SUNSHINE COAST REGIONAL DISTRICT

ELPHINSTONE (AREA E)
ADVISORY PLANNING COMMISSION MEETING AMENDED AGENDA
Tuesday, June 25, 2024 at 7:00 p.m.

Frank West Hall, 1224 Chaster Road, Elphinstone, BC

CALL TO ORDER

AGENDA

1. Adoption of the Agenda

DELEGATION

S MINUTES

2. Elphinstone (Area E) APC Minutes of March 26, 2024	Pages 1 - 3
3. Egmont/Pender Harbour (Area A) APC Minutes of March 27, 2024	pp 4 - 5
4. Halfmoon Bay (Area B) APC Minutes of March 26, 2024	pp 6 - 7
5. Roberts Creek (Area D) APC Minutes of March 18, 2024	pp 8 - 9
6. West Howe Sound (Area F) APC Minutes of March 26 & May 28, 2024	pp 10 - 12

BUSINESS ARISING FROM MINUTES AND UNFINISHED

BUSINESS REPORTS

7. Advisory Planning Commission Questionnaire Results Summary	pp 13 - 14
8. INSERT Agricultural Land Commission Application ALR00026 (437 Hough Road) – Electoral Area E	pp 15 - 21
9. INSERT Development Permit DP000310 for 1020 Keith Road (FORTIS BC) – Electoral Area E	pp 22 - 88

NEW BUSINESS

DIRECTORS

REPORT

NEXT MEETING

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION

March 26, 2024

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

PRESENT:	Chair	Mary Degan
	Members	Laura Macdonald Arne Hermann Michael Sanderson Devin Arndt Clinton McDougall Nara Benchley
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Recording Secretary	Vicki Dobbyn
REGRETS:		Anthony Paré

CALL TO ORDER 7:02 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Mary Degan was elected Chair
Michael Sanderson was elected Vice Chair

AGENDA

The agenda was adopted as circulated.

MINUTES

Elphinstone (Area E) APC Minutes of September 26, 2023 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023
- Halfmoon Bay (Area B) APC Minutes of September 26, 2023
- Roberts Creek (Area D) APC Minutes of September 18 and February 19, 2024
- West Howe Sound (Area F) APC Minutes of September 26, 2023

REPORTS

Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection

Keys points of discussion:

- Some concern that an overly prescriptive bylaw will deter people from appropriately and legally managing water on their property. Design guidelines may help the resolve this.
- Saanich has some interesting design guidelines, and the following wording from the its website under Streamside Development Permit Area was provided for consideration:
  "4. The following measures should be taken to ensure that development outside the SPEA but within the Development Permit Area does not negatively impact the SPEA and the water quality and hydrology of the stream:
  a) maintain hydrological characteristics that emulate the pre-development state of the land:
  - minimize impervious surfaces;
  - return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw;
  - minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and the removal of soil; and
  - minimize the removal of native trees outside the areas approved for buildings, structures and site accesses."
- Stream Keepers group on the coast would be a good resource.
- How are these bylaws going to be enforced?
- It could devalue some properties by reducing buildable footprint, so there may be public reactions to this.
- It needs positive PR messaging about the health of our water systems.
- Concern about the clarity of "Proposed Amendment 2: Buffer from Streamside Protection and Enhancement Areas (SPEA)" as it is not clear about what is permitted and what is not permitted in this buffer, and what the differences are in the purpose and allowed uses between SPEA and buffer.
- The SCRD states that the 5m additional setback is there for construction to ensure total protection of the SPEA. This 5m zone will likely be negatively impacted from construction activities, therefore, hardscaping with permeable pavers, gravel or other non permanent site elements seems reasonable.
- While there was agreement that there should be no permanent structures in the 5 m buffer and hardscaping and other non-permanent site elements be permitted, it was raised that the no construction provision could be overly restrictive, particularly in areas where there are clearly no significant environmental features within the actual SPEA adjacent to the buffer to protect. It was suggested that some discretion be permitted during review of building permits for new construction to allow temporary construction works within the 5 m buffer but it would have to be supported by a Qualified Environmental Consultant's assessment.

Recommendation No.1 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area E APC recommended that the SCRD provide education to the public about what it means to have riparian areas on their property and how to manage them.

Recommendation No. 2 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area E APC recommended that "hardscaping" be replaced with "permanent structures or site elements"

Recommendation No. 3 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area E APC recommended that Option #4 be supported - To proceed to first reading after considering these points of discussion and recommendations.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING April 23, 2024

ADJOURNMENT 9:15 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION

March 27, 2024

RECOMMENDATIONS FROM THE AREA "A" ADVISORY PLANNING COMMISSION MEETING HELD AT PENDER HARBOUR SATELLITE OFFICE, 12828 LAGOON ROAD, MADEIRA PARK, B.C

PRESENT:	Chair	Alan Skelley (recorder)
	Members	Sean McAllister Yovhan Burega Dennis Burnham Gordon Littlejohn Bob Fielding
ALSO PRESENT:	Area A Alternate Director	Christine Alexander (Non-Voting Board Liaison)
REGRETS:	Members	Jane McOuat Tom Silvey Catherine McEachern
	Electoral Area A Director	Leonard Lee (Non-Voting Board Liaison)

CALL TO ORDER 7:07 p.m.

AGENDA The agenda was adopted as presented.

ELECTION OF CHAIR AND VICE CHAIR

Election of Chair and Vice Chair was deferred to the next meeting.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023 were approved as circulated.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of September 26, 2023
- Roberts Creek (Area D) APC Minutes of September 18, 2023 & February 19, 2024
- Elphinstone (Area E) APC Minutes of September 26, 2023
- West Howe Sound (Area F) APC Minutes of September 26, 2023

REPORTS

Amendment Zoning Bylaw No. 722.9 AND 337.123 Watercourse and Shoreline Protection.

Recommendation No.1 *Amendment Zoning Bylaw No. 722.9 AND 337.123 Watercourse and Shoreline Protection.*

The Area A APC recommends that Zoning Bylaw be left unchanged as it is, and furthermore, respectfully requests that the Planning Department respond to the questions raised in the communication from one of the APC members on 26 July, 2023.

DIRECTOR'S REPORT

No Director's Report

NEXT MEETING April 24, 2024

ADJOURNMENT 7:45 p.m.

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

March 26, 2024

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Nicole Huska
	Members	Len Coombes Bob Baziuk Ellie Lenz Kelsey Oxley Kim Dougherty Suzette Stevenson
ALSO PRESENT:	Director, Electoral Area B	Justine Gabias (Non-Voting Board Liaison)
	Recorder	Diane Corbett
ABSENT:	Members	Alda Grames Barbara Bolding

CALL TO ORDER 7:06 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Nicole Huska was elected Chair of Halfmoon Bay Advisory Planning Commission.

Kim Dougherty was elected Vice Chair of Halfmoon Bay Advisory Planning Commission.

AGENDA The agenda was adopted as presented.

MINUTES

Halfmoon Bay (Area B) Minutes

The Halfmoon Bay (Area B) APC minutes of September 26, 2023 were approved as presented.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023
- Roberts Creek (Area D) APC Minutes of September 18, 2023 & February 19, 2024
- Elphinstone (Area E) APC Minutes of September 26, 2023
- West Howe Sound (Area F) APC Minutes of September 26, 2023

REPORTS

Amendment Zoning Bylaw No. 722.9 And 337.123 - Watercourse and Shoreline Protection

Points from discussion of Amendment Zoning Bylaw Nos. 722.9 and 337.123 for watercourse and shoreline protection included:

- This exercise is supposed to bring SCRD into alignment with provincial legislation. If that legislation is already in effect and the approval for the subdivision comes from MoTI, why are we doing this? Don't understand what the system is.
- What happens if a landowner puts forward a subdivision proposal and they have drawn lots from existing SCRD regulations rather than provincial?
- Agree with the housekeeping aspect and being consistent with provincial legislation.
- The riparian areas need to be respected at all stages of private property ownership and development, not just once the application is moving through to final stages. We have seen in local properties there is no enforcement. Often the damage is done before proposals get to MoTI. There needs to be adequate enforcement of the regulations to protect SPEAs, and adequate resourcing for enforcement.
- Would like to see staff doing site visits prior to approval, and, if any infractions have occurred, that subdivision approval is not given until remediation occurs.
- Would like to see a presentation of what the provincial regulation wording says, beside what the SCRD is proposing to add.
- We need someone here to help us with the definitions of what we are looking at.
- Not sure of the rationale for going 5m above the provincial regulations.
- Look at the varied size of machinery. Has advancement of machine technology been taken into consideration? Wonder how onerous that will be on a small lot for an owner. Recommend that provision be made for small parcel size.
- Recommend that the SCRD explore: more consequences for violations against SPEAs such as withholding subdivision until remediation efforts are complete; as well as increased public awareness about the reporting mechanisms regarding violations.
- The APC is generally in agreement with the majority of the amendments for the purposes of bringing the bylaws into alignment with existing provincial regulations.

Recommendation No.1 *Amendment Zoning Bylaw Nos. 722.9 And 337.123 - Watercourse and Shoreline Protection*

The Halfmoon Bay APC recommended that Option 2, proceed with Second Reading for one or more of the proposed amendments, be supported;

AND THAT the 17-metre boundary for swamp or pond (section 515(1)(d)), and the 5 metres in addition to the provincial 30 metres for the SPEA buffer be considered for OCP renewal rather than Second Reading.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING April 23, 2024

ADJOURNMENT 8:36 p.m.

SUNSHINE COAST REGIONAL DISTRICT

ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION

March 18, 2024

RECOMMENDATIONS FROM THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION MEETING HELD AT ROBERTS CREEK LIBRARY READING ROOM LOCATED AT 1044 ROBERTS CREEK ROAD, ROBERTS CREEK, BC

PRESENT:	Chair	Mike Allegretti
	Members	Francesca Hollander Chris Richmond Caroline Tarneaud James Budd Chris Glew Lesley-Anne Staats Gerald Rainville
ALSO PRESENT:	Vicki Dobbyn	Recording Secretary
REGRETS		Meaghan Hennessey Erik Mjanes Robert Hogg
	Kelly Backs	Electoral Area D Director (Non-Voting Board Liaison)

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of February 19, 2024 were approved as circulated.

REPORTS

Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection

Key Points of Discussion:

- Revisions are long overdue, so the process should be sped up by having second and third readings as soon as possible.
- This can also be discussed at the OCPC if more needs to be done.

- A member received information from a logging company engineer that protection may not apply to riparian areas that don't have fish, so the concern is that feeder creeks without fish that flow into streams that do have fish may not have the same protections as streams with fish.
- It would be effective to liaise with Squamish Nation on logging issues.

Recommendation No. 1 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area D APC recommended that the bylaw revisions be supported.

Recommendation No. 2 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area D APC recommended that the Province be urged to acknowledge the connection between SCRD's environmental concerns/ bylaws and the negative impact activities like logging and mining on crown land has on our regional district and local economy.

Recommendation No. 3 *Amendment Zoning Bylaw No. 772.9 and 337.123 – Watercourse and Shoreline Protection*

The Area D APC recommended that the same respect for riparian protection apply to all logging and mining activity in Area D.

DIRECTORS REPORT

No Director's Report was received.

NEXT MEETING

April 15, 2024, 7:00 pm, Roberts Creek Library

ADJOURNMENT 8:20 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION

May 28, 2024

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Susan Fitchell
	Members	Katie Thomas Miyuki Shinkai Jonathan McMorran Marlin Hanson
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Alternate, Director Electoral Area F	Ian Winn (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
	Public	3
ABSENT:	Members	Tom Fitzgerald Ryan Matthews Vivian McRoberts-Sosnowski

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CALL TO ORDER 7:04 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Susan Fitchell was elected Chair of West Howe Sound Advisory Planning Commission.

Miyuki Shinkai was elected Vice Chair of West Howe Sound Advisory Planning Commission.

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of September 26, 2023 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023 & March 27, 2024
- Halfmoon Bay (Area B) APC Minutes of September 26, 2023 & March 26, 2024
- Roberts Creek (Area D) APC Minutes of September 18, 2023, February 19, 2024, & March 18, 2024
- Elphinstone (Area E) APC Minutes of September 26, 2023 & March 26, 2024

REPORTS

Official Community Plan Amendment No. 640.6 & Zoning Bylaw Amendment No. 722.10 – 1691 Jensen Road

The APC discussed the staff report regarding Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment applications to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road to enable subdivision and future residential development of the portion of the parcel outside of the ALR.

Owner/agent David Morgan provided background on the amendment applications and responded to APC member inquiries. He outlined issues raised at a Public Information Meeting on the applications that he sponsored on May 8, 2024, and discussed how he planned to address these.

The applicant's daughter, Holly Morgan, spoke of her intention to move back to the Sunshine Coast to work, and to live on the property.

Points from ensuing discussion included:

- Don't see anything wrong with it.
- Not clear on what the plan is.
- Uses permitted are quite different between the agricultural land and R1. That is a reason to change the zoning along with the subdivision. A buffer of non-agricultural uses between the agricultural and the non-agricultural uses is a positive part of the plan.
- This is quite simple. Right now you can only have one house on that whole lot. Subdivision allows you to have an additional house. It is not in the ALR anymore. The OCP says it should be Agricultural but you are changing that to make it Residential. I support both of those changes. Allowing for a house in a place that does not allow for agricultural use makes sense. Don't see how one household would cause too much traffic on the road; it should not necessitate a traffic survey.
- Squamish Nation had expressed concern for the movement of elk through the area.
- During the build, make sure neighbours are informed regarding any potential traffic issues. Ensure that trucks are moving as safely as possible and under the speed limit.
- At the Public Information Meeting, had the impression that lots of people were not happy and were upset with development happening. Concerns included: the residence being rented out, and tenants going in and out; traffic issues; moving any ALR land and making it residential; uncertainty about what was happening with the property as a whole; and the change of OCP and land use designation. It would be worthwhile to hear more opinions from the neighbourhood through a public hearing. Be careful in how we examine this in going forward.
- Heard that there was a lot of confusion with the subdivision information at the meeting. Many thought it was going to be the entire 40 hectares that would be subdivided.
- At a public hearing, there should be more clarity regarding future development.

- Sounds like signage on the site isn't helpful, creating some confusion. Clear this up before a public hearing. If area residents live outside the 100-metre notification area, they would not receive a mailout with information. Need to increase communication regarding planning applications to prevent confusion. Would be helpful if signage has a public hearing date.
- This subdivision has implications further than the 100 metres.

Recommendation No. 1 *Official Community Plan Amendment No. 640.6 & Zoning Bylaw Amendment No. 722.10 – 1691 Jensen Road*

The Area F APC recommended support for the OCP and zoning amendment for 1691 Jensen Road.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, June 25, 2024

ADJOURNMENT 8:49 p.m.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: **Area B Advisory Planning Commission (APC) – June 25, 2024**

Area E Advisory Planning Commission (APC) – June 25, 2024

Area F Advisory Planning Commission (APC) – June 25, 2024

Area A Advisory Planning Commission (APC) – June 26, 2024

Area D Advisory Planning Commission (APC) – July 15, 2024

AUTHOR: **Ian Hall, General Manager, Planning & Development**

SUBJECT: **ADVISORY PLANNING COMMISSION QUESTIONNAIRE RESULTS SUMMARY**

RECOMMENDATIONS

THAT the report titled Advisory Planning Commission Questionnaire Results Summary be received for information;

Purpose

On April 24, 2024, a questionnaire was sent to Advisory Planning Commission (APC) members to seek feedback on the current APC model and meeting logistics. The purpose of this report is to summarize the results of the questionnaire and provide information on how this feedback will be used to inform potential changes.

Questionnaire Summary

A questionnaire was sent to all forty-four (44) current APC members and twenty-two (22) questionnaire responses were received. Staff committed to report back on findings. Table 1 summarizes the feedback received.

Table 1: APC Questionnaire Summary of Feedback Received

Question Area	Summary of Feedback Submitted
Meeting Format	• Preference for meetings to be held in-person over a full virtual format. • Considerable support for the option to join in-person meetings virtually (hybrid meeting format).
Meeting Time	• Differing availability for meeting start time ranging from 9AM to 8PM, noting a few comments that meeting before 6PM is more difficult for those who work. • General agreement that meetings should end by 8:30PM or 9PM. • Meetings should be held between Monday and Thursday.
Meeting Location	• Preference for meeting in-person in APC's local electoral area.

	• Majority of members are willing to travel to the SCRD Field Road office for multi-electoral area and/or region-wide meeting items, workshops, and presentations. • Majority of members are not willing to travel to other electoral areas. • Comments note that traveling for in-person meetings is prohibitive to members who work, have kids, and rely on public or active transportation. Further, winter road conditions and the cost of gasoline were noted.
Meeting Structure & Content	• Unanimous support for meeting agendas to include report backs on Board decisions for items referred to APCs. • Considerable interest in learning and capacity building presentations and workshops. • Mix of support and opposition to APC meetings convening monthly regardless of having referral items to discuss.
Identified Topics for Capacity Building	• Introduction to planning application processes and regional district decision-making. • Challenges for the SCRD and how other comparable regional districts are dealing with these challenges. • Overview of the OCP Renewal project and objectives. • Presentation on the of weak areas of the current OCPs. • How fees can be used to maintain and upgrade infrastructure. • Affordable housing in the SCRD. • Water servicing.
Requests	• Staff attend meetings to introduce items and answer questions. • Training to keep meetings in scope, on task, and time efficient including Roberts Rules of Order. • Training on how APCs can provide more actionable and in-scope recommendations / comments to the Board. • Provide a reference document outlining where to find relevant data, such as OCPs, bylaws, maps, jurisdictional responsibilities, MOTI setbacks, etc.

Next Steps

Staff will use feedback to provide recommendations to the SCRD Board. The aim of the proposed changes would be to improve how local knowledge and perspectives on planning and land use matters referred to APCs is captured in order that volunteer time and expertise can have maximum impact. Consideration of resourcing will need to form part of the analysis.

Staff are planning to share the results of the questionnaire and recommendations for change/enhancement at the Electoral Area Services (EAS) Committee Meeting on July 18, 2024.

The EAS Committee meeting agenda and instructions on how to watch the meeting in-person or electronically will be posted on the SCRD website by end of day Friday, July 12, 2024: https://www.scrd.ca/agendas.

Thank you to all respondents to the questionnaire.

SUNSHINE COAST REGIONAL DISTRICT STAFF MEMO

TO: **Elphinstone Advisory Planning Commission – June 25, 2024**

AUTHOR: **Nick Copes, Planner II**

SUBJECT: **Agricultural Land Commission Application ALR00026 (437 Hough Road) – Electoral Area E**

RECOMMENDATIONS

THAT the report titled Agricultural Land Commission Application ALR00026 (437 Hough Road) – Electoral Area E be received;

AND THAT the Elphinstone Advisory Planning Commission review and provide recommendation(s) to SCRD Board.

On June 20, 2024, the Electoral Area Services Committee recommended to the SCRD Board that Agricultural Land Commission Application ALR00026 (437 Hough Road) – Electoral Area E be referred to the Area E (Elphinstone) Advisory Planning Commission. Given the timing of this memo, the Board adoption of the EAS recommendation (expected to occur on June 27, 2024) had not yet occurred.

Staff are referring the attached staff report to the APC for review and comment. Comments from the APC will be summarized in a future report for the Board's consideration of the application.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – June 20, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: **Agricultural Land Commission Application ALR00026 (437 Hough Road)**

RECOMMENDATIONS

(1) THAT the report titled Agricultural Land Commission Application ALR00026 (437 Hough Road) be received for information;

(2) AND THAT Agricultural Land Commission Application ALR00026 for the approval of placement of fill be supported and forwarded to the Agricultural Land Commission for review and decision.

BACKGROUND

SCRD has received a referral from the Agricultural Land Commission (ALC) regarding an application seeking approval for placement of Fill at 437 Hough Road in Area E, Elphinstone. The *Agricultural Land Commission Act* defines fill as "any material brought onto agricultural land other than materials exempted by regulation". The purpose of this report is to provide information about the application (ALC application 70320) for the Electoral Area Services Committee, in order to consider and decide on whether to support the proposal.

The review process for ALC referrals includes the following steps:

- The local government is the first agency to review the ALC application to determine if the application should proceed.
- If local government does not support the application, the process ends.
- If a resolution is forwarded to ALC, the application process proceeds to ALC for review and decision.

Analysis: Application Review

Key elements of the application and the proposed use of the site include:

- The purpose of the fill application is to allow for the establishment of a farm to grow turf and flowers. The applicant would like to use the property for further agricultural uses in the future, however, these plans have yet to be determined.
- The applicant notes that no agriculture currently takes place on the parcel due to poor quality soil. The applicant is proposing to bring in quality soil that would also result in improved on-site drainage. The ALC application proposes a fill area of 12,000 m^2 with a depth of 1 m, resulting in a total volume of fill of 12 000 m^3. A site plan indicating the fill area is attached to this report (Attachment A).
- A portion of the site where the fill is proposed is within a Riparian Assessment Area (RAA). Should the fill application be approved, a development permit to establish a Streamside Protection and Enhancement Area (SPEA) would be required. Preliminary

comments from the Qualified Environmental Professional (QEP) indicate the fill will be outside of the SPEA.
- The applicant plans to construct a home and an auxiliary dwelling unit with a barn on the property, outside of the RAA and outside of the fill area.
- The applicant has also noted the need to clean up debris left by the previous owner within the proposed fill area.
- The applicant plans to construct a fence along the northern property line.

The SCRD previously received an ALC referral for a fill application on this property (ALR00013), submitted by the previous owner, which was not supported, or forwarded to the ALC for decision. Given the information provided in this application, along with the applicant's desire to make improvements to the property's current condition, staff recommend supporting this proposal and forwarding the application to the ALC for decision.

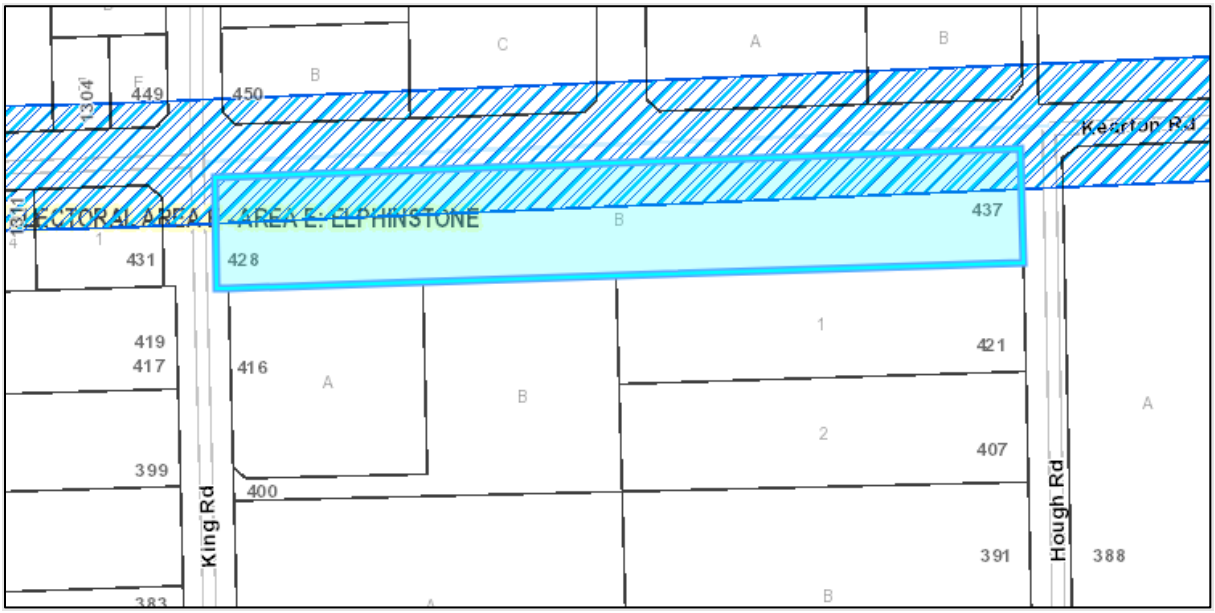


Figure 1 – Location of 437 Hough Road and estimated location of Riparian Assessment Area (RAA)

File number:	ALC 70320 (SCRD File ALC00026)
Civic Address:	437 Hough Road
Legal Description:	Lot B District Lot 909 Plan 3417
Electoral Area:	E, Elphinstone
Parcel Area:	2.12 hectares (5.27 acres)
OCP Land Use:	Agricultural B
Land Use Zone:	Agriculture (AG)
Application Intent:	To permit the placement of fill

Table 1 - Application Summary

Analysis: Policy Review

Protecting future agricultural capability is supported by SCRD's Agricultural Area Plan, Regional Sustainability Plan and SCRD's Elphinstone Official Community Plan. Protecting soil within the ALR from damage associated with non-farm uses is inherent in protecting future agricultural capability. Key SCRD policy related to agricultural land are discussed in further detail below.

SCRD does not currently have a soil and fill bylaw, nor zoning regulations that address the removal or placement of fill, which means ALC applications for the Placement of Fill provides an opportunity for the SCRD to review a proposal for conformance with SCRD bylaws and policies.

Staff note that there is no farm plan to explain its use or benefit for agriculture. Nor is there proof that an agrologist has been involved to ensure the quality of the fill, or that arable topsoil, which the ALR designation seeks to protect, will be protected and saved for topdressing as part of the proposed fill works. Should this proposal be supported to proceed to the ALC, it would be within the ALC's mandate to recommend that an agrologist be retained to address these matters.

Agricultural Area Plan

The Agricultural Area Plan (AAP) has six strategic goals to enable agriculture on the Sunshine Coast, which also relate to the importance of soil retention and enhancement for current and future agricultural capability:

1. Protect farms, improve farming opportunities and expand access to land for agriculture
2. Secure a sustainable water supply for the Sunshine Coast
3. Develop a viable Coastal food system
4. Educate and increase awareness of Coastal food and agriculture
5. Advance and promote sustainable agricultural practices
6. Prepare for adaptation to climate change.

While the applicant's proposal does not speak directly to these goals, importing fill to improve the soil quality and agricultural potential of the parcel could help to increase the arability agricultural land and potential for food production in the future, which generally aligns with the intent of AAP goals.

Elphinstone Official Community Plan (OCP)

The Area E Official Community Plan includes policy which designates this land as part of Agricultural B*, "lands which have been identified on the ALC's soil capability mapping as generally having soils that are (or are improvable to) good to very good for agricultural purposes. These parcels are suitable for agricultural activities such as berry crops, other fresh market vegetable crops, some tree fruits, and most types of nursery production."*

The Area E Official Community Plan includes agricultural objectives relating to the above policy, with emphasis on growing food. Key objectives relating to protection of agricultural land, include:

1. *To preserve agricultural land by maintaining larger parcels on lands with better agricultural soils with Canada Land Inventory ratings of classes 1 to 4 with existing or improved soil conditions.*
2. *To protect existing and future agricultural activities from potential conflicting non-agricultural uses within the Agricultural Land Reserve (ALR) and the Rural Residential designated lands adjacent to the ALR.*

3. *To support the Agricultural Land Commission (ALC) in protecting agricultural lands and opportunities.*

The parcel is not currently used for agriculture, although future agriculture use is desired by the applicant. The establishment of a farm to grow turf and flowers, the cleaning up of debris currently on the property, the levelling of the land and placement of clean fill are steps that potentially support future agricultural use on the parcel. It is recommended that the ALC determine the potential agricultural benefit of the proposed fill to decide if the application should be approved.

Separately from the referral review for this application, SCRD has conducted a pre-application for a riparian development permit. Should the fill application be approved, the applicant would be required to submit a development permit for land alteration within the Riparian Assessment Area.

Options

On the basis of the information provided in the referral, staff do not have the expertise to determine the benefit or detriment of this application. Unlike the ALC, SCRD does not have the mandate or expertise to request additional information or conduct agrological analysis.

1. **Recommended:** Allow the application to proceed to ALC review: Forward the application to the ALC along with this report. ALC will review and make a decision. This approach utilizes the mandate and expertise of the ALC and responds to the lack of an SCRD bylaw regulating the placement of fill.

2. Deny the application. This is an option available to SCRD and would terminate the application. This approach may put SCRD in a position to defend or revisit the decision if further information is provided by the applicant.

3. Refer to Area E APC: The application would be referred to the Elphinstone Advisory Planning Commission for consideration, after which a report including APC comments would be provided for Board decision. This option is not recommended due to the lack of SCRD regulations and the SCRD's reliance on ALC expertise for fill applications.

Organization and Intergovernmental Implications

Staff are managing a growing number of applications related to placement or removal of fill in the ALR. This highlights an area where SCRD regulations have the potential to be strengthened and will be considered as part of the Development Approval Process Review and OCP renewal.

Timeline for next steps or estimated completion date

Staff provide a response to the ALC once the direction relating to this file has an adopted resolution.

STRATEGIC PLAN

The Government Excellence Lens supports effective, efficient and informed decision-making.

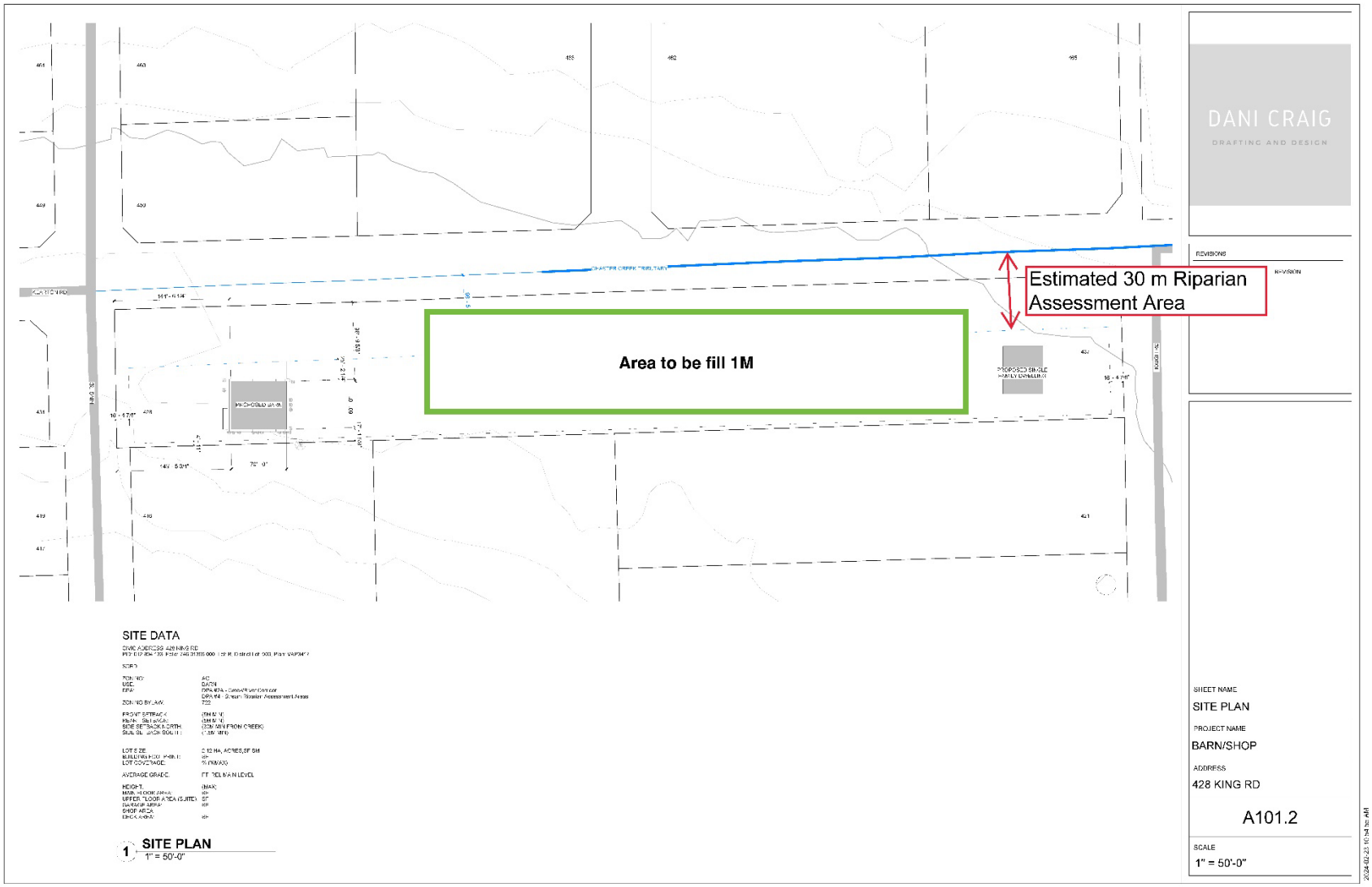
CONCLUSION

SCRD received a referral from the ALC for approval of Placement of Fill at 437 Hough Road in Area E (Elphinstone). It is recommended to forward the application to the ALC for decision along with a copy of this report.

