected. This will consist of :</p> <ul style="list-style-type: none"> • crew education and standard operating procedures for construction and fuel management around streams; • pre-work meeting, pre-work plan and crew sign-offs; • on-site monitoring as required to ensure SPEA integrity through following the pre-work plan; • the ability for the qualified monitor to direct and advise works related to protection of the SPEA, especially on the implementation of erosion and sediment controls; • the ability to issue stop work orders in the case of practices that are illegal or damaging the SPEA or streams in the sub-division; • the ability to report environmental infractions related to stream protection regulations; • Photographs and notes should be taken to document the various phases of construction, any observed environmental events and their resolution. • A Post Development Report is to be completed and submitted to MOE-RAR notification system as a requirement of the regulation by a QEP. The report must document that setbacks and measures were adhered to during construction.
--

Section 6. Photos



Photo 1: 2484 Milliner Rd, Roberts Creek BC, showing east side of house and planned addition area. Joe Smith Creek is on the west side of the house.



Photo 2: Joe Smith Creek Reach-2. Below house location, looking upstream on the west side of the house.



Photo 3: Joe Smith Creek Reach-2. Below house location, looking downstream on the west side of the house. Note numerous pre-existing training structures.



Photo 4: Joe Smith Creek Reach-2. At south property line location, looking upstream to the west side of the house. Note numerous pre-existing training structures.



Photo 5: Joe Smith Creek Reach-1. Approximately 100m below subject property at the ocean outfall.



Photo 6: Joe Smith Creek Reach-1. Example of streamside vegetation north of the house.

Section 7. Professional Opinion

Assessment Report Professional Opinion on the Development Proposal's riparian area.

Date Nov 10, 2015

I Cam Forrester

Please list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

- a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b) I am qualified to carry out the assessment of the proposal made by the developers Heather & Dave Kopchia, which proposal is described in section 3 of this Assessment Report (the "development proposal");
- c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation; AND

2. As a qualified environmental professional, I hereby provide my professional opinion that:

- b) CF if the streamside protection and enhancement areas identified in this Assessment Report are protected from the development proposed by the development proposal and the measures identified in this Assessment Report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed.

ATTACHMENT**Windthrow recommendations****Joe Smith Creek: Reach-2.**

Hazard Rating					Risk
-	Topographic Exposure	Soil Description	Stand Description	Summary Windthrow Hazard	Hazard X Consequence
-	Neutral variable orientation/aspect along a major coastal water body (Georgia Str HIGH	MOD	MOD	MOD	HIGH
<p>Description: The stream side vegetation has been exposed to storm winds for decades years and has reacted in response. Hurricane gusts in December 2006 and November 2007 do not appear to have damage the streamside trees. The stand make up is highly characterized by a clump of mainly Douglas-fir with minor red cedar and hemlock. The height:diameter ratio of dominant tress is favourable (50-70%). Soils are well drained sandy loams with a coarse fragment content of 40-50%. Laminated root rot is suspected in several Douglas-fir, which if present will cause the likelihood of windthrow to HIGH over the course of the next decade.</p>					

In view of the proximity of residential targets, it is an option to manage the likelihood of windthrow in the streamside trees above the house. Within this area it may be advisable to carry out a wind firming treatment in conjunction with tree removal, which would entail reduction of tree "sail" and silhouette of dominant and co-dominant coniferous trees. The treatment will consist of the removal 30-70% of the tree crown (i.e. retaining 30-70% of the live crown) in a patchy windowed or spiralling pattern, distributed around the stem. Trees can also be topped, removing 30-50% of the live crown (i.e. retaining 50-70% of the live crown).

Danger Trees

The property owners may modify trees within their property, and inside the RAR assessment area according to accepted arboriculture methodology for tree risk assessment. There is a Douglas-fir tree which is rubbing on the northern edge of the house which will require a specific tree risk assessment. In addition, laminated root rot is suspected and it is acceptable to carry out further hazard reduction treatments.

Encroachment

In order to maintain the effectiveness of the riparian protection area, damage to the SPEA functions should be limited by clearly demarcating the SPEA boundary with appropriate signs and/or fence barriers that are in keeping with the natural environment. Property owners are encouraged to avoid unauthorized trails, refuse dumping, soil disturbance, further vegetation conversion or tree clearing in the SPEA.

Protection of Trees

The SPEA should be protected during construction to the extent possible. A tree protection zone that includes as much of the rooting zone as possible, and at a minimum the area of the tree drip line, should be established by creating a clear barrier to construction equipment and activity. Contractual penalties may be established to ensure contractors and their agents respect the tree protection zone.

Within the tree protection zone, the following practices will apply:

- Do not change ground level;
- Do not change grade;
- No trenching through root zone;
- No paving over root zone;
- No parking or equipment traffic;
- No pollutants or chemical disposal.
- Avoid damage to tree stems.

Storm water Management

Management of stormwater within the RAR Assessment area is expected to be a minor element in the house renovation/addition. Any future increase in impervious surfaces from this home and access construction near the stream, although anticipated to be a minor issue, will adhere to the Department of Fisheries and Oceans, Land Development Guidelines for the Protection of Aquatic Habitat.

Residential or other building construction within the RAR assessment area will follow building code requirements for site drainage. Collection and conveyance of run-off to maintain water quality should consider a combination of open ditches ponds, sumps and engineered infiltration systems where required. Run-off towards the SPEA should be intercepted by swails or cross ditches and

redirected to collection/detention structures such as ditches or sumps and should not rely on the filtering capacity of the forested SPEA to receive stormwater.

Terrain Stability

The RAR area has been assessed by a qualified terrain specialist, focusing on the current renovation proposal. The engineering geotechnical considerations are for building above the 200 year predicted flood height. Because the channel has been scoured throughout and there are minor signs of scour under the root mat in several locations, the one obvious prescriptive measure in terms of streambank stability and protection of the SPEA, is to limit the likelihood of pockets of windthrow initiated sediment input by maintaining SPEA trees in a windfirm condition.

Sediment and Erosion Control

Management of sediment and erosion within the RAR Assessment area is related to overall residential stormwater management plan. Soil disturbance from building construction within the RAR assessment area should be minimized in area and also by timing clearing as close to construction as possible to avoid long periods of bare soils being exposed to rain and run-off erosion. Interception and diversion of run-off to manage erosion and sediment to maintain water quality should consider the appropriate combination of rock lined sumps, check dams, mulching, revegetation, sediment fences, plastic covers on exposed soils. Also, consistent with stormwater provisions, run-off towards the SPEA should be intercepted by swails or cross ditches and redirected to collection/detention structures such as ditches or sumps and should not rely on the filtering capacity of the SPEA to receive sediment laden stormwater.

Note: The property owner has supplied the map with the house location. This report depended on that information, and no attempt has been made to verify or survey the exact location of the house structure other than by field estimate techniques, using a tape measure and clinometer.

Thank you for the consideration of a development variance permit for the property of 2484 Milliner road, in Roberts Creek.

The property was purchased in 2007. It included structures and rock work along the creek. We fell in love with the look and feel of the place, and have enjoyed it for the past 12 years. The character and beauty of the creek area has only been maintained not altered in all of the years of our ownership.

Previously we were going to renovate and add on to the existing 420 sq. ft. grandfathered cabin. We had applied for a variance, then life got in the way and we were unable to go through with the plans. The cabin has remained untouched.

We are now wanting to build our home and it is being located in a less sensitive area. Joe Smith Creek runs on the west side of the lot. Because of the width of the lot and the topography of the property, a portion of the house is within the 15 metre boundary. We are requesting to adjust the 15 metre boundary to 11 metres. This will allow extra room for drainage and all building code requirements.

We are also requesting an amendment to the front parcel line set back from 5 metres to 0 metres for the pre existing greenhouse. It sits at the boundary of the road allowance. It is a concrete structure and removal of it would create unnecessary erosion and disruption to the land that it is built into. In addition to that I believe the original stonework, greenhouse and cabin is a valuable example of a different time in Roberts Creek. The previous owner was into permaculture and the structures reflect that.

We trust that you find the steps we have taken during this process and the design and placement of the home, sufficient enough to allow us to use the property as it is zoned and intended for.

Kindest Regards,

Heather Kopchia

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 11, 2020
AUTHOR: Lynda Fyfe, Planning Technician II
SUBJECT: Development Variance Permit Application DVP00060 (3385 Spruce Road)

RECOMMENDATION(S)

THAT the report titled Development Variance Permit Application DVP00060 (3385 Spruce Road) be received;

AND THAT Development Variance Permit Application DVP00060 to increase the maximum height of an auxiliary dwelling unit from 4.5 metres to 5.1 metres to allow for conversion of an existing carport structure to an auxiliary dwelling unit be approved subject to the following condition:

- a. Comments from the shíshálh Nation be received within the 60 day referral period and any requests from the shíshálh Nation be addressed by the property owners.
-

BACKGROUND

The SCRD has received a Development Variance Permit application for a property located at 3385 Spruce Road, Roberts Creek (as shown in Figure 1). The applicant is requesting a variance to increase the maximum height of an auxiliary dwelling unit from 4.5 to 5.1 metres to permit conversion of an existing carport structure to an auxiliary dwelling unit.

This represents a height variance of 0.6 metres.

Table 1 – Application Summary

Owner / Applicant:	Patricia May Smyth
Legal Description:	Lot 10 Block C District Lot 2631 Plan 19009
P.I.D.:	004-360-958
Electoral Area:	D – Roberts Creek
Civic Address:	3385 Spruce Road
Zoning Bylaw 337:	R2 (Residential Two)
OCP Land Use:	Residential A
Parcel Area:	2023 square metres
Proposed Variance:	To vary Section 503 (7) of Zoning Bylaw No. 310, 1987, from 4.5 metres to 5.1 metres.

Figure 1 – Location of Subject Parcel



The surrounding neighbourhood is comprised primarily of single family dwellings and accessory buildings on a variety of lot sizes. Lots with an area greater than 2023 square metres are permitted to include an auxiliary dwelling unit. The proposed development is in keeping with the form and character of residential development within the surrounding neighbourhood. Impacts to surrounding properties are not anticipated as a result of the proposed variance.

Planning and Community Development Committee

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

DISCUSSION

Analysis

Zoning Bylaw No. 310

Section 503 (7) of Zoning Bylaw No. 310 states that “*The maximum height of a building which is separate from the principle residence and which contains an auxiliary dwelling unit shall not exceed 4.5 metres*”. This height limitation for auxiliary dwelling units, in conjunction with the size limitation of 55 square metre maximum floor area as described in Section 502 (8), are intended to distinguish an auxiliary dwelling as subordinate to the principle dwelling.

The subject property has an area of 2023 square metres and is eligible for the proposed auxiliary dwelling unit under Section 611.2.

A building permit was issued for the auxiliary structure on this parcel in 2015, authorizing a post and beam open carport, 42 square metres in size. Photos of this structure are provided in

Attachment B. The roof ridge of the existing carport structure is 5.1 metres in height as shown in Attachment A.

The applicant intends to construct an auxiliary dwelling unit by building off the existing carport structure (see Attachment C for Proposed Construction Drawings).

The proposed auxiliary dwelling unit will have a maximum floor area of 55 square metres.

Applicant's Rationale:

The rationale for this variance request, as stated in the application, is to avoid having to demolish the existing carport structure; which is 5.1 metres in height, and to use the existing materials, including the large beams, metal roof, gutters and downspouts. The applicant's rationale letter is included as Attachment D.

Consultation

The application has been referred to the following groups and agencies for comment.

Table 2 – Consultation Summary

Group / Agency	Comments
shíshálh Nation	A referral to shíshálh Nation was sent on May 11, 2020 . No response has been received to date.
Building Division	A Building Permit is required for the proposed conversion, no application has been received to date.
Infrastructure Services Department	No concerns.
Roberts Creek Volunteer Fire Department	Comments pending.
Advisory Planning Commission	The Roberts Creek Advisory Planning Commission met on May 19, 2020 and recommended that this variance is acceptable if the neighbours don't have concerns.
Neighbouring Property Owners / Occupiers	Notifications were sent on May 21, 2020. No comments were received.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. No comments were received.

The applicant is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*.

Options / Staff Recommendation

The proposed variance will result in the conversion of an existing 5.1 metre tall auxiliary building to an auxiliary dwelling.

Possible options to consider:

Option 1: Issue the permit.

This would allow for the height of an auxiliary dwelling to be varied from 4.5 metres to 5.1 metres, to allow for the conversion of an existing 5.1 metre tall auxiliary building to an auxiliary dwelling.

Staff recommend this option, subject to the following condition:

1. The property owner address any requests by the shíshálh Nation received within the 60 day referral period.

Option 2: Deny the permit.

The Zoning Bylaw No. 310 required maximum height of 4.5 metres for an auxiliary dwelling would apply. The applicant would have the option of submitting plans for an auxiliary dwelling that meets this maximum height requirement.

Organizational and Intergovernmental Implications

This application was referred to the SCRD Building Division, SCRD Infrastructure Services Department, Roberts Creek Volunteer Fire Department, and shíshálh Nation.

Financial Implications

None at this time.

Timeline for next steps or estimated complete date

Should this application be approved, the applicant will proceed to apply for a building permit for the proposed auxiliary dwelling on the subject parcel.

STRATEGIC PLAN AND RELATED POLICIES

Internal referrals and statutory notification is consistent with the SCRD's strategy for engagement and collaboration.

CONCLUSION

The applicant is requesting a variance to increase the maximum height of an auxiliary dwelling unit from 4.5 to 5.1 metres to permit conversion of an existing carport structure to an auxiliary dwelling unit.

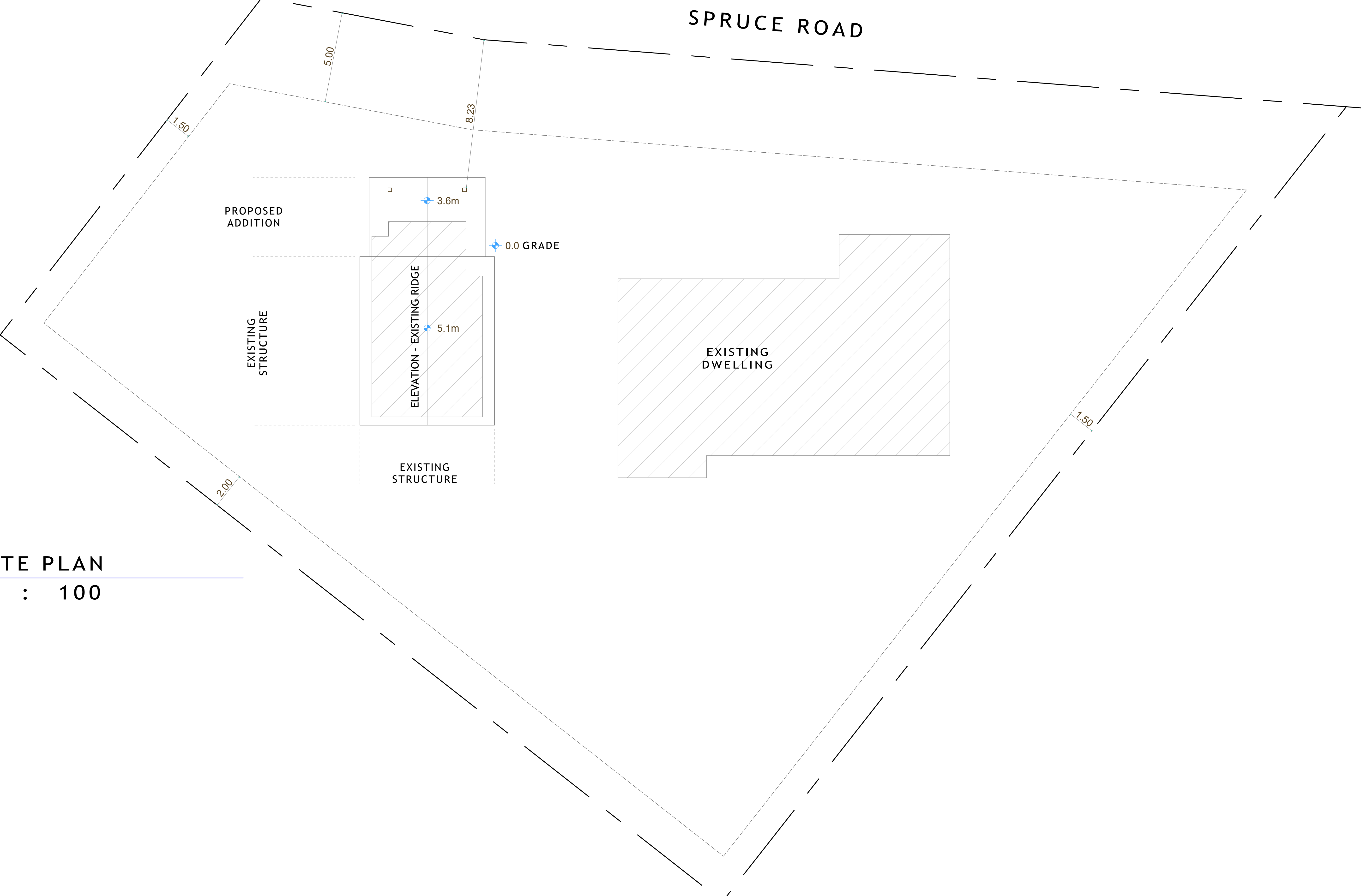
This represents a height variance of 0.6 metres.

