

Resolution to hold public hearing

089/25

Recommendation No. 5 *Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road - Consideration of Second Reading and Referral to Public Hearing - Electoral Area F*

THAT the Zoning Amendment Bylaw No. 722.4, be amended as presented;

AND THAT Zoning Amendment Bylaw No. 722.4, be forwarded to the Board for Second Reading;

AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;

AND FURTHER THAT Director Gabias be delegated as the Chair and Director Stamford be delegated as the Alternate Chair to conduct the Public Hearing.

Updated Resolution

314/25

THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 (1747 Storvold Road) be scheduled for January 19, 2026 at 7:00 p.m. at Eric Cardinal Hall located at 930 Chamberlin Road, West Howe Sound (Electoral Area F);

AND THAT the delegated Chair and Alternate Chair be revised to be Director Toth as delegated Chair and Director Stamford as delegated Alternate Chair to conduct the public hearing.

SUNSHINE COAST REGIONAL DISTRICT REFERRAL REPORT

TO: West Howe Sound APC – November 22, 2022
AUTHOR: Nick Copes, Planner II
SUBJECT: ZONING AMENDMENT BYLAW NO. 722.4 FOR 1747 STORVOLD ROAD

RECOMMENDATIONS

The West Howe Sound APC review this report and make a recommendation.

BACKGROUND

An application was received to amend Zoning Bylaw 722 to allow for assembly use and two auxiliary dwelling units with a maximum size of 75 m² each, on the parcel located at 1747 Storvold Road in West Howe Sound.

A public information meeting was conducted by the applicant in coordination with the SCRD during April of 2022. The purpose of this referral is to provide information and analysis of the application and obtain comments from the APC prior to presenting the bylaw to the Board for consideration of first and second readings.

Table 1 - Application Summary

Owner / Applicant:	Chad Hershler
Legal Description:	LOT F DISTRICT LOT 1398 PLAN 21599
Electoral Area:	F – West Howe Sound
Parcel Area:	Total: 1.94 HA
OCP Land Use:	Rural Residential B
Zoning:	RU1 (Rural Residential One)
Subdivision District:	G (minimum 1.75 HA)
Application Intent:	To allow for assembly use and two auxiliary dwelling units

CURRENT CONDITIONS AND PROPOSED USES

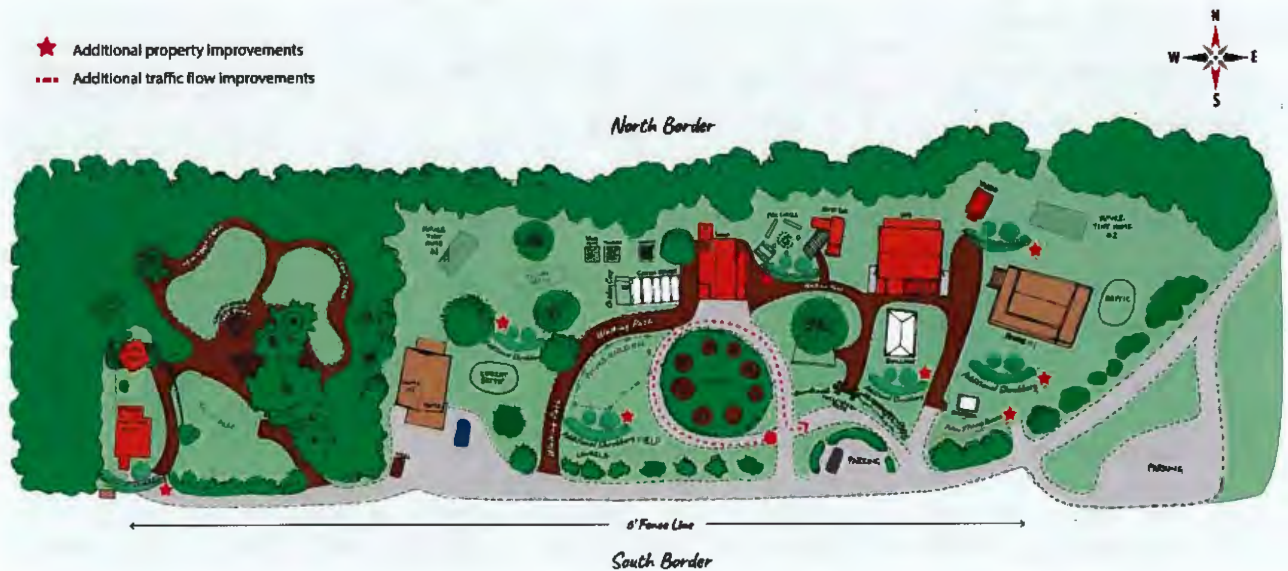
The subject property is within West Howe Sound and is located in close proximity to the Langdale Ferry Terminal. The property contains two single-unit dwellings and some auxiliary buildings. The proposed uses are consistent with the Official Community Plan (OCP) Rural Residential B land use designation and the OCP policies surrounding the creation of affordable housing; however, a zoning amendment is required as the proposed uses and residential density do not conform to the Rural Residential One (RU1) zoning. If approved, a development permit would be required for the placement of the two auxiliary dwelling units to address geo-technical hazards in the area. The applicant has also proposed conditions of use to limit impacts

to neighbours, which would be included in the zoning amendment bylaw. A housing agreement to ensure the provision of affordable housing would also be considered.

