



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, April 15, 2021

**Held Electronically in Accordance with Ministerial Order M192
and Transmitted via the SCRD Boardroom, 1975 Field Road, Sechelt, B.C.**

AMENDED AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

PRESENTATIONS AND DELEGATIONS

2. Gerry Pageau, Director, Sunshine Coast Community Solar Association
Regarding Performing energy audits for SCRD buildings. ANNEX A
pp 1 - 3

REPORTS

3. Planning and Community Development Department 2021 Q1 Report
General Manager, Planning and Community Development
Planning and Community Development Services (Voting – All) ANNEX B
pp 4 - 23
4. BC Liquor and Cannabis Regulation Branch Application (# 008360) for Non-
medical Cannabis Store – Infinity Chill Out Joint ANNEX C
pp 24 - 31
Senior Planner
Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F)
5. Frontage Waiver Application FRW00008 (Sunnyside Road) ANNEX D
pp 32 - 34
Senior Planner
Electoral Area E (Rural Planning Services) (Voting – A, B, D, E, F)
6. Electoral Area A (Egmont/Pender Harbour) APC Minutes of March 31, 2021 ANNEX E
pp 35 - 36
Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F)

COMMUNICATIONS

7. Lisa Helps, Mayor, City of Victoria, dated March 10, 2021 ANNEX F
pp 37 - 38
Regarding Help Cities Lead Campaign.
8. Carla Jack, Provincial Toponymist, Ministry of Forests, Lands, Natural Resource
Operations and Rural Development, dated March 29, 2021 ANNEX G
pp 39 - 41
Regarding Official Geographical Name Change in shíshálh swiya for Wilson
Creek.
9. Suzanne Senger, Executive Director, Sunshine Coast Conservation Association,
dated April 12, 2021 **ADD→**
ANNEX H
pp 42 - 44
Regarding Request to extend consultation period on FLNRO draft Order to
establish forestry Visual Quality Objectives in the Sunshine Coast Natural
Resource District.

NEW BUSINESS

IN CAMERA

ADJOURNMENT



Monday, April 12, 2021

To: SCRD Chair Lori Pratt, Planning Committee Chair Alton Toth
cc' Directors, Mark Hiltz, Donna McMahon, David Croal, Andreas Tize, Darnelda Seigers, Leonard Lee, Chief Warren Paul
cc' Corporate Officer Sherry Reid, CAO Dean McKinley

RE: Request to extend consultation period on FLNRO draft Order to establish forestry Visual Quality Objectives in the Sunshine Coast Natural Resource District (SCNRD).

Dear Chair Pratt:

The BC Ministry of Forests Lands and Natural Resource Operations and Rural Development (FLNRO) has proposed a [draft Order](#) to establish revised [Visual Quality Objectives \(VQO\)](#) for logging in the Sunshine Coast Natural Resource District (SCNRD). The deadline for comment on the draft Order is April 30th, 2021.

The BC government recognizes the social, cultural and economic value of Beautiful British Columbia's scenic landscape and the public entrusts the province to manage visual impacts on Crown forest land to ensure scenic quality expectations of the public, tourism, recreation and other sectors are met.

[VQOs are established under the Government Action Regulation.](#) Before deciding on VQOs, the FLNRO District Manager must consult with First Nations, industry, stakeholders, and the public. Unfortunately, FLNRO has neglected to consult conservation, recreation and tourism Stakeholders and Local Governments on this draft Order.

The SCCA has asked the FLNRO District Manager, Derek Lefler, to extend the deadline for public comment on this VQO Order from April 30th to at least the end of June 2021, so that we may undertake analysis of the draft Order and propose recommendations to address some concerns we have with it. We are hoping the SCRD will support our request to FLNRO to extend the timeline and help ensure local governments and NGO Stakeholders have an opportunity to respond to this Order in a meaningful way.

Inadequate Consultation

[VQOs are established under the Government Action Regulation.](#) The existing VQOs for the Sunshine Coast were established in 1991 and updated through 1999. When the process to establish the VQOs was originally done in 1991, a robust stakeholder engagement process was undertaken. A local consultant was paid \$10,000 to tour the region for 3 months, with maps and note pad, to document community interests and communicate back to FLNRO. Twenty years later FLNRO has chosen not to refer this Order to local governments and posted the draft Order for public comment mid-winter amid a global pandemic with nothing more than a small ad in the local newspaper. As a result of this lack of engagement we nearly missed our only chance to respond to this important proposal.

Outdated Information

VQOs are supposed to be based on a “current” analysis of the landscape called a [Visual Landscape Inventory \(VLI\)](#). The Sunshine Coast Natural Resource District Visual Landscape Inventory was conducted between 2012-2014 in order to update the visible landscape measures from Howe Sound in the south, to Toba and Bute Inlets in the north, west to Texada. The VLI provides a set of Recommended Visual Quality Classes (RVQC's) which recommend which “alteration category” is likely to result on the “best outcome based on the professional advice” of the person conducting the inventory. The [VLI Procedures & Standards Manual](#) dates back to May 1997. This means the proposed VQOs are based on a 24-year-old policy and 8–10-year-old VLIs which don't account for current conditions, climate change and cumulative effects.

There is currently a government to government planning process ongoing in the shíshálh swiya. This process will generate current data on the current conditions of the landscape. These data should be used to update the VLI and inform the VQO recommendations.