Planning staff support this application subject to the conditions listed in the recommendation. The subject property is zoned for an auxiliary dwelling unit and, by meeting the 55 square metre maximum floor area requirement, will be distinguished as subordinate to the principle dwelling due to its size. The proposed development is in keeping with the form and character of residential development within the surrounding neighbourhood. Impacts to surrounding properties are not anticipated as a result of the proposed variance.

ATTACHMENTS

Attachment A – Site Plan
Attachment B – Photos
Attachment C – Proposed Construction Drawings
Attachment D – Applicant's Rationale Letter

Reviewed by:			
Manager	X – D.Pady	Finance	
GM	X – I.Hall	Legislative	
CAO	X – D. McKinley	Other	



SITE PLAN
1 : 100

rob-milsted.squarespace.com

rdm designs

rdm designs@gmail.com

DIMENSIONS SHALL PRECEDE SCALE DRAWINGS. THE GENERAL CONTRACTOR SHALL CHECK AND CONFIRM ALL DIMENSIONS, ELEVATIONS AND DATUMS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY VARIANCE IN THIS DRAWING WILL BE REPORTED IMMEDIATELY TO THE DESIGNER.

PROJECT: DESCRIPTION
ENCLOSURE OF EXISTING 19'-0" X 24'-6" = 458 SQ.FT. POST AND BEAM CARPORT STRUCTURE (PERMIT # 19891) WITH ADDITIONAL 133 SQ.FT. CONDITIONED SPACE.
=591 SQ.FT. AUX. DWELL.

REVISIONS: DESCRIPTION

SITE PLAN
REVISED

FLOOR AREAS:

591.SQ.FT.

LEGAL DESCRIPTION :

LOT 10
DL- 2631
BLOCK-C
PLAN: VAP19009
P.I.D. - 004-360-958

CIVIC ADDRESS:

####

DATE:
FEBRUARY 11, 2020

SCALE:
AS SHOWN

PROJECT No.

DRAWN BY:
R. MILSTED

SHEET No.
1 OF 1

Attachment B

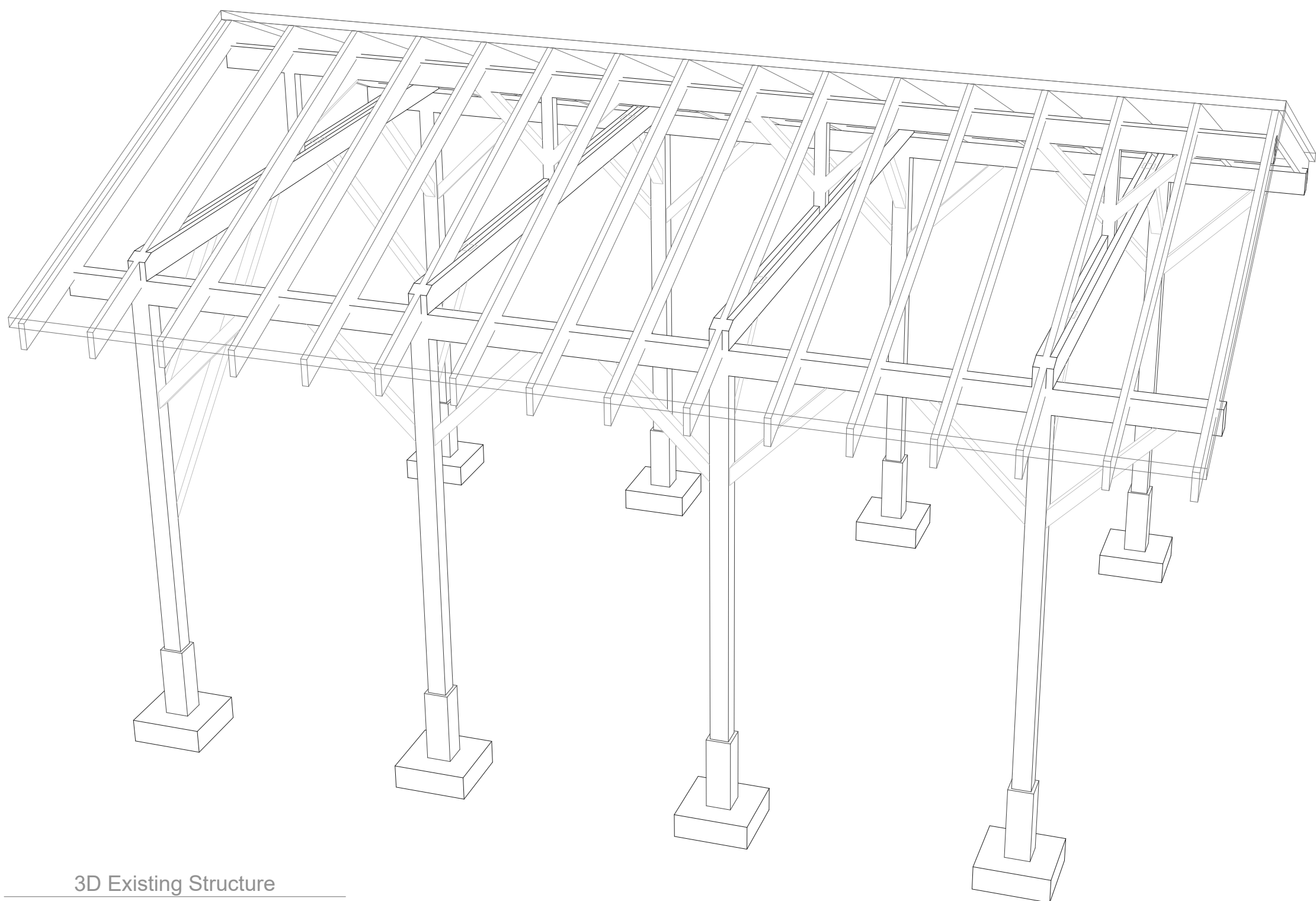
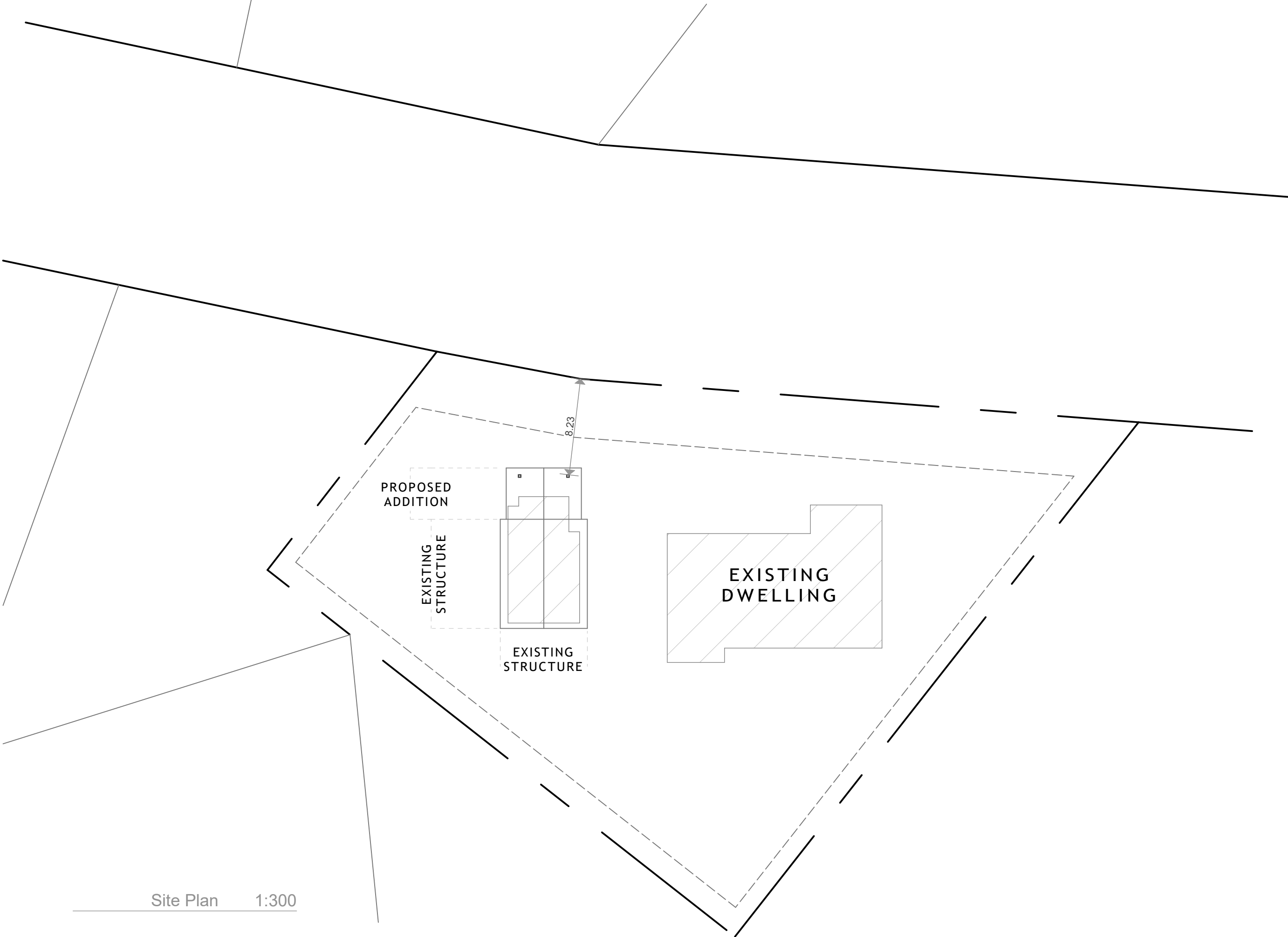
Photo 1 - Existing Carport Structure (south photo direction)



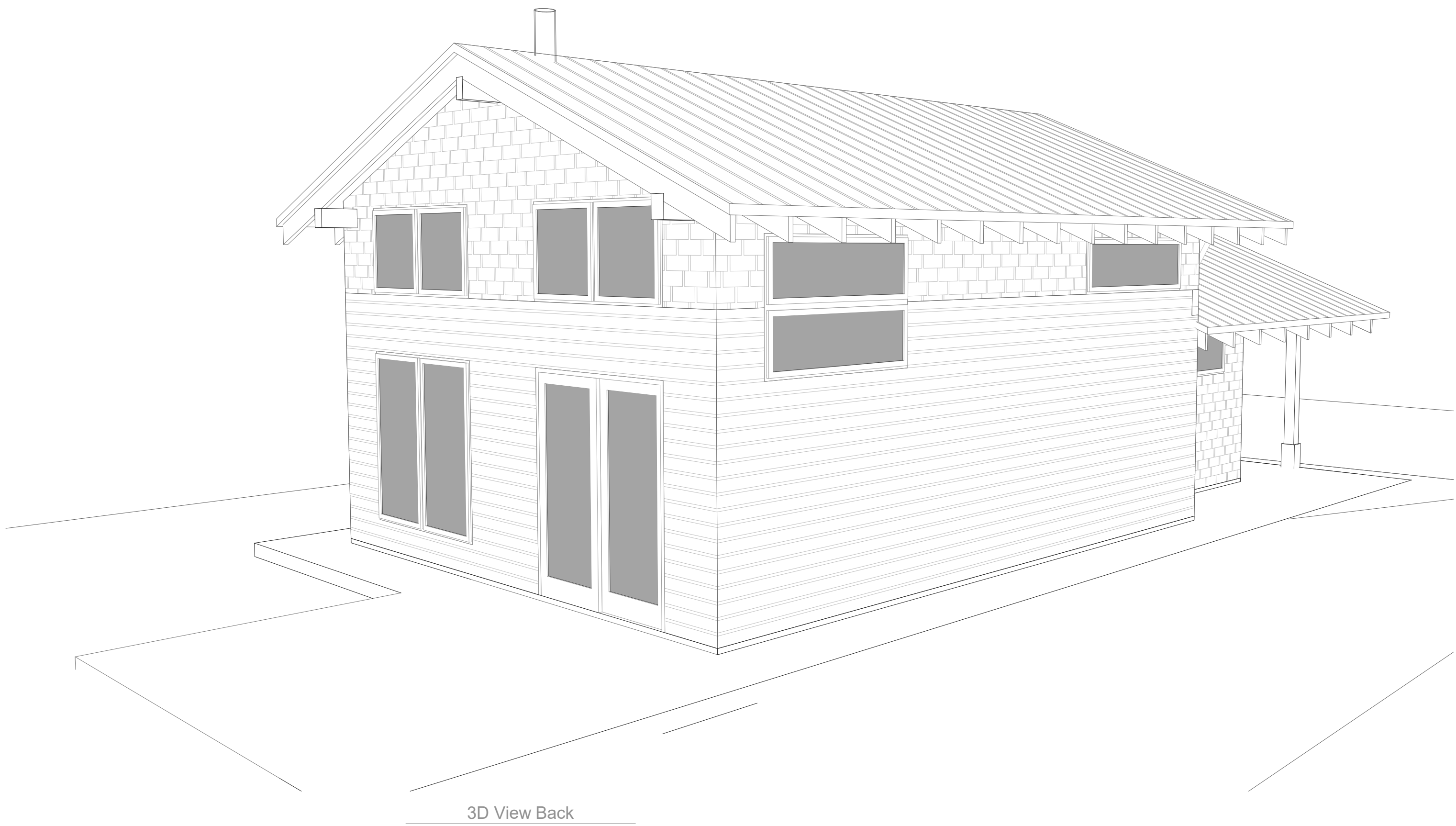
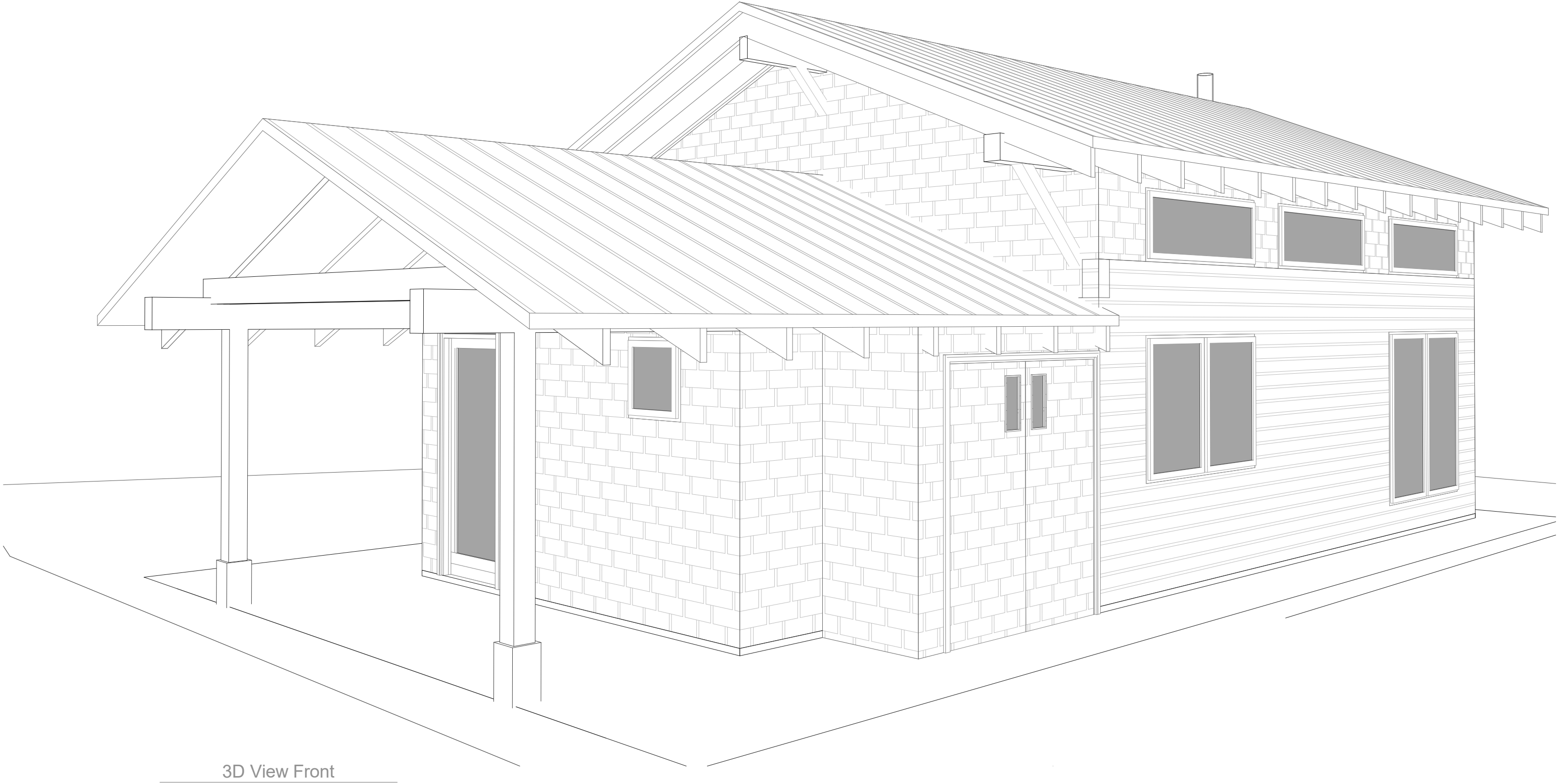
Photo 2- Existing Carport Structure (west photo direction)