Figure 1 – Location Map



Figure 2 – Draft site plan



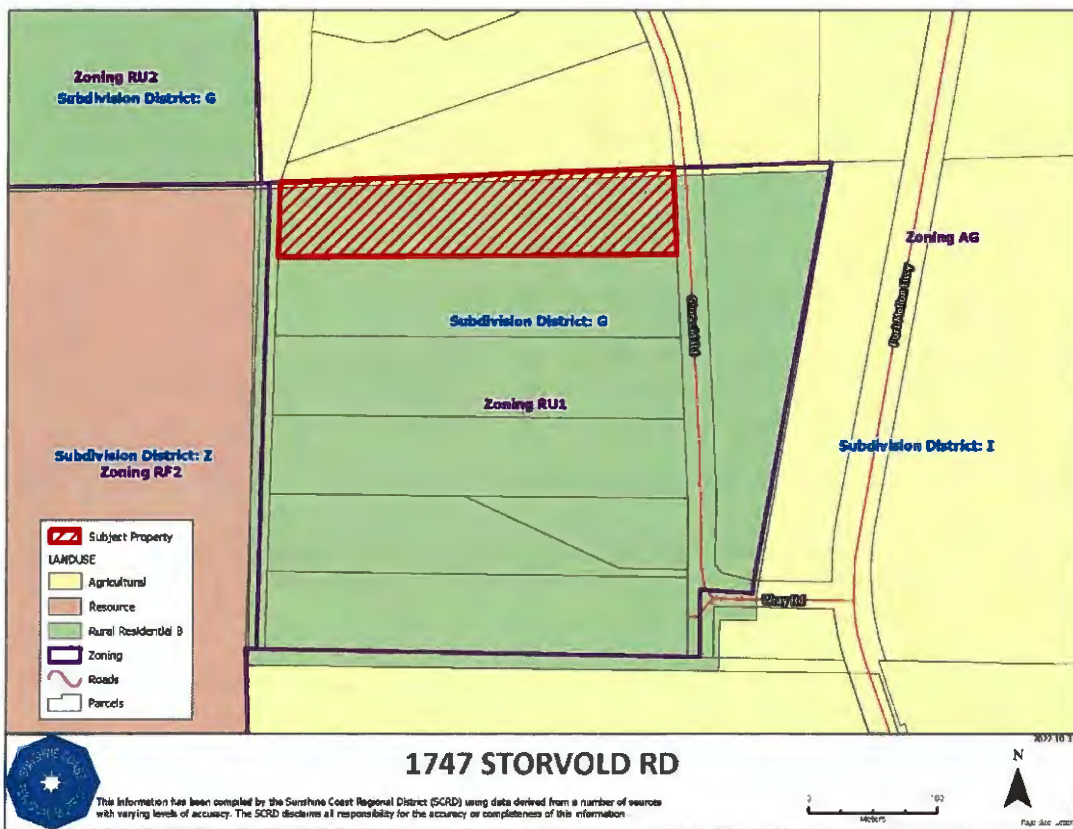
DISCUSSION

Planning Analysis

West Howe Sound Official Community Plan

The parcel is within the Rural Residential B land use designation (Figure 3). Parcels to the north have an Agricultural land use and are located within the Agricultural Land Reserve (ALR). Parcels to the south and east have the same land use designation. The parcel to the west has a Resource land use.

Figure 3 –OCP Land Use, Zoning and Subdivision District Map



The OCP establishes objectives for Rural Residential Land Use (Section 5.2):

1. To provide for rural residential densities which reflect the terrain and servicing provisions.
2. To provide for a variety of single-family housing types and parcel sizes.
3. To ensure that parcel sizes and residential densities to be permitted are appropriate for the level of infrastructure services that can be provided.
4. To minimize residential land use conflicts with agricultural and resource activities, as well as reduce vulnerability to natural hazards.
5. To provide for home occupation employment opportunities compatible in scale and character with residential and rural settlement

The OCP policies for the Rural Residential B land use note that this designation applies to rural acreage parcels mostly located outside of service areas. These acreage parcels are conducive to a variety of rural uses including agriculture, home occupations, garden nurseries, low density campgrounds and keeping of livestock. Section 5.3 (2) states:

spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels

Furthermore, OCP Section 5.3 (2) notes the following regarding density:

Existing properties without further subdivision potential that are 1.5 hectares and greater in size shall be permitted to have two dwellings.

The applicant's proposal for assembly use is to provide spiritual and cultural gatherings and the applicant has proposed mitigation measures to reduce impacts to neighbouring properties. The parcel currently contains two single-unit dwellings and the applicant proposes to place two small auxiliary dwelling units on the parcel. These auxiliary dwelling units would help to meet the goals of affordable housing as noted in the OCP and described below. The applicant has also provided plans to ensure servicing on the parcel as well as a fire protection strategy.

Affordable Housing

Section 6.2 (1) of the OCP notes the following as an objective for providing affordable housing:

Opportunities for affordable housing, rental housing, and special needs housing shall be made available in most parts of the plan area through zoning provisions permitting auxiliary dwellings and duplexes, subject to parcel size and other on-site and location requirements

Furthermore, Section 6.3 (1) notes the following policy:

Allow flexibility in zoning for auxiliary dwellings and duplexes, or suites within dwellings, where there is appropriate liquid waste disposal and the additional dwelling units on parcels are appropriate for the neighbourhood character.

Section 7 of the OCP describes *Densification Strategies to Support Affordable Housing*. The applicant's proposal to place two auxiliary dwelling units helps to achieve the following objectives noted in Section 7.2 of the OCP:

- *Increase the supply of housing units through infill development on existing eligible parcels.*
- *Integrate housing development with the rural context.*
- *Use housing agreements to secure affordable housing.*

While the OCP encourages infill and multi-unit development primarily in the settlement cluster area and other residential areas, it also notes that along with increased density, there should be appropriate service provision including solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation, convenient access to major roads and community amenities and compatibility with the surrounding rural environment.

When evaluating the applicant's proposal, it is worth noting that it is a modest increase to density of a specific parcel. While the location is rural, the applicant has developed plans for

sewage treatment on site, fire protection and mitigation of neighbourhood impacts. The site is located close to the Port Mellon Highway and the Langdale Ferry Terminal.

The applicant's proposal should be considered on a site-specific basis. While the parcel may not be in a prime area for increased density, when looking at the proposal holistically, the provision of two affordable housing units and cultural and spiritual gatherings as part of Deer Crossing the Art Farm would provide a benefit to the local community while meeting many objectives of the OCP. Conditions of use would be used to mitigate negative impacts and a housing agreement can be used to secure the provision of the affordable housing units.

Agriculture

The applicant's proposal to develop a Smart Farm helps to meet many agricultural goals within the SCRD. Some of the objectives for Agriculture as noted in Section 4.3 of the OCP are below:

- *To increase food production and food security within the OCP area.*
- *To provide for agricultural activities, particularly small-scale sustainable market garden farming, including on-site sales.*
- *To increase opportunities for local farmers to provide local sources of a range of agricultural products, including the opportunity to market locally-produced food products.*
- *To support local production and processing of value added agricultural products.*

The applicant has noted that *"The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community"*. The project supports goals from the SCRD's Agricultural Area Plan and the SCRD's 2012 We Envision Sustainability Plan. Further information can be found in the "Food Security" section of the applicant's Rationale Letter (Appendix A).

Zoning Bylaw No. 722

The subject parcel is currently zoned RU1 (Rural Residential One) which allows for agriculture and a variety of related uses, such as garden nursery and keeping of animals. An auxiliary dwelling unit is permitted on lots over 3500 m² and two single unit dwellings are permitted on lots over 8000 m².

The subject parcel is currently 1.94 ha with two single unit dwellings. The applicant plans to place two auxiliary dwelling units on the parcel, each limited to 75 m². As there are two single unit dwellings on the parcel, auxiliary dwelling units are not permitted. A secondary suite up to 55 m² would be permitted in each single unit dwelling. Assembly use is not permitted.