ATTACHMENTS

Attachment A – Site Plan

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
A/CAO	X – T. Perreault	Assistant Manager	X – K. Jones


Estimated 30 m Riparian Assessment Area
Area to be fill 1M
DANI CRAIG
DRAFTING AND DESIGN
REVISIONS
SITE DATA
SITE PLAN
1" = 50'-0"
SHEET NAME
SITE PLAN
PROJECT NAME
BARN/SHOP
ADDRESS
428 KING RD
A101.2
SCALE
1" = 50'-0"

SUNSHINE COAST REGIONAL DISTRICT STAFF MEMO

TO: Elphinstone Advisory Planning Commission – June 25, 2024

AUTHOR: Sven Koberwitz, Senior Planner

SUBJECT: **DEVELOPMENT PERMIT DP000310 FOR 1020 KEITH ROAD (FORTIS BC) – ELECTORAL AREA E**

RECOMMENDATIONS

THAT the report titled Development Permit DP000310 for 1020 Keith Road (Fortis BC) – Electoral Area E be received for information;

AND THAT the Elphinstone Advisory Planning Commission review and provide recommendation(s) to SCRD Board.

On June 20, 2024, the Electoral Area Services Committee recommended to the SCRD Board that Development Permit DP000310 for 1020 Keith Road (Fortis BC) – Electoral Area E be referred to the Area E (Elphinstone) Advisory Planning Commission. Given the timing of this memo, the Board adoption of the EAS recommendation is expected to occur on June 27, 2024.

In advance, staff are referring the attached staff report to the APC for review and comment. Comments from the APC will be summarized in a future report for the Board's consideration of the application.

As this application is a development permit for form and character comments should be limited to evaluating whether the proposed development meets the guidelines of Development Permit Area 7: Rural Industry.

Attachments

2024-JUN-20 EAS Staff Report
Gibsons Capacity Upgrade (GCU) Project Form and Character Plan

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – June 20, 2024

AUTHOR: Sven Koberwitz, Senior Planner

SUBJECT: **DEVELOPMENT PERMIT DP000310 FOR 1020 KEITH ROAD (FORTIS BC) – ELECTORAL AREA E**

RECOMMENDATIONS

(1) THAT the report titled Development Permit DP000310 for 1020 Keith Road (Fortis BC) – Electoral Area E be received for information;

(2) AND THAT Development Permit DP000310 be issued.

BACKGROUND

The Sunshine Coast Regional District (SCRD) has received a development permit application to allow Fortis BC to complete the "Gibsons Capacity Upgrade Project" at 1020 Keith Road.

The property is located within Development Permit Area (DPA) 7: Rural Industry, where a development permit to regulate form and character is required prior to the construction of industrial buildings.

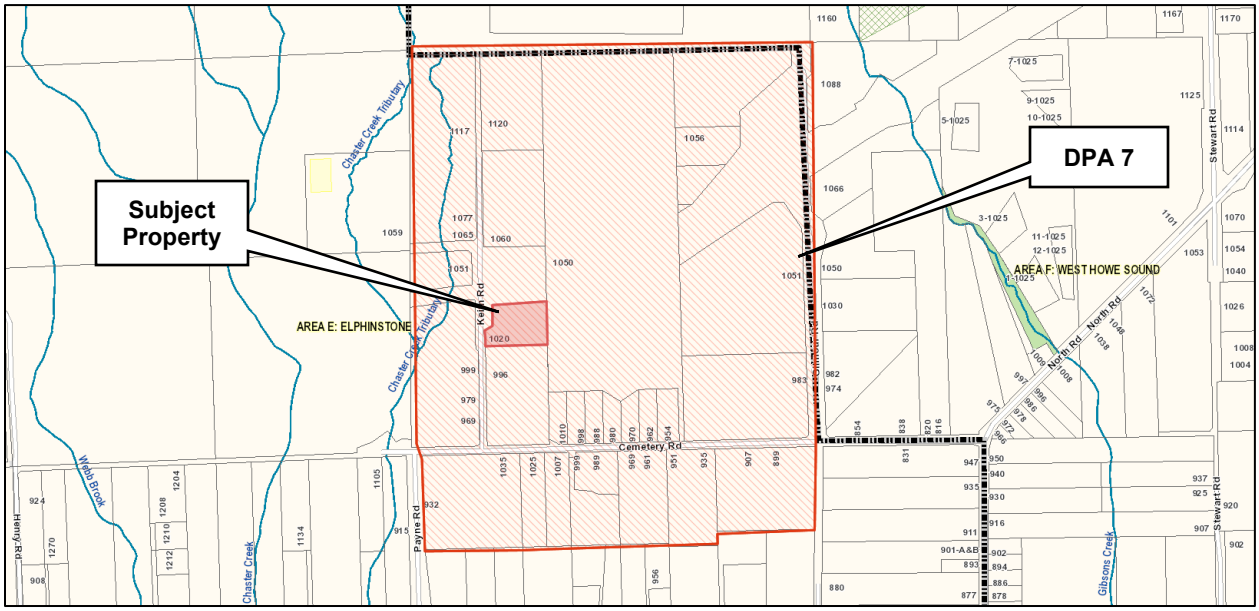


Figure 1 – Location Map

The objective of the development permit area is "to provide some landscape, signage and design limitation on rural industrial and commercial uses… in this area that forms a future gateway to the Sunshine Coast."

Owner / Applicant:	Fortis BC
Civic Address:	1020 Keith Road
Legal Description:	THAT PART OF BLOCK 3 LYING TO THE NORTH OF A LINE BISECTING THE EAST AND WEST BOUNDARIES OF SAID LOT, EXCEPT PART IN PLAN LMP1311, DISTRICT LOT 1657 PLAN 4563, PID: 011-493-984
Electoral Area:	E - Elphinstone
Parcel Area:	9,959 m2
OCP Land Use:	Rural
Land Use Zone:	Rural Residential Two (RU2) – Public utility permitted in all zoned.
Development Permit Areas:	DPA 7: Rural Industry
Application Intent:	To allow for the construction of a Fortis BC gas facility.

Table 1 - Application Summary

Legislative Context

The Local Government Act provides local governments the authority to establish objectives in an Official Community Plan for the form and character of commercial development. Guidelines respecting the way objectives can be addressed are also provided.

The review of development permit applications is restricted to consideration of relevant objectives and guidelines in relation to the proposed development.

A development permit may include general requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

DISCUSSION

Analysis

The proposed facility is intended to provide upgraded gas utility services to the Gibsons area. The proposed facility consists of seven small buildings and structures housing and protecting equipment required for the provision of natural gas services.

The development is considered industrial in nature and must conform to the form and character guidelines in Development Permit Area 7: Rural Industry.

The buildings will be similar to existing FortisBC facilities on Trail Avenue in Sechelt, as shown in Figure 3.

Staff have reviewed the project and consider the development to meet all applicable guidelines (Attachment A).

Figure 2 - Aerial Photo of Surrounding Area

Figure 3 - FortisBC Standard building structures at the Sechelt facility.

Options / Staff Recommendation

Possible options to consider:

Option 1: **Issue the permit. (staff recommendation)**
This would permit the proposed facility to proceed to building permit stage.

Option 2: **Refer the application to the Area E APC.**
This would delay Board consideration of the application until September 2024.

Option 3: **Request changes to the proposal.**
The Board may request changes to the proposal to better align with guidelines in DPA 7: Rural Industry. If this option is pursued, direction should be provided that relates directly to specific guidelines.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

Staff recommend issuance of Development Permit DP000310 as attached.

Attachments

Attachment A - Development Permit Area Guideline Review
Attachment B - Development Permit DP000310 DRAFT

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
A/CAO	X - T. Perreault	Other	

Development Permit Area 7: Rural Industry

Elphinstone Official Community Plan

CATEGORY:

Form and character of industrial, commercial, and multi-family development.

JUSTIFICATION:

This development permit area applies to the Rural land-use designation within the north-east corner of the Plan Area on which the extension of the Highway 101 Bypass is centred. The objective of the development permit area is to provide some landscape, signage and design limitation on rural industrial and commercial uses allowed under the current zoning bylaw of the Regional District in this area that forms a future gateway to the Sunshine Coast.

GUIDELINES:

Development permits issued in this area must be in accordance with the following, as applicable:

1. Building Form

Industrial and commercial buildings permitted under the zoning bylaw in this area should be consistent with the single-family building form and character found in rural areas of the Sunshine Coast by ensuring:

a. Buildings should be designed to appear relatively small in scale and not overwhelm adjacent buildings or roads by the use of the following techniques: i. varying building heights or shifting rooflines on buildings; and ii. shaping larger buildings to give the building the appearance of being composed of a number of smaller sections or blocks.	**Met**
b. Large, blank walls (in excess of 6.0 metres (20.0 ft.) facing highways are not permitted unless design elements such a mural or faux windows placed on the façade.	**Met**

2. Signage

a. Signage shall be limited to free-standing signs that shall be limited to a height of 2.0 metres (6.6 feet) above grade and have a surface area on each side which does not exceed 3.0m^2 (32.3 sq. ft.). Signs mounted upon a base made of stone, brick, wood or other natural-appearing material are encouraged.	**N/A**
b. Site lighting shall be directed downward to avoid "light spill" on adjacent residential areas and designed following the Regional District's Outdoor Lighting Standard.	**Met**
c. Site lighting should be neutral in colour. High-pressure sodium (orange) lights are not permitted.	**Met**

3. Siting and Landscaping

a. Commercial and industrial buildings should be sited to afford maximum privacy to adjacent residential/rural properties and minimize the impacts of noise, glare and shadows.	**Met**
b. Those portions of the site abutting highways, residential and rural zoned parcels should be fenced and landscaped with dense shrubbery with a minimum height of 2.0 metres (6.6 feet) and width of 1.0 metres (3.3 feet) to create an effective buffer so that industrial and commercial uses are not visible from the adjacent areas.	**Met**

RECOMMENDED CONDITIONS:

1. Development to be completed in substantial compliance with drawings and specifications attached as Schedule A to the Development Permit.

DRAWINGS AND SPECIFICATIONS:

2023-SEP-26 Site Plan (Tetra Tech)
2023-SEP-26 Lighting and Landscape Plan (Tetra Tech)
2023-SEP-26 Building Form and Character Drawings (Tetra Tech)

REVIEWED:

Sven Koberwitz, Senior Planner
Planning and Development Department
Sunshine Coast Regional District

May 26, 2024

SUNSHINE COAST REGIONAL DISTRICT
DEVELOPMENT PERMIT
DP000332 (1041 ROBERTS CREEK ROAD)

Attachment B

ISSUED TO: FORTISBC ENERGY INC., INC.NO. BC1023718
16705 FRASER HIGHWAY
SURREY, BC V4N 0E8

This Development Permit for GAS UTILITY FACILITY is issued subject to compliance with all relevant Sunshine Coast Regional District bylaws.

This permit applies to those lands within the Sunshine Coast Regional District described below, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').

Legal Description:	THAT PART OF BLOCK 3 LYING TO THE NORTH OF A LINE BISECTING THE EAST AND WEST BOUNDARIES OF SAID LOT, EXCEPT PART IN PLAN LMP1311, DISTRICT LOT 1657 PLAN 4563
P.I.D.:	011-493-984
Civic Description:	1020 KEITH ROAD

Conditions and requirements pursuant to Sections 488, 489, 490, and 491 of the *Local Government Act* are imposed in accordance with the following Development Permit Area(s) contained within the *Elphinstone Official Community Plan, Bylaw 600:*

DPA 7: Rural Industry

TERMS AND CONDITIONS:

(1) The Lands shall be developed strictly in accordance with the terms and conditions of this Permit and in accordance with the following schedules and recommendations contained therein:

Schedule A - Site Plan dated 2023-09-26

Schedule B - Landscaping and Light Layout Plan dated 2023-09-26

Schedule C - Site Lighting Plan dated 2023-08-09

Schedule D - Building Form and Character Plan dated 2023-09-26

Heritage

(2) Except as may be authorized by the Minister responsible for heritage conservation, no person may damage, alter, or remove from a site any object, artifact, feature, material or other physical evidence of unknown origin that may be protected under the *Heritage Conservation Act*. In the event of finding a possible archaeological site or artifact immediately stop work and contact:

Archaeology Branch
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
PO Box 9816 Stn Prov Govt
Victoria, BC V8W 9W3
250-953-3334

The Land Management Division, Squamish Nation
320 Seymour Blvd, North Vancouver, V7J 2J3
604-982-0510

shíshálh Nation Rights and Title Department
5555 Sunshine Coast Highway, Sechelt, BC
PO Box 740, Sechelt, BC VON 3A0
604-885-2273

Notice and Timing of Permit

(3) In accordance with Section 504 (1) of the *Local Government Act*, **this permit will lapse two years from the Development Permit issuance date**, unless construction in accordance with the terms and conditions of this permit has substantially started.

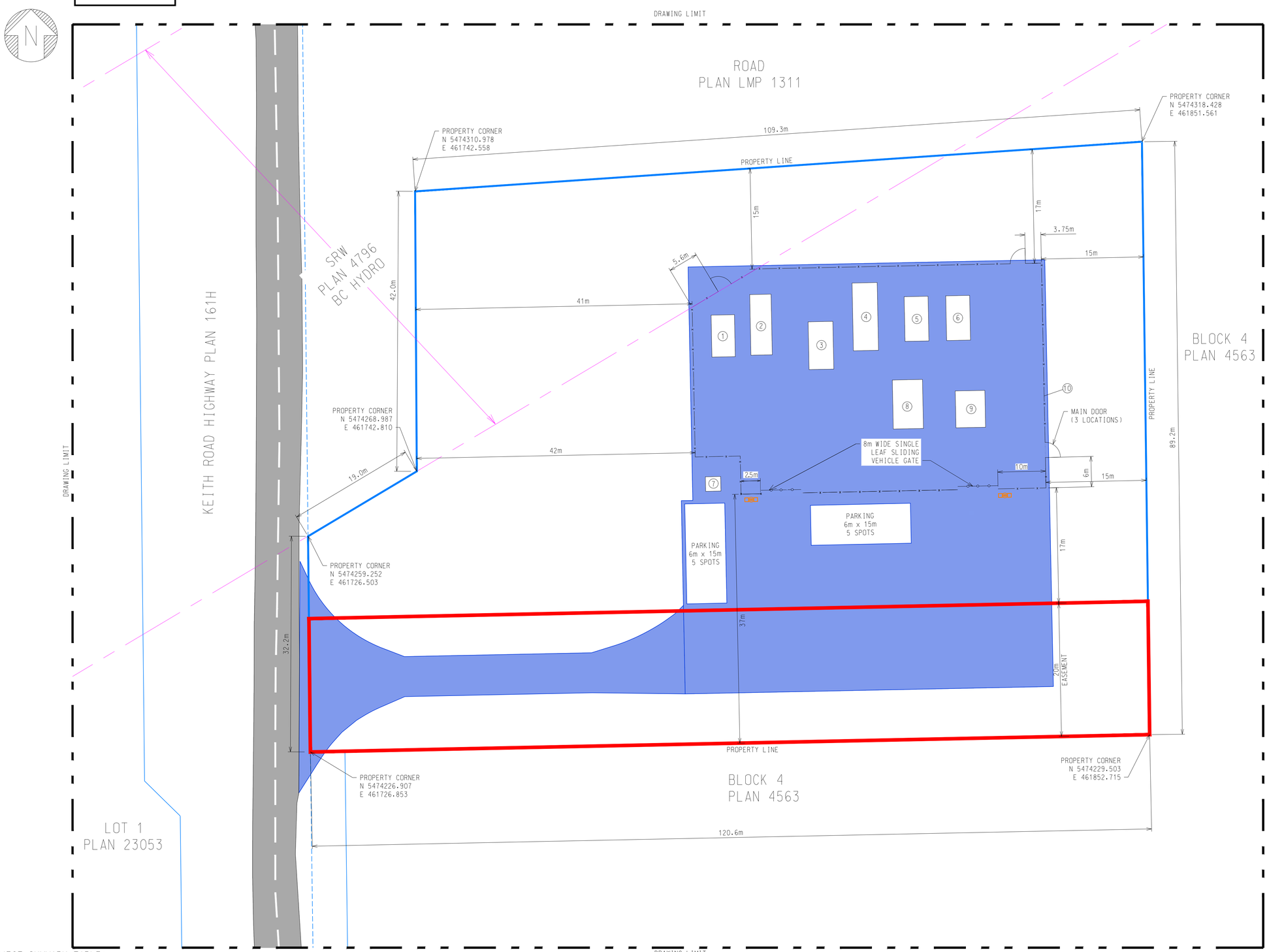
This Permit is not a building permit.

AUTHORIZING RESOLUTION NO. ### PASSED BY THE SUNSHINE COAST REGIONAL DISTRICT BOARD THE ##th DAY OF Month, Year.

ISSUED THIS ##th DAY OF Month, Year.

_____
Sherry Reid
Corporate Officer
SUNSHINE COAST REGIONAL DISTRICT

Schedule A



GENERAL NOTES:

1. ALL DIMENSIONS, COORDINATES AND ELEVATIONS ARE IN METRES, UNLESS OTHERWISE NOTED. COORDINATES SHOWN ARE IN UTM ZONE 10N NAD 83.ELEVATIONS ARE GEODETIC.
2. ONLY STRUCTURES WITH A FOOTPRINT LARGER THAN 10 m^2 ARE INCLUDED IN PROJECT SUMMARY TABLE.
3. REFER TO DRAWING 60060-C-000-1002-SKC FOR MODEL SHOTS OF THE ELECTRICAL BUILDING (FD-02), GAS DRYER CANOPY (FD-03) AND PRESSURE REGULATING UNIT BUILDINGS (FD-05 & FD-06).
4. BUILDABLE LOCATION AS IDENTIFIED IN GEOTECHNICAL REPORT M-0011-GEO-MEM-0001 REV 0, DATED AUG. 29, 2022 BY TETRA TECH.
5. ALL FOUNDATIONS ARE REINFORCED CONCRETE SLABS.

LEGEND:

- CHAINLINK FENCE (2.44m TALL)
- SERVICE RIGHT OF WAY
- KEITH ROAD
- 20m WIDE EASEMENT
- PROPERTY LINE
- FACILITY AND ACCESS ROAD FOOTPRINT SEE NOTE 4

ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION
2023-09-26

SCALE 1:300
0 5 10 15 20m

PROJECT SUMMARY TABLE:

STRUCTURE NUMBER	DESCRIPTION	FOOT PRINT (m^2)	STRUCTURE SIZE	MAX HEIGHT* (m)	PARCEL COVERAGE (%)
①	INSTRUMENT AIR FOUNDATION (FD-01)**	22.0	-	-	0.22
②	ELECTRICAL BUILDING (FD-02)	28.8	3.2m x 9.0m	4.01	0.29
③	GAS DRYER CANOPY (FD-03)	28.3	4.1m x 6.9m	4.02	0.28
④	CNG COMPRESSOR FOUNDATION (FD-04)**	38.3	-	-	0.38
⑤	PRESSURE REGULATING UNIT BUILDING (FD-05)	24.1	3.6m x 6.7m	3.83	0.24
⑥	PRESSURE REGULATING UNIT BUILDING (FD-06)	24.1	3.6m x 6.7m	3.82	0.24
⑦	BC HYDRO TRANSFORMER**	2.7	-	-	0.03
⑧/⑨	CNG VESSEL FOUNDATIONS (FD-08 & FD-09)**	57.8	-	-	0.58
⑩	CHAINLINK FENCE	1704	170m	2.44	17.0
-	TOTAL PARCEL AREA	10046		-	-

*HEIGHT MEASURED TO FROM PEAK STRUCTURE HEIGHT TO FINISHED GRADE.
**STRUCTURES ON THESE CONCRETE FOUNDATION PADS DO NOT EXCEED 10m^2.

TETRA TECH
220312.01

TETRA TECH	RA	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-08-14
TETRA TECH	RB	RE-ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-08-21
TETRA TECH	RC	RE-ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-09-26
BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
		PREVIOUS DR. NO.-				SCALE- 1:300

FORTIS BC™

PERMIT TO PRACTICE No.

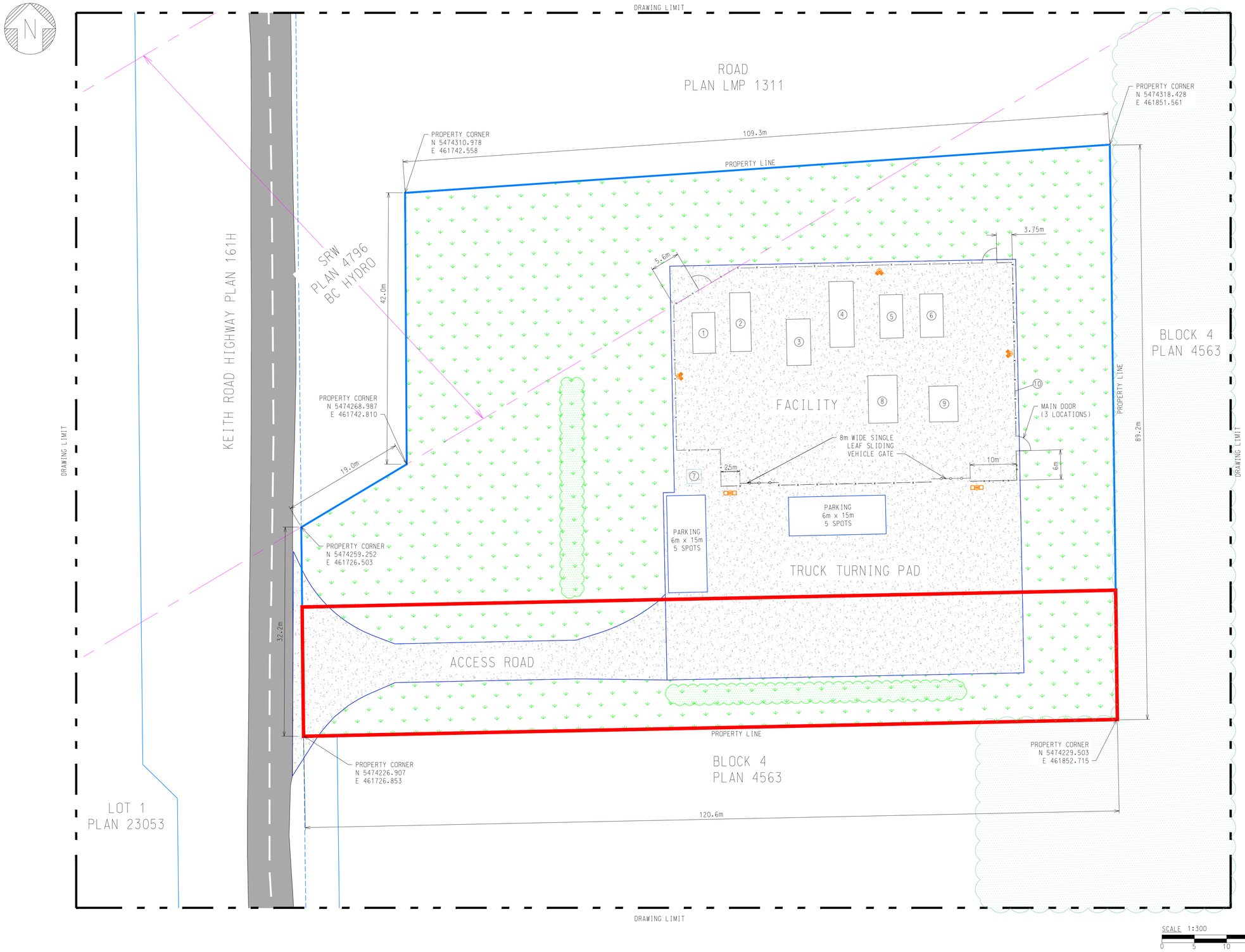
ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION

SITE PLAN - PERMIT APPLICATION

DRAWING NUMBER 60060-C-000-1001-SKC-RC

Schedule B



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METRES. COORDINATES AND ELEVATIONS ARE IN METRES, UNLESS OTHERWISE NOTED. COORDINATES SHOWN ARE IN UTM ZONE 10N NAD 83.ELEVATIONS ARE GEODETIC.
2. LIGHT POLES ARE EQUIPPED WITH LEDS WITH A COLOUR TEMPERATURE OF 5000K, DOWNCAST WITH FORWARD-THROW DISTRIBUTION AND PHOTOCELL CONTROL. REFER TO DRAWING 60060-E-000-1018 FOR DETAILED SITE LIGHTING PLAN.
3. HYDROSEED MIX TO BE THE FOLLOWING:

   37% PERENNIAL RYEGRASS
   29% CREEPING RED FESCUE
   17% HARD FESCUE
   9% TIMOTHY
   5% CANADA BLUEGRASS
   3% RED TOP

4. HEDGES TO BE 1.5m TALL EXCELSA WESTERN RED CEDAR SPACED EVERY 0.914m TO 1.21m. TOP SOILS FOR THE CEDARS TO BE A GARDEN MIX THAT CLOSELY MEETS THE 2P PLANTING MEDIUM REQUIREMENTS AS OUTLINED IN THE B.C. LANDSCAPE SOCIETY SPECIFICATION.

PROJECT SUMMARY TABLE:

STRUCTURE NUMBER	DESCRIPTION
①	INSTRUMENT AIR FOUNDATION (FD-01)
②	ELECTRICAL BUILDING (FD-02)
③	GAS DRYER CANOPY (FD-03)
④	CNG COMPRESSOR FOUNDATION (FD-04)
⑤	PRESSURE REGULATING UNIT BUILDING (FD-05)
⑥	PRESSURE REGULATING UNIT BUILDING (FD-06)
⑦	BC HYDRO TRANSFORMER
⑧/⑨	CNG VESSEL FOUNDATIONS (FD-08/09)
⑩	CHAINLINK FENCE

LEGEND:

- CHAINLINK FENCE (2.44m TALL)
- HYDROSEED WITH NATIVE GRASS (SEE NOTE 3)
- GRAVEL FINISH (3/4" MINUS)
- LIGHT POLES (SEE NOTE 2)
- SERVICE RIGHT OF WAY
- KEITH ROAD
- 20m WIDE EASEMENT
- PROPERTY LINE
- HEDGE (SEE NOTE 4)
- EXISTING WOODED AREA

ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION
2023-09-26

SCALE 1:300
0 5 10 15 20m

TETRA TECH
220312.01

BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
TETRA TECH	RB	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-09-26
TETRA TECH	RA	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-08-21
PREVIOUS DR. NO.-						SCALE- 1:300

FORTIS BC™

PERMIT TO PRACTICE No.

ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION

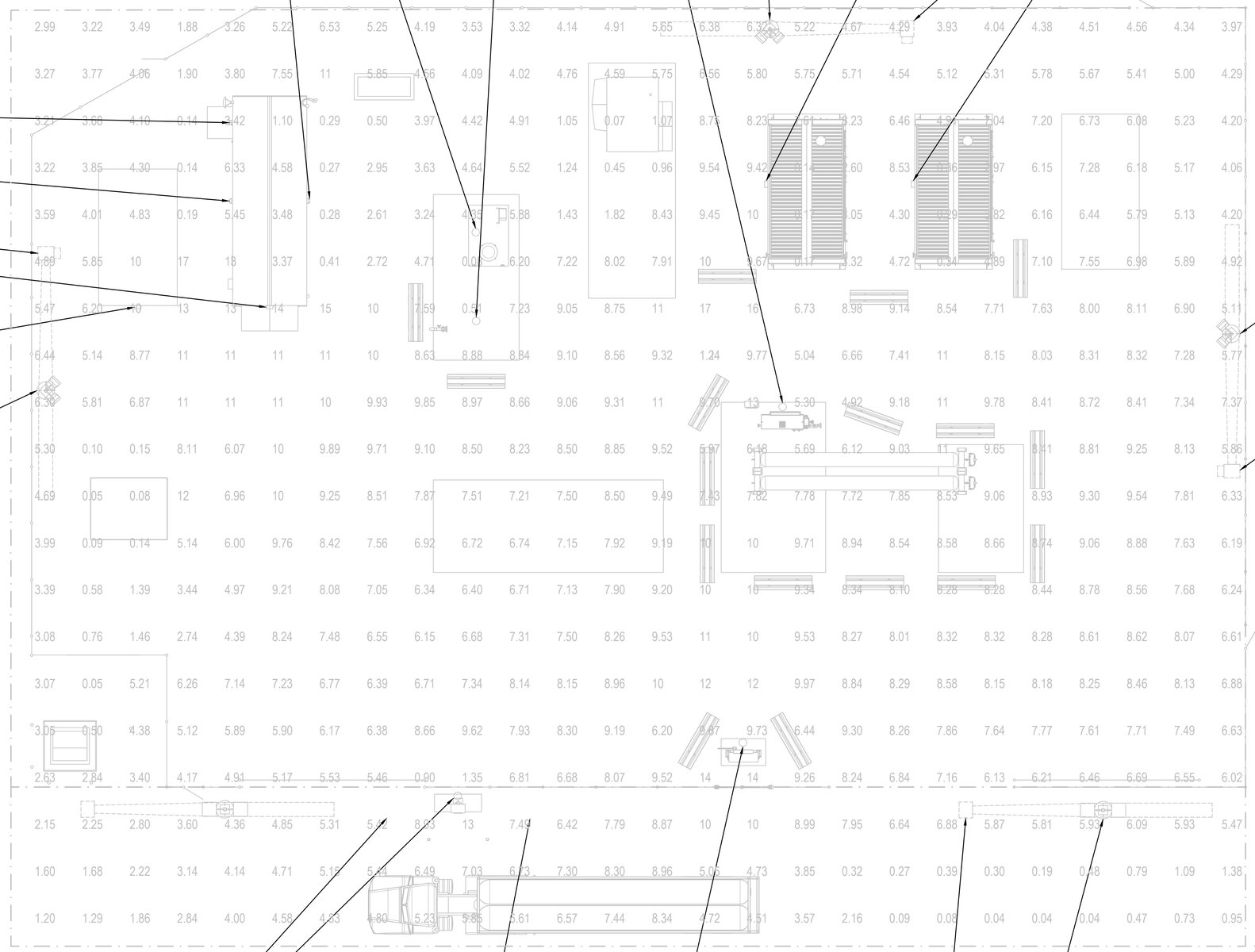
LANDSCAPING AND LIGHT LAYOUT
PERMIT APPLICATION

DRAWING NUMBER 60060-C-000-1003-SKC-RB

Development Permit DP000332

SITE NORTH

Schedule C



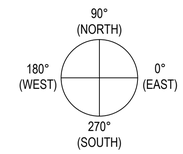
0M 2M 4M 6M 8M
SCALE RULER

LUMINAIRE POSITIONS LIST

*NOTE 1

TAG NO.	ORIENTATION, Z (DEG) *SEE DETAIL 1
L-0612	180°
L-0622	180°
L-0864	N/A (CEILING MOUNT)
L-0865	N/A (CEILING MOUNT)
L-0866	N/A (CEILING MOUNT)
L-0867	N/A (CEILING MOUNT)
L-0868	N/A (CEILING MOUNT)
L-0870	45° , 315°
L-0871	225° , 315°
L-0872	135° , 225°
L-0873	0° , 180°
L-0874	0° , 180°
L-0878	270°
L-0879	180°
L-0880	0°
L-0885	180°
L-2013	270°
L-2160	0°
L-2161	0°

1



DETAIL 1
Z-PLANE LUMINAIRE OPTICS ORIENTATION ANGLE

ISSUED FOR CONSTRUCTION
2023-08-09

DRAWING AND INSTALLATION NOTES

1. THIS DRAWING INCLUDES EXTERIOR LIGHTING ONLY. ALL BUILDINGS ARE EQUIPPED WITH INTERIOR LIGHTS.
2. PHOTOMETRIC CALCULATIONS BASED ON RESULTS FROM JENMAR CONCEPTS. COORDINATES LIST IS APPROXIMATE. REFER TO SITE PLAN DRAWING M-1001 FOR LIGHT POLE MOUNTING LOCATIONS. ACTUAL MOUNTING LOCATIONS TO BE CONFIRMED BY INSTALLING CONTRACTOR AND REVIEWED BY THE ENGINEER PRIOR TO INSTALLATION.
3. REFER TO DRAWING 60060-E-000-1001 FOR SITE LIGHTING EQUIPMENT SCHEDULE.
4. WALL PACK MOUNTED ABOVE DOOR.
5. WALL PACK MOUNTED ON SIDE OF BUILDING OR EQUIPMENT SKID.
6. HIGH BAY LIGHT CEILING-MOUNTED BELOW SHELTER CANOPY AND ORIENTED DOWNWARD.
7. USE CIZ2 HAZLOC WIRING METHODS.
8. HINGED LIGHT POLES SHOWN IN MAINTENANCE POSITION. HINGE LOCATED 15ft ABOVE GRADE.

1

CALCULATION SUMMARY

WORKING PLANE LABEL	CALC TYPE	UNITS	AVERAGE	MAX	MIN
CNG COMPOUND	ILLUMINANCE	FC	7.57	38.00	0.04
DRIVELANE (W/ TRUCK)	ILLUMINANCE	FC	4.87	27.00	0.02

PREPARED BY:
JENMAR CONCEPTS
A DIVISION OF JENMAR COMPRESSORS INC.
#319 - 9440 202 STREET, LANGLEY, BC, CANADA
604-757-9082 www.jenmarconcepts.com

JENMAR PROJECT NUMBER: 10-183

BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
-	-	-	-	-	-	-
-	-	-	-	-	-	-
JENMAR CONCEPTS	R0	ISSUED FOR DESIGN	A.ROBINSON	A.ROBINSON	D.CURRIE	2021-06-15
JENMAR CONCEPTS	R1	ISSUED FOR CONSTRUCTION	A.ROBINSON	A.ROBINSON	P.INEZA	2023-08-09

PREVIOUS DR. NO.:-
SCALE: N/A

FORTIS BC™

EGBC Permit to Practice Number 1001908
PERMIT TO PRACTICE No.

ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION

SITE LIGHTING PLAN

DRAWING NUMBER 60060-E-000-1018-R1

Development Permit DP000332

Schedule D

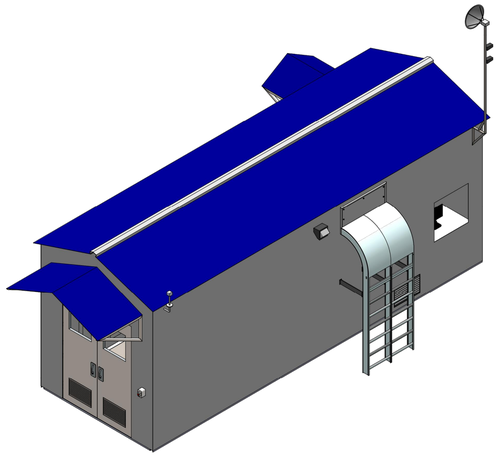
GENERAL NOTES:

1. REFER TO DRAWING 60060-C-000-1001-SKC FOR BUILDING LOCATIONS.
2. MODELS SHOTS DO NOT ACCURATELY REFLECT FINAL PAINT / COATING COLOURS. ALL PAINT/COATING COLOURS TO FOLLOW FORTISBC'S STANDARD COLOUR PALLETES:
   - ROOF/WALL: STONE GRAY QC 8305
   - DOORS:SAPPHIRE BLUE QC 8261
   - STRUCTURAL STEEL: WINDOW GREY RAL 7040
3. MATERIALS

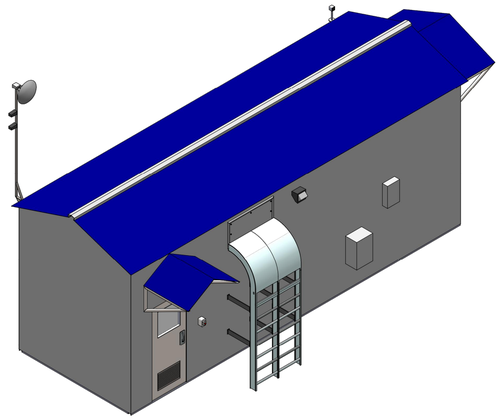
   ELECTRICAL BUILDING
   ROOF/WALL: STEEL 12 GAGE FORMED WALL PANELS
   DOORS: GALVANIZED INSULATED DOORS

   GAS MANAGEMENT PANEL CANOPY
   COLUMNS/BEAMS - STRUCTURAL STEEL
   ROOF PANEL - VICWEST STEEL GAGE DECKING

   PRESSURE REGULATING UNIT BUILDINGS
   ROOF/WALL: STEEL 12 GAGE FORMED WALL PANELS
   DOORS: GALVANIZED INSULATED DOORS

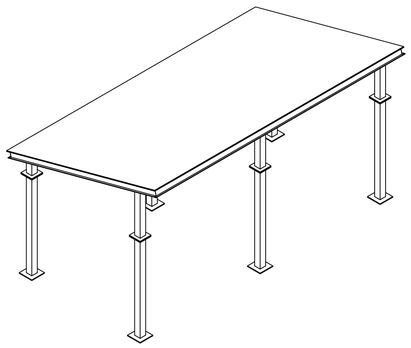


REAR ISOMETRIC VIEW

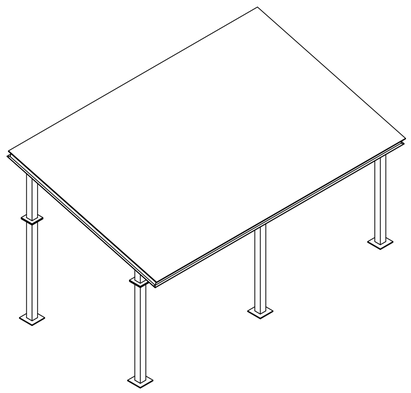


FRONT ISOMETRIC VIEW

① ELECTRICAL BUILDINGS (FD-02)
SCALE: N.T.S.

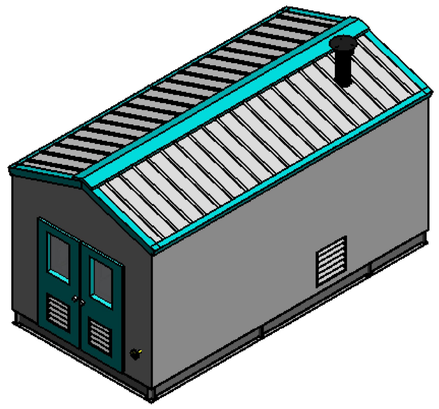


REAR ISOMETRIC VIEW

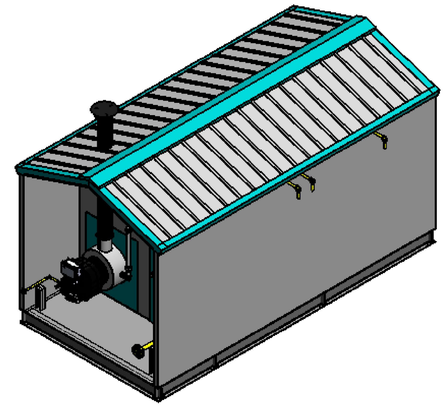


FRONT ISOMETRIC VIEW

③ GAS DRYER PANEL CANOPY (FD-03)
SCALE: N.T.S.



REAR ISOMETRIC VIEW



FRONT ISOMETRIC VIEW

⑤ AND ⑥ PRESSURE REGULATING UNIT BUILDINGS (FD-05 & FD-06)
SCALE: N.T.S.

ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION
2023-09-26

TETRA TECH	RB	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-09-26
TETRA TECH	RA	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-08-21
BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
		PREVIOUS DR. NO.-				SCALE- N.T.S.

TETRA TECH
220312.01

FORTIS BC™

PERMIT TO PRACTICE No.

ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION

BUILDING FORM AND CHARACTER PERMIT APPLICATION

DRAWING NUMBER 60060-C-000-1002-SKC-RB

Ly-Shu Ramos
Permit Manager
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Date: October 12, 2023

Document Control Number: M-0011-REG-PMT-0003

Attention: Alana Wittman
Planner II, Planning and Development
Sunshine Coast Regional District
1975 Field Road, Sechelt, BC
V7Z 0A8
Phone: 604-885-6800 x 6154
Alana.Wittman@scrd.ca

Re: Gibsons Capacity Upgrade (GCU) Project Form and Character Plan

1. FORM AND CHARACTER PLAN

FortisBC Gibson Capacity Upgrade (GCU) is located at 1020 Keith Road, Gibsons, BC (see Figure 1). The project includes several buildings, structures, and parking within Permit Area (DPA) 7(Form & Character Areas – Rural Industrial). Figure 2 shows the site plan for the GCU Project (Figure 2 corresponds to drawing number 60060-C-000-1002-SKC-RB in Attachment A at the end of this plan). The following information is provided in support of requirements per Sections B-1.12.6 to B-1.12.6.3(b) of the Elphinstone Official Community Plan (pages 32-33 excerpt included below).

Additional information considered and reviewed during the development of this plan includes the following:

- Elphinstone Official Community Plan - Section B-1.12: DPA 7 (Form & Character Areas – Rural Industrial) (see excerpt in text box below)

Elphinstone Official Community Plan
6. Guidelines Applicable to Development Permit Area No. 7 Rural Industry
6.1 Building Form
Industrial and commercial buildings permitted under the zoning bylaw in this area should be consistent with the single-family building form and character found in rural areas of the Sunshine Coast by ensuring:
(a) Buildings should be designed to appear relatively small in scale and not overwhelm adjacent buildings or roads by the use of the following techniques:
i. varying building heights or shifting rooflines on buildings; and
ii. shaping larger buildings to give the building the appearance of being composed of a number of smaller sections or blocks.
(b) Large, blank walls (in excess of 6.0 metres (20.0 ft.) facing highways are not permitted unless design elements such a mural or faux windows placed on the façade.
6.2 Signage
(a) Signage shall be limited to free-standing signs that shall be limited to a height of 2.0 metres (6.6 feet) above grade and have a surface area on each side which does not exceed 3.0m² (32.3 sq. ft.). Signs mounted upon a base made of stone, brick, wood or other natural- appearing material are encouraged.
(b) Site lighting shall be directed downward to avoid "light spill" on adjacent residential areas and designed following the Regional District's Outdoor Lighting Standard.
(c) Site lighting should be neutral in colour. High-pressure sodium (orange) lights are not permitted

6.3 Siting and Landscaping
(a) Commercial and industrial buildings should be sited to afford maximum privacy to adjacent residential/rural properties and minimize the impacts of noise, glare and shadows.

(b) Those portions of the site abutting highways, residential and rural zoned parcels should be fenced and landscaped with dense shrubbery with a minimum height of 2.0 metres (6.6 feet) and width of 1.0 metres (3.3 feet) to create an effective buffer so that industrial and commercial uses are not visible from the adjacent areas.

- Zoning Bylaw No. 722:
  - Section 5.11 – Hight of Buildings and Structures
  - Section 5.12 – Height of Fences
  - Section 5.14 – Setback of Buildings and Structures
  - Section 5.20 – Signage
  - Section 7.11 – RU2 (Rural Residential Two) zoning permitted uses, density, parcel coverage
  - Part 13 – Definitions
- SCRD Landscaping Guidelines for:
  - Drought Tolerant Planting
  - Bear Attractants
  - Invasive Species
- Good Neighbour Development Policy.

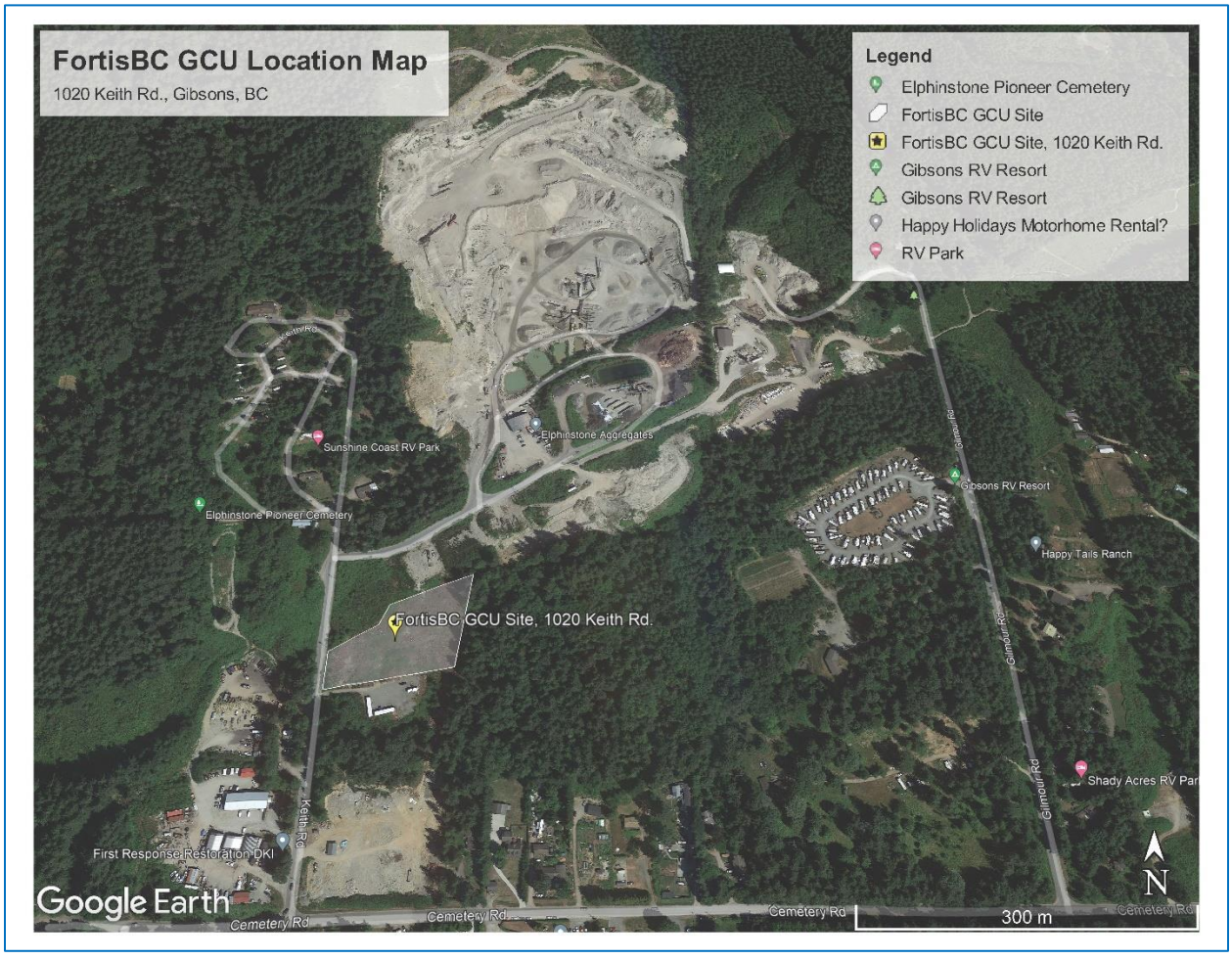


Figure 1: Gibsons Capacity Upgrade Project Site Location

Figure 2: Gibsons Capacity Upgrade Project Site Plan

1.1 Building Form

The GCU Project Summary Table included in Figure 2 lists the following Project's structures with footprint size greater than 10m^2:

- Foundation for the Instrument Air - FD-01*
- Electrical building – FD-02
- Gas Drier Canopy - FD-03
- CNG Compressor Foundation – FD-04*
- Pressure Regulating Unit Building – FD-05
- Pressure Regulating Unit Building – FD-06
- CNG Vessel Foundations (FD-08 and F-09)*
- One hundred- and seventy-meter-long chain fence around the facilities area of 1704m^{2*}

Note*: Although these foundation pads exceed 10m^2, the structures on these concrete foundation pads do not exceed 10m^2.

Table 1: Gibsons Capacity Upgrade Project Summary Table (excerpt from drawing 60060-000-1001-SKC-RC)

STRUCTURE NUMBER	DESCRIPTION	FOOT PRINT (m^2)	STRUCTURE SIZE	MAX HEIGHT* (m)	PARCEL COVERAGE (%)
(1)	INSTRUMENT AIR FOUNDATION (FD-01)**	22.0	-	-	0.22
(2)	ELECTRICAL BUILDING (FD-02)	28.8	3.2m x 9.0m	4.01	0.29
(3)	GAS DRYER CANOPY (FD-03)	28.3	4.1m x 6.9m	4.02	0.28
(4)	CNG COMPRESSOR FOUNDATION (FD-04)**	38.3	-	-	0.38
(5)	PRESSURE REGULATING UNIT BUILDING (FD-05)	24.1	3.6m x 6.7m	3.83	0.24
(6)	PRESSURE REGULATING UNIT BUILDING (FD-06)	24.1	3.6m x 6.7m	3.82	0.24
(7)	BC HYDRO TRANSFORMER**	2.7	-	-	0.03
(8) / (9)	CNG VESSEL FOUNDATIONS (FD-08 & FD-09)**	57.8	-	-	0.58
(10)	CHAINLINK FENCE	1704	170m	2.44	17.0
-	TOTAL PARCEL AREA	10046		-	-

*HEIGHT MEASURED TO FROM PEAK STRUCTURE HEIGHT TO FINISHED GRADE.
**STRUCTURES ON THESE CONCRETE FOUNDATION PADS DO NOT EXCEED 10m^2.

The design of the buildings, structures, and parking areas follow FortisBC's standards and are consistent with the building form and character found in rural areas of the Sunshine Coast. Photo 1 below shows an example of the FortisBC standard building type from the current FortisBC Trail Ave. facility in Sechelt. Figure 3 shows the building schematic for the Electrical Building (FD-02), the Gas Dryer Panel Canopy (FD-03) and the Pressure Regulating Unit Buildings (FD-05 & FD-06) (see Attachment B). Design details for the Gas Dryer Panel Canopy (FD-03) are presented in drawings 60060-C-000-1021-R0 and 60060-C-000-1022-R0 (see Attachment C), and design details for the Pressure Regulating Unit Buildings (FD-05 and FD-06) are presented in sheets one to 5 of drawing SO11306-402-01 and SO11306 FortisBC Building Drawing (see Attachment D). These drawings are attached at the end of this Plan and included in the Engineering drawing package of the Development Permit Application.

The buildings renditions in Figure 3 do not accurately reflect final paint coating colors which are shown in Photo 1. All paint/coating colors will follow the following FortisBC's standard colour pallets:

- Roof/Wal: stone gray QC 8305
- Doors: Sapphire Blue QC 8261
- Structural steel: Window Grey RAL 7040

The building materials include the following:

- Electrical Building – FD-02:
  - Roof/Wall: Steel 12 gage formed wall panels
  - Doors: Galvanized insulated doors
- Gas Management Panel Canopy
  - Columns/Beams: Structural steel
  - Roof Panel: VICWEST steel gage decking
- Pressure Regulating Unit Buildings:
  - Roof/Wall: Steel 12 gage formed wall panels
  - Doors: Galvanized insulated doors

The building forms are set back over 42 meters to the West of Keith Road (Figure 2 Site Plan / Drawing 60060-C-000-101-SKC-RC) and are designed to appear relatively small in scale not to overwhelm adjacent buildings or roads (Photo 1 and Figure 3 / Drawing 60060-C-1002-SKC-RB). Figures 4 to 7 below show screen captures from our 3D design model, including various points of view from a 1.8m tall reference point (see magenta lines). The renderings show that the buildings will not be very visible from the road.

Photo 1: Showing FortisBC Standard building structures at the FortisBC Trail Ave. facility in Sechelt.

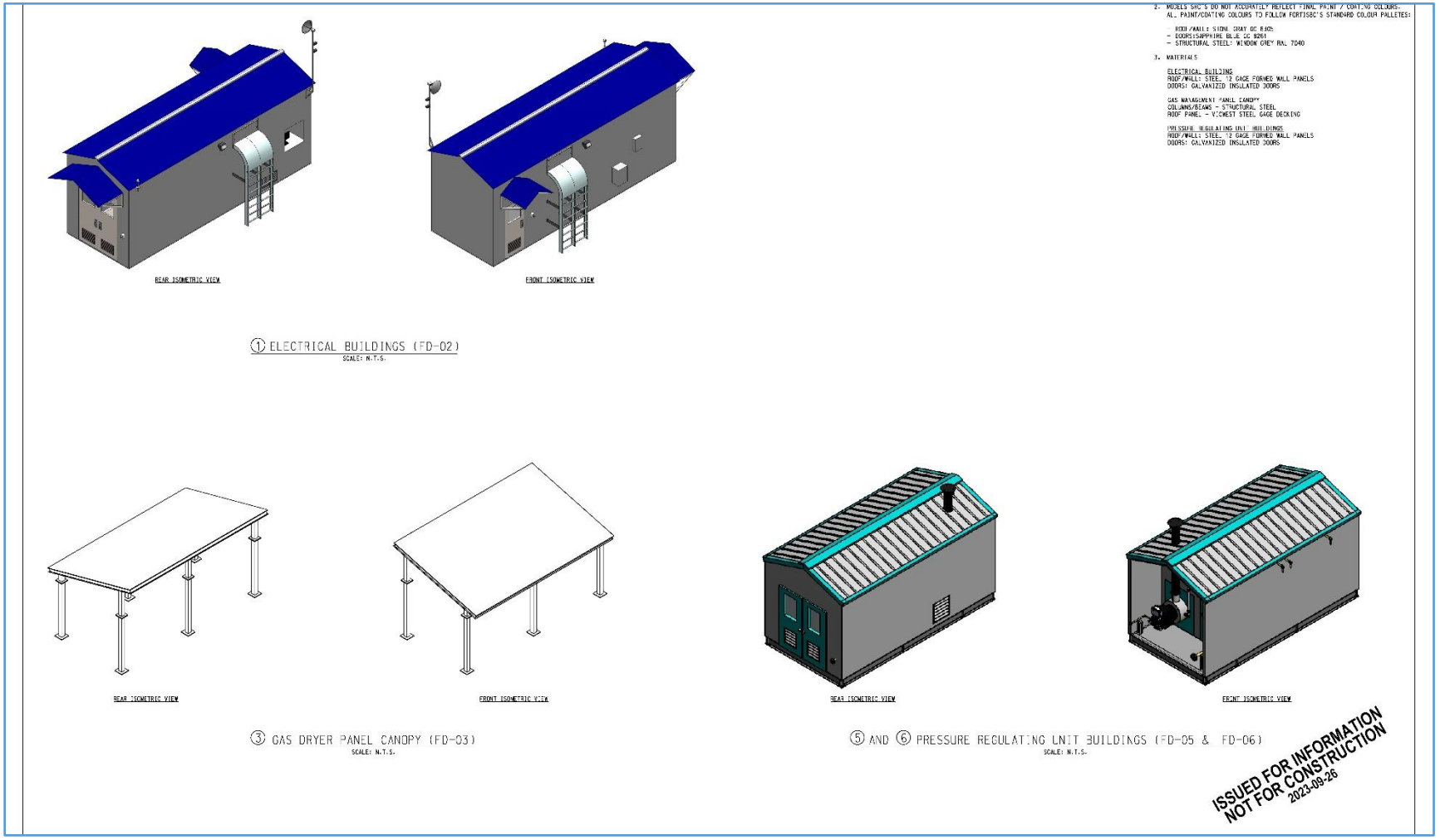


Figure 3: Building Forms and Factors

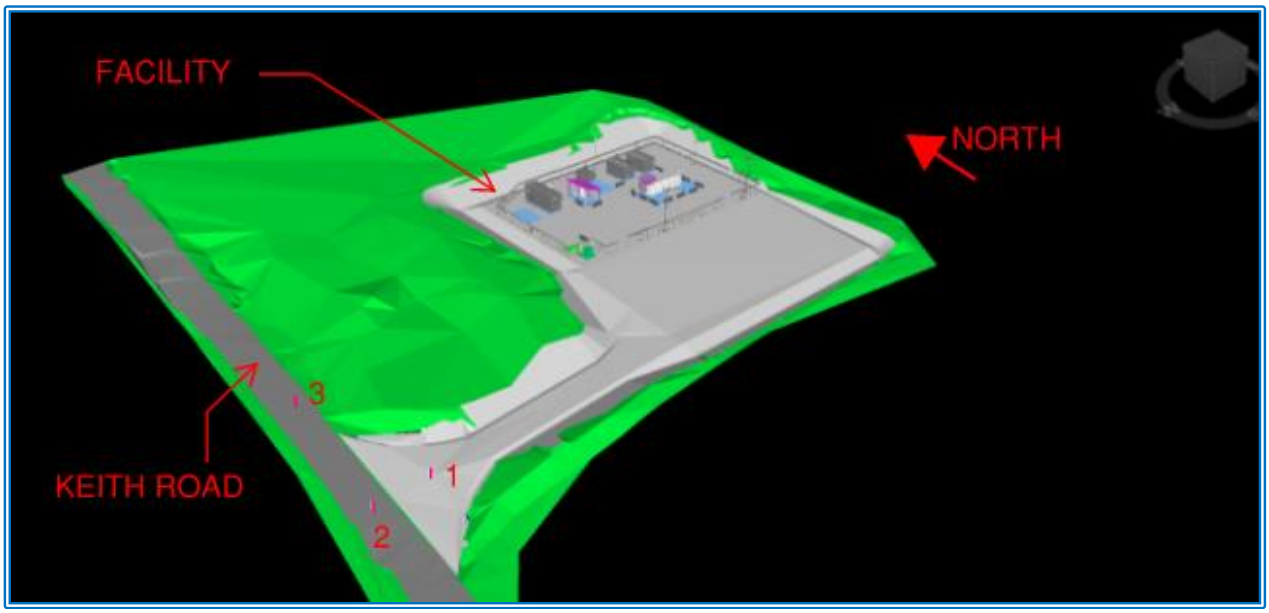


Figure 4: GCU Model showing general view locations from Positions 1 to 3.

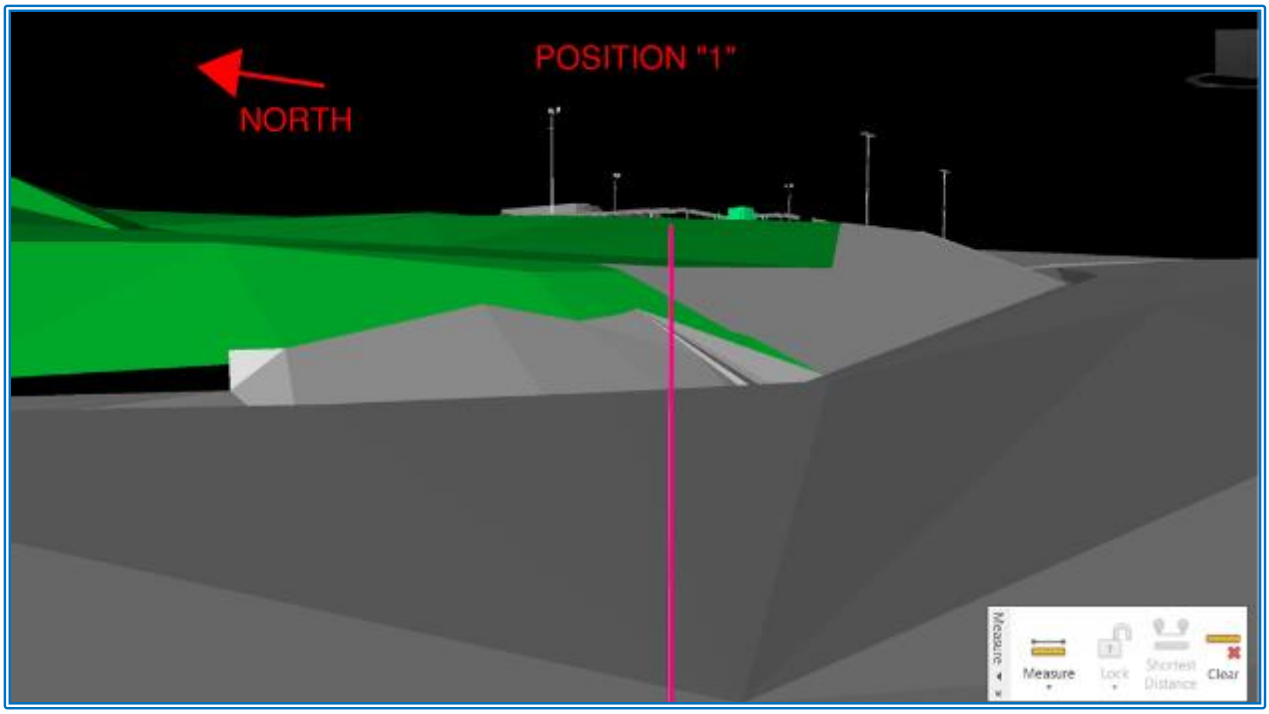


Figure 5: GCU Model looking West to the building site from Positions 1. The 1.8m magenta line, shown in the foreground as reference.