Attachment C



SCRD Building permit number: 13681
Issue Date: Nov 20, 2015



rob-milsted.squarespace.com
rdm designs
rdm designs@gmail.com

DIMENSIONS SHALL PRECEDE SCALE DRAWINGS. THE GENERAL CONTRACTOR SHALL CHECK AND CONFIRM ALL DIMENSIONS, ELEVATIONS AND DATUMS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY VARIANCE IN THIS DRAWING WILL BE REPORTED IMMEDIATELY TO THE DESIGNER.

PROJECT: DESCRIPTION
ENCLOSURE OF EXISTING 19'-0" X 24'-6" = 458 SQ.FT. POST AND BEAM CARPORT STRUCTURE (PERMIT # 13681) WITH ADDITIONAL 133 SQ.FT. CONDITIONED SPACE.
=591 SQ.FT. AUX. DWELL.

REVISIONS: DESCRIPTION

FLOOR AREAS:
591.SQ.FT.

LEGAL DESCRIPTION :
LOT 10
DL- 2631
BLOCK-C
PLAN: VAP19009
P.I.D. - 004-360-958

CIVIC ADDRESS:
3385 Spruce Rd

DATE:
DECEMBER 20, 2019

SCALE:
AS SHOWN

PROJECT No.

DRAWN BY:
R. MILSTED
N. SHIBASAKA

SHEET No.
1 OF 4

Attachment D

Lynda Fyfe

From: Patti Smyth <psmyth6@gmail.com>
Sent: Friday, May 22, 2020 10:45 AM
To: Lynda Fyfe
Subject: Re: Development Variance Permit application #DVP00060 (3385 Spruce Road) height variance for an auxiliary dwelling
Attachments: Property Layout with measurments.pdf

Hi Lynda,

Here is my rationale letter for the variance permit application:

Dear Ms. Fyfe,

RE: Variance Application DV0060

Please accept this letter as further explanation for the variance permit request I have submitted.

In 2017, newly divorced with kids grown and gone, I decided to settle on the Sunshine Coast to begin the next phase of life.

I have spent time on the Coast over the years as a tourist and visiting friends as more of them moved from Vancouver. I have always loved the area and knew one day I would settle here. Life chose that timing for me and in 2018, I purchased a home in Roberts Creek.

From the initial stages of looking at properties, a major consideration was the need for rental income. The previous owners of this property, assured me a secondary dwelling was an option and in fact the RV Shelter they had built (permit #13681 Feb 2016 by SCRD) was intended to be converted to secondary dwelling in the future. I have welcomed this idea and am now putting in play.

I have recently retired from banking. After 25 years in retail financial services, it was time to try something new and a little less stressful. I am currently looking for work on the Coast and in the interim, am taking the time to build the secondary dwelling. I will be applying for the permit as an Owner Builder however they have postponed all exams due to COVID-19. I am hoping to write this test online before the end of summer 2020.

Financially, I do require rental income to live comfortably. I acknowledge that under the Owner Builder rules, I am unable to rent the unit for 1 year from occupancy which adds to my urgency of getting this done sooner rather than later. I have set aside funds from my divorce settlement to build the unit and plan to do much of the work myself. I have hired a carpenter as well as coordinated with all trades required. The septic plan has been completed and approved by VCH and the design plans reviewed by the SCRD permit office.

The variance for height is due to the fact that this is an existing structure. The plan is to build a front area (height within guidelines) for the bathroom and close in the existing structure to create a small home. We will be using everything that is already there, eliminating the need for demolition and resulting waste. The design was created with this in mind so the height requested in this variance is because it is already there. I have attached a layout diagram for you with distances from the property line so you can

see that the height will have no impact on the neighbours. Additionally we are on a flat street so there are no views or obstructions to speak of.

Once completed, and available for rent, I will be looking for a permanent tenant. Many of my neighbours know of this plan and have friends or family in need of a rental unit due to the limited availability on the Coast. I have no intention of using it for vacation or short term rentals. As a single mature woman, I would not feel safe with strangers on my property and prefer to participate in the community by housing someone local and long term.

Thank You for your consideration and I look forward to receiving your support to proceed with this project.

Sincerely,

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 11, 2020

AUTHOR: Kasha Janota-Bzowska, Planning Technician I

SUBJECT: Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade)

RECOMMENDATION(S)

1. **THAT the report titled Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade) be received;**
 2. **AND THAT Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade) to vary Zoning Bylaw No. 310 Section 601.4 (1) to reduce the required front lot line setback from 5 metres to 0 metres, be issued.**
-

BACKGROUND

The SCRD has received a Development Variance Permit application for a property located at 1952 Ocean Beach Esplanade in Elphinstone (see Figure 1 below).

The variance request is to reduce the front lot line setback from 5 metres to 0 metres to permit an addition and alteration to an existing single family dwelling and construction of a new engineered retaining wall system.

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

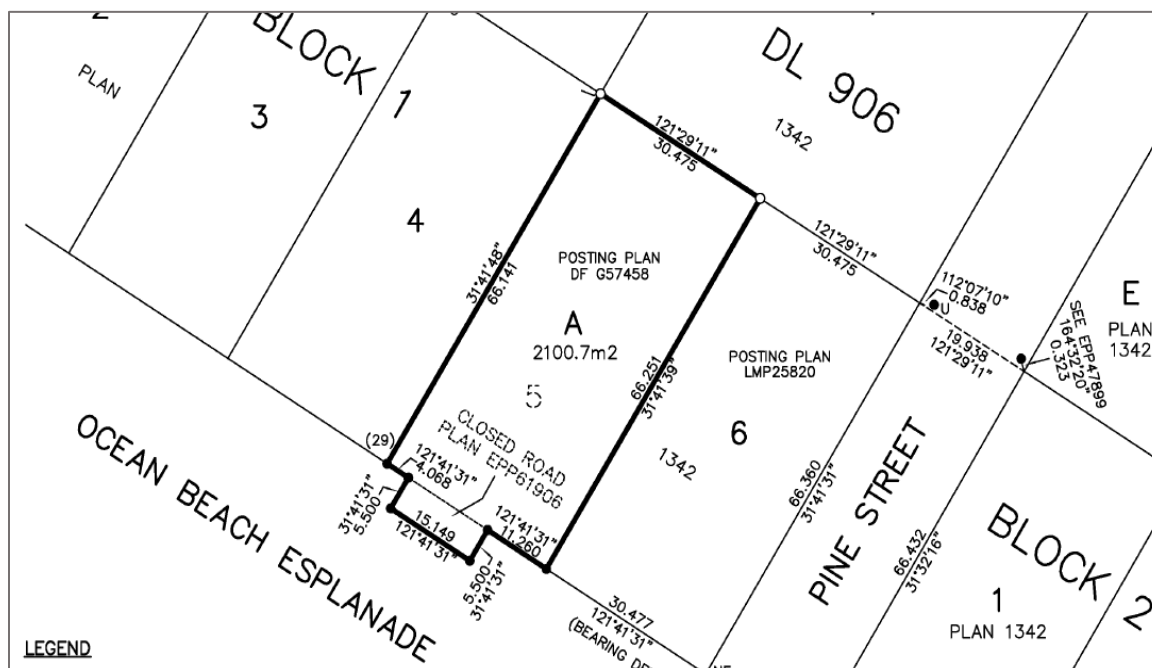
Table 1 – Application Summary

Owner / Applicant:	Robert Bone / Stephen Godden
Legal Description:	Lot A District Lot 906 Group 1 New Westminster District Plan EPP61907
P.I.D.:	030-186-811
Electoral Area:	Area E - Elphinstone
Civic Address:	1952 Ocean Beach Esplanade
Zoning Bylaw No. 310:	R1 Zone (Residential One)
OCP Land Use:	Residential
Parcel Area:	2100.7 m ²
Proposed Variance:	To vary section 601.4 (1) of Zoning Bylaw No. 310 from 5 metres to 0 metres to permit an addition and alteration to an existing single family dwelling and construction of a new engineered retaining wall system.

Figure 1 – Location of Subject Property



Figure 2 – Survey of Subject Property



Development Variance Permit DVP00025 (2017)

A development variance permit application was issued by the Board on January 24th, 2018. The variance reduced the front lot line setback from 5 metres to 0.5 metres to allow for the construction of a new single family dwelling.

The applicant did not substantially commence the proposed construction within two years of issuance of the Development Variance Permit, and the permit lapsed on January 24th, 2020.

DISCUSSION

Analysis

Located at the north end of Ocean Beach Esplanade in the Bonniebrook neighbourhood of Elphinstone, the subject property is steeply sloped and within a geotechnically sensitive area (coastal slopes). There is currently one single family dwelling on the subject lot, built in 1952, and two small auxiliary buildings located on either side of the existing dwelling. The existing single family dwelling is located on the forward portion of the subject lot. Despite the large parcel area, there are no other safe buildable areas. The proposed construction includes:

- Conduct interior renovations;
- Rebuild the existing foundation;
- Build an addition onto the existing dwelling;
- Build a new foundation for the proposed addition; and
- Construct an engineered retaining wall system connected to the dwelling.

The requested Variance to facilitate the proposed development represents a front lot line setback variance of 5 metres.

Despite the reduced setback the position of the dwelling will be consistent with the siting of other single family dwellings along this section of Ocean Beach Esplanade. Ocean Beach Esplanade is a narrow road within a large right of way. The siting of the house will be approximately 15 metres from the edge of pavement.

Geotechnical Assessment of Coastal Slopes

In conjunction with the Development Variance Permit, a Development Permit (DP000037) for DPA #1B Coastal Slopes (geotechnical) has been received and is ready for issuance by the Manager of Planning and Development subject to issuance of the Development Variance Permit.

Required as part of DP000037, a Section 219 Save Harmless Covenant has been registered on title. The covenant also contains a special clause detailing the requirements and maintenance for the “non-disturbance area” as specified by the retained geotechnical engineer in their report.

SCRD Geo-Hazard Acceptability in Development Approval Board Policy Manual:

Section 1.4 of SCRd Board Policy 13-6410-8 for Geo-Hazard Acceptability in Development specifies that restoration and small additions:

“Includes repair of a damaged structure or rebuilding of a structure within its existing location and spatial limits. Small addition includes an attached expansion to an existing building or detached additional building with total gross floor area not exceeding 25% of the existing building or 60 square metres, whichever is lesser”.

The proposed addition with a floor area not exceeding 25% of the existing building, as well as construction of an engineered lock block retaining wall system for increased protective measures meets SCRD standards outlined in Section 1.4 of the SCRD Board Policy 13-6410-8. The recently appointed geotechnical engineer on record states in their report that the land is safe for the use intended.

Ministry of Transportation and Infrastructure (MOTI) Setback Permit

The proposed construction encroaches into the MOTI required 4.5 metre setback to a provincial highway right-of-way. MOTI has issued a setback permit to the applicant to reduce the front lot line setback from 4.5 metres to 0 metres.

In spite of MOTI issuing the setback permit, a variance from the SCRD is still required.

Neighbourhood Impacts

The proposed development is consistent with residential development within the surrounding neighbourhood area. Impacts to neighbouring properties are not anticipated as a result of the proposed development on the subject property.

Consultation

The application has been referred to the following groups and agencies for comment.

Table 2 – Consultation Summary

Group / Agency	Comments
Sḵwxwú7mesh Nation	Sḵwxwú7mesh Nation has until July 8, 2020 to provide comments to the SCRD Planning division regarding the proposed development.
Building Division	<p>The Building Division have received the following Building Permit applications:</p> <ul style="list-style-type: none">• BP002074• BP002075• BP002076 <p>If the requested Variance is approved, the applicant can continue to process the applied for Building Permits with the Building Division.</p>

Infrastructure Department	The Infrastructure Services Department have no concerns.
Gibsons & District Volunteer Fire Department	The Gibsons & District Volunteer Fire Department have no concerns.
Advisory Planning Commission	<p>The Elphinstone Advisory Planning Commission met on May 27, 2020.</p> <p>The Advisory Planning Commission recommended that the report titled Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade) be issued for the following reasons:</p> <ul style="list-style-type: none"> • The APC approved a similar variance request from the applicant previously, though it had lapsed. The APC is re-approving this variance; • The work will make the area safer and more stable; and • This variance is in alignment with others that have needed to be made in the area.
Neighbouring Property Owners / Occupiers	<p>Notifications were sent on May 22, 2020.</p> <p>A letter in support of the variance request was received by the Planning Division.</p>

Notification to surrounding properties was provided in accordance with Section 499 of the *Local Government Act* and Sunshine Coast Regional District Bylaw no. 522.

The application is responsible for ensuring all work undertaken complies with the *Heritage Conservation Act*.

Options / Staff Recommendation

The proposed variance will result in an addition and alteration of an existing single family dwelling and construction of a new engineered retaining wall system on the property.

The proposed addition with a floor area not exceeding 25% of the existing building, as well as construction of an engineered lock block retaining wall system for increased protective measures meets SCRD standards outlined in Section 1.4 of the SCRD Board Policy 13-6410-8.

Possible options to consider:

Option 1: Issue the permit.

This would allow the front lot line setback to be varied from 5 metres to 0 metres for a proposed addition and alteration to an existing single family dwelling and construction of a new engineered retaining wall system.

The proposed 0 metre setback will permit the addition and alteration of the existing single family dwelling and construction of the engineered retaining wall system.

Planning staff recommend this option.

Option 2: Deny the permit.

Zoning Bylaw No. 310 requirements for 5 metre minimum building and structure setback for a front lot line would apply. Redesign of the proposed addition and alteration and new engineered retaining wall system would be required.

Building Permit BP002075 for the construction of an engineered lock block protection barrier wall could proceed as proposed as it conforms to the setbacks.

Organizational and Intergovernmental Implications

This application was referred to the SCRD Building Division, SCRD Infrastructure Services Department, Gibsons & District Volunteer Fire Department, and Skwxwú7mesh Nation.

Financial Implications

None at this time.

Timeline for next steps or estimated completion date

Should this application be approved, the applicant can proceed to the Building Permit stage.

Communication Strategy

Notification to surrounding properties was provided in accordance with Section 499 of the *Local Government Act* and Sunshine Coast Regional District Bylaw no. 522.

Planning staff received a letter in support of the variance request.