Staff propose to create a site specific comprehensive development zone for this parcel. Uses would be similar to those of the RU1 Zone, with additional provisions for two auxiliary dwelling units and assembly use. The applicant proposes the following conditions of use:

- Maximum of 10 daytime gatherings per month. Gatherings limited to 40 attendees with hours between 9 am and 7 pm.
- Maximum of 2 evening gatherings per month. Gatherings limited to 80 attendees and to be completed by 11 pm.
- Maximum size of auxiliary dwelling units of 75 m² each

Additionally, the applicant proposed a number of mitigation measures that can be found in the “Smart Farm Pilot Details” brochure attached as Appendix B. Staff will work with the applicant to ensure the conditions of use and mitigation measures are properly implemented through additions to zoning or covenants where appropriate. A housing agreement or covenant to ensure the provision of affordable housing would also be determined through consultation with the applicant.

Agency Referrals

The application has been referred to Skwxwú7mesh Nation, Ministry of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), Agricultural Land Commission (ALC), Gibsons Fire Department, building department and infrastructure department.

MOTI	Preliminary approval granted for a period of one year. Applicant to ensure stormwater remains on the property. Applicant to demonstrate sufficient parking on the property. Provincial Public Highway Use Permit for commercial access required.
VCH	No comments received at time of report writing.
Gibsons Fire Dpt.	Not in fire service area; fire department cannot comment. Refer to BCBC and BCFC for fire regulations.
Skwxwú7mesh Nation	Application is being analyzed.
Building	No comments received at time of report writing.
Infrastructure	No comments. This property is outside SCRD water serviceable area without major capital infrastructure improvements.
ALC	The ALC’s interests are unaffected as the property does not lie within the ALR. That said the subject property adjoins the ALR, however, the proposed expansion of uses will not likely have any negative effects on the adjoining ALR.

Public Information Meeting

A public information meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 21st, 2022. A summary of the PIM can be found in Appendix C. The applicant has developed a plan to mitigate concerns raised in the PIM, which can be found in Appendix B.

Timeline for Next Steps

Staff will continue to work with the applicant to create a bylaw and determine bylaw conditions. Comments received from the public information meeting and agency referral process will be incorporated into a staff report to the Electoral Area Services Committee (or Committee of the Whole) with recommendations for first and second readings of the bylaw. If the Board gives the bylaw first and second readings, a public hearing will be arranged. After the public hearing the Board can decide whether to proceed with third reading and adoption of the bylaw. While the proposal is consistent with the West Howe Sound Official Community Plan, which allows for consideration of the public hearing to be waived (Section 464(2) of the *Local Government Act*), staff will wait to make a recommendation based on feedback received.

STRATEGIC PLAN AND RELATED POLICIES

Consideration of this application supports the SCRD’s strategy for engagement and collaboration.

CONCLUSION

The applicant's proposal to allow for assembly use and two auxiliary dwelling units as part of a Smart Farm pilot project supports many of the goals and regulations in the West Howe Sound OCP to provide for cultural and spiritual gatherings, provide affordable housing and support agriculture. This report provides an evaluation of the application based on initial public consultation, and the specific site context. The application is appropriate given the Rural Residential B land use designations and the Rural Residential One zoning.

ATTACHMENTS

Appendix A – Applicant Rationale Letter

Appendix B – Smart Farm Pilot Details

Appendix C – Public Information Meeting Summary

Appendix A - Rationale Letter

November 22, 2021

To the Sunshine Coast Regional District Board of Directors,

Thank you in advance for taking the time to read this application.

Before I lay out the rationale for the proposed site-specific zoning amendment, let me tell you a little bit about us.

My partner, Sandy Buck, and I moved onto this piece of land 15 years ago. The land spoke to us. The words of Sandy's Aunt, a Metis elder, was a gift to us. "Live on the land for a year. Allow it to tell you what it wants." It was in that first year that a vision emerged: a creative space to share with others that brought us closer to the land and nature. However, we did not want to impose this vision onto our community. We didn't know much about our community at all. We wanted to better understand how this vision could support the community in general. With that in mind, we developed an arts organization called "Deer Crossing The Art Farm" (www.deercrossingtheartfarm.org). This organization focused on collaborative arts projects with community members and community groups. Over the past 12 years, we've produced hundreds of events, coordinated dozens of programs, and launched several multi-year initiatives, collaborating with thousands of community members. We've learned so much through this process. Both our children were born and raised into this community, and we're grateful to call this community our home.

Beginning in 2015, our organization committed to a rigorous practice of decolonization and reconciliation. We felt an urgent need to integrate this practice into all our programming, including the long-term vision for the property. Through this commitment (and the generous nature of the Shishálh and Skwxwú?mesh people), we met Xetsameitsa Candace Campo. Candace is founder and CEO of an indigenous tourism company called Talaysay Tours. We have partnered with Candace on multiple projects over the years, and her vision to mentor indigenous youth in story-telling and land-based learning is now interwoven with ours.

I should also note that I sat on the Official Community Plan Advisory Committee for Area F (2011) and collaborated with the planning department at the SCRD on multiple occasions on an unfolding initiative we call "The Smart Farm Project". Through-out this process we have steadfastly remained open to learning and guidance from planners, neighbours and community members – and we thank them all for their continued support and friendship.

Our proposed site-specific zoning amendments would—in essence—be a "Smart Farm" pilot. As mentioned above, we have worked with the planning department for many years on this project. This pilot project would use the 'co-operative' model we highlight on our website (www.smartfarmproject.org). The Smart Farm pilot will be owned and operated by a community service co-operative made up of individual and group members. The mission of the community service co-operative will be to provide space and facilities for cultural and education programming that reconnects us with the land, our indigenous roots and each other. The members of the cooperative will include: the four family units living in the dwellings, The Art Farm, and Talaysay Tours. Each membership will come with certain rights of use on the property—from living in the homes to growing and harvesting food to operating cultural or educational retreats with the community. A covenant will be placed on the sale of the property that ensures the land will be reserved for cultural and agricultural use in perpetuity.

We are asking for an increase in housing density to allow for two more 'tiny' homes to be built on our property (in addition to our existing two single family dwellings). These new homes would be no larger than 800 square feet. The tiny homes would provide affordable workforce housing for single individuals, a couple and/or a small family. We are also asking for an amendment to allow for 'Assembly' on our property. This would enable us to carry out the education and cultural programming we envision for the space. We are happy to work with planning staff to put appropriate limitations on this to ensure we sustain the rural residential look and feel of the property.

Over the past few years, in preparation for this application, we have added additional parking, a roundabout, fencing, berms and landscaping for privacy and sound barriers between our property and our neighbour's property to the south. As you will see in the proposed site drawings, we have endeavoured to place all our buildings and infrastructure as far from this neighbour's property line (due to a shared hydro line, it is the most exposed boundary). In addition, we have taken care to preserve the existing sound and privacy barriers (forest and trees) between our other neighbours to the east and north. See our attached document for more specifics on water treatment and septic requirements.