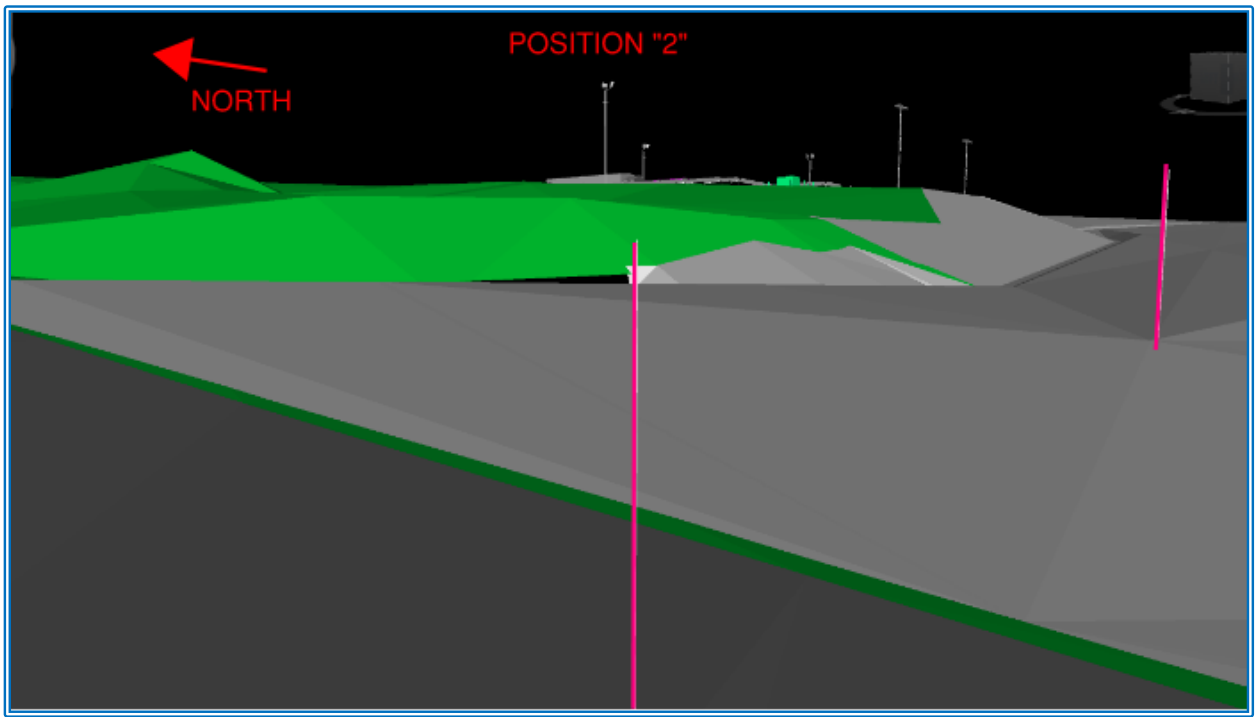


Figure 6: GCU Model looking West to the building site from Positions 2. The 1.8m magenta lines, shown in the foreground as reference.

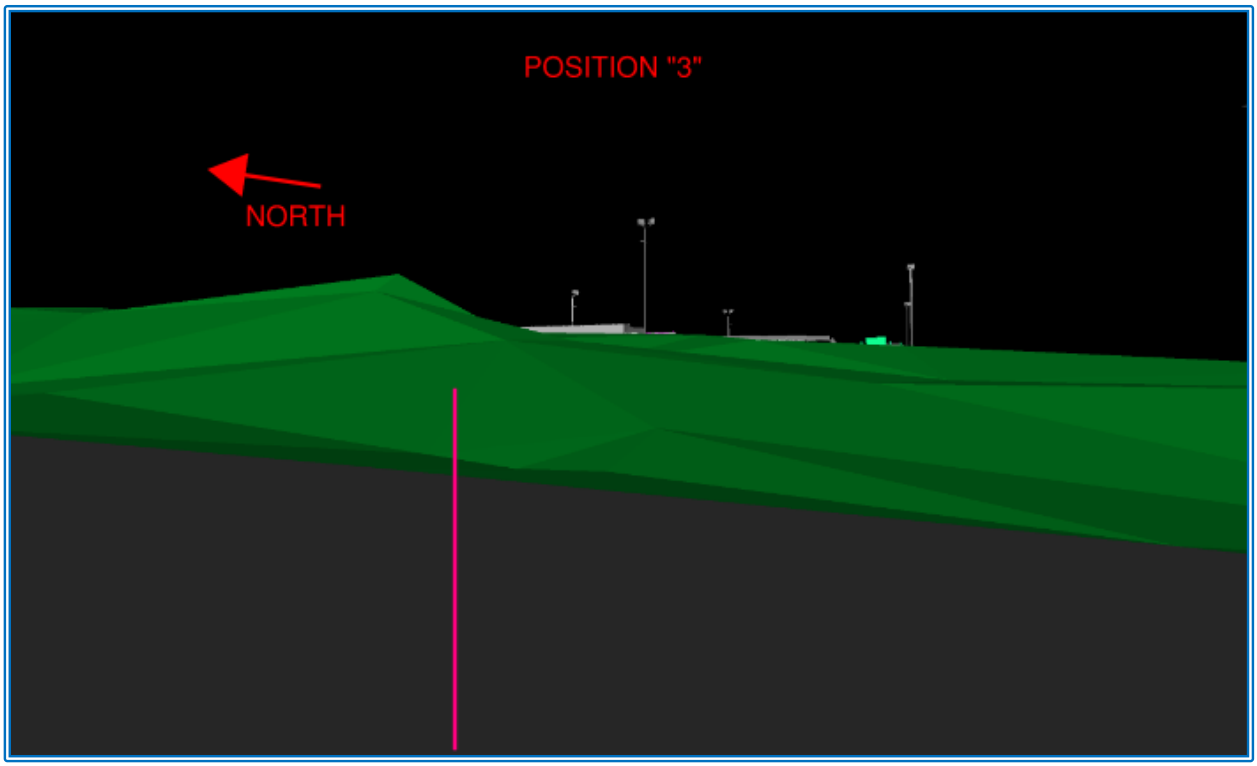


Figure 7: GCU Model looking West to the building site from Positions 3. The 1.8m magenta line, shown in the foreground as reference.

1.2 Signage and Site Lighting

No signage will be built or posted as part of the GCU Project (apart from facility signs located within the property; ~50 meters from Keith Road and not visible from Keith Road).

The lighting for the GCU Project site is designed in accordance with the Regional District's Outdoor Lighting Standard to avoid "light spill" on adjacent areas. The GCU Site Lighting Plan, drawing 60060-E-000-1018-R1 (file name E1018 LTG PLAN) (see Attachment E), and Lighting Specifications are attached at the end of this plan (see Attachment F). A lighting rendering for the GCU site is presented in Figure 8 below, the lighting design includes light poles and building lights which are equipped with LEDS with a colour temperature of 5000K, downcast with forward-throw distribution and photocell control.

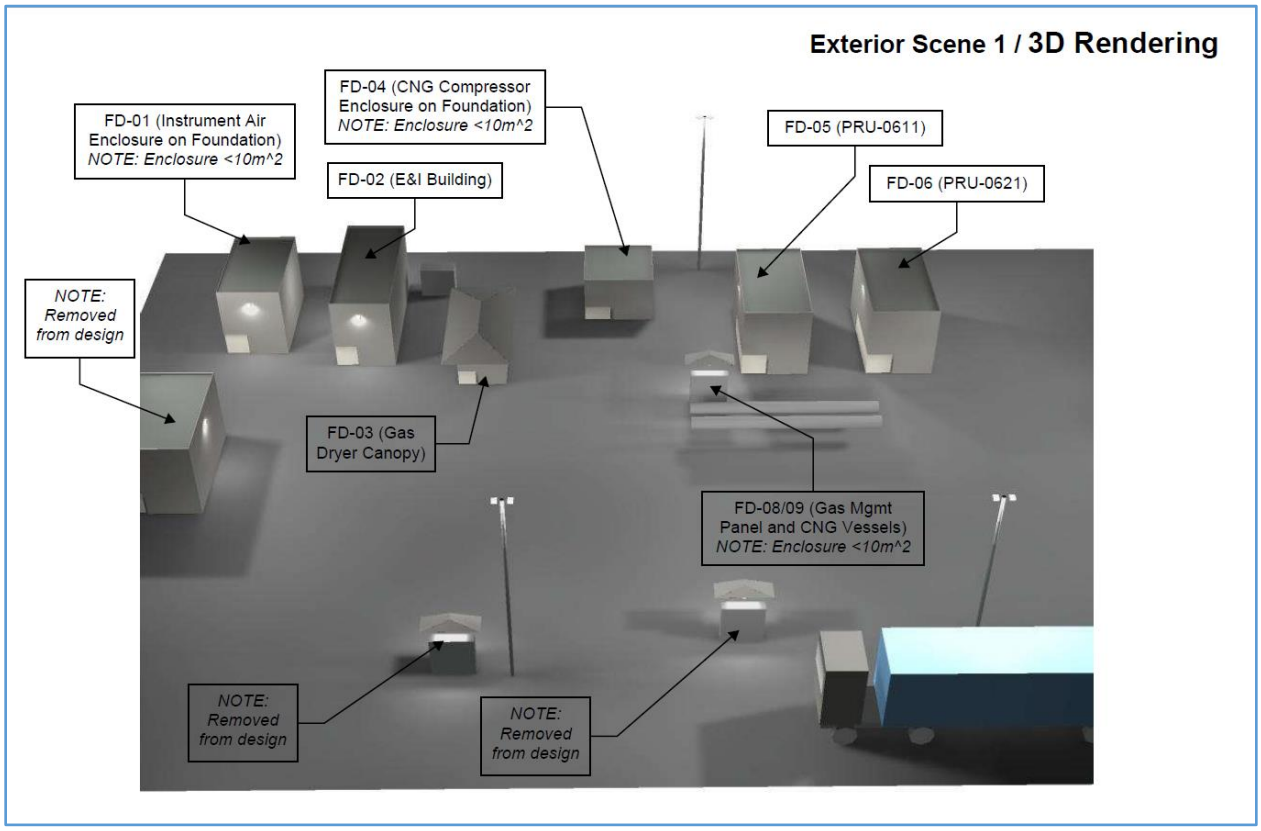


Figure 8: Gibsons Capacity Upgrade Project Exterior Light Rendering

1.3 Siting and Landscaping

As seen in the Site Lighting Plan on Figure 8 (drawing 60060-E-000-1018-R1) and the Landscaping Plan shown on Figure 9 (drawing 60060-C-000-1003-SKC-RB) (see Attachment G) the GCU buildings, landscaping and lighting are designed and sited to afford maximum privacy to adjacent residential/rural properties and minimize the impacts of noise, glare, and shadows. There are no of the site abutting Keith Road. Copies of the drawings are attached at the end of this plan.

As shown in Figure 9, the landscaping plan consists of the following:

- Hydroseeding with MOT Vancouver Island / Coast Mix the areas surrounding the gravel finished (with ¾" Minus Select Granular Sub Base): access road; truck turning pad; and fenced facility. The

hydroseeding will be composed of drought tolerant native grass: 37% Perennial Ryegrass; 29% Creeping Red Fescue; 17% Hard Fescue; 9% Timothy; 5% Canada Bluegrass; 3% Red Top (see Attachment H).

- To afford added privacy to the adjacent property to the south (on Block 4, Plan 4563) and to passers by to the west on Keith Rd., a 195m and an 85m hedge (respectively) will be planted consisting of 1.5m tall Excelsa Wester Red Cedar Spaced every 0.914m to 1.21m (see Attachment G). The topsoil for planting the cedars is planned to be a garden mix that closely meets the 2P planting medium requirements as outlined in the B.C. landscape society specification. The planned landscaping is non-bear attractant, and free of invasive species.
- The Property to the east and southeastern corner of the GCU property is bordered by an existing thick natural forest/woods.
- As shown in Figure 1 the GCU property is bounded to the north by a BCHydro Right-of-Way and the Elphinstone Aggregate operations.

Figure 9 below shows the location map of the FortisBC Trail Ave. facility in Sechelt. Photos 2 and 3 below show an example from the FortisBC Trail Ave. facility in Sechelt, of the screening offered by an established Cedar hedge.

Figure 9: Location map for the existing FortisBC Trail Ave. facility in Sechelt

Photo 2: Looking East across Trail Ave., Sechelt at FortisBC facility behind Cedar hedge.

Photo 3: Looking north from Trail Ave., Sechelt at FortisBC facility behind Cedar hedge.

2. CONSTRUCTION PRACTICES AND SITE MAINTENANCE

In accordance with the Good Neighbor Development Policy the GCU site will be properly maintained to be clean, secure, and safe.

Fences: The property will not have a perimeter fence but will have a 2.4m (8 feet) chain-link fence around the site/facility itself. The fence will be contained entirely within the property lines, as shown on the Site Plan (Figure 2 / drawing 60060-C-000-1002-SKC-RB).

Retaining Walls: The property will not have a retaining wall. There will be some ditching, which doesn't require retaining walls due to the slopes, and these will be contained entirely within the property lines.

Untidy Properties: The property will be cleaned and landscaped once construction is complete. During construction materials will be stored in locked containers and waste will be in bins, as required. FortisBC personnel will not be permanently stationed on the site; however, they are in the area and will regularly visit the property to ensure it remains tidy.

Noise: The property will emit noise during construction. Noise emissions will comply with the SCRD's Noise Control Bylaw. Equipment noise from the facility will be minimal; all equipment causing noise is contained within buildings or enclosures. The facility will only produce noise when it is in operation, which will be very infrequently (only if it is required during peak gas demands or immediately thereafter). Noise limits at the property lines will be very low (e.g., lower than a standard heat pump).

Tree Retention: The property is not within a restricted tree cutting area; trees were removed previously in anticipation of construction. Given the nature of the facility with underground gas lines throughout the site, it will not allow for deep-rooted plants / trees to be replanted. As mentioned in Section 1.3 hedges will be planted along the southern and western sides of the GCU facility to afford added screening. Native grasses will be planted on all areas that are not part of the facility or the access road / parking & turnaround area. See Attachment G for details on the Landscaping Plan.

Managing Wildlife: FortisBC personnel will not be permanently stationed on the site so there should be no accumulation of waste or other wildlife attractants. FortisBC personnel will regularly visit the property to ensure it remains tidy and free of any potential wildlife attractants.

Neighbourhood Emergency Preparedness: FortisBC has engaged the immediate neighbours and will continue to ensure there are good relationships and a means of communication (i.e., the ability for the neighbours to contact FortisBC). The site will not have any permanent occupancy and as such will not have typical residential emergency preparedness items such as food; however, the site will have fire extinguishers and a first aid kit.

Drawing / File Name	Title
60060-C-000-1001-SKC-RC.pdf	a. Site Plan
60060-C-000-1003-R2.pdf	b. Access Road and Grading Layout
60060-C-000-1004-R1.pdf	c. Access Road Profile
60060-C-000-1005.pdf	d. Foundation Layout
60060-C-000-1006-R1.pdf	e. Concrete Foundation Sections and Details for FD-01 and FD-02
60060-C-000-1007.pdf	f. Concrete Foundation Sections and Details for FD-03 and FD-04
60060-C-000-1008.pdf	g. Concrete Foundation Sections and Details for FD-05, FD-06, and FD-07
60060-C-000-1009.pdf	h. Concrete Foundation Sections and Details for FD-08 and FD-09
60060-C-000-1010.pdf	i. Concrete Foundation Sections and Details for Yard Pipe Supports, FD-10, FD-11 and FD-12
60060-C-000-1021.pdf	j. Canopy Sections and Details for Gas Dryer
60060-C-000-1022.pdf	k. Canopy Sections and Details for Gas Dryer, Decanting Post and Operator Panel

Drawing / File Name	Title
SO11306 FortisBC Building Drawing.pdf	l. Building Drawings for PRU FD-05 and FD-06
SO11306-402-01 Rev. 0.pdf	m. GCU PRESSURE REDUCTION UNIT GA DRAWINGS FD-05 and FD-06

Sincerely,

Ly-Shu Ramos

Project Permit Manager

cc (**email only**):

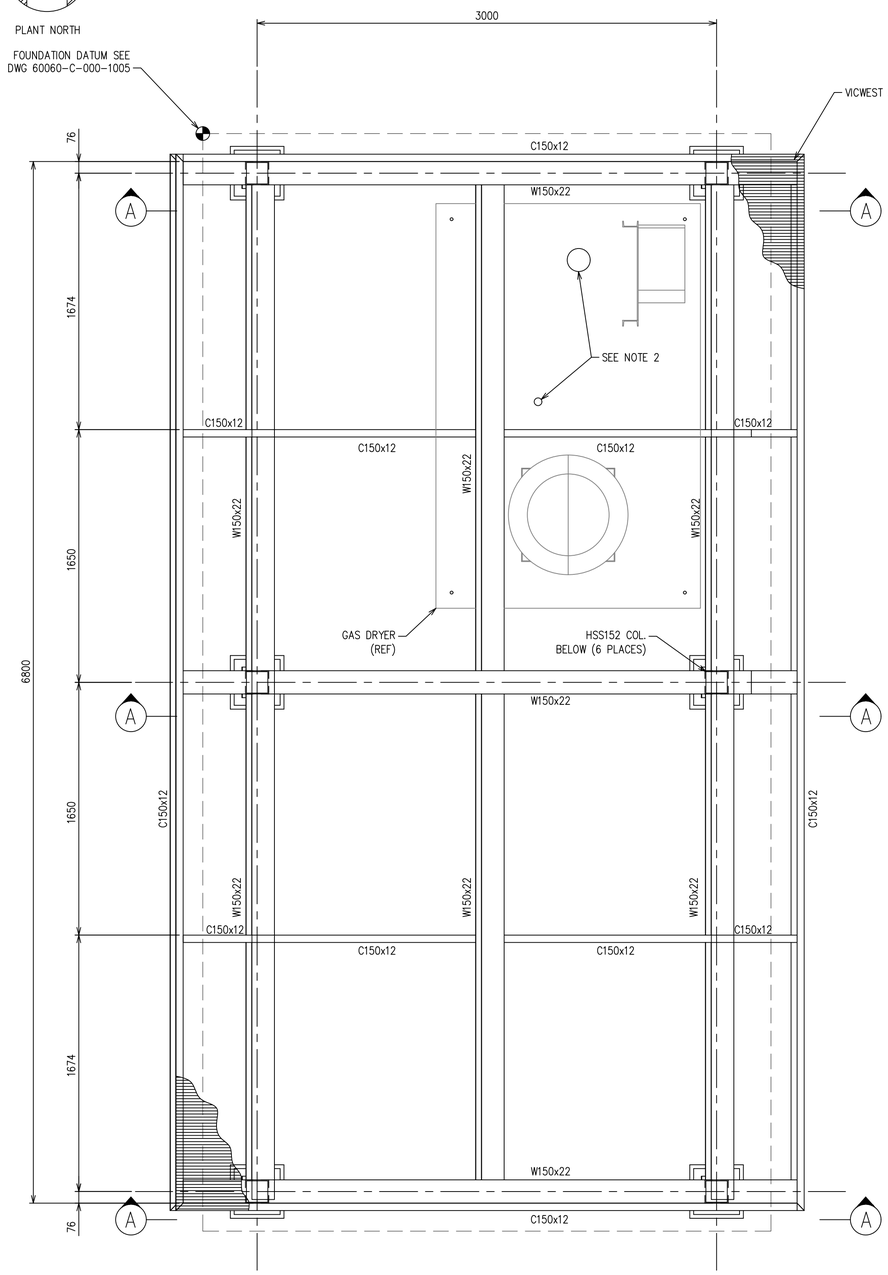
Georg Tuchlinski, Project Manager
Georg.Tuchlinski@fortisbc.com

SCRD Planning Department
planning@scrd.ca

Attachments:

Title	Drawing/File Name
A. Site Plan	60060-C-000-1001-SKC-RC.pdf
B. Building schematics FD-01, FD-03, FD-05, FD-06	60060-C-000-1002-SKC-RB.pdf
C. Gas Dryer Canopy Building (FD-03) Design Details	60060-C-000-1021-R0; and 60060-C-000-1022-R0
D. Pressure Regulating Buildings (FD-05 and FD-06) Design Details	"SO11306-402-01" sheets 1 to 5; and "SO11306 FortisBC Building Drawing"
E. GCU Site Lighting Plan	60060-E-000-1018-R1.pdf
F. Lighting Specifications	10183 - Lighting Equipment Cutsheets.pdf
G. Landscaping Plan	60060-C-000-1003-SKC-RB.pdf
H. MOT Vancouver Island Coast Seed Mix Information Sheet	Info-Sheet-MOT-Vancouver-Island-Coast-Mix.pdf

PLANT NORTH



DETAIL 1 — FD-03 GAS DRYER CANOPY
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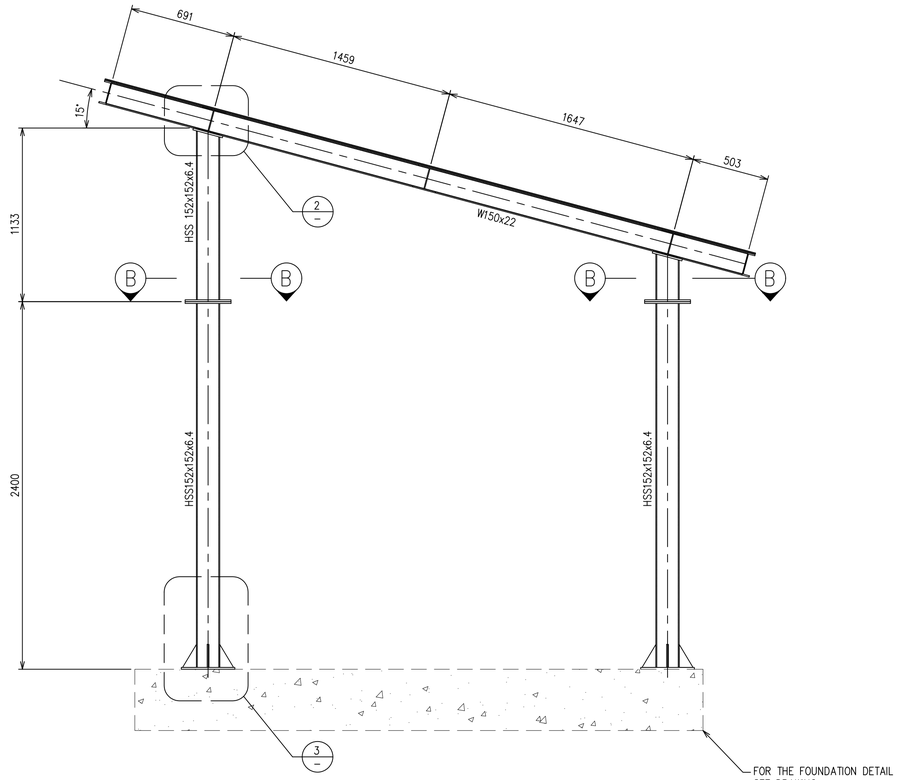

SECTION A
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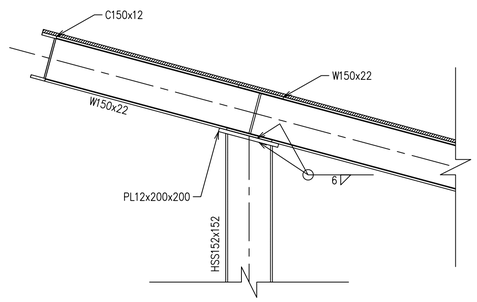

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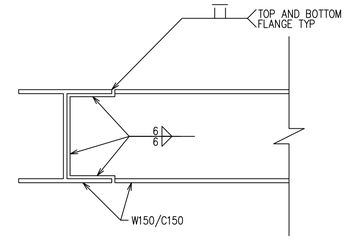

TYPICAL BEAM TO BEAM CONNECTION
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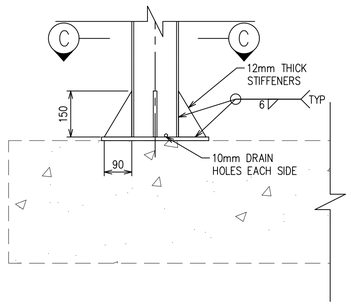
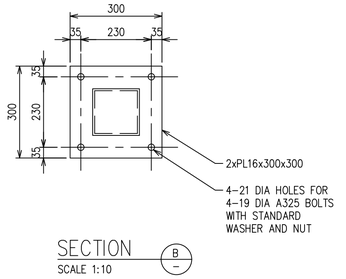


DETAIL 3
SCALE 1:10



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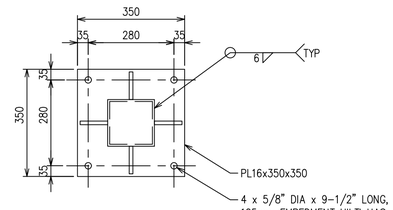


SECTION C
SCALE 1:10

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES, COORDINATES AND ELEVATIONS ARE IN METRES, UNLESS OTHERWISE NOTED.
2. PENETRATION THROUGH VICWEST DECK FOR GAS DRYER REGEN PRESSURE CONTROL MUFFLER PIPING AND PSV VENT STACK TO BE COMPLETED ON SITE AFTER DELIVERY AND INSTALLATION OF EQUIPMENT. PENETRATIONS SHALL BE SEALED SUCH THAT WATER DOES NOT LEAK THROUGH THE PENETRATIONS.

REFERENCE DRAWINGS:

60060-X-000-1014	CIVIL / STRUCTURAL DRAWING INDEX
60060-C-000-1000	CONCRETE AND STRUCTURAL STEEL GENERAL NOTES
60060-C-000-1005	FOUNDATION LAYOUT
60060-C-000-1007	CONCRETE FOUNDATIONS SECTIONS AND DETAILS FOR FD-03 & FD-04
60060-M-000-1001	STATION PLAN

ISSUED FOR CONSTRUCTION
2023-05-19

TETRA TECH	RO	ISSUED FOR CONSTRUCTION	T. WONG	D. WONG	Y. LIU	2023-05-19
BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
			PREVIOUS DR. NO.-			SCALE- AS SHOWN

TETRA TECH
220312.01

FORTIS BC™

PERMIT TO PRACTICE
TETRA TECH CANADA INC.
PERMIT NUMBER: 1001972

PERMIT TO PRACTICE No.

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA D. W. K. WONG 45750

REV 0
2023-May-25

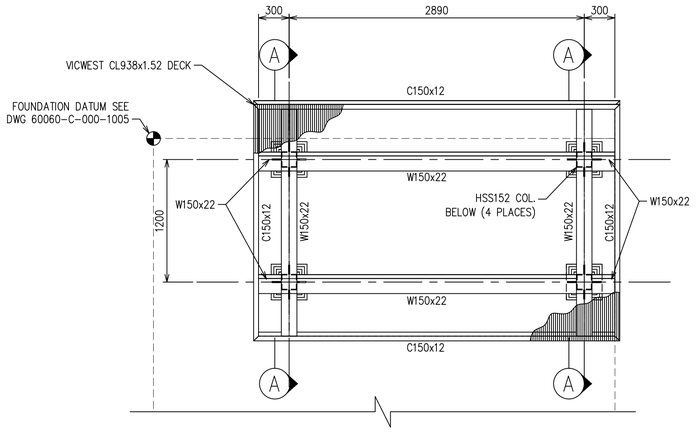
ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION

CANOPY SECTIONS AND DETAILS FOR GAS DRYER

DRAWING NUMBER 60060-C-000-1021-R0

PLANT NORTH



DETAIL 1
FD-08
GAS MANAGEMENT
CANOPY
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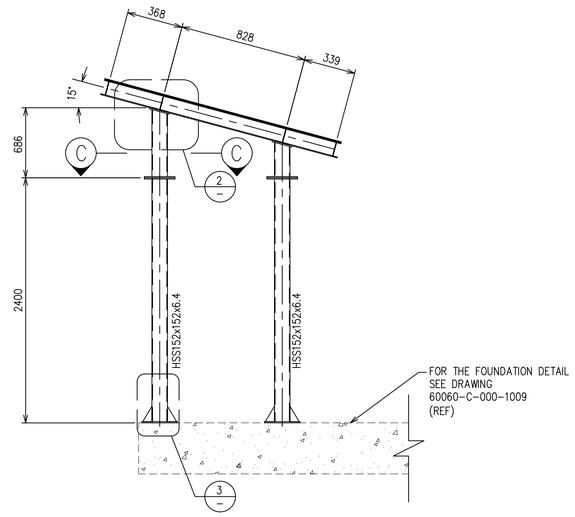

SECTION A
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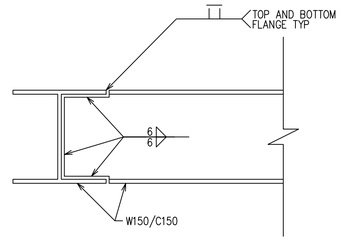
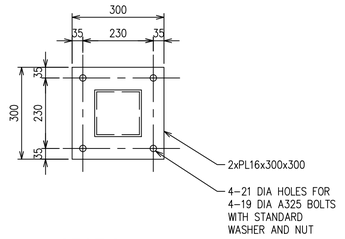


TYPICAL BEAM TO BEAM CONNECTION
SCALE 1:5



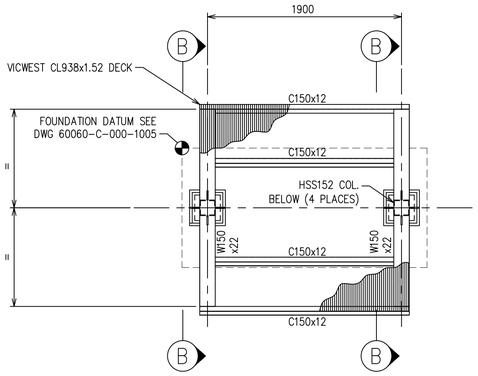
SECTION C
SCALE 1:10

GENERAL NOTES:

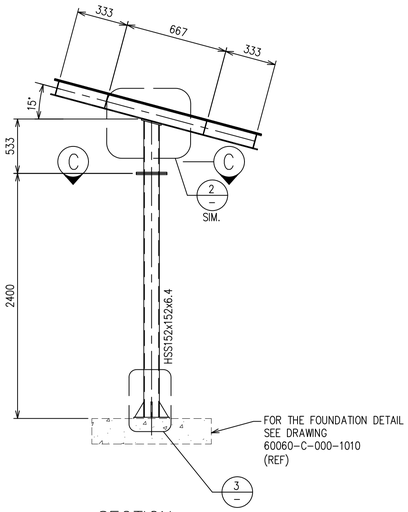
1. ALL DIMENSIONS ARE IN MILLIMETRES, COORDINATES AND ELEVATIONS ARE IN METRES, UNLESS OTHERWISE NOTED.