STRATEGIC PLAN AND RELATED POLICIES

Review of the application for the development variance permit supports the SCRD's strategy for Climate Change and Resilience, as the proposed engineered retaining wall system protects both the existing and new single family dwelling from changing effects of climate change. It is also proposed to be built in accordance with Section 1.4 of SCRD Board Policy 13-6410-8 for Geo-Hazard Acceptability in Development.

CONCLUSION

The applicant is requesting a variance to the required front lot line setback from 5 metres to 0 metres to permit an addition and alteration to an existing single family dwelling and construction of a new engineered retaining wall system.

The proposed new construction follows the requirements set out under Section 1.4 of SCRD Board Policy 13-6410-8 for Geo-Hazard Acceptability in Development.

Staff do not anticipate impacts to views and enjoyment of immediate neighbouring properties.

MOTI has issued a setback permit to reduce the required setback from a Provincial right-of-way from 4.5 metres to 0 metres.

Planning staff support this application.

ATTACHMENTS

Attachment A – BCLS Site Survey

Attachment B – Site Photos

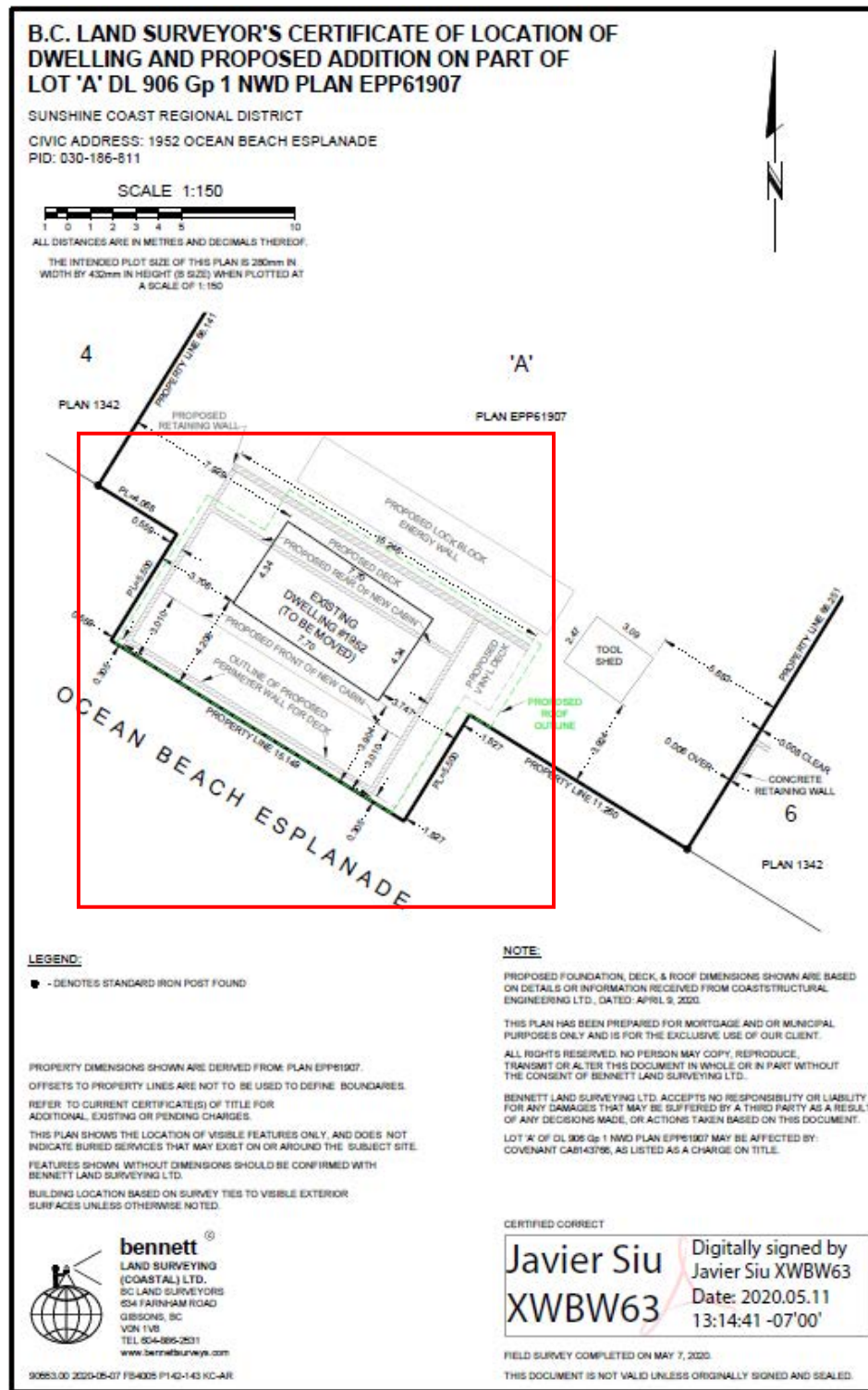
Attachment C – Proposed Construction Drawings

Attachment D – Proposed Engineered Retaining Wall System

Attachment E – Applicant's Rationale Letter

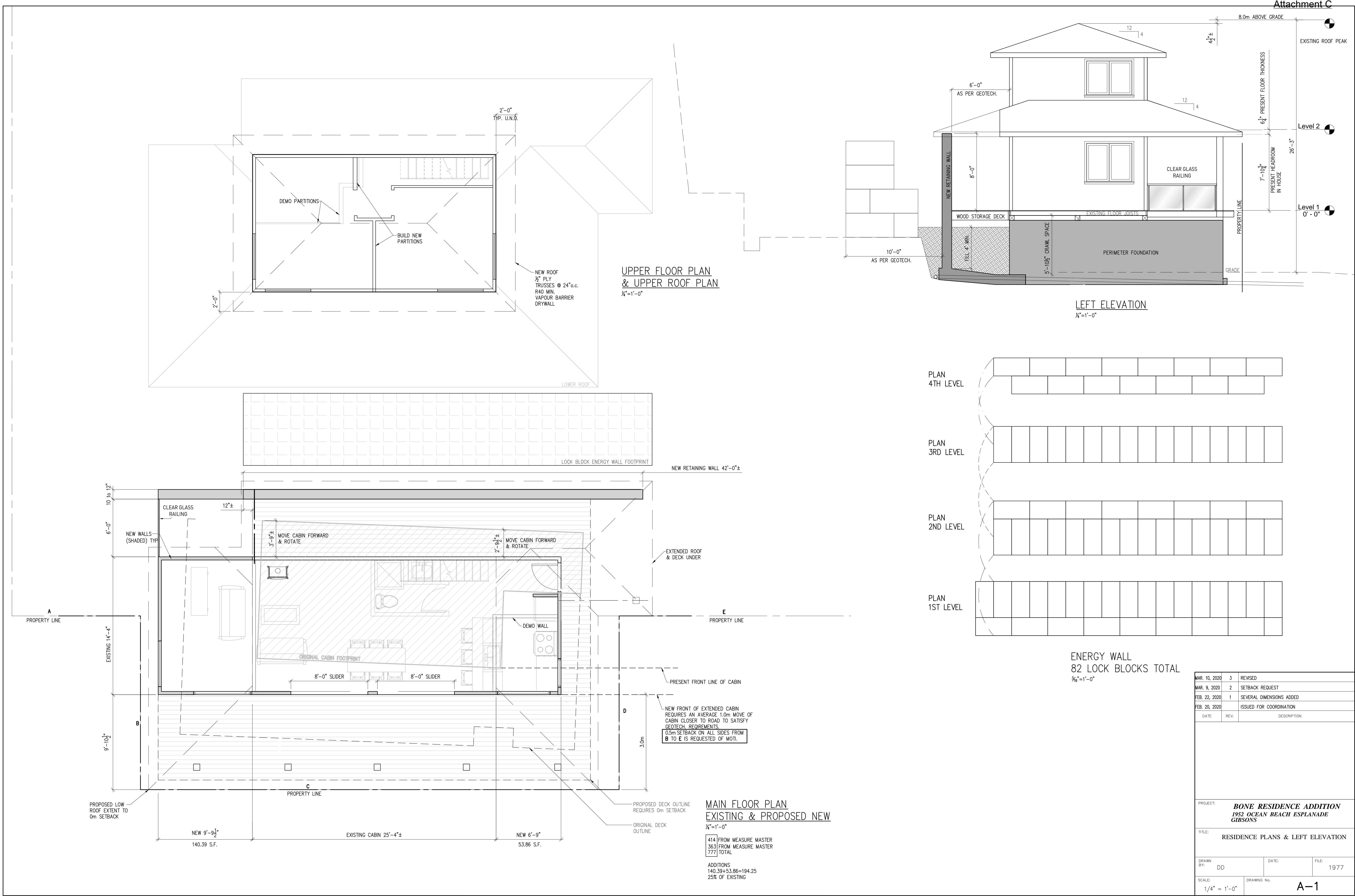
Reviewed by:			
Manager	X – D. Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

Attachment A – BCLS Site Survey (with the Area of Variance highlighted in red)



Attachment B – Site Photos



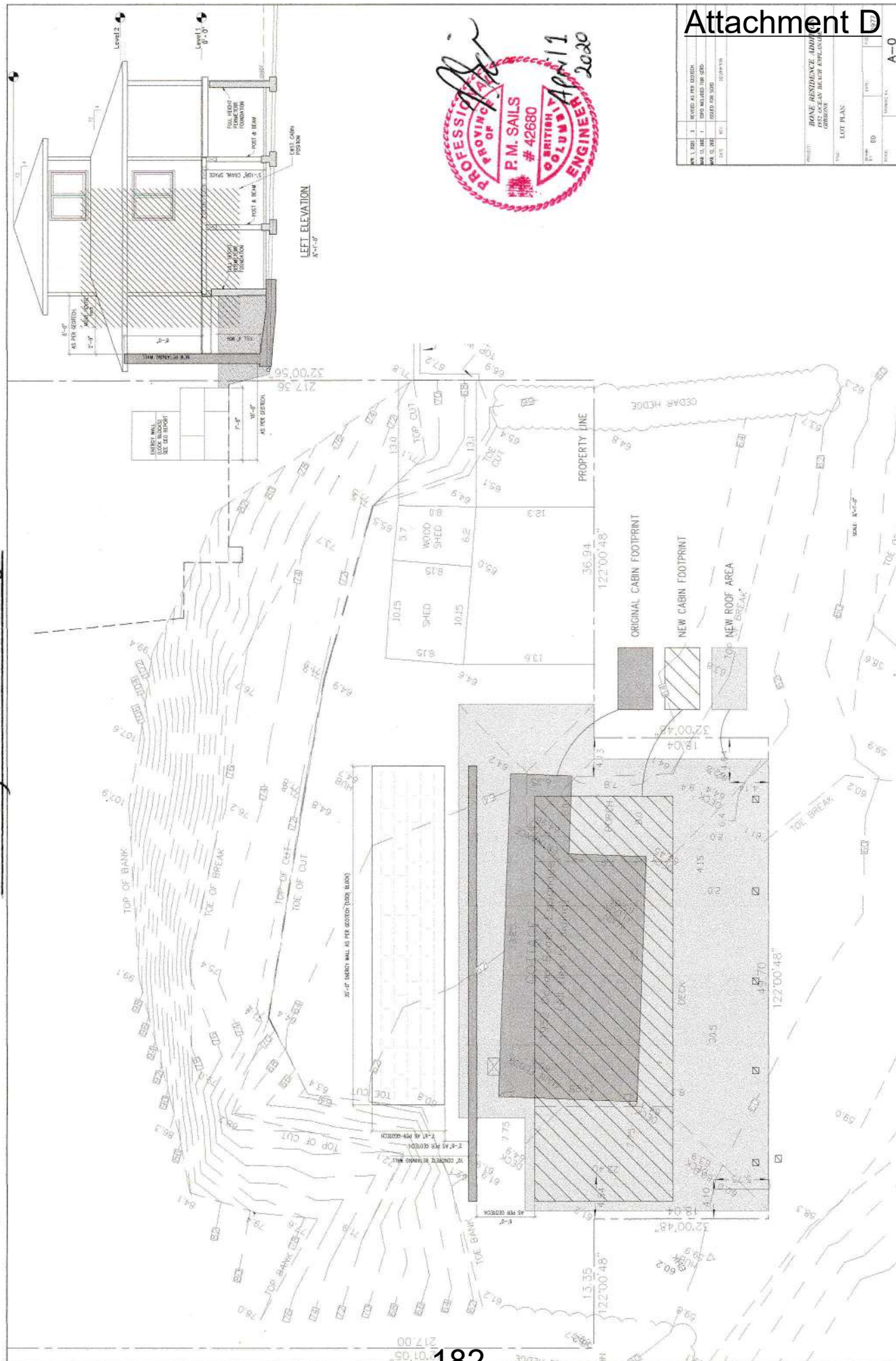


MAR. 10, 2020	3	REVISED
MAR. 9, 2020	2	SETBACK REQUEST
FEB. 22, 2020	1	SEVERAL DIMENSIONS ADDED
FEB. 20, 2020		ISSUED FOR COORDINATION
DATE	REV.	DESCRIPTION
PROJECT: BONE RESIDENCE ADDITION 1952 OCEAN BEACH ESPLANADE GIBSONS		
TITLE: RESIDENCE PLANS & LEFT ELEVATION		
DRAWN BY: DD	DATE:	FILE: 1977
SCALE: 1/4" = 1'-0"	DRAWING No. A-1	

Landslide Protection System

Drawing 1A: Plan View

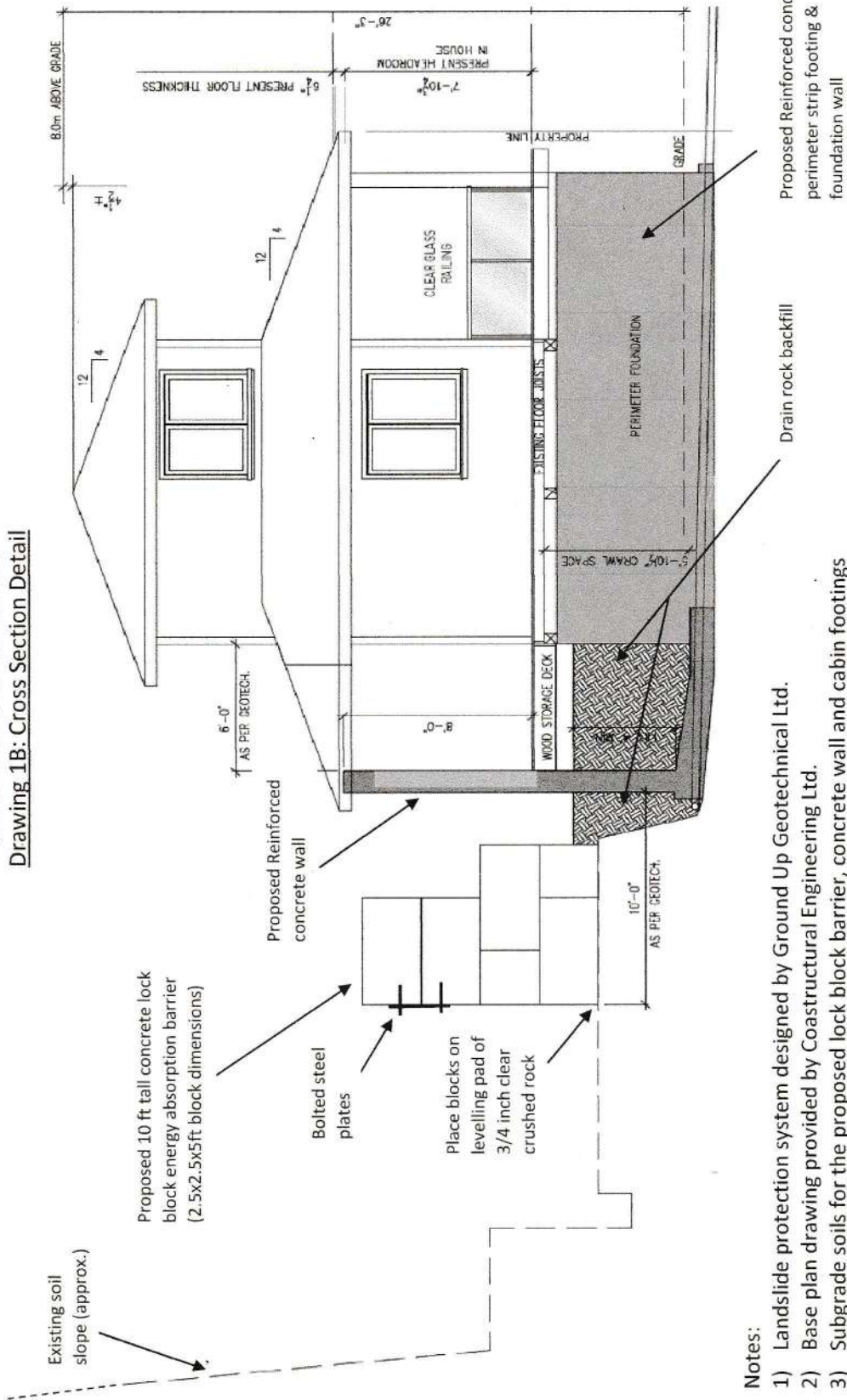
April 1, 2020



Notes: Landslide protection system designed by Ground Up Geotechnical Ltd.
Base Plan drawing provided by Costructural Engineering Ltd.