Our rationale for these proposed site-specific zoning amendments is laid out in the attached documentation but bears repeating here:

How the Smart Farm pilot fits into the Official Community Plan for Area F

The Rural Residential B designation applies to rural acreage parcels that are for the most part located outside of service areas, including water distribution, fire protection, and solid waste collection. The properties are also located outside of the Agricultural Land Reserve. These acreage properties are conducive to the rural residential lifestyle and further rural uses such as home occupations, garden nurseries, agriculture, keeping of livestock, low density campgrounds, spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels.

The Smart Farm pilot will:

- Lessen the impact of human settlement on the environment,
- Showcase a low impact cultural use on a self-sustaining rural residential parcel,
- Provide affordable housing through a mixture of smaller housing forms, and
- Remain part of the agricultural base for the community

How the Smart Farm pilot will support the SCRD and Sunshine Coast community as a whole

AFFORDABLE HOUSING

In September, 2020, the Urban Matters consultation group released the 'Sunshine Coast Housing Needs Report', which was followed by the 'Housing Needs Report Implementation Framework' in December 2020. These reports show a clear need for more diverse housing options on the Sunshine Coast, and provide recommendations in facing the housing crisis.

According to the Housing Needs Report (citing a variety of sources), affordability of housing continues to be the greatest challenge in the West Howe Sound community.

The Smart Farm pilot project will address our Affordable Housing crisis by modeling:

- development that maintains the unique character of different communities and provides a range of housing types.
- development that allows for “aging in place” as baby boomers age, leave the workforce and experience greater mobility challenges.
- new zoning/regulatory features to promote housing diversity (e.g. smaller lots, coach houses, infill housing, multifamily, mixed use development)

FOOD SECURITY

As The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers along side education and engagement with the community, it directly supports or indirectly builds support for 4 of the 6 strategic goals in the SCRD’s Agricultural Area plan, including:

- Protecting farms, improving farming opportunities, and expanding access to land for agriculture
- Developing a viable Coastal food system
- Educating and increasing awareness of Coastal food and agriculture
- Advancing and promoting sustainable agricultural practices

The pilot will also support the food security goals as outlined in the SCRD’s 2012 We Envision Sustainability Plan, such as:

- increase the skills and knowledge of local residents to both produce for, and purchase from, the local food system
- encourage organizations in the business, food security, and education sectors to work together to leverage skills and jobs in the area of food production and preservation
- provide incentives for public-sector and community groups to promote food security and grow and preserve their own food, as well as make local foods accessible to, and affordable for all people

ARTS and CULTURE, LEARNING and LEADING

Lastly, through its unique co-operative framework made up of private members and community organizations, The Smart Farm pilot will support arts & culture and learning & leading goals as set out in the SCRD’s We Envision Sustainability Plan, including:

- creating opportunities for youth and young adults to be active in the arts and in cultural opportunities
- working with the shíshálh (sechelt) and the skwxwú7mesh (squamish) nations to acknowledge and develop planning processes to support their cultural places, languages, heritages and identities
- promoting cultural sensitivity and understanding among community members, organizations and institutions
- increasing place-based learning (local natural and cultural history) opportunities,
- increasing opportunities for action and service learning (learning a skill or practice while contributing to a larger community project)

Thank you again for taking the time to read through this application and consider our proposal. We believe the Sunshine Coast will benefit greatly from this, and are committed to a low impact elegant development that will prove the viability of this model within a rural residential setting. What we have learned over the years is that when you honour in the land, the land takes care of you. That is our intention for ourselves, for our community, for our children and for our children's children.

With respect and gratitude,

A handwritten signature in black ink, appearing to read 'CHAD HERSHLER', with a long horizontal stroke extending to the right.

Chad Hershler

Executive Director
Deer Crossing The Art Farm
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Appendix B - Smart Farm Pilot Details



A stewardship project of...
**DEER CROSSING
THE ART FARM**



Smart Farm Pilot Details

The Art Farm is a non-profit community engaged arts organization that envisions a world where people of all ages, backgrounds and abilities can engage in creative projects which reconnect us with the land, ourselves, and each other.

Over the past 15 years, our organization has facilitated hundreds of workshops, produced dozens of festivals, circuses, exhibits, films, and showcases, and led more than twenty collaborations with community groups, organizations, universities and governments in the service of this vision. Our projects contribute to a stronger more resilient Sunshine Coast community, with a focus on affordable housing, food security, health care, education, Indigenous culture, and environmental stewardship.

Why is The Art Farm proposing a Smart Farm “Pilot”?

The Art Farm has led “The Smart Farm Project” since it began in 2013, and we are best positioned to test this pilot and share the process and outcomes with our wider community. The Smart Farm Project has been supported by funding from the Real Estate Foundation of BC, Investment Agriculture Foundation, Vancouver Foundation and more. The Smart Farm pilot will showcase a unique co-operative land use model between organizations and private tenants that will increase local food security, cultural vitality, and affordable housing for our community.

In the attached Smart Farm info booklet, we have listed how this Smart Farm pilot will support the SCRCD in meeting its goals for sustainability, affordable housing, cultural expression, education, and food security. The Smart Farm pilot will test this model to better understand its limitations and potential, prove to other communities (and our own) that this model is possible, and place the Sunshine Coast on the map in terms of progressive land use innovations.

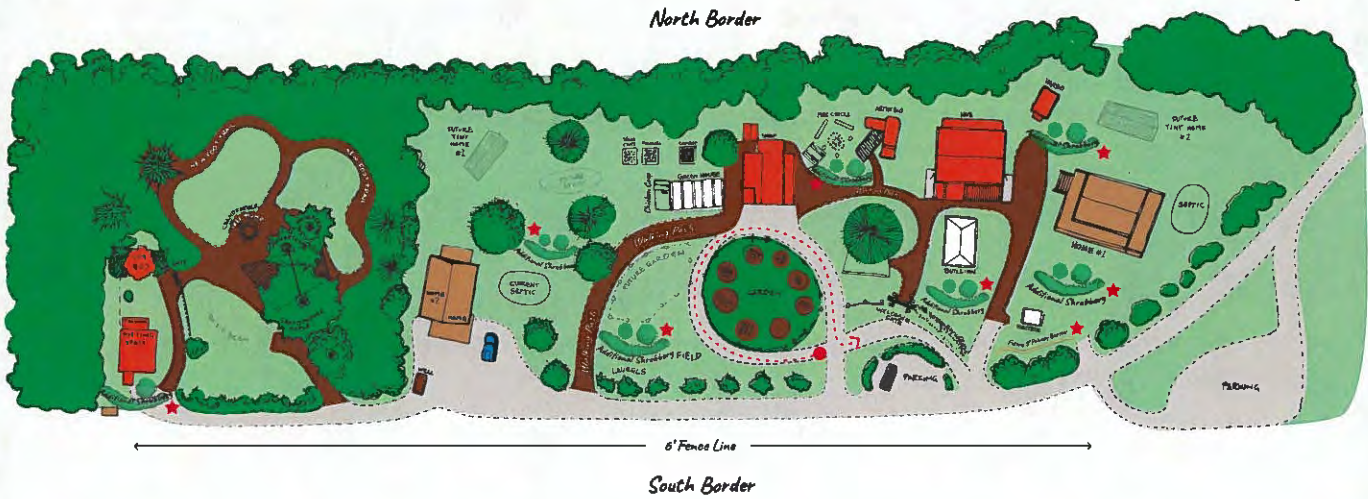
The following material contains:

1. an updated map with additional improvements,
2. a glossary of definitions for uncommon terminology, and
3. detailed descriptions of the rezoning proposal

Updated Smart Farm Map



- ★ Additional property improvements
- Additional traffic flow improvements



GLOSSARY

Community Engaged Arts: a field of professional arts practice that focuses on engaging community members who may not self-identify as artists in the process of cultural creation. The Art Farm's practice is focused primarily on collaboration with individuals and communities who are under-represented in main-stream culture.

Indigenous Knowledge Carrier: Indigenous Knowledge Carrier: an Indigenous person who carries the responsibility of passing the stories, songs and language of their ancestors onto the next generations.

Community service co-operative: a special designation created in BC in 2007 through the Cooperative Association Act, community service co-ops have a similar status to that of non-profit societies. In the words of Foodlands Cooperative co-founder and colleague, Heather Pritchard, "You could say a cooperative exists for the benefit of its members, whereas a community service cooperative exists for the benefit of the community."

GLOSSARY

Facilitated gatherings: workshops (facilitated session for a group of individuals or a class), ongoing collaborations (a period of time devoted to a shared project by a group of individuals), meetings, live events, or exhibits that are planned, coordinated and overseen by an individual or team.

Examples of daytime facilitated gatherings: hosting Shishalh nation youth for creative team building, workshops with seniors living with dementia to create art work, an exhibit of work created in collaboration with children who have experienced separation or divorce.

Examples of evening facilitated gatherings: story-sharing by an Indigenous Knowledge Carrier, live music by a singer-songwriter, harvest table and feast.

1. ASSEMBLY USE

- There will be no more than an average of 10 daytime facilitated gatherings per month with a maximum number of 40 attendees. Daytime gatherings will start no earlier than 9 AM and end no later than 7 PM.
- There will be no more than an average of 2 evening facilitated gatherings per month with a maximum number of 80 attendees per gathering. Evening gatherings will end no later than 11 PM.
- Two additional toilets and hand washing sinks will be added to the property with associated permits.

2. RESIDENTIAL USE

- Two additional homes, each with an 800 square foot maximum will be added to the land. Homes will have a maximum of 2 bedrooms and will be suitable for single individuals, couples, or small families.
- Two new low impact septic fields will be installed to accommodate the additional residences.
- There is a large fresh water supply on the land which will produce enough water to support the additional residences and assembly use.
- All residents will be members of a community service co-operative. The initial cost of the membership will correlate to the size of the dwelling they will be using.
- Residents will contribute to the maintenance of the land and food cultivation through their monthly fees to the co-operative

Smart Farm Pilot Details



3. PRIVACY MEASURES

- A 6-foot fence has been built along the length of the driveway bordering the south neighbour.
- Additional barriers (see map attached) will be added east and west of the fence.
- Shrubbery and berms have been added along the north side of the driveway.
- Additional shrubbery, trees and berms will be added in strategic locations to ensure as much privacy as possible (see map attached).
- All new residences and facilities for assembly use have been and will be built as far from the south border as possible.
- Trees and shrubbery along the north border will continue to be maintained and encouraged.

4. NOISE MITIGATION

- Art Farm facilitated gatherings will start no earlier than 9 am and end no later than 11 PM.
- In order to mitigate the impact of noise from facilitated gatherings, we have deliberately placed the majority of our new building structures and gathering sites as close to the north border as possible (a 20 foot section of trees runs from east to west along our north border).
- There will be minimal amplification. When amplification is required, we will ensure the decibel level falls within standard limitations for residential neighbourhoods.

Smart Farm Pilot Details



5. TRAFFIC MITIGATION

- There are currently 16 parking spots on the property, allowing for 8 spots for residents, 4 spots for the Art Farm, and 4 spots for visitors
- Shuttling will be provided and/or carpooling will be encouraged for all Art Farm facilitated events.
- Overflow parking will be located along the paved section of Storvold Road just north of the Art Farm driveway.
- Clear and appropriate signage will ensure that Art Farm visitors drive and park in the correct places.
- While a BC Hydro Right of Way covenant requires our driveway to follow the hydro lines along our south border, we will be installing additional roadways on the property to move traffic quickly and efficiently on and off the property

6. FARM USE

- All farm uses will correspond with current zoning restrictions regarding livestock, manure, and equipment
- Residents will oversee farm production with additional support from co-operative members





FOR MORE INFORMATION:

www.smartfarmproject.org

Chad Hershler

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**DEER CROSSING
THE ART FARM**

www.deercrossingtheartfarm.org

Appendix C - Public Information Meeting Summary

Deer Crossing The Art Farm – Smart Farm Pilot

1747 Storvoid Rd Gibsons BC

Public Information Meeting Summary Report

The following is a summary of comments, questions, and feedback from our rezoning application Public Information Meeting (PIM) held at Eric Cardinal Hall in Gibsons on Thursday April 21st, from 7-8:30 PM

Issues of concern:

- Increased traffic and parking
- Noise - large gatherings; people coming & going
- Overnight retreats
- Increased density
- Infrastructure to support increased density – water, septic
- Fear with variables re public property
- Concerns about new unfamiliar people coming to neighborhood

Comments of support from PIM:

- Concerns re. young people not being able to get into the market and would like to be able to share their property (lives in Roberts Creek)
- Family struggling to find affordable housing, things are changing, we need to make our choices about what change looks like
- Most people don't understand what DCAF does
 - Nurturing, love, entertainment, creativity
- A beautiful place to grow up but now do I have to leave because it's becoming a place only for the wealthy. I don't want to leave and feel this is a beautiful/valuable proposal.
- This type of thing is happening all over the world
- Rolling Earth got assembly through public process; interested in pilot
 - Issue re: ALR with less density

Comments of support from emails:

"The exacerbation of the affordable housing crisis over the last two years is begging for creative solutions - solutions that not only protect our rural lands from development that simply does not fit with our stated long-term goals (e.g., massive clearcut housing developments) but also offer comfortable, safe, efficient and sensitive generational housing alternatives AND opportunities for small scale food production."