REFERENCE DRAWINGS:

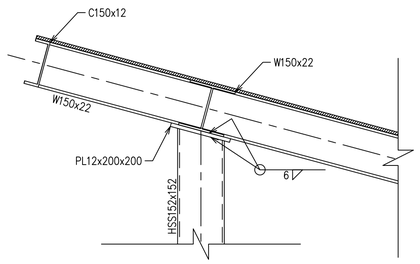
60060-X-000-1014	CIVIL / STRUCTURAL DRAWING INDEX
60060-C-000-1000	CONCRETE AND STRUCTURAL STEEL GENERAL NOTES
60060-C-000-1005	FOUNDATION LAYOUT
60060-C-000-1010	CONCRETE FOUNDATION SECTIONS AND DETAILS FOR YARD PIPE SUPPORTS, FD-10, FD-11 AND FD-12
60060-M-000-1001	STATION PLAN



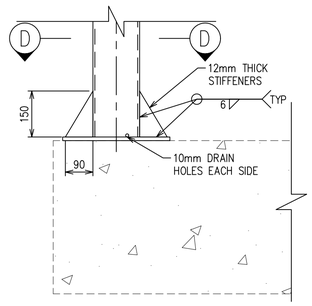
DETAIL 2
FD-10 & FD-11
CNG DECANTING
POST & REMOTE
OPERATOR PANEL
CANOPY
SCALE 1:30



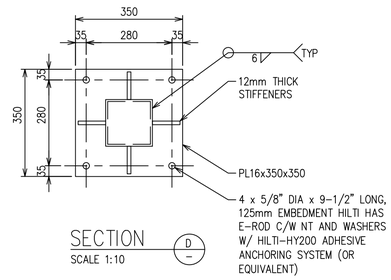
SECTION B
SCALE 1:30



DETAIL 2
SCALE 1:10



DETAIL 3
SCALE 1:10



SECTION D
SCALE 1:10

ISSUED FOR CONSTRUCTION
2023-05-19

TETRA TECH	R0	ISSUED FOR CONSTRUCTION	T. WONG	D. WONG	Y. LIU	2023-05-19
BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
			PREVIOUS DR. NO.-			SCALE- AS SHOWN

TETRA TECH
220312.01

FORTIS BC™

PERMIT TO PRACTICE
TETRA TECH CANADA INC.
PERMIT NUMBER: 1001972

PERMIT TO PRACTICE No.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
D. W. K. WONG
49769
REV 0
2023-May-25

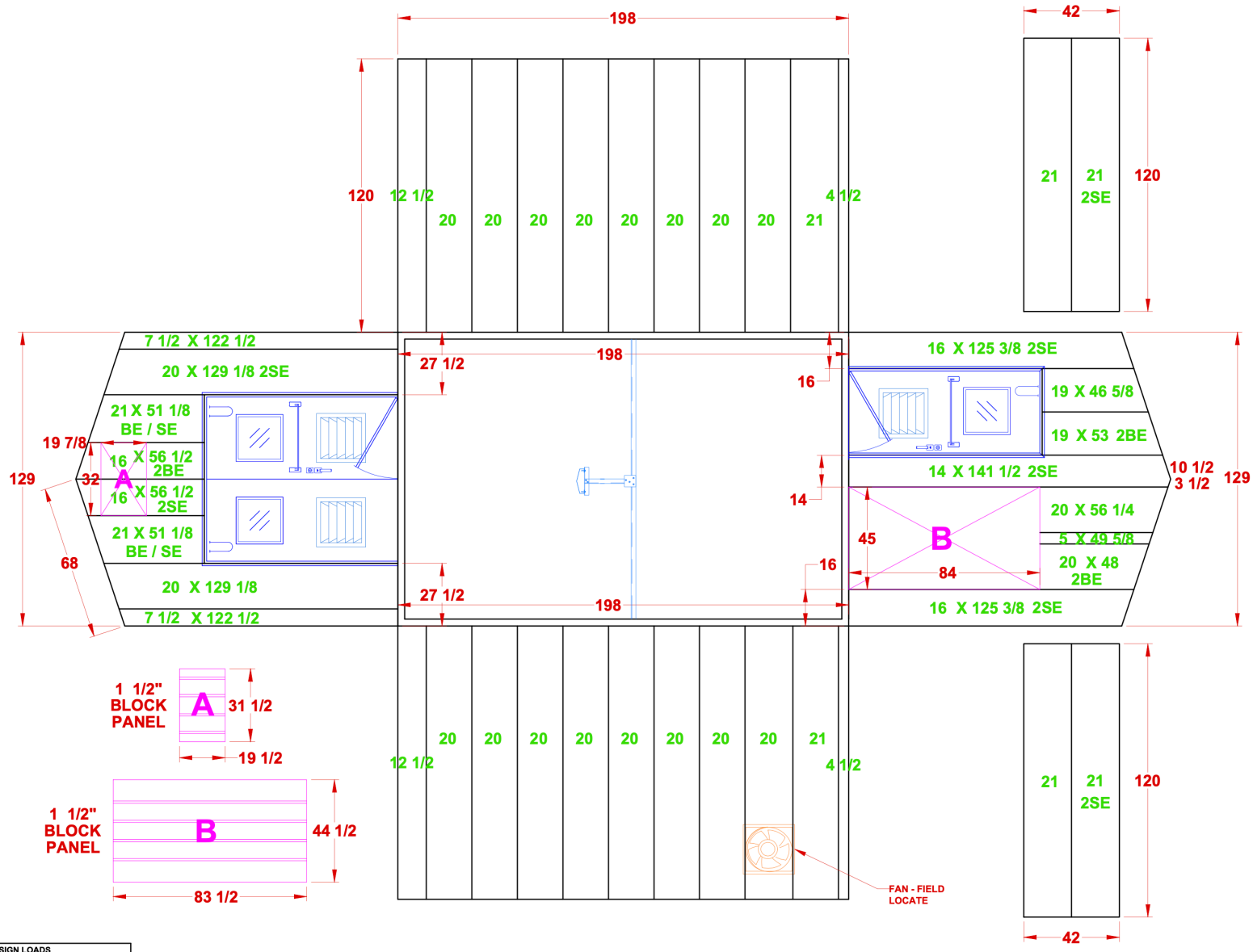
ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION

CANOPY SECTIONS AND DETAILS
FOR GAS DRYER, DECANTING POST
AND OPERATOR PANEL

DRAWING NUMBER 60060-C-000-1022-R0

D. Pressure Regulating Buildings (FD-05 and FD-06) Design Details



51

DESIGN LOADS		
SNOW AND RAIN		
1- in 50 yr ground snow load, Ss,	1.8	(kPa)
1- in 50 yr associated rain load, Sr,	0.1	(kPa)
Wind exposure factor, Cw,	1	
Importatnce Factor, Is,	1	
Roof snow load, S,	1.6	(kPa)
Specified rain load (NBC, Article 4.1.6.4)	2	(mm)
WIND		
1- in 50 year reference velocity pressure,	0.4	(kpa)
Importance factor, Iw	2	

ROOF (2-GABLE) | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | X 70"

2SE

DRAWN BY:	CRAIG MATISHO
CHECK BY:	CRAIG MATISHO
ORDER DATE:	MARCH 14, 2023
LOCATION:	GIBSONS, BC - V0N 1V7
COMPANY:	DEXECO CONSTRUCTION
JOB #:	22629
DESCRIPTION:	129" X 240" X 120" EAVE

MATERIALS	
EXTERIOR WALLS:	22 GA. STONE GREY
EXTERIOR ROOF:	22 GA. STONE GREY
EXTERIOR TRIM:	22 GA. SAPPHIRE BLUE
INSULATION IN WALLS:	R12 - 3"
INSULATION IN ROOF:	R20 - 6"
VAPOUR BARRIER:	6 MIL
MANDOORS:	1 - 3' X 7' DOOR / FRAME 1 - 6' X 7' DOOR / FRAME
INTERIOR LINER:	24 GA. ALUMINUM WHITE
ROOF SLOPE:	4/12
RIDGE TYPE:	FULL LENGTH - 6" ADJ.
VENTS:	3 - 24" X 24" MANUAL
FANS:	1 - 24" XP C/W HOOD
WINDOWS:	-

NOTES

STAMPED ENGINEERED DWG & CERTIFICATES
TIE ROD C/W UPRIGHT
SCREWS AND CAULKING
9 - PIPE CUT-OUTS
1 - ROOF CUT-OUT
EAVESTROUGH, DOWNSPOUT, ICE RAKES
1 - REMOVABLE WALL PANEL (45"X80")
1 - REMOVABLE WALL PANEL (30"X20")

REVISION:	1.0

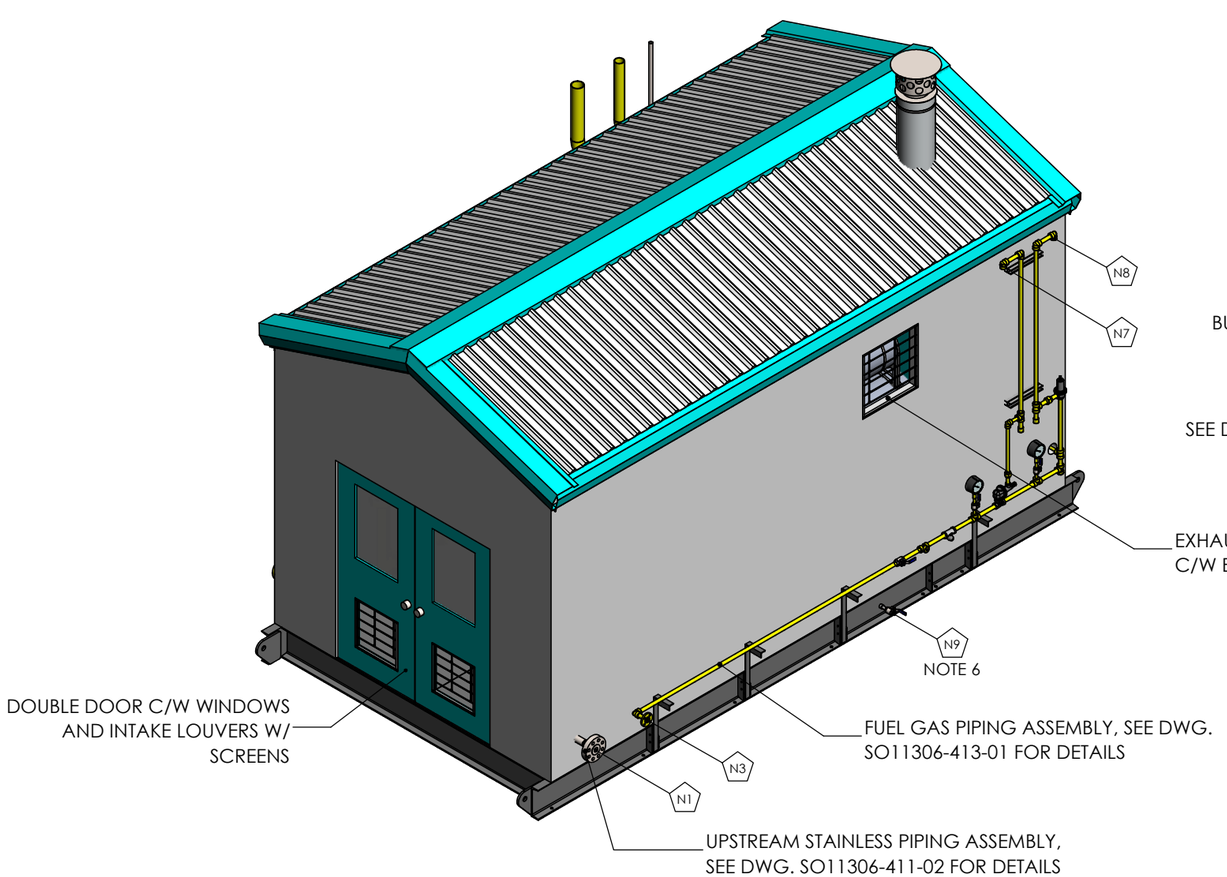
PO#: 4800006436
VDDR CODE: B01

NOZZLE SCHEDULE

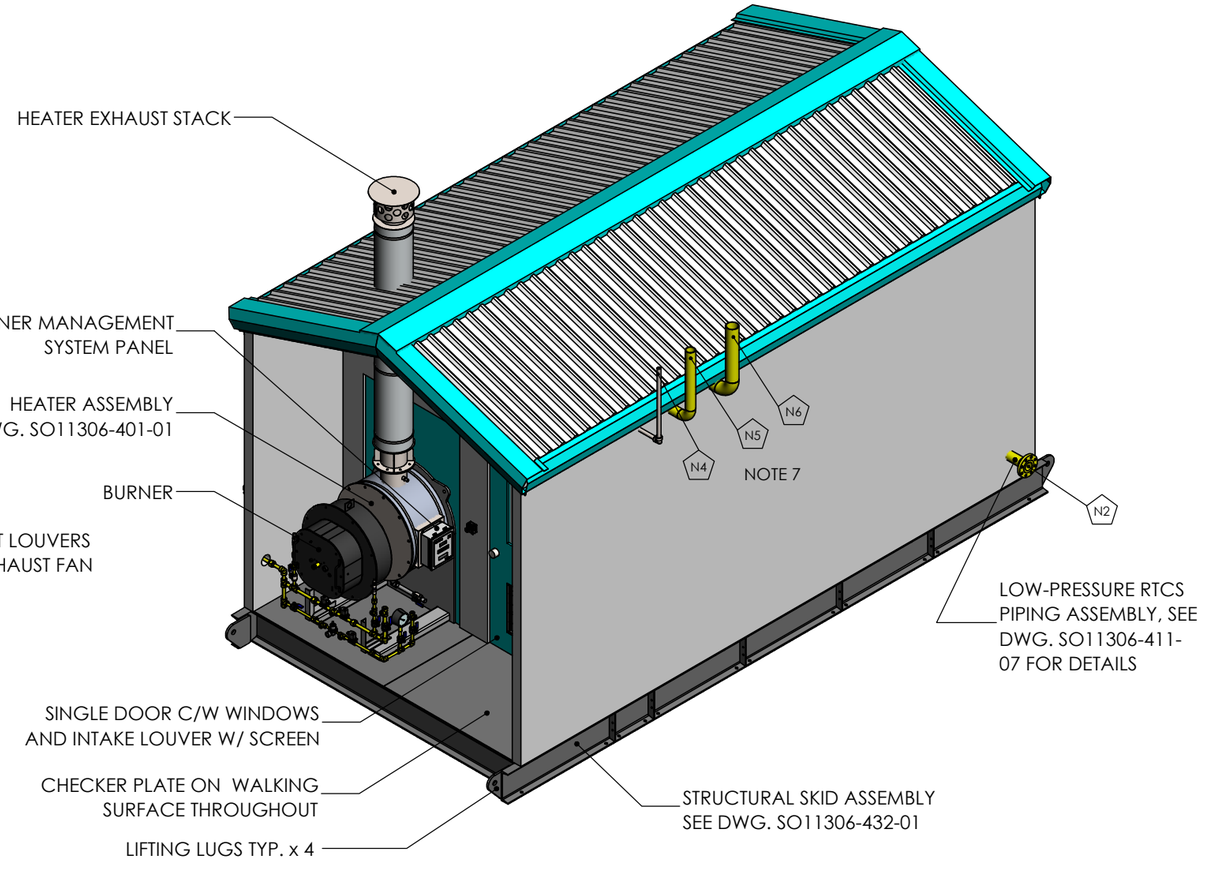
NOZZLE #	DESCRIPTION	SIZE / RATING
N1	NATURAL GAS INLET - FROM GAS MANAGEMENT PANEL	NPS 2 CL2500RF
N2	NATURAL GAS OUTLET - TO DP MAIN	NPS 3 CL300RF
N3	HEATER FUEL GAS INLET - FROM DP MAIN	NPS 1 CL300RF
N4	PSV-06104 RELIEF VALVE DISCHARGE, VENT TO ATM., NOTE 8	NPS 1 VENT
N5	PSV-06109 RELIEF VALVE DISCHARGE, VENT TO ATM. , NOTE 8	NPS 4 VENT
N6	PSV-06115 RELIEF VALVE DISCHARGE, VENT TO ATM., NOTE 8	NPS 3 VENT
N7	PCV-09101 SPRING CASE, VENT TO ATM., NOTE 8	NPS 1 FNPT
N8	PRV-09102 RELIEF VALVE DISCHARGE, VENT TO ATM., NOTE 8	NPS 1 FNPT
N9	SKID SUMP DRAIN	NPS 3/4 FNPT

NOTES:

1. SHIPPING DIMENSIONS: 22FT LONG x 11.5FT WIDE x12.5FT HIGH
2. ESTIMATED WEIGHT: 25,000LBS
3. MONORAIL HOIST: THE PACKAGE IS PROVIDED WITH A MANUALLY OPERATED MONORAIL HOIST TO FACILITATE THE REMOVAL OF THE HEATER COIL AND OTHER COMPONENTS WITHIN THE BUILDING. THE APPROXIMATE PATH OF THIS MONORAIL IS SHOWN ON SHT. 4
4. FOR ANCHOR BOLT QUANTITY, SIZE, AND PLACEMENT SEE SHT. 5. INSTALLATION AND ENGINEERING OF THESE ANCHORS IS BY OTHERS.
5. SEE INDIVIDUAL ISOMETRIC DRAWINGS REFERENCED ON THIS SHEET FOR INSTRUMENT TAG NUMBERS AND FURTHER PIPING / INSTRUMENTATION DETAILS.
6. SKID PROVIDES CONTAINMENT FOR GREATER THAN 110% OF THE HEATER GLYCOL.
7. VENTS TO BE SUPPLIED WITH WEATHER CAP, TYP. x 3.
8. INSTRUMENT TAGGING SHOWN IN THIS DRAWING PACKAGE IS FOR PRU MODULE PRU-0611. TAGGING FOR MODULE PRU-0612 WILL USE THE TAG PREFIX 062XX / 092XX /112XX.



REAR ISOMETRIC VIEW
SO-11306 GCU PRESSURE REDUCTION UNIT



FRONT ISOMETRIC VIEW
SO-11306 GCU PRESSURE REDUCTION UNIT

REV	DESCRIPTION	DATE	DWN	DES	CHKD	APPD
0	ISSUED FOR CONSTRUCTION	30-JAN-2023	AD	AD	PW	PW
A	ISSUED FOR APPROVAL	25-NOV-2022	AD	AD	PW	PW

REVISIONS

COMBUSTION SOLUTIONS INC.

UNLESS OTHERWISE SPECIFIED GENERAL FITTING TOLERANCES ARE AS FOLLOWS:
LINEAR.....25.4mm (1")
ANGULAR..... ± 5°
HOLE / CIRC. ....1.6mm (1/16")
PLANAR ALIGNMENT .....± 5°

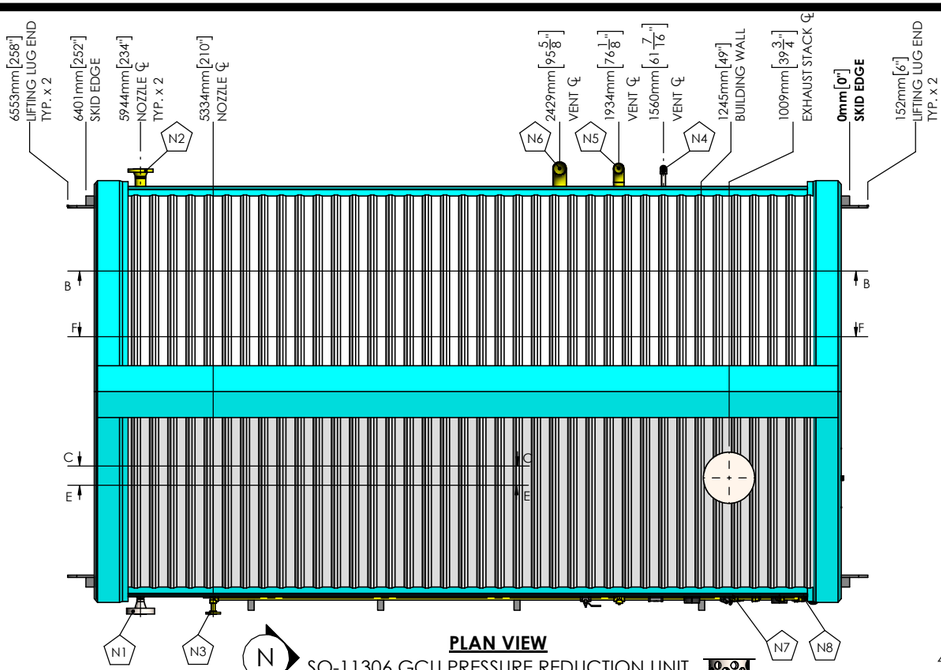
FOR:
SO11306
FORTISBC - TETRA TECH

GCU PRESSURE REDUCTION UNIT GA DRAWING
1020 KEITH ROAD, GIBSONS, BC, V0N 1V7

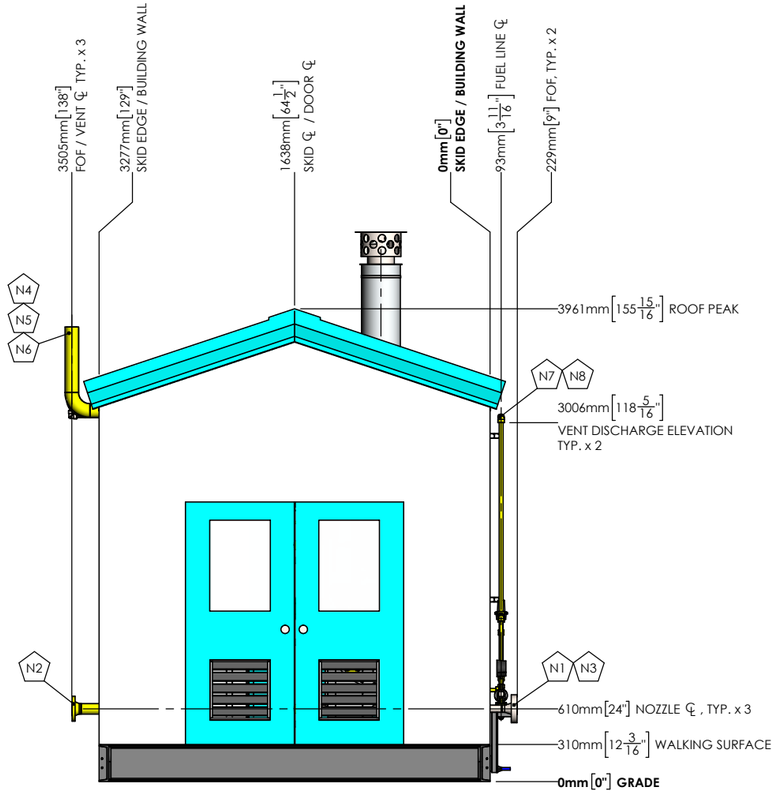
REV. 0

DWN. BY:	DATE:	DRAWING NO.	SHEET
AD	2023-01-30	SO11306-402-01	1/5
JOB No. SO11306	SCALE: 1:50		

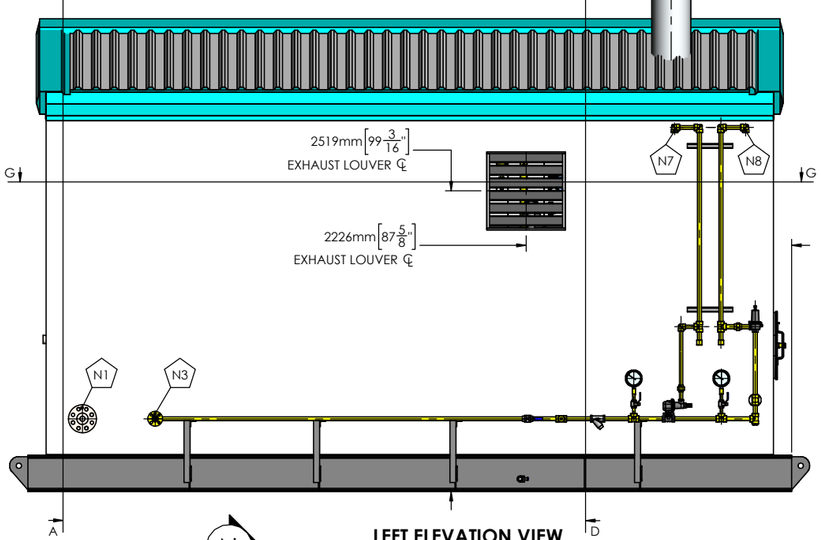
PO#: 4800006436
VDDR CODE: B01



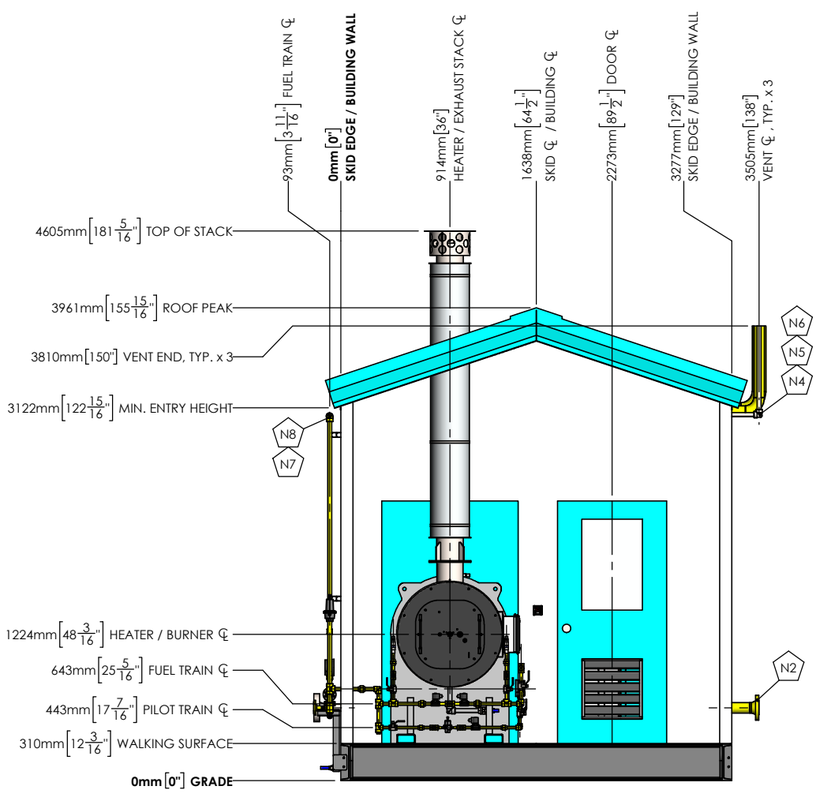
PLAN VIEW
SO-11306 GCU PRESSURE REDUCTION UNIT



REAR ELEVATION VIEW
SO-11306 GCU PRESSURE REDUCTION UNIT



LEFT ELEVATION VIEW
SO-11306 GCU PRESSURE REDUCTION UNIT



FRONT ELEVATION VIEW
SO-11306 GCU PRESSURE REDUCTION UNIT

REV	DESCRIPTION	DATE	DWN	DES	CHKD	APPD
0	ISSUED FOR CONSTRUCTION	30-JAN-2023	AD	AD	PW	PW
A	ISSUED FOR APPROVAL	25-NOV-2022	AD	AD	PW	PW

REVISIONS

COMBUSTION SOLUTIONS INC.