Landslide Protection System

Drawing 1B: Cross Section Detail



Notes:

- 1) Landslide protection system designed by Ground Up Geotechnical Ltd.
- 2) Base plan drawing provided by Coastructural Engineering Ltd.
- 3) Subgrade soils for the proposed lock block barrier, concrete wall and cabin footings must be approved by Ground Up Geotechnical prior to placement of concrete.



1952 Oceanbeach Esplanade
Gibsons
B.C. V0N 1V5

Sunshine Coast Regional District
1975 Field Road
Sechelt
B.C. V0N 3A1

03 May, 2020

To Whom It May Concern

This letter is in support of an application for a refreshed Development Variance Permit (“DVP”) for 1952 Oceanbeach Esplanade, Gibsons, B.C., V0N 1V5 that is owned by Rob Bone. Rob is looking to extend his current property, within the allowable limits for such extensions.

The previous DVP (DVP00025 dated January 24, 2018) no longer applies because Rob is no longer building a Tamlin house, as previously planned and as applied for with Sunshine Coast Regional District (“SCRD”). As such, the original geotechnical report by Western Geotechnical Consultants Ltd., which was exclusively for the planned Tamlin house, no longer applies.

A fresh geotechnical report supporting Rob’s planned small extension to and renovation of his existing cabin has been prepared by Patrick Sails of Ground Up Geotechnical Ltd. His report has been filed with SCR D.

We hereby request that the fresh DVP for the aforementioned property includes the following:

- the building setbacks from the property line are uniformly changed to 0.0 m, per the Revised Development Approvals Permit Communication from the Ministry of Transportation and Infrastructure (Revised eDAS file # 2017-07195, a copy of which is attached); and
- the eave setbacks from the property line are uniformly changed to 0.0 m, per the Sector B eave setback stated in DVP00025.

The 0.0 m building setbacks are required to: enable the planned extensions to be made; and to accommodate the geotechnical consultant’s requirements as regards safety factors for the slope at the rear of the property (Patrick Sails requires the existing structure to be moved south by 1.0 m, per the attached architectural drawings, to enable an adequate retaining block wall to be built. Rob has been assured by FailSafe House Lifting Systems Inc. of Regina [“Failsafe”] that the existing structure can safely be lifted and moved as required - FailSafe has been contracted to do the work). The eave setback is required to allow a roof line overhang that would otherwise not be possible.

Yours faithfully

// S. Godden //

Stephen Godden, on behalf of Rob Bone

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 11, 2020

AUTHOR: Lynda Fyfe, Planning Technician II

SUBJECT: Ministry of Transportation and Infrastructure Request for Concurrence and Statutory Right of Way for Erosion Protection Works at Dakota Bridge/Port Mellon Highway, PID 017-886-561

RECOMMENDATIONS

THAT the report titled Ministry of Transportation and Infrastructure Request for Concurrence and Statutory Right of Way for Erosion Protection Works at Dakota Bridge/Port Mellon Highway, PID 017-886-561 be received;

AND THAT SCRD provide the Ministry of Transportation and Infrastructure with a letter of concurrence for access by to lands owned by the SCRD legally described as Block 1 REM Plan LMP5041, District Lot 1482 1645 7748 Group 1 NWD, PID 017-866-561, to facilitate construction of erosion protection works over the bridge abutment areas of Dakota Creek;

AND THAT the Chief Administrative Officer and Corporate Officer be authorized to sign a Dike Maintenance Agreement for the planned erosion protection works at Dakota Creek;

AND THAT the SCRD grant a Statutory Right of Way including a reference plan to the Ministry of Transportation and Infrastructure over lands owned by the SCRD legally described as Block 1 REM Plan LMP5041, District Lot 1482 1645 7748 Group 1 NWD, PID 017-866-561, to facilitate maintenance of erosion protection works over the bridge abutment areas of Dakota Creek;

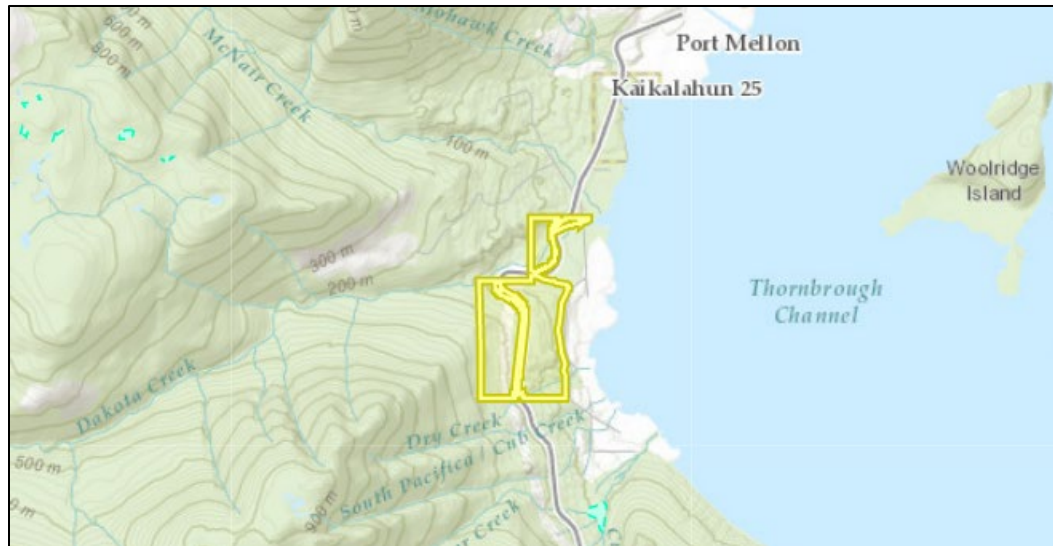
AND FURTHER that these recommendations be forwarded to the Regular Board Meeting of June 11, 2020.

BACKGROUND

The Ministry of Transportation & Infrastructure (MoTI) is undertaking an erosion protection project on Dakota Creek and is requesting temporary (summer 2020) and longer term legal access agreements with the SCRD in order to carry out and maintain the work, as well as a *Dike Maintenance Act* approval (DMA), which SCRD must co-sign as the landowner.

The project requires access within the SCRD-owned land described as Block 1 REM Plan LMP5041, District Lot 1482 1645 7748 Group 1 NWD (PID 017-866-561), located in the Hillside – Port Mellon Official Community Plan Area, along the Port Mellon Highway, approximately two kilometers south of Port Mellon.

Figure 1 – Location Map Showing SCRD Property PID 017-866-561



Works will be undertaken in the vicinity of the Dakota Creek bridge located on the Port Mellon Highway (see Figure 2). Protection of the Port Mellon Highway embankment and the Dakota Creek bridge at Port Mellon Highway are the MoTI's primary goals for this project.

To facilitate this project, the MoTI is seeking a letter of concurrence for temporary construction access and a Statutory Right of Way (SRW) to secure longer term access for future maintenance, within the 0.214 hectare area highlighted in red in Figure 2, below.

A Dike Maintenance Act approval is also required.

Figure 2 – Approximate Location of Area within PID 017-866-561 Requiring MoTI Access



This report recommends:

1. Indicating no objection to short term access to MoTI for the project through a letter of concurrence;
2. Concurring on the application for a *Dike Maintenance Act* approval to allow the work to proceed;
3. Granting a SRW to MoTI for long term access and maintenance.

DISCUSSION

Overview of MoTI's Erosion Protection Project

Port Mellon Highway provides the primary road access to Port Mellon, with the McNair Forest Service Road (McNair FSR), located to the east, being the only other road crossing Dakota Creek. Dakota Creek bridge at Port Mellon Highway is a single span concrete girder bridge with concrete abutments, located at the end of each span, built in 1983.

There have been several high creek flow events in recent years, which have washed away the Port Mellon Highway at the side stream rock armoured culverts (2014) and consequently has caused scour to occur at the northwest bridge abutment foundation (2015). Bridge abutment scour is a serious concern, as if left unchecked, could lead to bridge collapse.

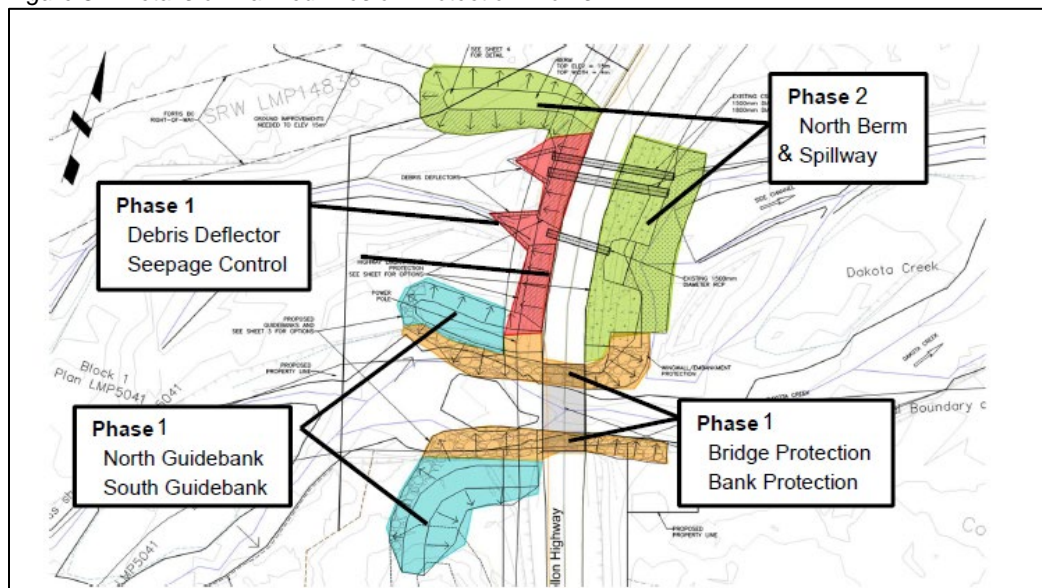
The proposed works are intended to decrease the chance of Port Mellon Highway being washed out (similar to a dam breach scenario) and is therefore expected to reduce the chance of an associated flood wave impacting the downstream roads and structures.

The work is planned to take place in two phases:

- Phase 1 comprises the work for which legal access to SCRD owned land is required. To address a high risk to the Dakota Creek bridge structure and public safety, Phase 1 is proposed during the fish window of August 2020. The engineering firm WSP is currently working on the detailed design and tender documents and has been in discussion with SCRD Manager, Capital Projects.
- Phase 2 is not proposed for this year but would include construction of a concrete highway spillway (northeast of the bridge), and a berm located to the north of the side channel,

Altogether, the planned erosion protection works include a combination of highway embankment protection measures and streamside guide banks. These works are described below and shown in Figure 3 below.

Figure 3 – Details of Planned Erosion Protection Works



Project Access Needs

Phase 1 requires MoTI to access the portion of SCRD-owned land (PID 017-866-561) shown highlighted in red in Figure 2 ('Required Access Area') and in yellow in Attachment A ('MoTI Required Access Agreement Area – SCRD-Owned'); approximately 0.214 hectares. MoTI is requesting legal access agreements to this "access area."

South guide bank and bridge bank protection work will require MoTI to access SCRD-owned land (also within PID 017-866-561) on the south bank of Dakota Creek identified by Reference Plan BCP24783 (see Figure 2), which is subject to SRW #BA399550. No access agreement with SCRD is required for this part of the project, due to the fact that SRW #BA399550 grants an undivided half interest in this land to the Province and provides broad rights to the Province to make reasonable use of the lands in and about the SRW for Dakota Creek flood control works.

Phase 1 also includes a small impact to private land to the east of the bridge (shown in Attachment A) and MoTI is currently in discussion with the landowner for access.

No information about future access needs for Phase 2 has been provided at the current time.

Analysis

Impacts to Proposed Access Areas and Planned Restoration Works

MoTI has not provided details of anticipated impacts to the access area nor plans for restoration that may be required or planned. Staff will work with MoTI to ensure that no material impacts result from access and that the area is appropriately restored.

Staff have requested that MoTI ensure that the SCRD is kept informed of authorizations from the Department of Fisheries and Oceans (DFO) obtained by MoTI to conduct the works. MoTI has stated that although they have submitted a request for review for this project from the DFO, an authorization is not anticipated to be required. MoTI have offered to provide a copy of the reply from DFO when received.

SCRD Infrastructure Services Considerations

Dakota Creek Training Berm and Hillside Industrial Park

SCRD is the Diking Authority as defined pursuant to the *Dike Maintenance Act* for Dakota Creek Training Berm, located within SRW Plan BCP24783 - on the south bank of Dakota Creek just upstream of the bridge at Port Mellon Highway. The berm was designed and installed for the purpose of flood protection for lands to the east, including SCRD-owned Hillside Industrial Park. SRW #BA399550 grants an undivided half interest in this land to the Province and provides broad rights to the Province to make reasonable use of the lands in and about the SRW for Dakota Creek flood control works.

MoTI has taken into account future maintenance, operation and function of the dike in their planning. WSP has received dike drawings from SCRD and these were used in the project

design. An application to the province under the *Dike Maintenance Act* for the proposed work has been prepared, and SCR D is asked to co-sign as the landowner (Attachment B).

MoTI states that impacts to the dike will be minimised and may be negligible and that the operation and function of the dike; which is to protect the highway and adjacent land from erosion, will not be impacted and may be enhanced. Drainage behind the dike will be maintained. If any riprap needs to be removed from the north end of the dike, it would be replaced.

Implications for other SCR D-managed Infrastructure: Dakota Creek Bridge on McNair FSR

As an industrial user of the McNair Forest Service Road associated with the Hillside Industrial Park, SCR D has maintenance responsibility for the provincial FSR bridge across Dakota Creek east (downstream) of Port Mellon Highway. Maintenance includes such items as brushing to ensure safe sight lines, annual inspection and cleaning, etc. FLNRORD conducts scheduled professional engineer reviewed bridge/major culvert inspections on all FSRs on a prescribed schedule (generally every 2-3 years). SCR D could have responsibility for repairs to this bridge if it was damaged by changes in creek flows due to upstream work.

MoTI states that there should be not be any downstream flow changes and impacts to the flow regime downstream which would adversely affect the McNair FSR or Dakota Creek bridge crossing at McNair FSR, as a result of the work.

Access Considerations

Short-term Access

When making contact with staff, MoTI initially requested a license of occupation from SCR D for short term (spring/summer 2020) access to the lands. As SCR D does not issue such licenses, a letter of concurrence is proposed.

Long-term Access: Statutory Right of Way

A SRW, registered as a charge on the title of PID 017-866-561 and applying to the access area would grant MoTI long-term access to do work necessary to operate and maintain the flood protection works.

A survey plan would be required to delineate the area to which the SRW applies. Legal review of the conditions of the SRW agreement should consider any requirements for access control to prevent unwanted use of the access area.

Organization and Intergovernmental Implications

MoTI's proposed works have a benefit to the community in that they support asset management and resilient infrastructure on an important economic corridor. No impacts to SCR D services are anticipated.

Once drafted, legal review of all agreements will be undertaken.

Concluding Analysis

Staff recommend that the delegated authorities sign a letter of concurrence with MoTI for construction of Phase 1 erosion protection works and that the delegated authorities grant a SRW in favour of MoTI to allow long term access for maintenance of those works.