"Safe environments like the Art Farm save and rescue aspects of the soul that only survive when exposed to creativity, spontaneity, and love. The Art Farm is a necessity for this community."

"I fully support this application for a zoning change."

"At Coastal BC where the flat land is precious, I feel Deer Crossing's land should be made available to people and community that can be greatly benefited."

"In a time when people are often so divided, it is hard for me to understand how a proposal to build community, teach people to work together, honour the land and the people that live here, give historical context to the surroundings, paint the world with creativity, and provide a

wholesome place for people to peacefully coexist could be denied or discounted.”

“I believe Deer Crossing Art Farm is just opening door for future possibility to everyone who lives in community, place to live, place to connect, place to be happy in beautiful Sunshine Coast.”

“They nurture opportunities to engage and collaborate with those whose voices are underrepresented, for example: children, youth, elders, people living with disabilities, people facing systemic discrimination due to race, sexuality, gender, or socioeconomic factors. “

General questions:

- How do you see this enhancing rural lifestyle?
- Do you want to keep it rural? If so, how will you do this with expansion?
- What is the vision? There’s a lot going on.
- What is the alteration of the land; what is the footprint?
- Where are you farming? How much acreage?
- How do you get a pilot project if you are not zoned for it?
- How many gatherings per week will you have?
- Does the proposal include a paved road?
- Does co-op mean access to grant funding?
 - Are you using taxpayers’ money to go towards this?
 - What happens when the funding dries up?
- How do you sustain yourself if you don’t continue to grow?

Proposed approaches to address questions and concerns moving forward

1. Draft up responses to questions and concerns
2. Create a proposal plan for Assembly use on property (indicating limits of use, numbers and noise/traffic mitigation measures)
3. Re-draft landscaping plan for property to address noise and privacy concerns
4. Send out letter with PIM summary report, responses and updated plans to our neighbours
5. Offer to pay for and attend professional mediation with our neighbours to the south and east.

SUNSHINE COAST REGIONAL DISTRICT REFERRAL REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: ZONING AMENDMENT BYLAW NO. 722.4 FOR 1747 STORVOLD ROAD – ELECTORAL AREA F

RECOMMENDATIONS

1. THAT the report titled Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road – Electoral Area F, be received for information;
 2. AND THAT Zoning Amendment Bylaw No. 722.4 be forwarded to the Board for First and Second Reading;
 3. AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;
 4. AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing
-

BACKGROUND

The SCRDR received Zoning Bylaw amendment application to amend Zoning Bylaw 722 to allow for an Assembly use and two auxiliary dwelling units (in addition to two existing single-unit dwellings) for the property at 1747 Storvold Road in Electoral Area A - West Howe Sound.

CURRENT CONDITIONS AND PROPOSED USES

Table 1 - Application Summary

Owner / Applicant:	Chad Hershler
Legal Description:	LOT F DISTRICT LOT 1398 PLAN 21599
Electoral Area:	F – West Howe Sound
Parcel Area:	Total: 1.94 HA
OCP Land Use:	Rural Residential B
Zoning:	RU1 (Rural Residential One)
Subdivision District:	G (minimum 1.75 HA)
Application Intent:	To allow for assembly use and two auxiliary dwelling units

The subject property, as described in Table 1 above, is within West Howe Sound and is located approximately 2.5 km from the Langdale Ferry Terminal. A business/organization called "Deer Crossing the Art Farm" has been based on the subject property since 2009. The property currently has two single-unit dwellings and some auxiliary buildings located on it. The proponent/property owner has submitted a zoning amendment application to amend the Rural Residential One (RU1) to allow for both an 'assembly' use and allow for two auxiliary dwelling units with a maximum of 75 m² each. The applicant has provided an application package summarizing their proposal and intent of this application (Attachment A - Applicant Rationale Letter; B - Site Plan; and C - Description of Proposal)

Assembly Use

The applicants state that the proposal will provide "space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other". They also note that "The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community". It is proposed that events would take place a maximum of 10 times per month, consisting of eight gatherings limited to 40 attendees with hours between 9 am and 7 pm and two gatherings limited to 60 attendees with hours between 9 am and 10 pm.

Figure 1 - Location Map



DISCUSSION

Planning Analysis

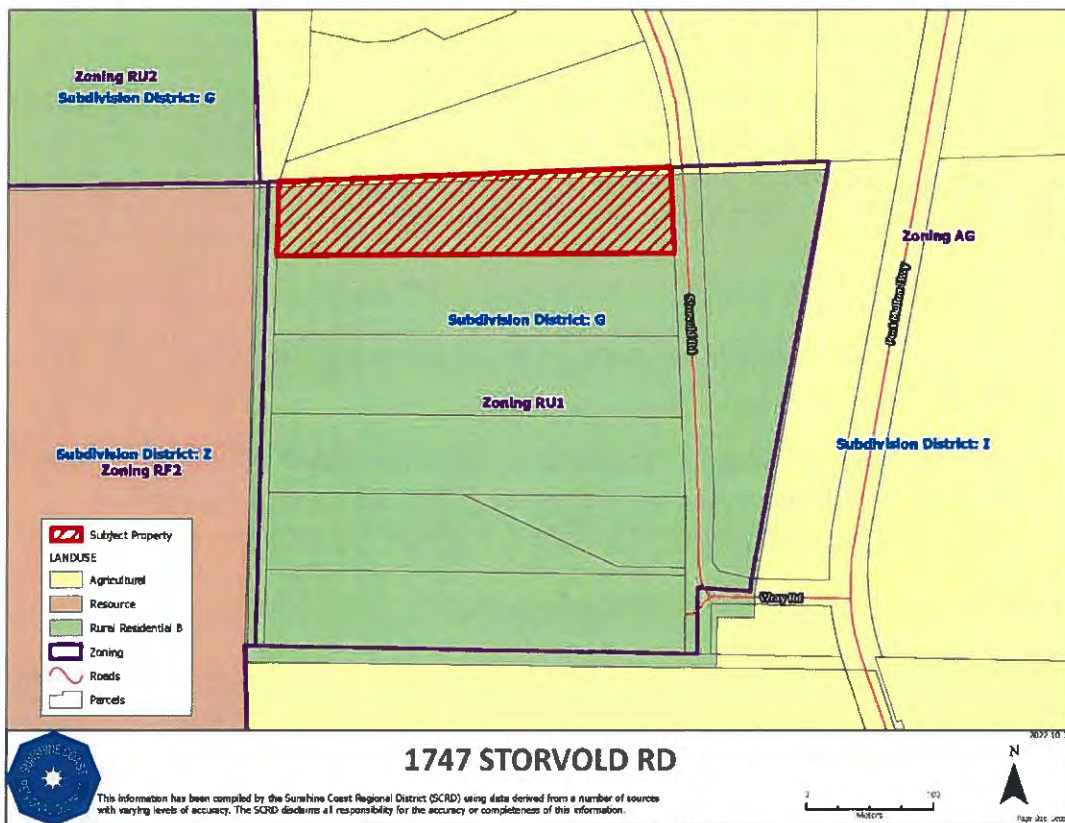
West Howe Sound Official Community Plan

The parcel is within the Rural Residential B land use designation (Figure 3), with parcels to the south and east having the same land use designation. Parcels to the north have an 'Agricultural' land use designation and are located within the Agricultural Land Reserve (ALR). The parcel to the west has a Resource land use designation.