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LINEAR.....25.4mm (1")
ANGULAR..... ± 5°
HOLE / CIRC. ....1.6mm (1/16")
PLANAR ALIGNMENT .....± 5°

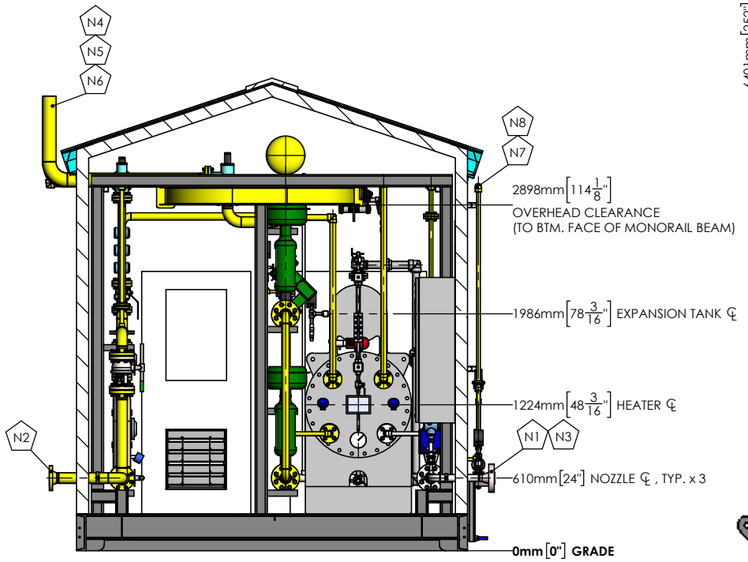
FOR:
SO11306
FORTISBC - TETRA TECH

GCU PRESSURE REDUCTION UNIT GA DRAWING
1020 KEITH ROAD, GIBSONS, BC, V0N 1V7

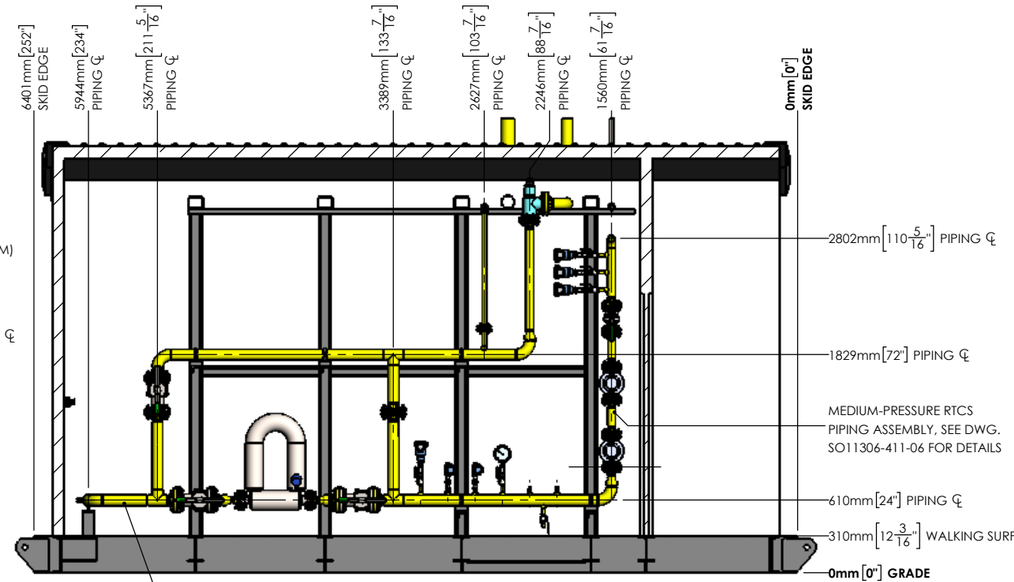
REV. 0

DWN. BY:	DATE:	DRAWING NO.	SHEET
AD	2023-01-30	SO11306-402-01	2/5
JOB No. SO11306	SCALE: 1:50		

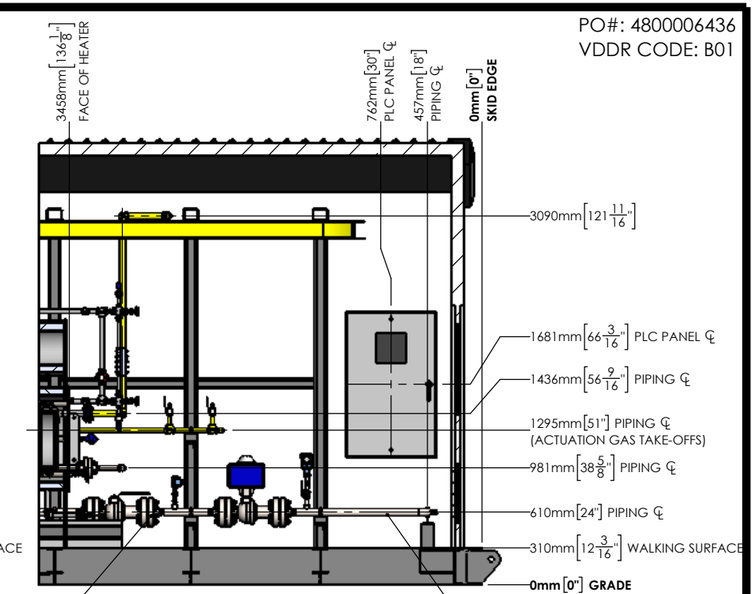
PO#: 4800006436
VDDR CODE: B01



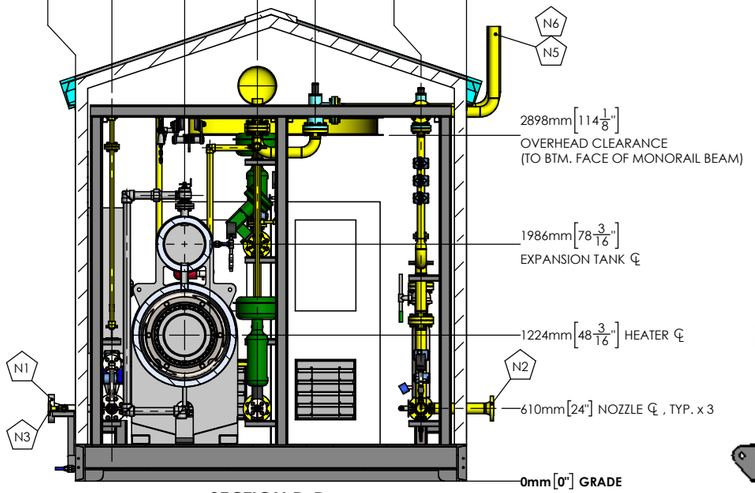
SECTION A-A
INTERNAL VIEW LOOKING AT NORTH WALL



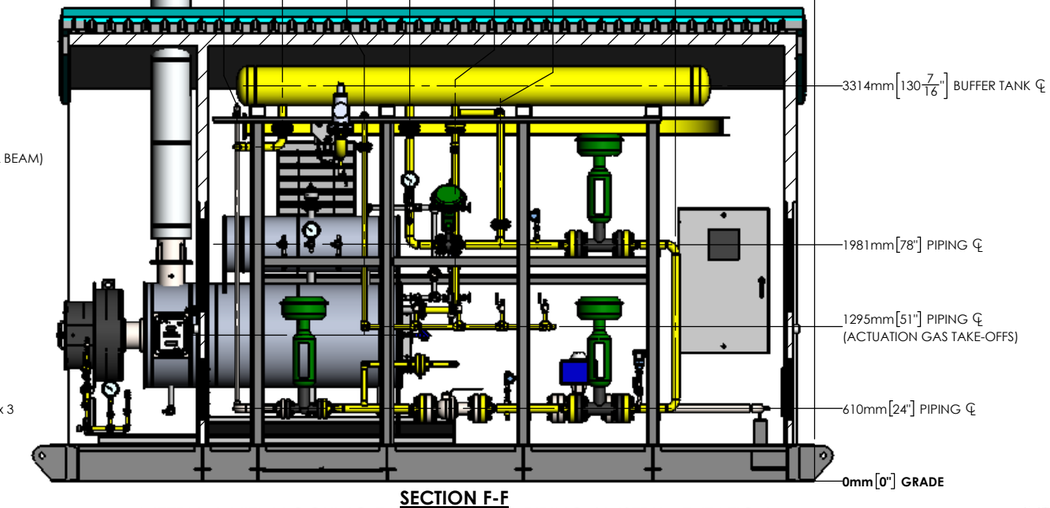
SECTION B-B
INTERNAL VIEW LOOKING AT WEST WALL



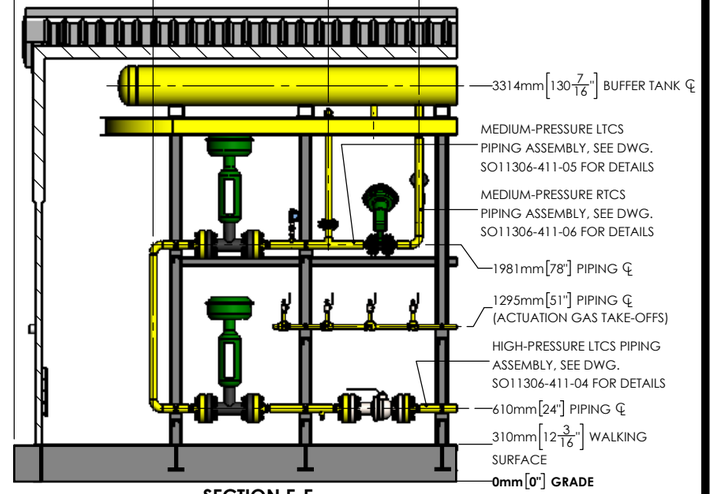
SECTION C-C
INTERNAL VIEW LOOKING AT EAST WALL



SECTION D-D
INTERNAL VIEW LOOKING AT SOUTH WALL



SECTION F-F
INTERNAL VIEW LOOKING EAST AT CENTER PIPING / INSTRUMENTATION



SECTION E-E
INTERNAL VIEW LOOKING WEST AT CENTER PIPING / INSTRUMENTATION

REV	DESCRIPTION	DATE	DWN	DES	CHKD	APPD
0	ISSUED FOR CONSTRUCTION	30-JAN-2023	AD	AD	PW	PW
A	ISSUED FOR APPROVAL	25-NOV-2022	AD	AD	PW	PW

REVISIONS

COMBUSTION SOLUTIONS INC.

UNLESS OTHERWISE SPECIFIED GENERAL FITTING TOLERANCES ARE AS FOLLOWS:

LINEAR.....25.4mm (1")
ANGULAR..... ± 5°
HOLE / CIRC. ....1.6mm (1/16")
PLANAR ALIGNMENT .....± 5°

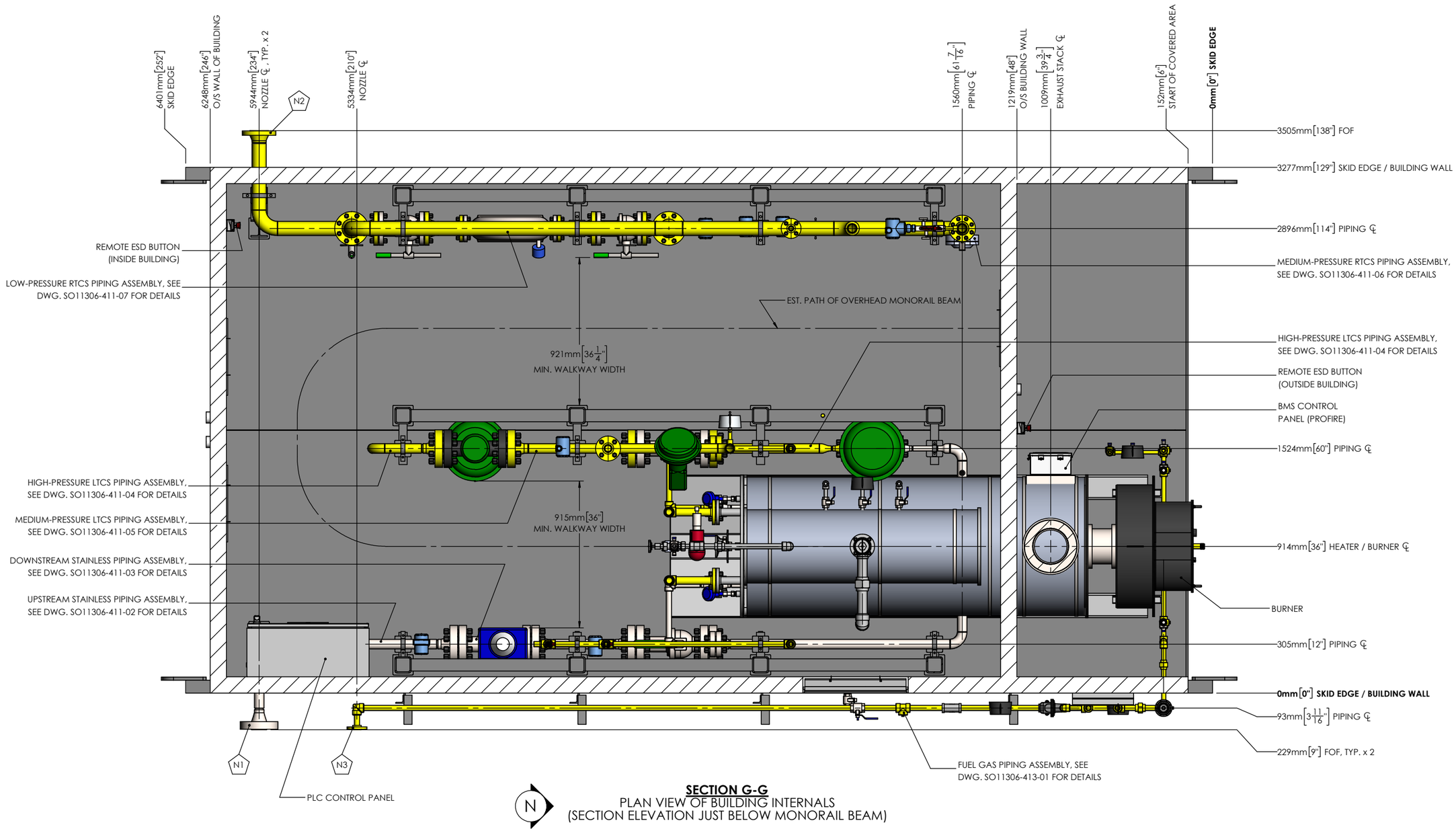
FOR:
SO11306
FORTISBC - TETRA TECH

GCU PRESSURE REDUCTION UNIT GA DRAWING
1020 KEITH ROAD, GIBSONS, BC, V0N 1V7

REV. 0

DWN. BY: AD	DATE: 2023-01-30	DRAWING NO. SO11306-402-01	SHEET 3/5
JOB No. SO11306	SCALE: 1:50		

PO#: 4800006436
VDDR CODE: B01



SECTION G-G
PLAN VIEW OF BUILDING INTERNALS
(SECTION ELEVATION JUST BELOW MONORAIL BEAM)

REV	DESCRIPTION	DATE	DWN	DES	CHKD	APPD
0	ISSUED FOR CONSTRUCTION	30-JAN-2023	AD	AD	PW	PW
A	ISSUED FOR APPROVAL	25-NOV-2022	AD	AD	PW	PW

REVISIONS

COMBUSTION SOLUTIONS INC.

UNLESS OTHERWISE SPECIFIED GENERAL FITTING TOLERANCES ARE AS FOLLOWS:
LINEAR.....25.4mm (1")
ANGULAR..... ± 5°
HOLE / CIRC. ....1.6mm (1/16")
PLANAR ALIGNMENT ..... ± 5°

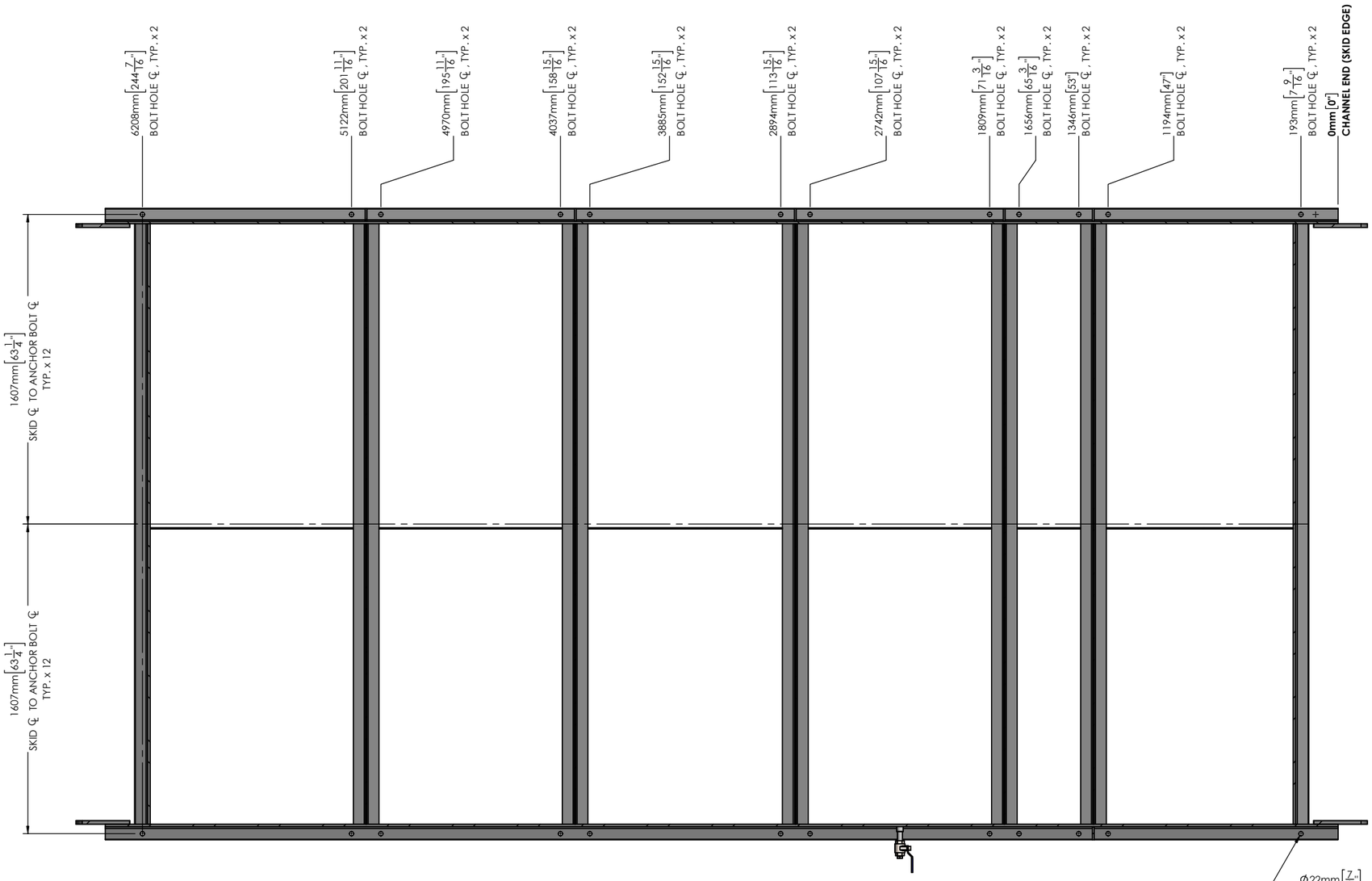
FOR: **SO11306**
FORTISBC - TETRA TECH

GCU PRESSURE REDUCTION UNIT GA DRAWING
1020 KEITH ROAD, GIBSONS, BC, V0N 1V7

REV. 0

DWN. BY:	DATE:	DRAWING NO.	SHEET
AD	2023-01-30	SO11306-402-01	4/5
JOB No. SO11306	SCALE: 1:25		

PO#: 4800006436
VDDR CODE: B01



PLAN VIEW
ANCHOR BOLT PLACEMENT, SIZE, AND QUANTITY

REV	DESCRIPTION	DATE	DWN	DES	CHKD	APPD
0	ISSUED FOR CONSTRUCTION	20-JAN-2023	AD	AD	PW	PW
A	ISSUED FOR APPROVAL	25-NOV-2022	AD	AD	PW	PW

REVISIONS

COMBUSTION SOLUTIONS INC.

UNLESS OTHERWISE SPECIFIED GENERAL FITTING TOLERANCES ARE AS FOLLOWS:

LINEAR.....25.4mm (1")
ANGULAR..... ± 5°
HOLE / CIRC. ....1.6mm (1/16")
PLANAR ALIGNMENT .....± 5°

FOR:
SO11306
FORTISBC - TETRA TECH

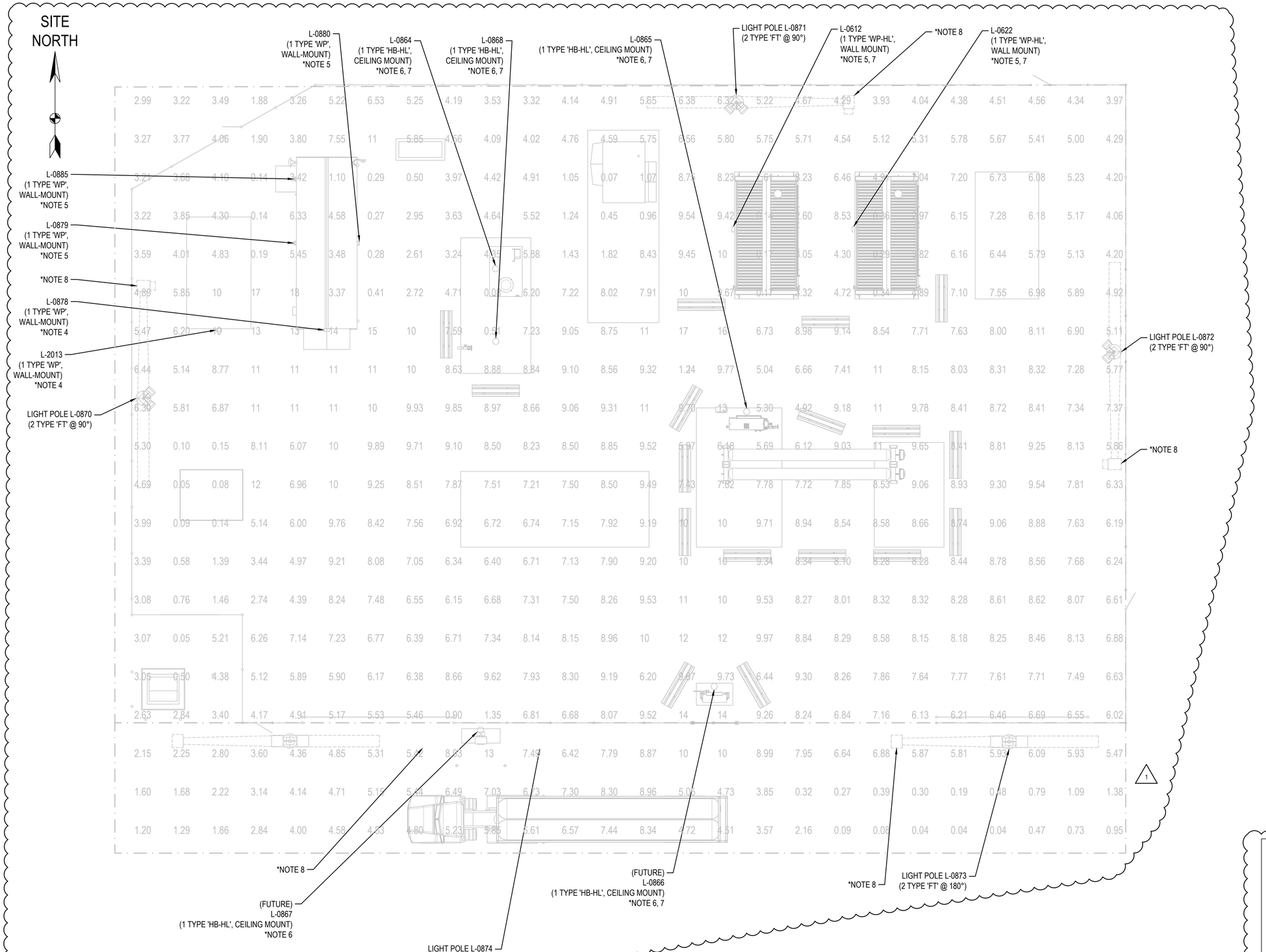
GCU PRESSURE REDUCTION UNIT GA DRAWING
1020 KEITH ROAD, GIBSONS, BC, V0N 1V7

REV. 0

DWN. BY:	DATE:	DRAWING NO.	SHEET
AD	2023-01-26	SO11306-402-01	5/5
JOB No. SO11306	SCALE: 1:25		

E. GCU Site Lighting Plan

SITE NORTH



0M 2M 4M 6M 8M
SCALE RULER

CALCULATION SUMMARY

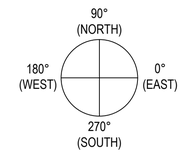
WORKING PLANE LABEL	CALC TYPE	UNITS	AVERAGE	MAX	MIN
CNG COMPOUND	ILLUMINANCE	FC	7.57	38.00	0.04
DRIVELANE (W/ TRUCK)	ILLUMINANCE	FC	4.87	27.00	0.02

LUMINAIRE POSITIONS LIST

*NOTE 1

TAG NO.	ORIENTATION, Z (DEG) *SEE DETAIL 1
L-0612	180°
L-0622	180°
L-0864	N/A (CEILING MOUNT)
L-0865	N/A (CEILING MOUNT)
L-0866	N/A (CEILING MOUNT)
L-0867	N/A (CEILING MOUNT)
L-0868	N/A (CEILING MOUNT)
L-0870	45° , 315°
L-0871	225° , 315°
L-0872	135° , 225°
L-0873	0° , 180°
L-0874	0° , 180°
L-0878	270°
L-0879	180°
L-0880	0°
L-0885	180°
L-2013	270°
L-2160	0°
L-2161	0°

1



DETAIL 1
Z-PLANE LUMINAIRE OPTICS ORIENTATION ANGLE

ISSUED FOR CONSTRUCTION
2023-08-09

DRAWING AND INSTALLATION NOTES

1. THIS DRAWING INCLUDES EXTERIOR LIGHTING ONLY. ALL BUILDINGS ARE EQUIPPED WITH INTERIOR LIGHTS.
2. PHOTOMETRIC CALCULATIONS BASED ON RESULTS FROM JENMAR CONCEPTS. COORDINATES LIST IS APPROXIMATE. REFER TO SITE PLAN DRAWING M-1001 FOR LIGHT POLE MOUNTING LOCATIONS. ACTUAL MOUNTING LOCATIONS TO BE CONFIRMED BY INSTALLING CONTRACTOR AND REVIEWED BY THE ENGINEER PRIOR TO INSTALLATION.
3. REFER TO DRAWING 60060-E-000-1001 FOR SITE LIGHTING EQUIPMENT SCHEDULE.
4. WALL PACK MOUNTED ABOVE DOOR.
5. WALL PACK MOUNTED ON SIDE OF BUILDING OR EQUIPMENT SKID.
6. HIGH BAY LIGHT CEILING-MOUNTED BELOW SHELTER CANOPY AND ORIENTED DOWNWARD.
7. USE CIZ2 HAZLOC WIRING METHODS.
8. HINGED LIGHT POLES SHOWN IN MAINTENANCE POSITION. HINGE LOCATED 15ft ABOVE GRADE.

1

PREPARED BY:
JENMAR CONCEPTS
A DIVISION OF JENMAR COMPRESSORS INC.
#319 - 9440 202 STREET, LANGLEY, BC, CANADA
604-757-9082 www.jenmarconcepts.com

JENMAR PROJECT NUMBER: 10-183

-	-	-	-	-	-	-
-	-	-	-	-	-	-
JENMAR CONCEPTS	R0	ISSUED FOR DESIGN	A.ROBINSON	A.ROBINSON	D.CURRIE	2021-06-15
JENMAR CONCEPTS	R1	ISSUED FOR CONSTRUCTION	A.ROBINSON	A.ROBINSON	P.INEZA	2023-08-09
BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
			PREVIOUS DR. NO.:-			SCALE: N/A

FORTIS BC™

EGBC Permit to Practice Number 1001908
PERMIT TO PRACTICE No.

ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION

SITE LIGHTING PLAN

DRAWING NUMBER 60060-E-000-1018-R1

F. Lighting Specifications

AREA LIGHTS, MOUNTED ON 30' POLES (2 PER POLE)
QTY-10

Catalog # :	Project :
Prepared By :	SLM-LED-30L SIL FT UNV DIM 50 70CRI PCI208-277-BLK Slice Medium Area Light Fixture UNV VOLT on light poles

Slice Medium - SLM
Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

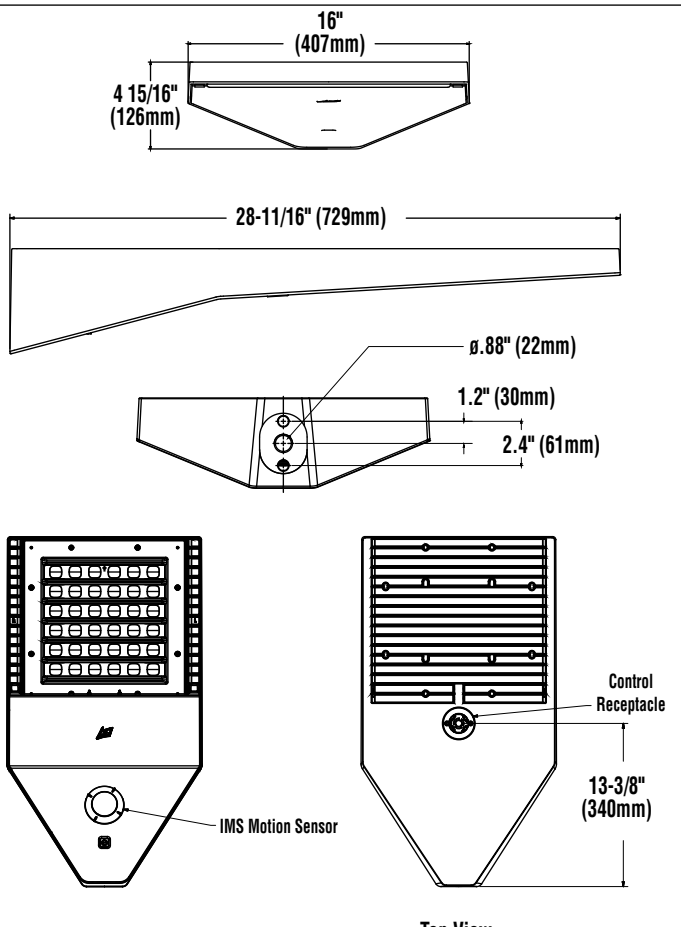
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Optional 5700K CCT available in 90CRI only.
- Minimum CRI of 70. Optional 80 and 90 CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40ºC.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Dimmable · WIRELESS CONTROLS · IP66 · RoHS COMPLIANT · ARRA Funding Compliant · cULus LISTED · MANUFACTURED IN USA · TITLE 24 COMPLIANT · ida DARK SKY APPROVED · DLC LISTED · DLC LISTED PREMIUM

Product Dimensions



Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S.of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

a. The integrated Wireless Lighting Controller: ALSC or ALSCH (see ordering guide) as the controls option, or

b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or

c. The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the 5-Pin or 7-Pin Twist Lock Controller: ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The 7-pin ANSI C136.41-2013 photocontrol receptacle option (CR7P) is available for twist lock photocontrols or wireless control modules.
- The Button Type Photocells (PCI) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE[1](24-42L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE[1](9-18L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-50 C	100%	96%	91%	87%	83%

1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5958	80	B2-U0-G1	74
	2 IL	3735	50	B0-U0-G1	
	3	6196	83	B1-U0-G1	
	3 IL	4205	56	B0-U0-G1	
	5W	5528	74	B3-U0-G1	
	FT	5922	79	B1-U0-G2	
	FT IL	3712	50	B0-U0-G1	
	FTA	5997	80	B2-U0-G2	
	FTA IL	4254	57	B0-U0-G1	
12L	2	7559	73	B2-U0-G2	103
	2 IL	4738	46	B0-U0-G1	
	3	7860	76	B2-U0-G2	
	3 IL	5335	52	B0-U0-G1	
	5W	7013	68	B3-U0-G2	
	FT	7513	73	B2-U0-G2	
	FT IL	4709	46	B0-U0-G2	
	FTA	7608	74	B2-U0-G2	
	FTA IL	5397	52	B0-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - SLM

Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.5	2.1	2.6		T90°	1.2	2.9	3.6
	D180°	1.1	2.1	2.6		TN120°	1.3	4.4	5.4
	D90°	0.9	2.5	3.1		Q90°	1.2	2.9	3.6

Specifications and dimensions subject to change without notice.

DELIVERED LUMENS*

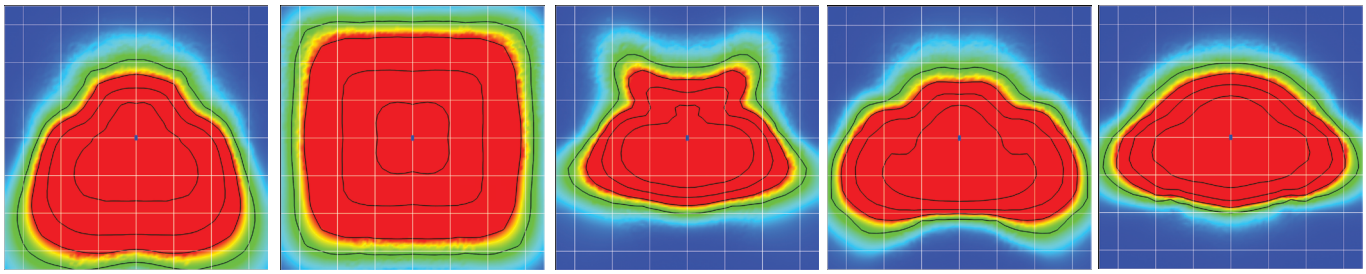
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1	
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1	
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
	FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2	
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2	
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
	FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2	
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2	
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
	FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2	

*LED Chips are frequently updated therefore values are nominal

Specifications and dimensions subject to change without notice.