Financial Implications

All costs associated with survey, SRW legal drafting and registration. will be borne by MoTI. The access area is within 30 metres of Dakota Creek and is likely not developable, nor would granting a SRW in favour of MoTI have a negative impact on the SCRD's ability to develop the Hillside Industrial Park lands in future.

Timeline for next steps or estimated completion date

Phase 1 erosion protection works are proposed for July through September 2020, with instream work focused during the August fish window. The letter of concurrence would be in place prior to work commencing.

The SRW would require MoTI to commission a survey of the reference plan area. Once drafted, legal review of the conditions of the SRW agreement would be undertaken. This work can take place anytime in 2020 to enable future access.

Communications Strategy

MoTI will manage the project, including any public communications.

STRATEGIC PLAN AND RELATED POLICIES

Legal agreements with MoTI to undertake erosion protection works at Dakota Bridge on Port Mellon Highway would support the Board's Strategic Focus Area #2 - Infrastructure Management. This arrangement would align with regional cooperation/collaboration.

CONCLUSION

The SCRD has received a request from MoTI for access to SCRD land described as Block 1 REM Plan LMP5041, District Lot 1482 1645 7748 Group 1 NWD (PID 017-886-561) in order to facilitate an erosion protection project on Dakota Creek.

Staff recommend that the SCRD sign a letter of concurrence with MoTI in order to facilitate construction access to that land for Phase 1 works proposed for July through to September 2020. Staff recommend that SCRD co-sign the DMA application. Staff further recommend that the delegated authorities grant a SRW in favour of MoTI to allow long term access for maintenance of those works.

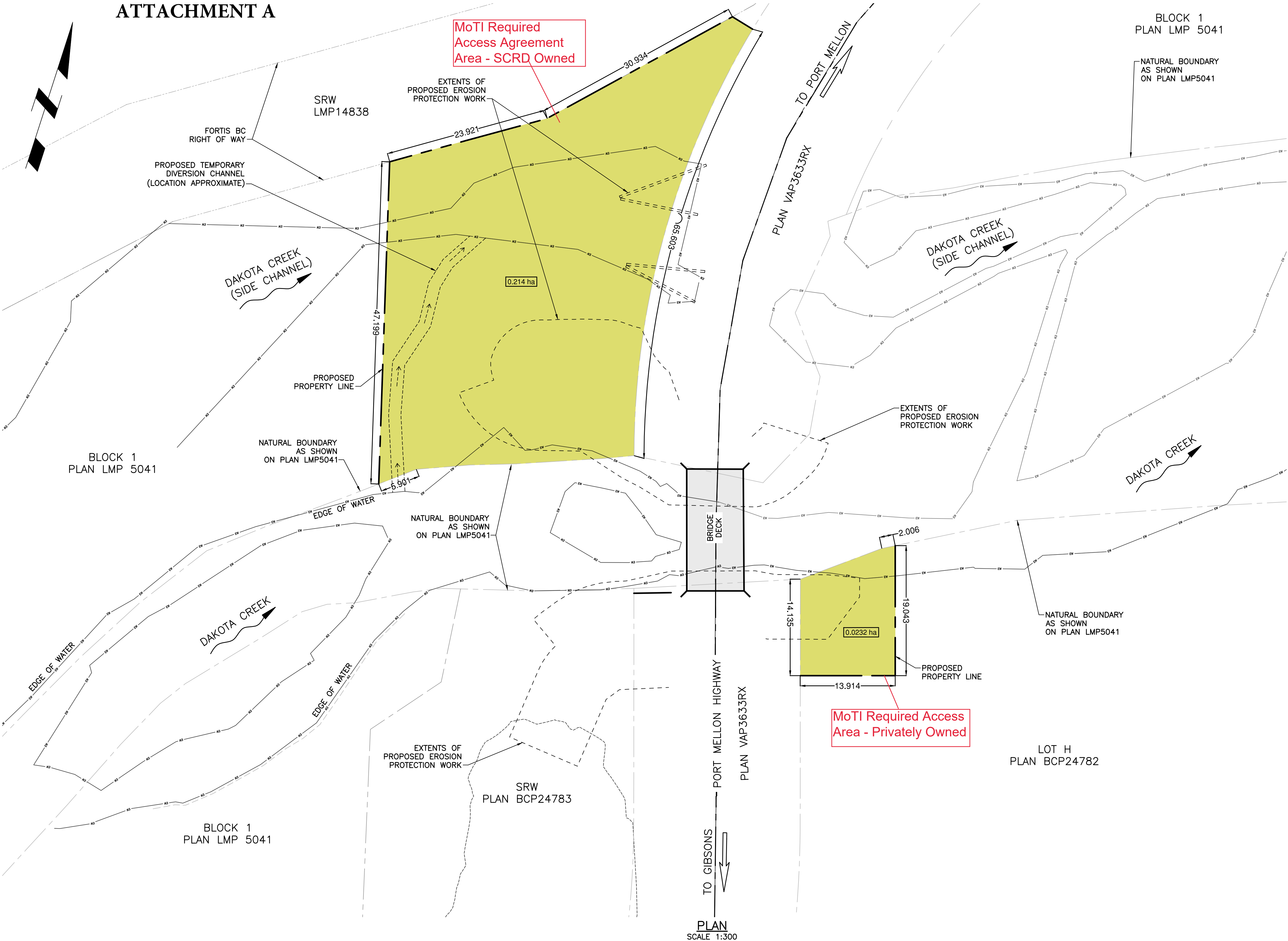
ATTACHMENTS

Attachment A – WSP Property Acquisition Plan

Attachment B - Dike Maintenance Act application

Reviewed by:			
Manager	X - D.Pady	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

ATTACHMENT A



LEGAL DESCRIPTION	PID NUMBER	NEW R/W REQ.	R/W INSIDE	R/W OUTSIDE	L.T.C.	COMMENTS
LOT H, PLAN BCP24782		0.0232 ha				
BLOCK 1, PLAN LMP 5041		0.214 ha				

NEW R/W REQUIRED

Consultant Logo

Rev	Date	Description	Init

REVISIONS

BRITISH COLUMBIA

Ministry of Transportation & Infrastructure
Southern Interior Region

SOUTH COAST REGION
PORT MELLON HIGHWAY

DAKOTA CREEK BRIDGE No. 07340
PROPERTY ACQUISITION PLAN

PREPARED UNDER THE DIRECTION OF		DESIGNED _____ DATE ____	
KEVIN HENSHAW		CHECKED _____ DATE ____	
ENGINEER OF RECORD		DRAWN HR/AB DATE ____	
DATE _____		SCALE NEGATIVE No.	
FILE No. 1070-20	PROJECT No. 153CS1006	REG.	DRAWING No. 002RW

DIKE MAINTENANCE ACT APPROVAL - APPLICATION FORM

PART 1. CONTACT INFORMATION		
Name of Applicant: BRITISH COLUMBIA MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE		Applicant File Number (if applicable):
Name of Applicant Contact or Agent: Kevin Henshaw, P.Eng. WSP CANADA INC.		
E-mail Address of Contact: kevin.henshaw@wsp.com		
Home Phone: ()	Business Phone: 1 (604) 601-6822	Fax Number: ()
Mailing Address for Correspondence from Ministry of Environment: 840 HOWE STREET, #1000 VANCOUVER, BRITISH COLUMBIA		
		Postal Code: V6Z 2S9
Applicant or Agent's Signature(s):		Date: April 29, 2020
NOTE: The purpose of this form is to highlight this application's major points to allow Ministry staff to both understand the key aspects of the project and to prioritize the application accordingly. For more information on the processing of this application, please read the preceding Approval Process .		

PART 2. PROPOSED WORKS
Location of Proposed Works Chainage specified on dike maps at http://www.env.gov.bc.ca/wsd/public_safety/flood/fhm-2012/maps.html or UTM Coordinates GPS#292 Coordinates: 5,484,125 m N, 463,848 m E 10 U
Project Name and/or Identifier: Dakota Creek Erosion Protection Project.

DIKE MAINTENANCE ACT APPROVAL - APPLICATION FORM

<p>Briefly describe your proposed works:</p> <p>The proposed work consists of erosion protection installations around the abutments of Dakota Creek to protect the bridge structure and highway from loss or damage during a flood. Part of the protection works includes a small guidebank and riprap erosion protection extending from the south bridge abutment that will end at the nose of the existing dike and will prevent erosion at the bridge and the bank between the bridge and the existing dyke.</p> <p>Modifications to the existing dyke are not proposed. The proposed guidebank will be constructed up to the dyke and will tie into the existing riprap wrapping around the nose of the dyke structure. The proposed guidebank will be protected with Class 2,000 kg riprap.</p> <p>Other components of the work in the vicinity of the dyke include clearing and use of the space between the dyke and the highway for the contractors working area. BC Hydro is also planning on relocating one power pole within the existing highway right of way, away from the dyke structure.</p> <p>The existing dike is understood to be an erosion protection dike to for the Hillside Industrial Park and is not a flood control dyke.</p>		
<p>Provide a proposed construction schedule & note any constraints/milestones if important:</p> <p>The proposed work is planned to begin in July 2020 and continue through to September, with the majority of the instream work taking place in August during the lest risk fish window.</p>		
<p>Briefly describe your approach to ensure the integrity of existing flood protection system(s) is not compromised by the installation of the works:</p> <p>The proposed work ties into the existing erosion protection berm at the toe and transitions the top of the existing dike to the top of the proposed guidebank berm. Much of the existing erosion protection berm will remain untouched except for the northernmost toe, closest to the bridge. The proposed riprap guidebank will tie into the toe of the existing erosion protection berm to provide additional erosion protection along the southern creek bank, upstream of the bridge.</p>		
<p>Have you referred to the 'Provincial Design and Construction Guide' in your design?</p> <p><input checked="" type="checkbox"/> Yes or No (circle one)</p>		<p>Are there any exceptions to this guide?</p> <p>Yes or <input checked="" type="checkbox"/> No (circle one)</p>
<p>If yes, how and why have you deviated?</p> <p>No modifications to the existing erosion protection dike are proposed, therefore its adherence to the Provincial Design and Construction Guide is still upheld.</p>		
<p>Land Ownership</p> <p>Please check one of the following:</p> <p><input type="checkbox"/> The applicant is the owner of the property</p> <p><input type="checkbox"/> The property is Crown land. Tenure/License Number:</p> <p><input checked="" type="checkbox"/> The property is owned by the following Landowner (i.e., Landowner is different from applicant):</p> <p>Landowner's Name: Sunshine Coast Regional District (Stephen T. Misiurak, P.Eng)</p> <p>Address: 1975 Field Road</p>		
City: Sechelt	Province: BC	Postal: V0N 3A1

DIKE MAINTENANCE ACT APPROVAL - APPLICATION FORM

Phone: 1-604-885-6800	e-mail: Stephen.Misiurak@scrd.ca
<p>Do you have the landowner's written approval to enter the lands(s) to complete the works?</p> <p><input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>SRW (Plan BCP 24783) allows for the Province to access the land in question for the purposes of protecting the banks of Dakota Creek, and for flood corridor works. MoTI and WSP have been in contact with the Sunshine Coast Regional District about this project and work around the dyke and there have been no objections received.</p> <p><small>Note: a) Ownership of all parcels of land on which the proposed works will occur must be identified, b) do not attach the written approval with the application, but keep it for your files as you may be asked to provide it during an inspection or audit</small></p>	

DIKE MAINTENANCE ACT APPROVAL - APPLICATION FORM

PART 3. REQUIRED ATTACHMENTS

Check off attachments to this application form:

- ☒ General Location Plan
- ☒ Detailed Site Plan
- ☒ Preliminary Design Drawings and Specifications
- ☒ Design Brief
- ☐ Previous correspondence regarding this site from the Ministry

If any required attachments are not included, please explain why.

Previous correspondence with the Ministry does not exist for this project.

An in-depth hydrotechnical report and geotechnical report was completed for the project and the results are summarized in the design brief. The reports are large, and the details are not considered directly relevant to this application. Copies can be provided upon request.

Have you included attachments not listed above? Please list them below.

N/A

Please confirm whether an Environmental Assessment (EA) certificate is required for this project. Yes or **No** (circle one).

If yes, attach a copy of the EA-certificate.

If no, is there a pending approval? **Yes** or No (circle one). **The project has been submitted to Ministry of Forests, Lands, Natural Resource Operations & Rural Development under Section 11 of the Water Sustainability Act (WSA). Approval is pending.**

If yes, please note that DMA approval cannot be granted until a copy of the EA-certificate has been submitted as a part of DMA application.

Note: Please forward a copy of this application to the appropriate Deputy Inspector of Dikes office as specified at http://www.env.gov.bc.ca/wsd/public_safety/flood/pdfs_word/diod_contact_list-2012.pdf and to the Diking Authority responsible for the dike's operation and maintenance (see database: http://www.env.gov.bc.ca/wsd/public_safety/flood/pdfs_word/dikesauthority.pdf)

- ☒ Please confirm that a copy of this application has been forwarded to the Diking Authority

Diking Authority contact information

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – June 11, 2020

AUTHOR: Sam Adams, Parks Planning Coordinator

SUBJECT: HENDERSON BEACH LICENSE NO. 241046 RENEWAL – ELECTORAL AREA D

RECOMMENDATIONS

THAT the report titled Henderson Beach License No. 241046 Renewal – Electoral Area D be received;

AND THAT SCRD submit a Crown renewal application for a 10-year period on the area covered by Licence No. 241046.

AND FURTHER THAT SCRD Delegated Authorities be authorized to sign the licence renewal documents.

BACKGROUND

In 1977, SCRD acquired Crown Land licence No. 241046. This .09 hectare site, located at the western end of Beach Avenue, Electoral Area D, covers unsurveyed foreshore, below the high tide mark, of the Salish Sea in Roberts Creek. The area has minimal infrastructure and is a popular beach recreation area.

The Crown Land licence for the foreshore 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.

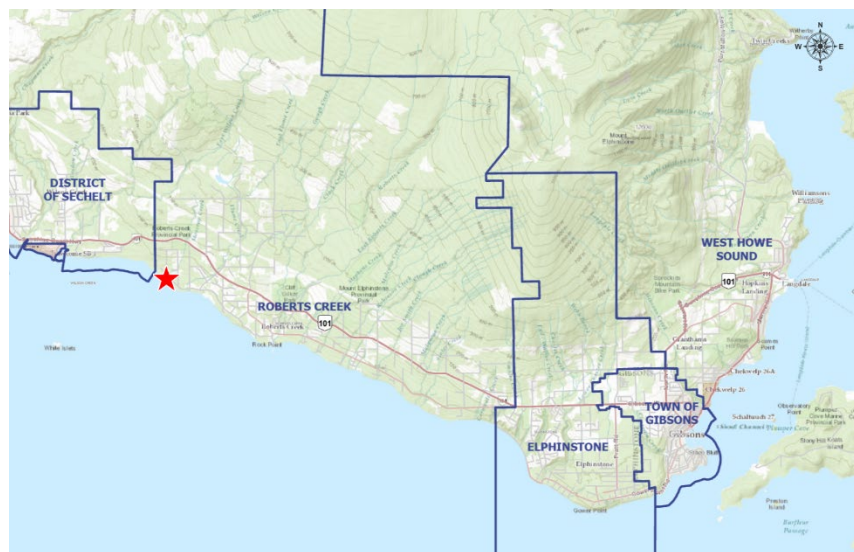


Figure 1 – Henderson Beach Location



Figure 2 – Henderson Beach Foreshore Licence Area

Views of site showing: Henderson Beach to the west; the Foreshore License Area; and parking pullout and access trail respectively.



DISCUSSION

Licence No. 241046 has been held by the SCRD since 1977. The original purpose of the license was to help better balance commercial and recreational usage of the area. At that time, houses were being barged in and offloaded at the popular beach for transportation and installation in other areas on the coast. In 1992, SCRD requested the licences usage be for public recreational purposes only; thus, reflecting the interest of the community to not have commercial activities of that nature take place at the beach site. The current licence is for public recreational usage of a .09 hectares area below the high tide mark directly in front of the Henderson Beach road right of way ending. The license was last renewed in 2009.

The benefit of the foreshore license is it allows for the area to be used for public recreational purposes, such as walking and swimming. If the Provincial government was to receive an application for purposes which were not compatible with that usage then those incompatible uses would be disallowed.