Zoning Bylaw No. 722

The subject parcel is currently zoned RU1 (Rural Residential One) which allows for agriculture and a variety of related uses, such as agriculture, garden nursery, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. In Area F, two single unit dwellings, each of which is permitted a 55m² secondary suite, are permitted on lots over 1.75 hectares.

Figure 2 –OCP Land Use, Zoning and Subdivision District Map



Land Use Policies

Assembly and Housing Policies

The OCP establishes objectives for Rural Residential Land Use (Section 5.2):

1. To provide for rural residential densities which reflect the terrain and servicing provisions.
2. To provide for a variety of single-family housing types and parcel sizes.
3. To ensure that parcel sizes and residential densities permitted are appropriate for the level of infrastructure services that can be provided.
4. To minimize residential land use conflicts with agricultural and resource activities, as well as reduce vulnerability to natural hazards.
5. To provide for home occupation employment opportunities compatible in scale and character with residential and rural settlement

Section 5.3.2 of the OCP (Rural Residential B) notes that this designation applies to rural acreage parcels mostly located outside of service areas, including water distribution, fire protection and solid waste collection. These acreage parcels are conducive to a variety of rural uses including agriculture, home occupations, garden nurseries, low density campgrounds and keeping of livestock. Relevant to this application Section 5.3 (2) states the following in regard to use and density:

- *spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels*
- *Existing properties without further subdivision potential that are 1.5 hectares and greater in size shall be permitted to have two dwellings.*

Housing

Section 6.2 (1) of the OCP notes the following as an objective for providing affordable housing:

Opportunities for affordable housing, rental housing, and special needs housing shall be made available in most parts of the plan area through zoning provisions permitting auxiliary dwellings and duplexes, subject to parcel size and other on-site and location requirements

Furthermore, Section 6.3 (1) notes the following policy:

Allow flexibility in zoning for auxiliary dwellings and duplexes, or suites within dwellings, where there is appropriate liquid waste disposal and the additional dwelling units on parcels are appropriate for the neighbourhood character.

Section 7 of the OCP describes *Densification Strategies to Support Affordable Housing and the following objectives:*

- *Increase the supply of housing units through infill development on existing eligible parcels.*
- *Integrate housing development with the rural context.*
- *Use housing agreements to secure affordable housing.*

Agriculture

Relevant Agriculture-related OCP objectives for this proposal as noted in Section 4.3 include:

- *To increase food production and food security within the OCP area.*
- *To provide for agricultural activities, particularly small-scale sustainable market garden farming, including on-site sales.*
- *To increase opportunities for local farmers to provide local sources of a range of agricultural products, including the opportunity to market locally-produced food products.*
- *To support local production and processing of value added agricultural products.*

Staff Analysis: Assembly Use

The applicant's proposal for an assembly use to provide educational and cultural gatherings on the subject property is a use that may be considered for properties designated Rural Residential B, where properties are large enough to provide sufficient buffer to neighbouring parcels. There are a limited number of properties with this designation in the West Howe Sound OCP area and of these properties several of them are not really feasible due to challenges with topography and access. The most viable sites for such assembly uses are the properties on Storvold Road and properties on the east side of Gilmour Road, north of Cemetery Road. Sites zoned RU1 allow for uses such as agriculture, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. These are uses that also have the potential to generate noise, vehicular traffic and other related impacts. The applicant has developed mitigation measures to address concerns with noise, traffic and parking, privacy and fire protection, particularly with respect to the neighbour to the immediately to the south, with such measures including:

- the completion of an acoustic survey and mitigation plan which included berming and a privacy fence/hedge;
- a Site Plan showing proposed uses, mitigation measures, parking for 24 vehicles on site and details of vehicular circulation;
- fire protection measures, to include including the provision of three 2.5 gallon pressurized water extinguishers
- proposed stormwater management measures

It should be noted that all existing buildings to be used for assembly use will require a change of use permit and be subject to BC Building Code requirements. Only outdoor assembly use would be permitted until such time.

In summary, the assembly use proposed for educational and cultural gatherings is considered an acceptable use for properties designated Rural Residential B. There are also mitigation measures proposed on the site to reduce the impact on neighbouring properties. Staff are supportive of this element of the zoning amendment.

Staff Analysis: Housing Use

The current RU1 zoning allows for two-single unit dwellings, both of which would be permitted to have 55m² secondary suites. Rather than have secondary suites, as the applicant has stated that the existing dwellings are not suited to easy conversion to add suites, the applicant is instead proposing two auxiliary dwelling units restricted to a maximum size of 75m² each. Effectively, the proposal would replace the secondary suite allowance with the ability to have slightly larger, detached units.

While the OCP encourages infill and multi-unit development primarily in the settlement cluster area and other residential areas, it also notes that along with increased density, there should be appropriate service provision including solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation, convenient access to major roads and community amenities and compatibility with the surrounding rural environment. This is a policy that is also relevant for the proposed assembly use.

When evaluating the applicant's proposal, it is worth noting that it is a modest increase to density of a specific parcel. While the location is rural, the applicant is proposing sewage treatment on site, wells for on-site-water needs and a fire protection strategy. These servicing aspects have also been reviewed against the assembly uses proposed on-site.

In order to meet the objective of providing affordable housing, the applicant is intending to rent the units at a rate that is below average rental rates for similar-sized units in the area, which will result in more attainable housing for families or individuals. While the OCP mentions the use of a housing agreement, the applicant has indicated that they would prefer not to go through this process. Given that the two auxiliary dwelling units are in place of suites that would be permitted and that a housing agreement is somewhat onerous from an administrative perspective for such a small project, staff are supportive of this element of the project. Further details of the proposed housing can be found in Attachment C.