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



FT 5W FTA Type 3 Type 2

Ordering Guide

SLM-LED-30L SIL FT UNV 50 70CRI PCI208 BLK Slice Medium Area Light Fixture UNV VOLT

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation[1]	Voltage	Driver
SLM Slice Medium	**LED**	**9L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms *Consult factory for programmable wattages and lumen packages	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive	**(blank)** - standard **L**- Optics rotated left 90 **R** - Optics rotated right 90	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
57 - 5,700 CCT[2,12] **50** - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT[2] **27** - 2,700 CCT[2] **AMB** - Phosphor Converted Amber[2,3]	**70CRI** - 70 CRI **80CRI** - 80 CRI[2] **90CRI** - 80 CRI [2,12]	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System [4] **ALSCH** - AirLink Synapse Control System Host / Satelite [4,5] **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor [4] **ALSCHS01** - AirLink Synapse Control System Host / Satelite with 8-12' Motion Sensor [4,5] **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor[4] **ALSCHS02** - AirLink Synapse Control System Host / Satelite with 12-20' Motion Sensor [4,5] **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor [4] **ALSCHS04** - AirLink Synapse Control System Host / Satelite with 20-40' Motion Sensor [4,5] **Stand-Alone Controls** **EXT** - 0-10v Dimming (from external signal) **IMS0M1** - Integral Motion Sensor 8-12' 120-277V [4,6] **IMS0M2** - Integral Motion Sensor 12-20' 120-277V [4,6] **IMS0M4** - Integral Motion Sensor 20-40' 120-277V [4,6] **IMS0M1HV** - Integral Motion Sensor 8-12' 347-480V [6,10] **IMS0M2HV** - Integral Motion Sensor 12-20' 347-480V [6,10] **IMS0M4HV** - Integral Motion Sensor 20-40' 347-480V [6,10] **CR7P** - 7 Pin Control Receptacle ANSI C136.41 [7] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**BRZ** - Bronze **BLK** - Black **GPT** - Graphite **MSV** - Metallic Silver **WHT** - White **PLP** - Platinum Plus **SVG** - Satin Verde Green	**(Blank)** - None **IL** - Integral Louver HSS[1]

Accessory Ordering Information[8]

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V)[9]	122514	DFK208, 240 Double Fusing (208V, 240V)	DFK240
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[9]	122515	DFK480 Double Fusing (480V)	DFK480
PC347 Photocell for use with CR7P option (347V)[9]	122516	DFK347 Double Fusing (347V)	DFK347
PC480 Photocell for use with CR7P option (480V)[9]	1225180	X5RPP - Round Pole Adapter for 5" Poles[11]	379968CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller[4,9]	661409	IL - Integral Louver HSS	684812
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller[4,9]	661410	Universal Mounting Bracket (UMB)[11]	684616CLR
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible)[10,11]	663284CLR	Adjustable Slip Fitter (ASF)[11]	688138CLR
IMS/PC Remote Configurator Tool	584929	Pole Quick Mount Bracket - Square Pole[11]	687073CLR
X3RPP - Round Pole Adapter for 3" Round Tapered Poles[11]	408273CLR	Pole Quick Mount Bracket - 4-5" Round Pole[11]	689903CLR
X4RPP - Round Pole Adapter for 4" Poles[11]	379967CLR	15° Tilt Pole Quick Mount Bracket - Square Pole[11]	688003CLR
FK120 Single Fusing (120V)	FK120	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole[11]	689905CLR
FK277 Single Fusing (277V)	FK277	BKS XBO WM * CLR Wall Mount Bracket[11]	382132CLR

FOOTNOTES:
1 - Not available on "Type V" distribution.
2 - Consult Factory for availability.
3 - Only available in 9L and 12L Lumen Packages
4 - Not available in HV.
5 - Consult Factory for Site Layout
6 - IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information.
7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.
8 - Accessories are shipped seperately and field installed.
9 - Factory installed CR7P option required. See Options.
10 - Only available with ALSC* Controls
11 - "CLR" denotes finish. See Finish options.
12 - Only available in 5700K 90CRI for lumen packages 24L-42L.

Accessories/Options

Integral Louver (IL)

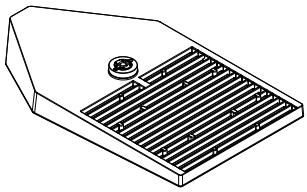
Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while - reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. The Integral louver rotates with the optical distribution.

Luminaire Shown with Integral Louver (IL)

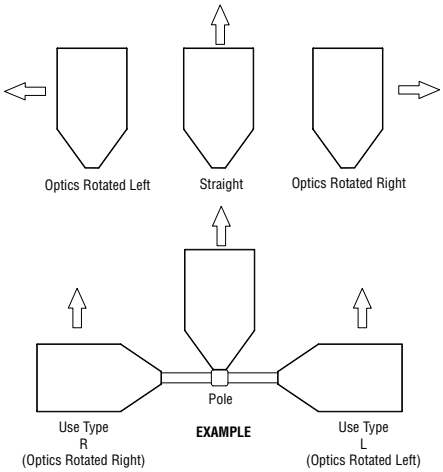
7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation



Stand-alone Controls: Occupancy Sensor (IMS)

The integral passive infrared motion sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Lowlight level (10% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone.

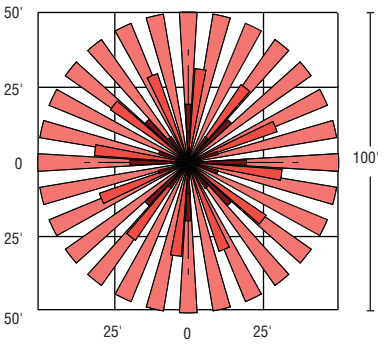
The Remote Configurator Tool allows for easy and safe programming of each luminaire from ground level.
See the Remote Configurator User Guide for programming instructions.

When ordering the Stand-alone Occupancy Sensor on the fixture, you must include IMS (see ordering guide for mounting height options) as the controls option in the fixture nomenclature.

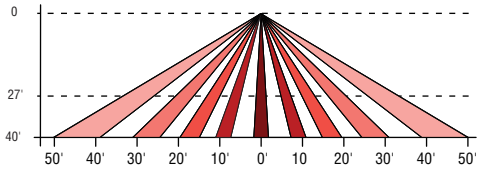
To order as a motion sensor with the AirLink Wireless Control System, see ordering guide under “Wireless Controls System” and select the ALSCS controls option with the desired mounting height.

IMS Coverage Diagrams

TOP VIEW



SIDE VIEW

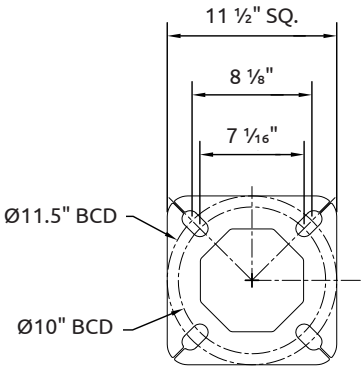


Remote Configurator Tool

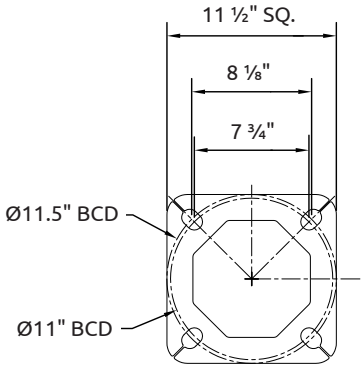
Luminaire Shown with IMS

HINGED AREA LIGHT POLES, 30'
QTY-5

Hinged Poles



NOH Type A



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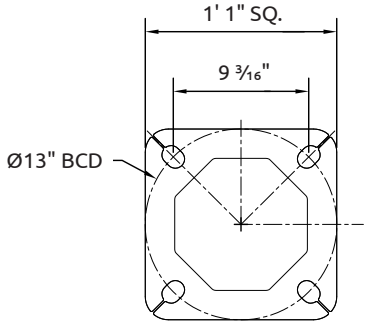

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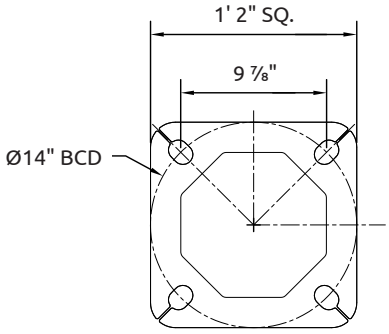
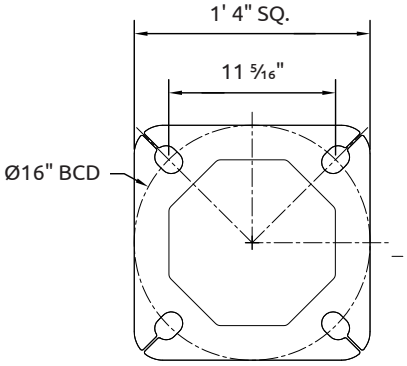


NOH Type D



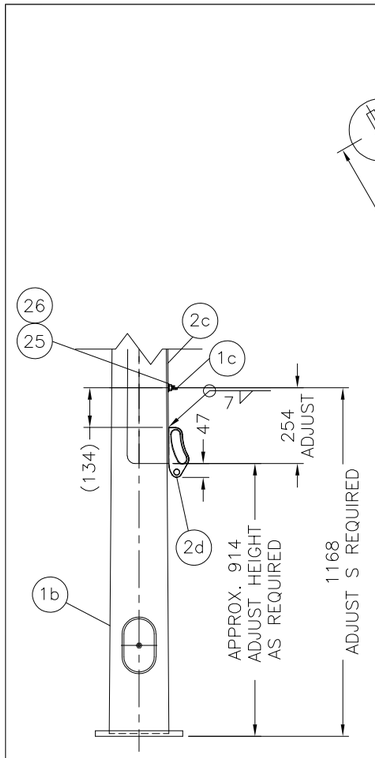
NOH Type E

CATALOGUE #			
PROJECT NAME			
CITY			
PREPARED BY		DATE	
COMMENTS			

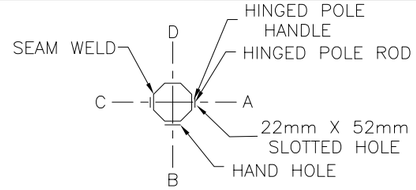
FIXTURE INFO	
QUANTITY	
EPA (sq.ft.)	
WEIGHT (lbs)	

Catalogue #	Pole Height (ft)	Pole Weight (lbs)	Anchor Bolt Size	Base Plate Type	Max. Weight at Top (lbs)	Maximum EPA (sq.ft.)			
						80MPH	90MPH	100MPH	110MPH
NOH20	20	245	1" x 36"	A	300	30.0	23.0	18.5	15.0
NOH25	25	315	1" x 36"	A	260	24.0	18.5	14.5	11.0
NOH30	30	420	1" x 36"	B	260	23.0	18.0	14.5	10.5
NOH35	35	590	1" x 36"	C	260	25.0	19.0	14.5	11.0
NOH40	40	775	1" x 36"	D	260	24.5	18.5	14.5	10.5
NOH50	50	1060	1" x 36"	E	235	20.5	14.5	11.0	6.5

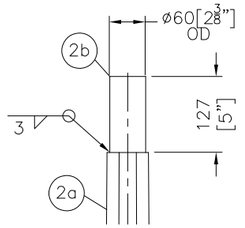
- Hand hole ring mounting height is 12” to centre and comes with (4” x 7”) hand hole cover
- Wind speeds (mph) in the table denote the maximum wind gust speed at the project site (i.e. gust factor included).
- Maximum EPA rating includes fixture(s) and supporting arm(s) and is for standard pole installation on concrete bases/footings.
- All poles are supplied with nut covers and shims.
- Pole designs based on AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals.
- Contact Sales Team for custom sizes and/or applications.
- Specific information and details may be subject to change without notice.
- Please see *Warranty* and *Terms & Conditions*.



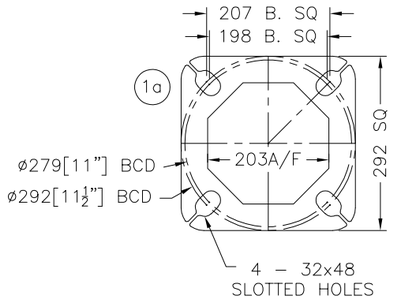
UPRIGHT POSITION ELEVATION



ORIENTATION

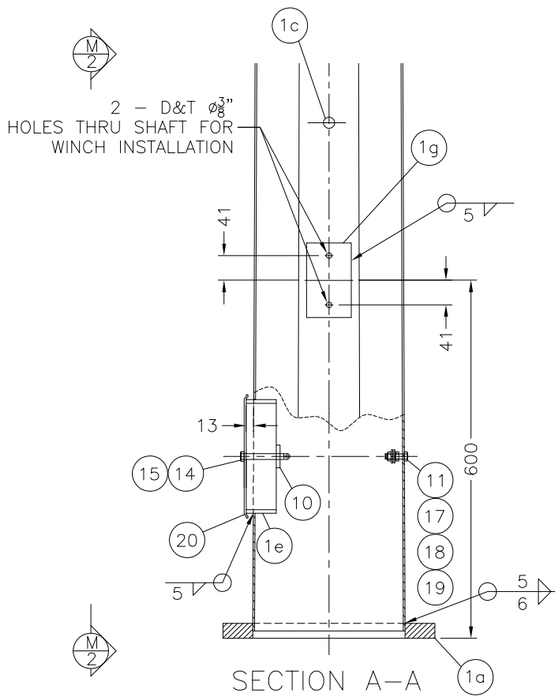


DETAIL E

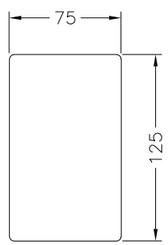


BASE PLATE

ELEVATION



SECTION A–A



REINFORCEMENT PLATE

PART NUMBER	ITEM NO.	NO. ROD	MATERIAL	DESCRIPTION	WEIGHT UNIT	WEIGHT TOTAL
P10-ST04-08B-003	1a	1	CSA G40.21 300W	PL 19.0 x 292 x 292 (BASE PLATE)	6.6	6.6
R10-11GA-34-350W	1b/2a	1	CSA G40.21 350W	PL 3.0 x 216 x 648 x 9144 LG (8 SIDED SHAFT)	94.0	94.0
6261-1c	1c	1	ASTM A193-B7	HINGED POLE ROD Ø3/4" X 2"LG (21-MC-002-02681)	0.1	0.1
P99-HI-A01	1d	1	CAST STEEL	TOP HINGE	1.5	1.5
P45-ST-A4X7-001	1e	1	CSA G40.21 300W	FB 6.4 x 51 x 375 (SMALL H/H RIM)	1.2	1.2
6261-1f	1f	1	CSA G40.21 300W	PL 6.4 x 126 x 126 (DIAPHRAGM)	0.6	0.6
6261-1g	1g	1	CSA G40.21 300W	PL 6.4 x 75 x 125 (REINFORCEMENT PLATE)	0.5	0.5
R20-65X2-SCH40	2b	1	ASTM A53 GR.B	Ø60 O.D. SCH. 40 PIPE (3.8 WALL) x 152 LG (TENON)	0.8	0.8
P52-08-TA-002	2c	1	CSA G40.21 350W	PL 4.8 x 289 x 402 x 3810 LG (CANTILEVER SHELL)	49.7	49.7
6261-2d	2d	1	CSA G40.21 300W	HINGED POLE HANDLE (DWG# 21-MC-02680)	0.3	0.3
P99-HI-B01	2e	1	CAST STEEL	BOTTOM HINGE	1.9	1.9
6261-2f	2f	1	CSA G40.21 300W	PL 6.4 x 126 x 126 (DIAPHRAGM)	0.6	0.6
P04-01-ST-01	10	1	CSA G40.21 300W	FB 6.4 x 38 x 140 TAB, D&T FOR ITEM 14	0.3	0.3
H10-SS-0.375X1.50-F	11	1	STAINLESS STEEL	HEX BOLT Ø3/8" x 1 1/2" LG	0.0	0.0
H10-SS-0.375X3.00-F	14	1	STAINLESS STEEL	HEX BOLT Ø3/8" x 3" LG	0.0	0.0
H70-SS-0.375	15	1	STAINLESS STEEL	FLATWASHER Ø3/8"	0.0	0.0
H40-SS-0.375	17	2	STAINLESS STEEL	HEX NUT Ø3/8"	0.1	0.2
H70-SS-0.375	18	2	STAINLESS STEEL	FLATWASHER Ø3/8"	0.0	0.0
H71-SLW-SS-0.375	19	1	STAINLESS STEEL	LOCKWASHER Ø3/8"	0.1	0.1
P20-ST-B4X7-01	20	1	CSA G40.21 300W	PL 3.0 x 203 x 127 (SMALL H/H COVER)	0.5	0.5
H10-GR5G-1.000X6.00	21	1	GRADE 5	HEX BOLT Ø1" x 6" LG, GALV.	0.7	0.7
H40-A194-G1.000	22	1	ASTM A194	HEAVY HEX NUT Ø1", GALV.	1.3	1.3
H70-F436-G1.000	23	2	ASTM F436	FLATWASHER Ø1", GALV.	0.1	0.2
H71-SLW-G1.000	24	1	ANS B27.1	LOCKWASHER Ø1", GALV.	0.1	0.1
H40-A194-G0.750	25	2	ASTM A194	HEX NUT Ø3/4", GALV.	0.2	0.4
H70-F436-GC.750	26	2	ASTM F436	FLATWASHER Ø3/4", GALV.	0.0	0.0
				TOTAL WEIGHT (kg)		161.6

LOADING:
– POLE, SUPPORTING MAX. 4 FIXTURES AT 2.5 sqft EPA AND 25kg EACH & NT4 BULLHORN, IS DESIGNED FOR 160km/h WIND SPEED (GUSTED) IN ACCORDANCE WITH AASHTO STD. SPECIFICATION FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS

– BASE LOADS (UNFACTORED)

Fx	0.6 kN	Mx (OVERTURNING)	20.0 kN*m
Fy	3.0 kN	My	4.4 kN*m
Fz (AXIAL)	2.9 kN	Mz (TORSION)	0.6 kN*m

MATERIAL – ALLOW SILICON CONT. 0–0.04% FOR SHAFTS
0–0.04% OR 0.15–0.22% FOR PARTS
WELDING – CSA W59, W47.1
FINISH – GALVANIZE ASTM A123

NOTES:
– STAMP BASE PLATE WITH 'NP YY' (NP=NOVA POLE, YY=YEAR)
– SHIP WITH HAND HOLE COVERS INSTALLED
– ANCHOR BOLTS BY OTHERS: ø1" ASTM F1554 GR. 55 (MIN.)

WINCH DETAILS:
– USE DUTTON–LAINSON WG 2000 HAND WINCH TO RAISE AND LOWER ARM WITH STEADY ACTION
– USE GALV. AIRCRAFT CABLE 3/16" x 7 x 19 x 25' LG @ 6.5 lbs/100ft. AND WORKING LOAD LIMIT OF 1400lbs w/ WORKING LOAD FACTOR OF 3.
– USE TWO ø3/8" x 1.5" LG TYPE 304 STAINLESS STEEL HEX BOLTS w/ WASHER & NUT TO MOUNT WINCH TO POLE

REV		DATE
E	11mm HOLE WAS 20mm	DEC09/21
D	ADD HANDLE & ROD	APR01/21
C	REVISED PART#	APR25/17

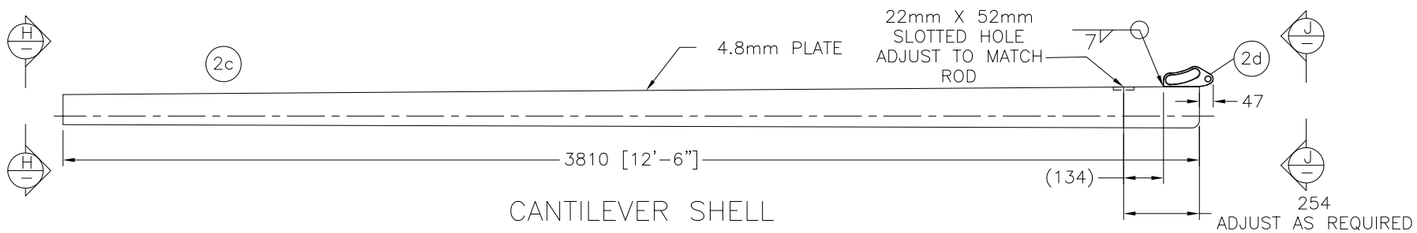
DRAWN HW — DATE JUL06/09
CHECKED EC — JUL06/09
PRODUCT NO. 101-70-NOH30-F

NOVA POLE

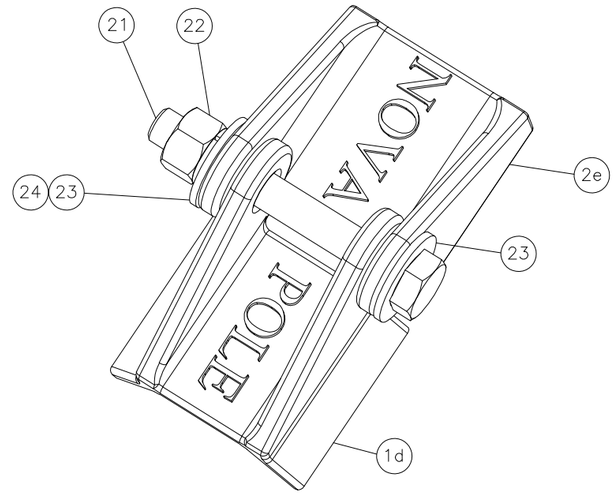
OCTAGONAL HINGE POLE – NOH 30

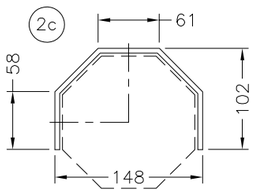
(FOR MAX. NT4 BULLHORN & 25kg FIXTURES)

SIZE B | SPEC NO. | DWG NO. 2 – 110 – 6261 | REV E
SCALE NTS | S.O. – | SHEET 1 OF 2

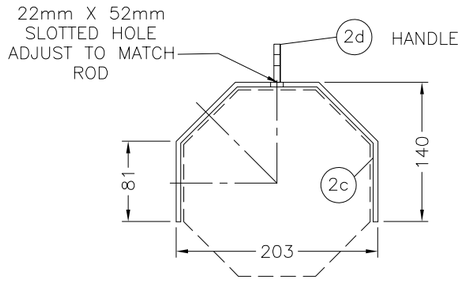


CANTILEVER SHELL

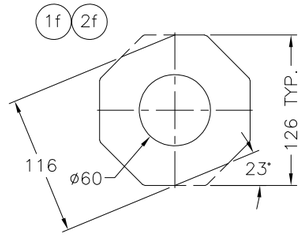


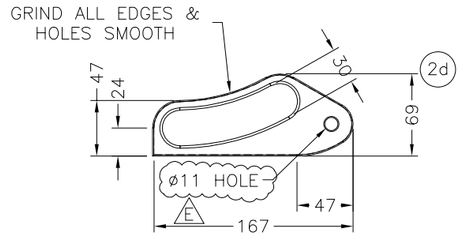


SECTION H–H

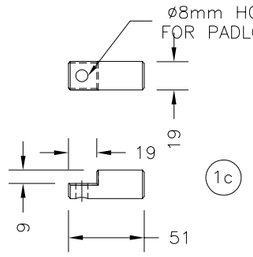


SECTION J–J

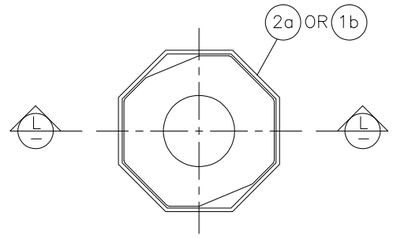




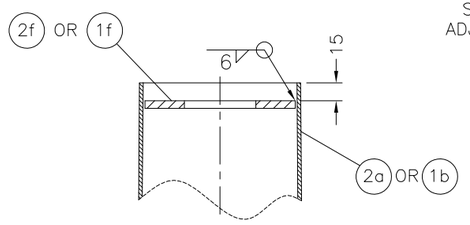
HINGED POLE HANDLE
SEE DWG 21–MC–006–02680



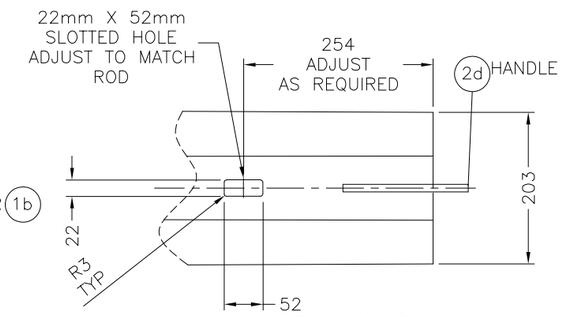
HINGED POLE ROD
SEE DWG 21–MC–002–02681



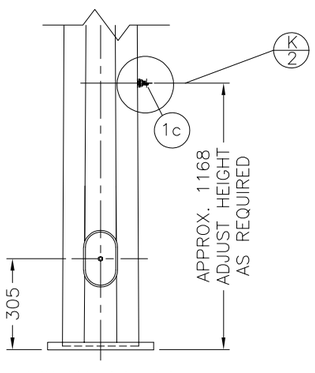
SECTION B–B / C–C



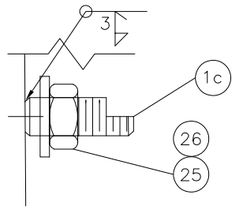
SECTION L–L



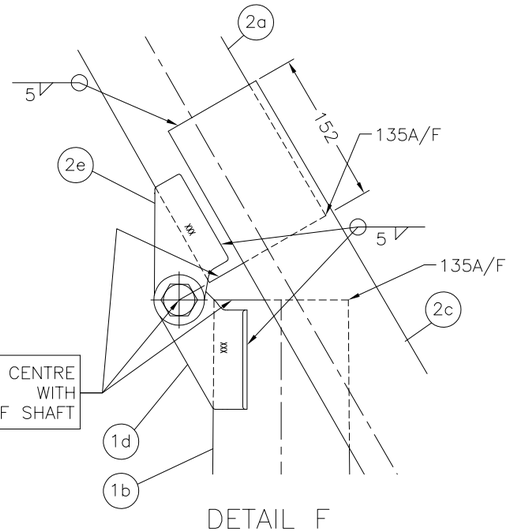
VIEW D–D



VIEW M–M



DETAIL K



DETAIL F

E	11mm HOLE WAS 20mm	DEC09/21
D	ADD HANDLE & ROD	APR01/21
C	REVISED PART#	APR26/17
REV		DATE
DRAWN HW		DATE JUL06/09
CHECKED EC		JUL06/09
PRODUCT NO. 101–70–NOH30–F		

NOVA POLE

OCTAGONAL HINGE POLE – NOH 30

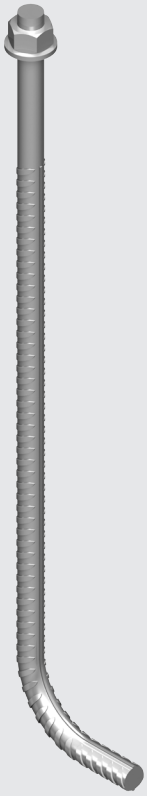
(FOR MAX. NT4 BULLHORN & 25kg FIXTURES)

SIZE	SPEC NO.	DWG NO.	REV
B		2 – 110 – 6261	E

SCALE NTS | S.O. – | SHEET 2 OF 2

Anchor Rods

L Shape



Diameter (in)	Length (in)	Hook (in)	Grade/Type
3/4	24	3	Gr. 400 / Rebar
1	36	4	Gr. 400 / Rebar
1	48	6	Gr. 4140
1 1/4	48	6	Gr. 4140

Straight

Diameter (in)	Length (in)	Grade/Type
3/4	24	Gr. 400 / Rebar
1	36	Gr. 400 / Rebar
1	48	Gr. 4140
1 1/4	48	Gr. 4140
1 1/2	54	Gr. 4140

OUTDOOR WALL PACK LIGHTS, NON-HAZARDOUS LOCATIONS QTY-5

Catalog # :	Project :
Prepared By :	Date :

TMWP Series
Medium LED Wall Pack

LSI LED wall lights utilize glare free LED placement and reflector technology. These fixtures produce a smoother and whiter light resulting in more footcandles on the ground, making it the best choice when replacing traditional HID wall packs.

Features & Specifications

Optical System
- Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy outdoor lighting requirements.
- Positioning of the LEDs result in the light being directed to desired locations eliminating glare and offensive light.
- Minimum CRI of 80

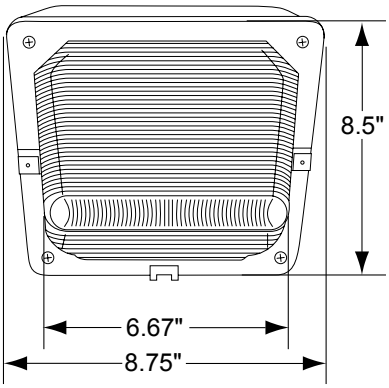
Electrical
- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- -40°C minimum starting temperature
- Minimum 2.5kV surge rating

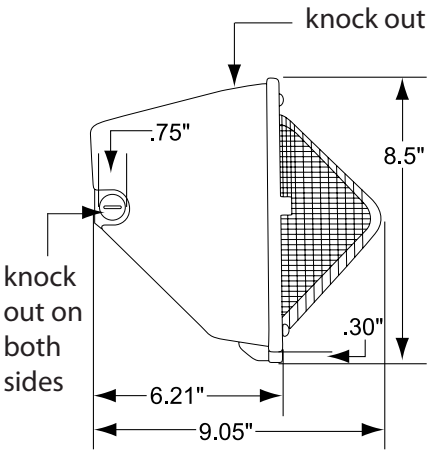
Controls
- Optional electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

Construction
- Rugged traditional aluminum die cast housing provides proven environmental protection for LED modules.
- Traditional fixture design provides a familiar look and standard installation requirements.
- Retaining this look allows the ability to upgrade fixtures gradually, while retaining the same overall fixture appearance throughout a facility.
- Patent pending thermal stacking technology system features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.

Dimmable · cULus LISTED · QUICK SHIP · RoHS COMPLIANT · ARRA Funding Compliant · DLC PREMIUM

Dimensions





Features & Specifications (Cont.)

- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.
- LEDs manufactured for the TMWP series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- Weight: 6.6 lbs in carton

Controls
- Optional electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

Installation
- Fixture retains the same knock-out sizes and positions as previous models, reducing wiring costs.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

Listings
- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.
- DesignLights Consortium Premium qualified luminaire, eligible for rebates from DLC member utilities.