In Howe Sound, regional governments, First Nations and NGOS groups have been calling for comprehensive land and marine planning for eight years. The province undertook a Cumulative Effects Assessment for the Sound and is on the verge of launching a public CEAF data and mapping tool to inform land use planning decisions. Initial data released on the Howe Sound CEAF website indicates VQOs have been hard hit on the Sunshine Coast. These data are critical to understanding the current state of the landscape and should be used to update the VLI and inform VQO recommendations.

Change is Here

Land use needs have changed immeasurably within the SCNRD since the VQOs were established in the 1990s and the VLIs were updated in 2012-2014. Over the last 10 years, Sunshine Coast communities have felt the compounding negative impacts of industrial logging on ecological and natural capital values. We continue to face ever growing impacts of climate change (drought and fire), and cumulative effects on biodiversity and natural infrastructure including on our fisheries and drinking water supply.

The local economy has also changed. Knowledge and service sectors, outdoor recreation and tourism, scientific research and education are starting to edge out industrial activity as regional economic drivers. Some of the most spectacular scenery in Supernatural British Columbia can be found on the Sunshine Coast and our forested landscapes are the defining feature of the coastal lifestyle and tourism product. We experience far more tourism and recreational use than we did 8-10 years ago. Since Covid, our amazing scenery, proximity to nature and access to outdoor recreation opportunities have become an even bigger draw for families moving from the city to our small, rural communities. Protecting scenic values for recreation and tourism is critical to supporting the local economy throughout the district.

Conclusion

The SCCA has many concerns around the outdated policy, information and data that has been used to inform these VQO recommendations and the inadequate consultation process for this draft Order. As expressed above, we have asked the FLNRO District Manager, Derek Lefler to extend the deadline for comment on this VQO Order from April 30th to at least the end of June 2021, so that we may undertake further analysis to inform our feedback on these recommendations. We hope the SCRD will consider supporting our request to FLNRO to extend the comment period deadline and commit to meaningful consultation with local governments and NGO Stakeholders before making a decision on this Order.

Thank you for considering this request. If you have any questions or concerns, I would be happy to hear back from you.

Kind Regards,
Suzanne Senger, Executive Director
Sunshine Coast Conservation Association

A Guide to Visual Quality Objectives

Categories of Visually Altered Forest Landscapes

VISUAL QUALITY OBJECTIVES	CLEARCUT HARVESTING	RETENTION CUT HARVESTING	PARTIAL CUT HARVESTING
PRESERVATION Attention is very easy to see, and not easily distinguishable from the pre-harvested landscape. Percent alteration in perspective view: 0% to 10% of ground may be visible.	 CLEARCUT HARVESTING 0% ALTERED	 RETENTION CUT HARVESTING 0% ALTERED	 PARTIAL CUT HARVESTING 0% VOLUME STRIPS REMOVED
RETENTION Attention is difficult to see, small in shape, and isolated in appearance. Percent alteration in perspective view: 10% to 25% of ground may be visible.	 CLEARCUT HARVESTING 10% ALTERED	 RETENTION CUT HARVESTING 10% ALTERED	 PARTIAL CUT HARVESTING 10% VOLUME STRIPS REMOVED
PARTIAL RETENTION Attention is easy to see, small to medium in shape, and not isolated in appearance. Percent alteration in perspective view: 25% to 50% of ground may be visible.	 CLEARCUT HARVESTING 25% ALTERED	 RETENTION CUT HARVESTING 25% ALTERED	 PARTIAL CUT HARVESTING 25% VOLUME STRIPS REMOVED
MODIFICATION Attention is very easy to see, and is large in shape and natural in the landscape. Percent alteration in perspective view: 50% to 75% of ground may be visible.	 CLEARCUT HARVESTING 50% ALTERED	 RETENTION CUT HARVESTING 50% ALTERED	 PARTIAL CUT HARVESTING 50% VOLUME STRIPS REMOVED
MAXIMUM MODIFICATION Attention is very easy to see, and is very large in shape, and is dominant and geometric in shape, or is both. Percent alteration in perspective view: 75% to 100% of ground may be visible.	 CLEARCUT HARVESTING 75% ALTERED	 RETENTION CUT HARVESTING 75% ALTERED	 PARTIAL CUT HARVESTING 75% VOLUME STRIPS REMOVED

THE DEFINITIONS

Visual Quality Objectives are defined in the Forest Planning and Practices Regulation to provide qualitative descriptions of landscape visual quality.

Achieving Visual Quality Objectives

The landscape alteration resulting from a harvest is defined as the amount of the landscape that is altered by the harvest.

Indicators for Achieving Visual Quality Objectives

Visual Quality Objectives require high levels of attention for landscape alteration. The following indicators are used to indicate the level of landscape alteration.

CLEARCUT HARVESTING ALTERATION GUIDE

The alteration resulting from a harvest is defined as the amount of the landscape that is altered by the harvest.

Alteration	0%	10%	25%	50%	75%	100%
Percent Alteration	0%	10%	25%	50%	75%	100%
Percent Alteration	0%	10%	25%	50%	75%	100%
Percent Alteration	0%	10%	25%	50%	75%	100%

ALTERATION GUIDE APPLIED TO AN IDENTIFIABLE LANDFORM

Alteration is defined as the amount of the landscape that is altered by the harvest.

PARTIAL CUT HARVESTING ALTERATION GUIDE

The alteration resulting from a harvest is defined as the amount of the landscape that is altered by the harvest.

Alteration	0%	10%	25%	50%	75%	100%
Percent Alteration	0%	10%	25%	50%	75%	100%
Percent Alteration	0%	10%	25%	50%	75%	100%
Percent Alteration	0%	10%	25%	50%	75%	100%