Alternatively the Province has indicated, if the SCRD was not holding this license then the Province would be able to accept a more broad range of applications in the area, including leases, which allow for the exclusive right to an area.

SCRD also has a permit with the BC Ministry of Transportation and Infrastructure (MOTI) for the upland area above high water mark, which allows for a small parking pullout, short beach access and a small area locals use to store boats. This permit area is not part of the foreshore license renewal under discussion in this report but acts as a gateway for the public to access the beach area (see Figure 3). Part of this upland area is the location of a Roberts Creek community led multi-year, non-chemical, knotweed removal project.



Figure 3 – Henderson Beach Foreshore Licence Area in relation to MoTI Permit area

Options and Analysis

The foreshore license acts as a form of protection during land use decisions for the area and is in keeping with the community's objectives and as expressed in the Area D OCP.

Provincial staff recently confirmed that the license does not obligate the SCRD to take on additional risk or responsibility for concerns such as marine debris cleanup, or shoreline erosion issues. Erosion and storm damage are increasing concerns in coastal BC due to climate change and rising sea level.

SCRD may be more involved in land use discussions, in a way it would not be involved if it did not hold the license, should requests to the Province or Provincial issues arise within the license area in the future.

Option 1 (Recommended)

- Renew License No. 240146 with the Province for a period of 10 years;

Option 2

- Do not renew license of occupation in order to focus all available resources on SCRD-owned Parks and limit risks.
- If this option is directed, staff would notify the Province of the SCRD's intention not to renew the license.
- Responsibility for the lands would revert to the Province, or another party authorized by the Province.

Organization and Intergovernmental Implications

MOTI is the upland land owner behind the foreshore license area. If licences renewal is the chosen option then staff would write a letter to MOTI requesting their consent for the renewal of the license.

Financial Implications

There are in generally no costs associated with the foreshore license area. The upland area is inspected by staff approximately 4 times a year by Parks staff, and any necessary remedial works are planned, approved and budgeted for through Board resolution. Once the knotweed has been eliminated from the upland area, some work may also be done to improve the upland access and parking area.

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 Q2.

Communications Strategy

None required.

STRATEGIC PLAN AND RELATED POLICIES

The Area D OCP identifies beaches as a source of “pride and focus” for Roberts Creek residents.

CONCLUSION

Crown Licence No 241046 is up for renewal. Henderson is a well-used local beach and beaches are socially and culturally important to Electoral Area D residents. SCRD Staff recommend that an application be submitted to renew the licence.

Reviewed by:			
Manager	X – K. Clarkson (Acting)	Finance	
GM	X - I. Hall	Legislative	
CAO	X – D. McKinley	Planning	X - D. Pady

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Planning and Community Development Committee – June 11, 2020

AUTHOR: Sam Adams, Parks Planning Coordinator

SUBJECT: DAKOTA RIDGE VOLUNTEER INSURANCE AND LETTER OF RECOGNITION REQUEST

RECOMMENDATIONS

THAT the report titled Dakota Ridge Volunteer Insurance and Letter of Recognition Request be received;

AND THAT Board approve the Service Providers Agreement between the SCRD and the Dakota Ridge Volunteers with the date as set out in the Service Providers Agreement;

AND FURTHER THAT SCRD Delegated Authorities be authorized to sign the Service Providers Agreement documents;

AND THAT a letter of recognition on behalf of the SCRD Board of Directors be prepared to recognize and thank Volunteers for their service;

AND FURTHER THAT the SCRD Board Chair be authorized to sign the letter of recognition on behalf of the Board of Directors.

BACKGROUND

Dakota Ridge is a winter recreation facility that provides outdoor recreational opportunities to Sunshine Coast residents and visitors during the winter. The facility relies on volunteers who work closely with SCRD staff on facility operations and maintenance. The purpose of this report is to request additional insurance to help support the volunteers in their work for the SCRD.

Also, this report serves as an opportunity to request a letter of recognition to be sent to Dakota Ridge Volunteers, on behalf of the SCRD Board, to thank them for their dedicated service during the last two winter recreation seasons.

DISCUSSION

Dakota Ridge and Volunteers

Dakota Ridge offers Sunshine Coast residents and visitors family-friendly winter recreational opportunities for cross country ski, snowshoe and tobogganing/sledding. Annually between mid-December and the end of March Dakota Ridge provides the following to visitors:

- 20 kilometres of groomed cross country ski trails (both skate ski and classic ski)
- 4 kilometres of groomed snowshoe trails
- 3 kilometres of ungroomed snowshoe trails
- Sledding hill; and,
- Warming quonset hut and toilet facility

Dakota Ridge is operated in partnership with the Province under a Section 56 Provincial Recreation Permit and with the community under a volunteer program.

SCRD Staff works closely with volunteers throughout each operational season to maintain the facility within the context of the SCRD-run Dakota Ridge volunteer program. Community volunteers contribute their time, resources, and expertise mostly during the winter season but do occasionally attend work parties for specific projects and maintenance in the non-winter months. Volunteers contribute annually approximately 1800 hours towards service delivery at Dakota Ridge.

Currently, there are three types of volunteers at Dakota Ridge Winter Recreation Area – Trail Hosts, Groomers, and Project Specific (such as summer and fall work parties).

Seasonally, the SCRD has been fortunate to maintain a consistent number of about 10 Groomer volunteers and 25 Trail Host volunteers helping support Dakota Ridge operations and maintenance. During the 2019-2020 season, there was a decrease in Trail Host volunteers from the average of 25 to down to 15.

Trail Hosts act as ambassadors for Dakota Ridge on the weekends and holidays during the four-month operating season, their responsibilities include:

- Greet guests, give directions, answer questions, and educate trail users;
- Check and validate passes and provide tickets for purchase;
- Regular checks of passes on trial system;
- Remove litter, debris, rocks and branches from trails;
- Shovel around doors of warming hut and outhouse to insure access;
- Check outhouse and restock supplies;
- Check warming hut and start the woodstove;
- Conduct Sledding Hill inspection procedure and fill out inspection section of Lone Volunteer form;
- Record trails checked on shift in Trail Check Log;

Volunteer Trail hosts also complete a one-day intensive orientation session before the beginning of each season, which covers responsibilities, expectations, risk identification and mitigation.

Volunteer Groomers help keep the classic and skate cross country ski trails in working order mostly by using the snowcat groomer (Piston Bully). They perform numerous duties and sequencing in carrying out their work. To operate the snowcat groomer, volunteers undergo extensive training with SCRD Parks supervisory staff. They also use snowmobiles and tracked UTV's. The operation of these machines requires the completion of WCB certified training. Groomers are signed off annually on their respective machinery, responsibilities, and risk identification/mitigation by SCRD Parks Staff.

Both volunteer Groomers and Trail Hosts monitor weather and snow conditions and report those to an SCRD designate on weekends for conditions updates. All work on Dakota Ridge by Staff or volunteers is conducted with a minimum of two people on site.

The third type of volunteering opportunity at Dakota Ridge is a project and time-specific. These volunteers usually respond to a callout to attend a work party in the offseason to help with specific projects or maintenance. Work may include trimming brush, stacking wood and work with small hand tools to help maintain trails and drainage.

Volunteer Insurance

A recent review of SCRD Volunteer insurance involving Staff from the Municipal Insurance Agency of British Columbia (MIABC) and SCRD indicated an opportunity for alternate liability insurance for Dakota Ridge volunteers.

Currently, SCRD staff and the volunteers under their 'direction and control' are covered by the SCRD's general liability insurance. Ideally, staff would be onsite and directing volunteers when and how to provide their services to constitute 'direction and control'. Volunteers under direction and control of the SCRD are covered by SCRD's general liability insurance which has a 40 million dollar limit.

Most of the volunteering on Dakota Ridge is done on the weekends when Staff are not onsite to provide direction. Though the work is standardized, volunteers have some discretion to adapt to onsite conditions.

Discussions with MIABC indicate that the Trail Hosts and the Groomers volunteers could receive better insurance coverage if they were included as Associate Members.

MIABC members apply for liability coverage for individuals, groups and associations that provide services for, or on behalf of, our members, upon request of a MIABC member. This insurance has a limit of \$5,000,000 payout.

These individuals, groups and associations must be individually sponsored by a MIABC member, in this case, the SCRD, to qualify for "associate member" status. Once accepted as an associate member, these parties will be entitled to full coverage under the Liability Protection Agreement, but only for services provided for, or on behalf of, the SCRD.

The SCRD's deductible will apply to claims brought against the associate member, and the SCRD will be responsible for the payment of any costs incurred below the deductible. Also, all claims brought against the associate member will form part of the SCRD's claims history and experience.

Volunteers directly supervised by SCRD Parks staff, such as the summer work parties, where parks staff provide onsite direction and control, are covered under the existing SCRD general liability insurance.

Options

Option 1 – Provide insurance to Dakota Ridge Trail Hosts and Groomers under the Associate Members Insurance Program - *Staff recommended option.*

In this option, staff would acquire insurance for Dakota Ridge Trail Host and Groomer volunteers through the Associate Members Insurance program by entering into a service provider's agreement the volunteers (See Attachment A).

This Associate Member insurance is more in alignment with the nature of the unsupervised volunteer work.

The SCRD's deductible could be affected by claims brought against it or the associate members. However, this would also be the case if volunteers were not associate members and volunteering under the SCRD's general liability. In either case, SCRD's deductible could be affected.

Option 2 – Choose to maintain existing coverage for Dakota Ridge Trail Hosts and Groomers.

In this case, the SCRD would need to prove that volunteers are operating under the direct control of Staff for them to qualify for SCRD general liability insurance.

This option would require modification of the Dakota Ridge Volunteer program, which could include additional staff time or other resources to ensure that volunteers are under direction and control on the weekends. If this were the preferred option, Staff would provide a future PCD report outlining options.

As in option 1 the SCRD's deductible could be affected by claims brought against it or the volunteers in this option as well.

Volunteer Recognition

An annual volunteer recognition barbeque is held at the end of the ski season in April. The event was postponed this year due to the COVID-19 outbreak but will be scheduled for later in 2020, if possible. Unfortunately, last year's volunteer recognition barbeque was also cancelled due to poor weather.

Volunteers are also provided with a small token of appreciation for the many hours of service they provide, such as a hat, t-shirt or mug.

To further support and recognize volunteers, staff recommend that a letter of recognition be composed by Staff and signed by the SCRD Chair on behalf of the Board of Directors and sent to all the volunteers for the previous two years.

Organizational and Intergovernmental Implications

The SCRD operates Dakota Ridge under a Section 56 Recreational Area permit from the Province. The Province is aware of and supportive of volunteerism at Dakota Ridge.

Financial Implications

The annual cost to provide insurance is \$250. This cost can be covered from Function 680 Dakota Ridge's annual operating funds.

Timeline for next steps or estimated completion date

If option 1 is the preferred option then staff would work to have the insurance in place by the end of Q3, 2020. Staff would send the letter of recognition to Volunteers in Q3, 2020, if approved, as well.

STRATEGIC PLAN AND RELATED POLICIES

The SCRD Parks and Recreation Master Plan (2014) recognizes the importance of supporting volunteers who are essential to the overall parks and recreation delivery system and contribute to the health and vitality of our community.

CONCLUSION

Dakota Ridge, winter recreation facility, provides winter recreational opportunities for Sunshine Coast residents and visitors. The facility is operated by SCRD Staff with the help of community volunteers, within the context of a volunteer program. To improve volunteer insurance coverage, staff recommend adding the Dakota Ridge Volunteer Groomers and Trail Hosts to the Associate Member Insurance through MIABC.

Finally, a thank you letter is requested to be signed by the SCRD Chair on behalf of the Board and sent to volunteers to formally recognize and honour the service they provided toward the operation and maintenance of the Dakota Ridge winter recreation area.

ATTACHMENTS

Attachment A: MIABC Service Provider Agreement Template

Reviewed by:			
Manager	X - K. Robinson	Finance	
GM	X - I. Hall	Legislative	
CAO	X – D. McKinley	Finance/Risk	X – V. Cropp



SERVICE PROVIDER AGREEMENT

This Service Provider Agreement (the “Agreement”) is made and entered into this ____ day of

_____, _____ by and in between _____

(the “Local Government”) and _____ (the “Service Provider”).

The Service Provider agrees to provide the following services for or on behalf of the Local Government:

- ☐ The Service Provider has not caused or contributed to any insured or uninsured losses in the past 5 years.
- ☐ The term of the Agreement is from the ____ day of _____, _____ and the ____ day of _____, _____.
- ☐ The term of the Agreement is perpetual commencing the ____ day of _____, _____.
- ☐ As the Service Provider may attract errors and omissions claims, the Local Government agrees to maintain commercial general liability coverage from the MIABC beyond the termination of the Agreement, specifically until the ____ day of _____, _____.

While providing the agreed service, the Service Provider agrees to comply with: all applicable laws, rules and regulations; the practices, procedures and policies of the Local Government; and any special instructions given to the Service Provider by representative(s) of the Local Government. By entering into this agreement, the Service Provider confirms they have the necessary training, experience and knowledge to provide the services as set out above.

The Local Government agrees to obtain commercial general liability and errors and omissions insurance coverage from the Municipal Insurance Association of British Columbia (MIABC) naming the Service Provider as an Additional Named Insured entitled to full coverage in the amount of \$5,000,000 with

respect to third party liability claims arising from the provision of the agreed service. The Service Provider agrees to carry its own statutory worker's compensation insurance and automobile liability insurance, if appropriate.

The Service Provider agrees to indemnify, defend and hold harmless the Local Government, its agents, servants, employees, trustees, officers and representatives from any liability, loss or damage which the Local Government may suffer as a result of any claims, demands, costs, actions, causes of actions, or judgments, including legal fees, asserted against or incurred by the Local Government arising out of, during, or as a result of the provision of services outlined in the Agreement except such liability, loss, or damage which is the result of, or arising out of, the sole negligence of the Local Government or that is covered by the MIABC liability insurance policy.

- ☐ The Local Government agrees to be responsible for any and all deductible amounts including any claim expenses incurred and policy premium payments.
- ☐ The Service Provider agrees to be responsible for any and all deductible amounts including any claim expenses incurred and policy premium payments.

The Local Government reserves the right to terminate this Agreement and the associated commercial general liability insurance coverage provided to the Service Provider by the MIABC at any time upon written notification to the Service Provider of the termination.

ON BEHALF OF <LOCAL GOVERNMENT>

Name:

Title:

Signature:

Date:

ON BEHALF OF <SERVICE PROVIDER>

Name:

Title:

Signature:

Date:

SUNSHINE COAST REGIONAL DISTRICT**AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION****May 27, 2020**

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING
HELD ONLINE VIA ZOOM

PRESENT:	Chair	Peter Robson
	Members	Dennis Burnham Jane McOuat Yovhan Burega Tom Silvey (part) Janet Dickin Sean McAllistar Gordon Littlejohn Gordon Politeski Alan Skelly Alex Thomsom Catherine McEachern
ALSO PRESENT:	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)
	Senior Planner	Yuli Siao
	Recording Secretary	Kelly Kammerle
	Public	4

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted and amended with the following addition:

Strata Moorage Report CRN00107 Provincial Referral 2412342
(Sunaccess William Island Investment Inc)

DELEGATIONS

Mitchell Jacobson, British Columbia Ferry Services Inc. and Courtney Gosselin, AECOM regarding, Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove):

- Tom Silvey, Egmont resident, re BC Ferries Earls Cove impact on Cove Restaurant

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of April 29, 2020

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of April 28, 2020
- Elphinstone (Area E) APC Minutes of April 22, 2020
- West Howe Sound (Area F) APC Minutes of April 28, 2020
- Planning and Community Development Committee Minutes of April 9, 2020

REPORTS

Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove)

Note: APC member Tom Silvey recused himself from the portion of the meeting with respect to BC Ferries Earls Cove as he manages the Cove Restaurant adjacent to the subject property.

Mitchell Jacobson and Courtney Gosselin presented the BC Ferries proposal to consolidate several blocks of property leased by BC Ferries at Earls Cove into a single new M1 (Marine Transportation) zone that would better reflect use of the properties as they exist today. The Proposal included draft parameters and future uses for the proposed new zoning designation and would therefore require an OCP amendment.