Finishes
- Bronze is standard. Consult factory for pricing and lead time for other options.

Performance

	3000K		4000K		5000K		
Lumens	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Wattage
4L	3913	125.31	3913	125.31	4044	129.84	31.23

Energy Savings

LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
27	$12	50	72	$52	$40
		70	90	$59	$47
		100	129	$77	$65

DLC Listings

	3000K	4000K	5000K
Lumens	DLC Prod. ID	DLC Prod. ID	DLC Prod. ID
4L	P20ES0QJ	P0008SGG	P72US854

DesignLights Consortium Premium qualified luminaire, eligible for rebates from DLC member utilities.

TMWP-LED-4L-UNV-DIM-40-BLK-PC120

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **TMWP LED 4L UNV DIM 40 BZA**

Family Prefix	Lumen Package	Voltage	Dimming	Color Temp	Color Rendering	Finishes	Controls
TMWP LED - Medium LED Wall Light	4L = 4,000 Lumens	UNV = Universal (120V-277V)	DIM = Dim to 10% (0 to 10V)	30 = 3000K 40 = 4000K 50 = 5000K	Blank = 80 Color Rendering Index	BZA = Bronze WHT = White BLK = Black	PC120 - 120V Button Photocontrol PC208-277 - 208-277V Photocontrol

OUTDOOR WALL PACK LIGHTS, HAZARDOUS LOCATIONS
QTY-2

Champ-Pak CPMV

LED wall pack for hazardous areas

Safe. Reliable. Efficient.

3,000, 5,000 & 7,000 lumen models

Powering Business Worldwide

Safe. Reliable. Efficient.

Featuring a broad range of LED luminaires for harsh, hazardous and industrial environments, Eaton's Crouse-Hinds delivers lighting solutions that perform reliably in even the worst operating conditions. **This reduces energy, maintenance, and manpower costs.**

Why LED?

Energy efficiency
LED average energy consumption is significantly less than traditional fluorescent and HID fixtures

Start/restart time
Instant illumination vs. 10 minute restrike time for HID

Light quality
Higher color rendering compared to fluorescent and HID

Environmental benefits
Mercury-free LED eliminates disposal costs and lower energy consumption for a smaller carbon footprint

Why Crouse-Hinds?

Industry-best reliability
Built to withstand a wide array of applications

Thermal management
Effective heat sinking ensures longer life

Quality of light
Custom optics designed to maximize light distribution and intensity

Globally certified
Designed to global specifications for IEC and NEC applications

Serviceable drivers
Easy access to drivers for service or replacement

Design features

Built to last:
- Type 4X rated
- Impact-resistant lens sealed from the outside environment provides ingress protection against water and dust
- 60,000+ hours of operation at 55°C
- 5 year fixture warranty†

† Refer to the authorized distributor price book for Crouse-Hinds standard Terms and Conditions.

Simple installation and replacement:
- Contractor-friendly design is ideal for both retrofit and new construction
- Available with lever lock connectors

High efficiency:
- Up to 116 lumens per watt
- Optional photocell

Multiple lens options:
- Clear glass lens standard
- Optional lenses include:
  - Diffused glass
  - Clear polycarbonate
  - Diffused polycarbonate

Additional options:
- Yoke and hub mounts
- Photocell

Rugged design
- Engineered to perform in ambient temperatures from -40°C to +55°C
- Die cast aluminum LED housing provides efficient thermal path to heat sink assembly
- Vertical fin design facilitates air flow and dust shedding

Why choose Champ-Pak LED wall packs?

Reliability. CPMV LED wall packs are engineered to deliver high lumen output and maintenance-free long life in the toughest conditions.

CPMV7L vs. 150 watt HID

70% ENERGY EFFICIENCY

65% TOTAL COST OF OWNERSHIP

100% MAINTENANCE REDUCTION

Assumptions: Calculations based on overall life of the LED system. Energy cost of $.09 per kilowatt; 24 hour per day operation; labor rate of $75 each for 2 workers; average time for fixture maintenance of 1 hour.

Champ-Pak® CPMV LED wall pack

Rugged wall pack solutions.

Eaton's Crouse-Hinds Champ-Pak CPMV LED wall packs are engineered to provide maintenance-free illumination, long life and high performance in Class I, Division 2 areas.

The Champ CPMV LED is available from 3,000 to 7,000 lumens and is designed for extreme conditions and hazardous applications.

Available models:

Model number	Nominal lumens*	Watts	Efficacy	Equivalent MH luminaire
CPMV3L	3,400	30.6	111 Lm/W	70W
CPMV5L	5,200	44.8	116 Lm/W	100W
CPMV7L	6,800	58.9	115 Lm/W	150W-175W

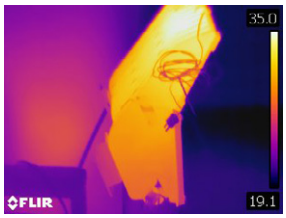
*Nominal lumens based on 5000K CCT with clear glass lens. Wattage measured at 120 VAC.

Primary applications:

- Oil and gas refineries, drilling rigs, petrochemical facilities, food and beverage facilities, platforms, loading docks, tunnels, outdoor wall mounted general area lighting, and where flammable vapors, gases, ignitable dusts, fibers or flyings are present
- Locations requiring continuous and consistent light levels in extreme ambient temperatures
- Where extremely corrosive, wet, dusty, hot and/or cold conditions exist
- NEMA 4X, marine, wet locations and hose-down environments
- Classified and hazardous locations

Certifications & compliances:

- DesignLights Consortium® Qualified *(pending)*
- NEC and CEC
  - UL Standards: UL1598, UL1598A, UL 844, UL8750
  - CSA Standard: C22.2 No. 137
- Class I, Division 2, Groups A, B, C, D,
- Class II, Division 1, Groups E, F, G
- Class III & Simultaneous Presence
- Marine and Wet Locations, NEMA 4X and IP66



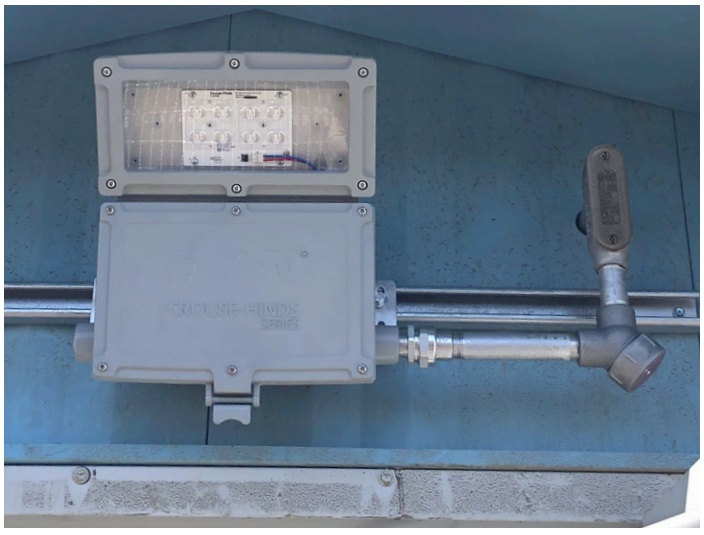
Temperature codes:

Classified area	40°C	55°C
Class I, Division 2 Groups A, B, C, D	**T5**	**T4A**
Class II, Division 1 Groups E, F, G	**T4A**	**T4A**
Simultaneous presence	**T3**	**T3**

Electrical ratings:

Model number	120V		277V		347V		480V	
	Input power	Input amps	Input power	Input amps	Input power	Input amps	Input power	Input amps
CPMV3L	30.6	0.26	30.6	0.11	29.9	0.09	30.3	0.07
CPMV5L	44.8	0.37	43.9	0.16	43.3	0.13	43.7	0.09
CPMV7L	58.9	0.50	57.8	0.23	56.0	0.16	56.2	0.12

All models	
Voltage range, VAC	120-277V at 50/60 Hz, 347-480V at 60 Hz
Voltage range, VDC	125/250VDC
Power factor	≥0.90
Surge	6kV standard
THD	≤ 20%
Dimming	0-10V



Champ-Pak CPMV wall packs are designed, tested and certified for extreme environments

Ordering information

Part number example

CPMV3LWY-UNV1-S891 PC1

Champ-Pack CPMV LED wall pack, NEC/CEC rated, 3,400 lumens, 3000K warm white, yoke mount, 120-277 VAC, diffused glass window, 120V photocell

CPMV 3L W Y - UNV1 - S891 PC1

Light source/intensity

3L	3,400 nominal lumens
5L	5,200 nominal lumens
7L	6,800 nominal lumens

Color temperature

BLANK	Cool (5000K)
N*	Neutral (4000K)
W	Warm (3000K)

*Consult factory for availability.

Optics

BLANK	Standard

Mounting

BLANK	Wall
H	Hub
Y	Yoke

Voltage

-UNV1	120-277 VAC, 50/60 Hz; 125, 250VDC
-UNV34	347-480 VAC, 50/60 Hz

Lens type

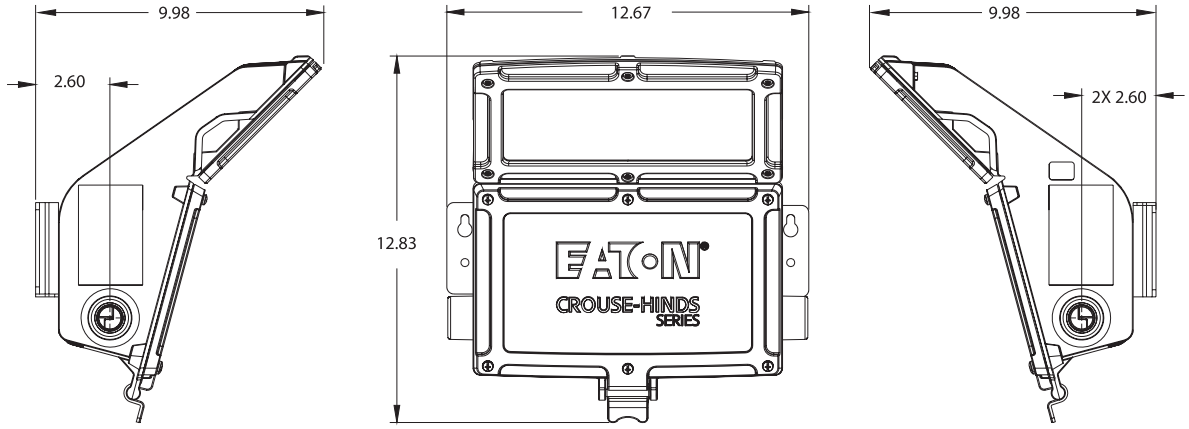
BLANK	Clear glass
S891	Diffused glass
S903	Clear polycarbonate
S903D	Diffused polycarbonate

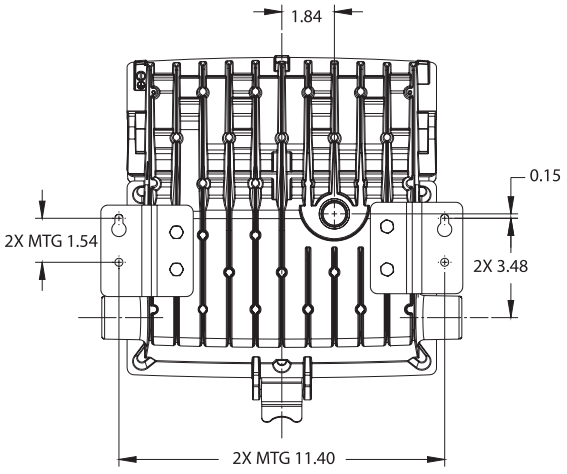
Photocell*

PC1	120V
PC2	208-277V

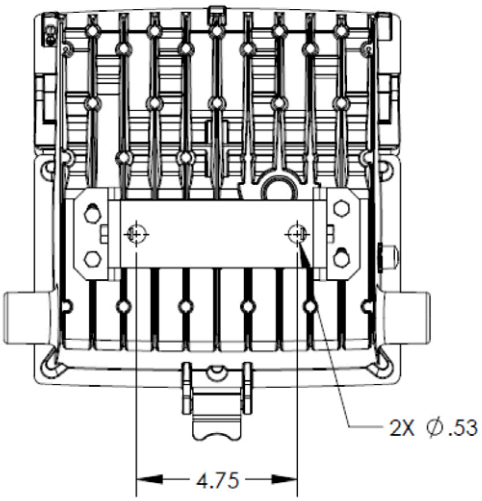
*Class I, Division 2 only.

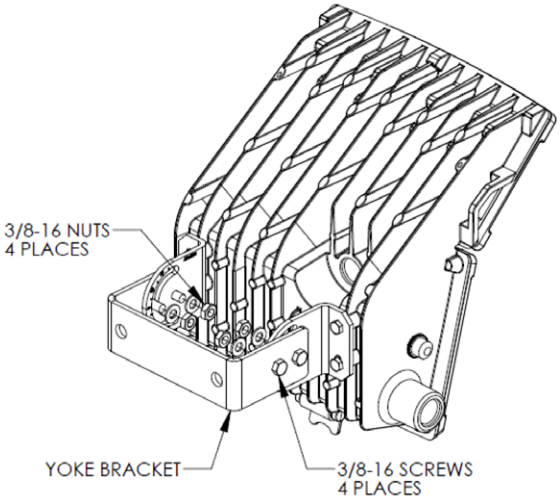
Dimensions: standard wall mount



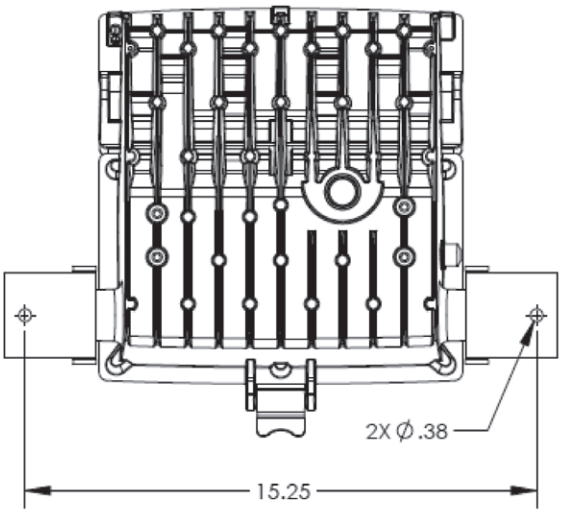


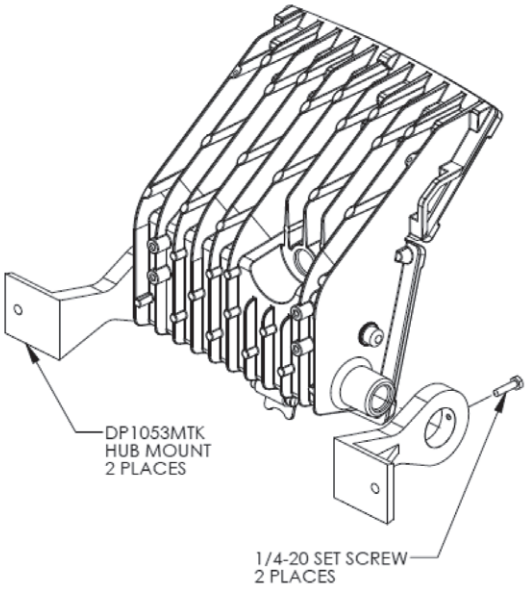
Dimensions: Yoke mount

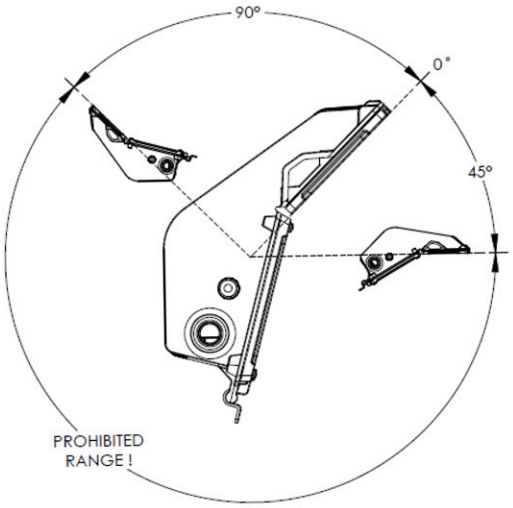




Dimensions: Hub mount







Mounting method	Angle range	Mounting surface
Wall (standard)	Fixed	Wall
Yoke	+45° to -90°	Wall, Ceiling, Horizontal Surface/Ground
Hub (DP1053MTK)	+45° to -90°	Wall, Ceiling, Horizontal Surface/Ground

Note: Class II, Div.1 and Simultaneous Presence Class I, Div. 2 and Class II will be limited to 0° to +45° aiming range only.

Photometrics

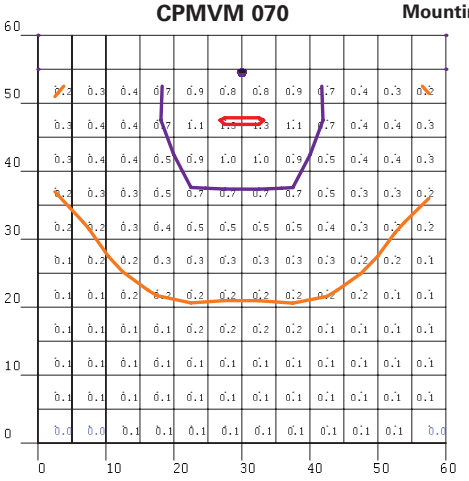
CPMV3L-UNV1

Illuminance (Fc)	
Average	0.3
Min.	0.0
Max.	1.6

CPMVM 070

Illuminance (Fc)	
Average	0.3
Min.	0.0
Max.	1.3

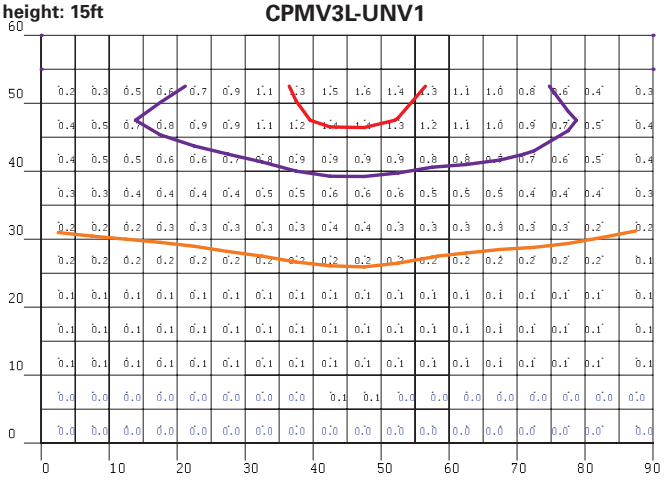
CPMVM 070



Point by point Foot-Candles
Distance in feet

Mounting height: 15ft

CPMV3L-UNV1



Point by point Foot-Candles
Distance in feet

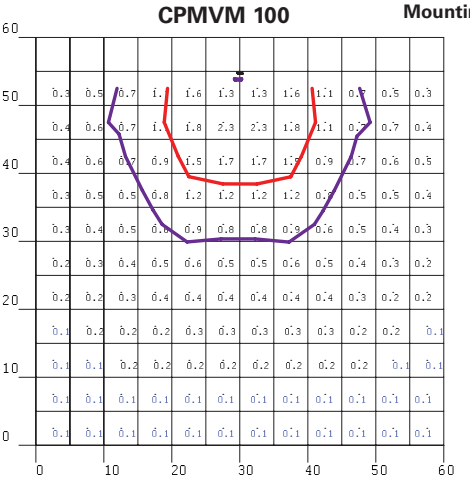
CPMV5L-UNV1

Illuminance (Fc)	
Average	0.5
Min.	0.0
Max.	2.4

CPMVM 100

Illuminance (Fc)	
Average	0.5
Min.	0.1
Max.	2.3

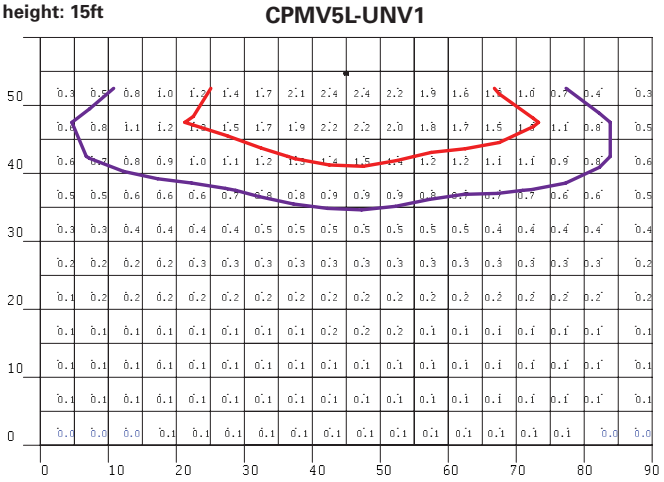
CPMVM 100



Point by point Foot-Candles
Distance in feet

Mounting height: 15ft

CPMV5L-UNV1



Point by point Foot-Candles
Distance in feet

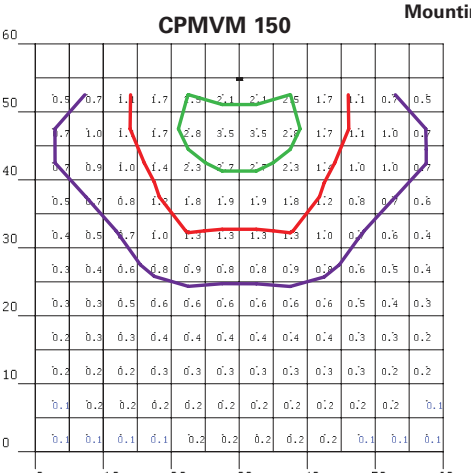
CPMV7L-UNV1

Illuminance (Fc)	
Average	0.7
Min.	0.1
Max.	3.2

CPMVM 150

Illuminance (Fc)	
Average	0.8
Min.	0.1
Max.	1.5

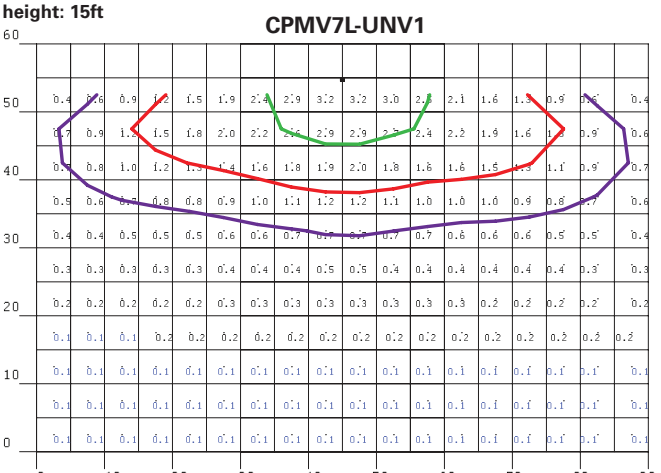
CPMVM 150



Point by point Foot-Candles
Distance in feet

Mounting height: 15ft

CPMV7L-UNV1



Point by point Foot-Candles
Distance in feet

U.S. (global headquarters): Eaton's Crouse-Hinds business

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Syracuse, NY 13208

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FAX: (315) 477-5179
FAX Orders Only:
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crousecustomerctr@eaton.com

Eaton's B-Line business

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Highland, IL 62249

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FAX: 618-654-1917
Eaton.com/b-lineseries

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(CEAG products)

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FAX: 49 (0) 6271 806-476

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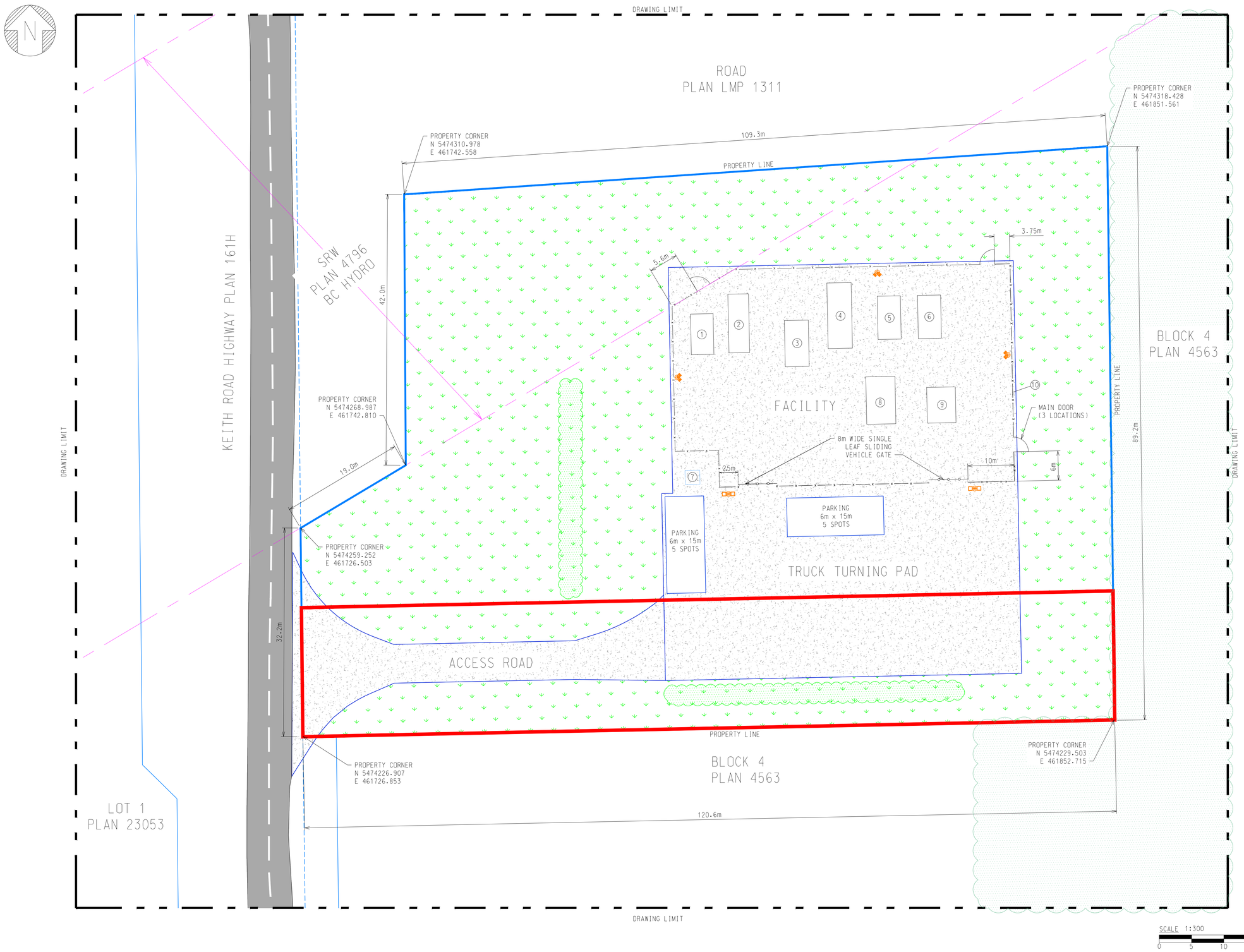
G. Landscaping Plan



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METRES. COORDINATES AND ELEVATIONS ARE IN METRES, UNLESS OTHERWISE NOTED. COORDINATES SHOWN ARE IN UTM ZONE 10N NAD 83.ELEVATIONS ARE GEODETIC.
2. LIGHT POLES ARE EQUIPPED WITH LEDS WITH A COLOUR TEMPERATURE OF 5000K, DOWNCAST WITH FORWARD-THROW DISTRIBUTION AND PHOTOCELL CONTROL. REFER TO DRAWING 60060-E-000-1018 FOR DETAILED SITE LIGHTING PLAN.
3. HYDROSEED MIX TO BE THE FOLLOWING:

   37% PERENNIAL RYEGRASS
   29% CREEPING RED FESCUE
   17% HARD FESCUE
   9% TIMOTHY
   5% CANADA BLUEGRASS
   3% RED TOP

4. HEDGES TO BE 1.5m TALL EXCELSA WESTERN RED CEDAR SPACED EVERY 0.914m TO 1.21m. TOP SOILS FOR THE CEDARS TO BE A GARDEN MIX THAT CLOSELY MEETS THE 2P PLANTING MEDIUM REQUIREMENTS AS OUTLINED IN THE B.C. LANDSCAPE SOCIETY SPECIFICATION.

PROJECT SUMMARY TABLE:

STRUCTURE NUMBER	DESCRIPTION
1	INSTRUMENT AIR FOUNDATION (FD-01)
2	ELECTRICAL BUILDING (FD-02)
3	GAS DRYER CANOPY (FD-03)
4	CNG COMPRESSOR FOUNDATION (FD-04)
5	PRESSURE REGULATING UNIT BUILDING (FD-05)
6	PRESSURE REGULATING UNIT BUILDING (FD-06)
7	BC HYDRO TRANSFORMER
8/9	CNG VESSEL FOUNDATIONS (FD-08/09)
10	CHAINLINK FENCE

LEGEND:

- CHAINLINK FENCE (2.44m TALL)
- HYDROSEED WITH NATIVE GRASS (SEE NOTE 3)
- GRAVEL FINISH (3/4" MINUS)
- LIGHT POLES (SEE NOTE 2)
- SERVICE RIGHT OF WAY
- KEITH ROAD
- 20m WIDE EASEMENT
- PROPERTY LINE
- HEDGE (SEE NOTE 4)
- EXISTING WOODED AREA

ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION
2023-09-26

SCALE 1:300
0 5 10 15 20m

TETRA TECH
220312.01

BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
TETRA TECH	RB	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-09-26
TETRA TECH	RA	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-08-21
PREVIOUS DR. NO.-						SCALE- 1:300

FORTIS BC™

PERMIT TO PRACTICE No.

ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION

LANDSCAPING AND LIGHT LAYOUT
PERMIT APPLICATION

DRAWING NUMBER 60060-C-000-1003-SKC-RB

H. MOT Vancouver Island Coast Seed Mix Information

MOT Vancouver Island / Coast Mix

The Vancouver Island / Coast Mix is a BC Ministry of Transportation (MOT) Mix for seeding coastal locations where the average annual precipitation is greater than 90 cm. This mix is commonly specified for use on government transportation infrastructure projects in the South Coast regions of British Columbia.

This mix contains:

% Weight	
37%	Perennial Ryegrass
29%	Creeping Red Fescue
17%	Hard Fescue
9%	Timothy
5%	Canada Bluegrass
3%	Red Top

Seeding Rate:

75 kg per hectare

Bag Size:

22.7 Kg (50 Lbs.)

Fertilizer:

Coastal Areas:
16-32-6 or pre-approved equivalent

604-881-1323 | 1-800-433-5153
www.premierpacificseeds.com

Premier Pacific Seeds Ltd.
#203 - 19315 96 Avenue
Surrey, BC V4N 4C4