Mitchell Jacobson and Courtney Gosselin also introduced a Terminal Development Plan, a 25-year plan currently under development to decide on for future development options at the Earls Cove properties. This will include phased strategies and actions to meet operational needs and improve customer experience. BC Ferries is seeking input community members and community groups.

Recommendation No. 1 *Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove)*

The Area A APC recommends approval of Zoning Amendment Bylaw 337.122 and OCP Amendment Bylaw 708.2 Application (BC Ferries Earls Cove) with the following comments and recommendations:

- The food and retail sales component of the M1 zoning be either removed from the list of proposed uses completely or otherwise modified so that no food or retail sales be allowed on the property unless the Cove Restaurant ceases business.
- That BC Ferries consider purchasing the adjacent property which includes the Cove Restaurant and a residence. This would eliminate any potential conflicts between BC Ferries and the owners of the adjacent property and eliminate the need for removing the food and retail clause noted above.
- That the official status of the road allowance fronting the Cove Restaurant be investigated by MoTI as the APC is concerned that the previous road allowance was

taken over by BC Ferries and has subsequently limited public access to the Cove Restaurant.

- A proper sewage treatment system be put in place within a maximum of 12 months, though preferably immediately
- The BC Ferries proposal states that no new development is proposed for the existing terminal. As such, the public be consulted prior to any future terminal development.

Strata Moorage Report CRN00107 Provincial Referral 2412342 (Sunaccess William Island Investment Inc)

Recommendation No. 2 *Strata Moorage Report CRN00107 Provincial Referral 2412342 (Sunaccess William Island Investment Inc)*

The Area A APC would like updated drawings before a recommendation is made for Strata Moorage Report CRN00107 Provincial Referral 2412342 (Sunaccess William Island Investment Inc) and has the following comments and concerns:

- As the length of the proposed dock could potentially impact safe navigation by vessels transiting in and out of Pender Harbour, the APC would like to see updated drawings showing the dock structure and its relation to the existing adjacent red (starboard-hand) beacon to assure there is adequate room for safe passage between the two.
- That the proposal meets all criteria of the Canadian Navigable Waterways Act and does not interfere with the public's right to safe navigation.
- That consideration be given to installing some form of aid to navigation to the outboard end of the dock so that mariners are aware that the dock will preclude close in navigation along the south shore of Williams Island.

ELECTION OF VICE CHAIR

Vice Chair position has been tabled until the June meeting.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING June 30, 2020

ADJOURNMENT 9:15 p.m.

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION

May 19, 2020

 RECOMMENDATIONS FROM THE AREA D ADVISORY PLANNING COMMISSION MEETING
 HELD ONLINE VIA ZOOM

PRESENT:	Chair Members	Mike Allegretti Chris Richmond Gerald Rainville Meghan Hennessy Danise Lofstrom
ALSO PRESENT:	Electoral Area D Director Recording Secretary Public	Andreas Tize (Non-Voting Board Liaison) Vicki Dobbyn 0
REGRETS:	Members	Nicola Kozakiewicz
ABSENT:	Members	Marion Jolicoeur Dana Gregory David Kelln Alan Comfort Paul Tingley

CALL TO ORDER 7:03 p.m.

AGENDA The agenda was adopted as presented

MINUTES

Roberts Creek (Area D) APC minutes of February 24, 2020 were approved as circulated. March 16 and April 20, 2020 meetings were cancelled.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of February 26 and April 29, 2020
- Halfmoon Bay (Area B) APC Minutes of February 25 and April 28, 2020
- Elphinstone (Area E) APC Minutes of February 26 and April 22, 2020
- West Howe Sound (Area F) APC Minutes of February 25 and April 28, 2020
- Planning and Community Development Committee Minutes of February 13, March 12, and April 9, 2020

REPORTS

Development Variance Permit DVP00042 (Kopchia)

Key points of discussion:

- This has been through a process already.
- Is there any liability risk to SCRD?
- The SCRD will make them sign a clause that absolves them of responsibility for future flooding.
- Greenhouse cannot be moved.
- Development Variance Permit applications does not need to go through public process.
- Neighbours are not aware of this current request.
- They have encroachment permit from MoTI.
- What holds them accountable not to use the decommissioned house?
- It is not habitable.

Recommendation No. 1

Development Variance Permit DVP00042 (Kopchia)

The Area D APC recommended that the variance be approved.

Development Variance Permit Application DVP00060 (3385 Spruce Road)

Key points of discussion:

- Not clear what the impact on neighbours would be even though the report says impact is not anticipated.
- There may be finishing issues with this building as the current construction may not be a square.
- Neighbours should be consulted.

Recommendation No. 2

Development Variance Permit Application DVP00060 (3385 Spruce Road)

The Area D APC recommended that the variance is acceptable if the neighbours are consulted and don't have concerns.

Provincial Referral - shashishalhem Proposed Names - Area A & D

Key points of discussion:

- Part of Wilson Creek (the creek, not the area) is in Area D.
- Challenge is using First Nations language is the difficulty in reading road signs.
- It is challenging because it is not politically correct to object to the name change so people are very reluctant to speak against it. People are not saying what they are thinking.
- People will not be happy if addresses have to change.
- Has there been much consultation with the public about name changes?
- Name change was a request from First Nations as part of the Truth and Reconciliation Commission recommended this.
- Challenge is if there are many languages.
- There is a problem in how this has been handled without much public consultation.

- Problem historically is First Nations didn't have written language making translation more challenging.
- Public buy-in and acceptance versus conflict is an issue.
- Using dual names might be easier to integrate.
- This issue is too big for APC.

BC Timber Sales (BCTS) Operating Plan 2020-2024

Key points of discussion:

- What is relationship between SCRD and BCTS?
- BCTS is offshoot of Provincial Ministry, arm's length Crown Corporation to regulate prices.
- BCTS sell about 20% of timber.
- Map shows what area to be cut and when.
- BCTS changes their mind often, within one year and two years so 5 year plan is a loose interpretation, they do whatever they want.
- SCRD has given extensive input already due to deadlines.
- APC minutes get sent later as an add-on.
- DL1312 resulted in flooding.
- BCTS should talk to MoTI to prevent this kind of flooding.
- Effect on water supply is important - see page 91 of agenda package.
- How is BCTS held accountable? Who is the big boss?
- Until there is a new agreement things will carry on as they have been.
- Province is committed to new foundation agreement with Sechelt Nation, but DL1313 is in Squamish Nation territory.

Recommendation No. 3 *BC Timber Sales (BCTS) Operating Plan 2020-2024*

The Area D APC supports the recommendations of the SCRD.

DIRECTOR'S REPORT

The Director's Report was received

NEXT MEETING June 15, 2020

ADJOURNMENT 8:45 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION****May 27, 2020**

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING
HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Mary Degan
	Members	Bob Morris Rod Moorcroft Dougald Macdonald Nara Brenchley Anne Cochran Mike Doyle Karen Mahoney Urszula Dragowska
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
	Public	1
REGRETS:	Member	Rick Horsley

CALL TO ORDER 7:06 p.m.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Rob Bone regarding Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade)

Applicant Rob Bone addressed the APC regarding a request to vary the required front lot line setback from 5 metres to 0 metres to permit an addition and alteration to an existing single family dwelling and construction of a new engineered retaining wall system. It was noted the proposal had neighbours' support, and the requested variance would not affect anyone's views.

MINUTESArea E Minutes

The Area E APC minutes of April 22, 2020 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 29, 2020
- Halfmoon Bay (Area B) APC Minutes of April 28, 2020
- West Howe Sound (Area F) APC Minutes of April 29, 2020
- Planning and Community Development Committee Minutes of April 9, 2020

REPORTS

Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade)

The APC discussed the staff report regarding Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade). The applicant responded to questions.

The following points were noted:

- The applicant has been working on this for a long time. When finished it will be a lot safer than it is now. Recommend acceptance of the variance.
- Concern: with an increase in sea levels, maybe the road will be changed. The water can cut way back into that road area. All the homes in that area need to be addressed; people need to be accommodated.
- Support; applicant is doing a lot more than most people. It looks fine.
- Ocean Beach Esplanade is probably the most popular walking area on the coast. There is change in sea level; storms are affecting higher on the beach. There is an unstable hill. In future, the transportation corridor is likely to become constrained. When granting long-term access to land, the SCRD should think about the cost of ensuring that both parties (private owners and the public) get access to this whole corridor and not give away a lot at this time, or put in a timeframe, so if something needs to be done along that stretch, there wouldn't be a legal impediment to doing so. It is a very important area; space will need to be designated for the public, including parking.
- There are huge road allowances in parts of Ocean Beach Esplanade.

Recommendation No. 1

*Development Variance Permit Application DVP00061
(1952 Ocean Beach Esplanade)*

The Area E APC recommended that Development Variance Permit Application DVP00061 (1952 Ocean Beach Esplanade) be issued for the following reasons:

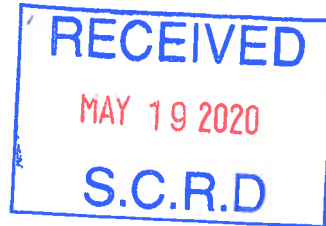
- The APC approved a similar variance request from the applicant previously, though it had lapsed. The APC is re-approving this variance.
- The work will make the area safer and more stable.
- This variance is in alignment with others that have needed to be made in the area.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING June 24, 2020

ADJOURNMENT 8:07 p.m.



MASTER FILE COPY

19 May 2020

Tom Bailey
 5620 Mintie Road,
 Halfmoon Bay, B.C.
 V0N 1Y2

Ms. Lori Pratt
 Chair, Board of Directors
 Sunshine Coast Regional District
 Sechelt, B.C.

SUBJECT: Ongoing Industrial and Commercial use of Coopers Green Recreational Boat Launch and waters in proximity to the Boat Launch

Dear Ms. Pratt:

As you are aware, the subject of this letter has been the focus of many discussions between the SCRD representatives and citizens of the Halfmoon Bay area for several years. In my case I began discussions with your predecessor Garry Nohr on this subject in 2013.

The Permit issued by the Ministry of Forests (attached as Appendix 1) clearly states that the boat launching facility is to be used for recreational boat launching and the surrounding waters for public swimming. There is no reference in the permit for the use of either the boat launching ramp nor the surrounding waters for use by industrial/commercial operations. A sign posted by the SCRD on the park bulletin board states the requirement for recreation use of the boat launch only. You most recently confirmed that industrial/commercial operations are not permitted on these facilities during your virtual town hall discussions.

Further, Mr. Ian Hall, SCRD General Manager, Planning and Community Development, submitted a report to the SCRD Board of Directors on 23 March 2017 (attached as Appendix 2) stating: "A structural assessment of the boat launch (at Coopers Green) was completed November 16, 2016 and concluded that in its current condition that the ramp should only be used for recreational vehicle use only. The recommended maximum weight would be a full size truck trailering a 25' boat."

Unfortunately, as the photos in Appendix 3 show, the boat launch at Coopers Green and surrounding waters continue to be used for industrial/commercial operations. During the period of April through September, these park facilities are used in this

manner several times per week. My wife and I have a clear and unobstructed view of the park, boat launch and surrounding waters from our house windows and water side deck and notice these operations – all the time. As noted previously in several sets of photos sent to Garry Nohr back to 2013, industrial/commercial use of the boat launch and waters nearby has been going on for at least the past seven years.

The problem with such unimpeded industrial/commercial use of the boat launch and surrounding waters are significant and can be summarized as follows:

1. The SCRD's permit for use of the boat launch and surrounding waters does not include industrial/commercial useage. Continued use by such operations is therefore outside the terms of the permit;
2. The structural integrity of the boat launch is constrained to a weight of a pick up truck and boat trailer hauling a 25' boat. Multiple times I've witnessed loaded cement trucks, loaded flat deck trucks hauling loads of lumber, large cement blocks used for boat anchors, drilling rigs etc etc. all being transported down the ramp and onto a waiting barge. There is no doubt that such loads significantly exceed the stated load limit established by Mr. Hall. In this situation, the SCRD as "owner" of the park and facilities, is legally compelled under the "owners responsibilities" of the Workers Compensation Act to: "...provide and maintain the owner's land and premises that are being used as a workplace in a manner that ensures the health and safety of persons at or near the workplace." Please note that a location where work is conducted is a "workplace" in this case as well as being a "park".
3. The unimpeded and uncontrolled industrial/commercial use of the boat launch and surrounding waters, in my opinion as a former Health and Safety Manager with both WorkSafeBC and BC Hydro, causes an unsafe situation for members of the public who are recreating in the area during industrial/commercial operations. Note the attached photos of young girls running in close proximity to the boat launching ramp and indeed running right up onto the loading ramp of the barge. Back in 2013, I personally grabbed and pulled to safety a very young boy who broke away from his family and ran directly behind the rear wheels of a loaded cement truck that was backing down onto a barge. I have observed similar very risky public/industrial interactions many times over the years.

In conclusion, I believe the above problems clearly demonstrate that the SCRD needs to take immediate action to stop the industrial/commercial use of the Coopers Green boat launch and surrounding waters. Notwithstanding the valid social needs of island dwellers who are under SCRD jurisdiction who need building materials delivered to their homes, the current system of use of a recreation only facility in a park is not allowed under current permit and an undue risk to the safety of the public also exists. Other facilities must be found to enable the delivery of needed materials.

Yours truly


Tom Bailey

Cc Nicholas Simons, MLA for Powell River/Sunshine Coast

Appendix 1

Agreement for the Use of Coopers Green Boat Launching Ramp and Surrounding waters for Public Swimming and Recreational Boat Launching

Between

**The Province of B.C. Minister Responsible for
The Land Act**

And

The Sunshine Coast Regional District

8 December 2015

1 Article 2.1 is amended as follows:

(a) On the terms and conditions set out in this Agreement, we grant you a licence of occupation of the Land for public swimming and recreational boating purposes, as set out in the Management Plan. You acknowledge this licence of occupation does not grant you exclusive use and occupancy of the Land.


2 In all other respects the Tenure shall remain in full force and effect and is hereby ratified and confirmed.

3 Time shall continue to be of the essence in this agreement and the Tenure.


4 This agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed and delivered this agreement as of the day and year first above written.

SIGNED on behalf of **HER MAJESTY
THE QUEEN IN RIGHT OF THE
PROVINCE OF BRITISH COLUMBIA**
by the minister responsible for the *Land Act*
or the minister's authorized representative


Minister responsible for the *Land Act*
or the minister's authorized representative

SIGNED on behalf of
SUNSHINE COAST REGIONAL DISTRICT
By its authorized signatories


Authorized Signatory

Appendix 2

SCRD Staff Report: Coopers Green Hall Design – Community Design Priorities and Project Update – Ian Hall, General Manager Planning and Community Development

23 March 2017

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Corporate and Administrative Services Committee – March 23, 2017

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

SUBJECT: **COOPERS GREEN HALL DESIGN – COMMUNITY DESIGN PRIORITIES AND PROJECT UPDATE**

RECOMMENDATION(S)

THAT the report titled Coopers Green Hall Design – Community Design Priorities and Project Update be received;

AND THAT the Coopers Green Hall Replacement Design Task Force Terms of Reference be adopted;

AND FURTHER THAT staff be authorized to proceed with advertising for members.

BACKGROUND

In 2016 the SCRD Board approved a budget initiative for Coopers Green Park – Hall and Parking Design. This report provides an update on progress of this project. As discussed below, components of this work have been completed and staff are prepared to take the next step with the community on developing a hall design.

A memorandum of understanding with the Halfmoon Bay Community Association (formerly the Welcome Beach Community Association) is foundational to the project and sets the stage for cooperation and collaboration on planning and fundraising for hall replacement.

Hall replacement is contemplated and planned for in the Coopers Green Park Management Plan (January 2016).

DISCUSSION

Work Completed to Date:

- A parking plan has been developed, approved by the Ministry of Transportation and Infrastructure (MoTI), and required variances secured. The plan optimizes use of space and provides for up to 40 additional parking spots for a total of 83 spots (93% increase). Grading, surfacing and signage improvements will be required to implement the plan.
- A structural assessment of the boat ramp was completed November 16, 2016 and concluded that in its current condition that the ramp should only be used for recreational vehicle use only. The recommended maximum weight would be a full size truck trailering a 25 boat.

Appendix 3

**Photos of Industrial/Commercial use of the Coopers Green
Boat Launch and surrounding waters
Taken 7 May 2020**