Staff Analysis: Agriculture

The applicant has noted that *"The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community"*. The project supports goals from the SCRD's Agricultural Area Plan and the SCRD's 2012 We Envision Sustainability Plan. Further information can be found in the "Food Security" section of the applicant's Rationale Letter (Attachment A). As such the proposal can also be seen to meet OCP objectives and other SCRD Plans related to the support for small-scale agricultural activities.

Zoning Bylaw Amendment Bylaw No. 722.4

Staff have drafted a site-specific amendment within the RU1 Zone for this parcel. Permitted uses would be those of the RU1 Zone, with additional provisions for two auxiliary dwelling units and assembly use. Zoning Bylaw amendment 722.4 has been drafted to allow for the following:

1. An assembly use on the subject property with the following conditions of use:
 - Maximum of 8 daytime gatherings per month. Gatherings limited to 40 non-resident attendees with hours between 9 am and 7 pm;
 - Maximum of 2 all-day gatherings per month. Gatherings limited to 60 non-resident attendees with hours between 9 am and 10 pm;
 - A minimum of 24 parking spaces shall be provided on the parcel while the assembly use is occurring (18 required for assembly use and 6 for the residential use) and related measures to restrict speeds of vehicles on site, in lieu of paving driveways and parking areas; and
 - Additional restrictions, include no overnight accommodation with the assembly use.

2. The allowance for two auxiliary dwelling units on the subject property with the following conditions:
 - Each unit shall be limited to a maximum floor area of 75 m²
 - Each auxiliary dwelling unit shall be used for rental tenure only
 - Short term rental is not permitted

In order to ensure compliance with the proposed mitigation measures, BC Building Code requirements and best practice recommendations, a covenant will be registered on title as part of bylaw adoption, which will include the following requirements:

- That prior to any assembly use taking place within a building that change of use permit/building permits must be obtained
- That prior to any assembly use taking place on the property, the following must be completed:
 - The provision of appropriate washroom facilities for assembly use
 - Construction and delineation of parking areas
 - Installation of mitigation measures, including landscaping, fencing and berming, and speed limit controls for vehicular traffic;
 - Implementation and ongoing maintenance of fire protection measures, including the provision of three 2.5 gallon pressurized water extinguishers; and
 - Implementation and maintenance of certain FireSmart recommendations, including the use of FireSmart suggested plants, non-combustible vents, keeping gutters clean of dry debris and maintaining vegetation around buildings

Development Permit Areas

If the zoning amendment is approved, a development permit (DPA 3 – Slope Hazards) would be required for the placement of the two auxiliary dwelling units and any new assembly use buildings to address geotechnical hazards in the area.

Options

Possible options to consider

Option 1: Proceed with first and second reading of the bylaw amendment and schedule a public hearing.

This is the recommended option.

If this option is chosen staff will schedule a public hearing. Results of the public hearing will be presented at a future committee meeting along with options for third reading and subsequent adoption.

Option 2: Deny the proposed bylaw amendment

If this option is chosen the application process would end. The applicant would be eligible for a partial refund of fees.

Option 3: Request amendments to the proposal and/or further information prior to the application proceeding

Timeline for Next Steps

Figure 4 - Application Timeline



Should first and second reading be given to the zoning bylaw amendment, staff will arrange for a public hearing date. Public notice of the zoning bylaw amendment would be done in accordance with Section 466 of the *Local Government Act*. Public comments received during the notice period, in addition to during the Public Hearing would be included in a future report for the Electoral Area Services Committee. MOTI approval would be required after third reading and prior to adoption of the bylaw. Any conditions imposed on approval would be completed prior to adoption.

Communications Strategy

A public information meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 21st, 2022. A summary of the PIM can be found in Attachment D. In general concerns raised included noise, traffic and parking, privacy, fire protection and ongoing unauthorized gatherings. Staff have also informed residents that they would have a subsequent opportunity to submit feedback during the public hearing process. The applicant has developed plans to mitigate concerns raised in the PIM, as discussed above.

Agency Referrals

The application has been referred to Skwxwú7mesh Nation, Ministry of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), Agricultural Land Commission (ALC), Gibsons Fire Department, building department and infrastructure department.

Agency	Comment
MOTI	Preliminary approval for an assembly use was granted for a period of one year (now expired). Applicant to ensure stormwater remains on the property. Applicant to demonstrate sufficient parking on the property. Provincial Public Highway Use Permit for commercial access required. SCRD will request new approval after third reading in accordance with Section 52 of the <i>Transportation Act</i> .
ALC	The ALC's interests are unaffected as the property does not lie within the ALR. That said, the subject property adjoins the ALR, however, the proposed expansion of uses will not likely have any negative effects on the adjoining ALR.
VCH	Any new or proposed drinking water system catering to multiple dwellings must comply with VCH regulations outlined in the BC Drinking Water Protection Act/Regulation. Per the BC Sewage System Regulation, any construction, alteration, or repair of a sewage system requires the involvement of an Authorized Person (AP). An AP could be a registered Professional Engineer or Geoscientist with the BC Association of Professional Engineers and Geoscientists, or a Registered Onsite Waste Water Practitioner. The AP will be responsible for designing the appropriate sewerage system and handling all necessary paperwork submissions to VCH. We have no objections to the development proceeding at this time, provided that it meets the aforementioned conditions.
Skwxwú7mesh Nation	Recommends using Chance Find Management Procedure.
SCRD Building Division	<ol style="list-style-type: none"> 1. All buildings required to be supplied by water will need to conform to requirements as mandated by the Authority Having Jurisdiction (VCH). 2. All buildings requiring connection to the septic system will need to demonstrate compliance of the system at time of any Building Permit Application(s).

	<ol style="list-style-type: none"> 3. All buildings must comply with the Building Bylaw (No. 687) and applicable Sections of the BC Building Code. 4. All new buildings will require a Building Permit as outlined in the Building Bylaw. 5. All existing buildings that have a proposed change to the permitted use (e.g. assembly use) must apply for a Building Permit for a Change of Use and will be subject to all relevant BC Building Code requirements. 6. All proposed new dwellings will be subject to all BC Building Code requirements along with the requirement for Home Warranty Insurance through BC Housing.
<p>SCRD Utilities Division</p>	<p>No comments. This property is outside SCRD water serviceable area without major capital infrastructure improvements.</p>
<p>Gibsons Fire Dpt.</p>	<p>Not in fire service area; fire department cannot comment. Refer to BCBC and BCFC for fire regulations. Fire protection measures associated with the assembly use will be prescribed in the covenant and will be addressed by the applicant.</p>
<p><i>West Howe Sound Advisory Planning Commission (Attachment F – November 22, 2022, Meeting Minutes</i></p>	<p>This application was referred to the West Howe Sound Advisory Planning Commission meeting of November 22nd, 2022. The APC provided the following recommendations:</p> <ul style="list-style-type: none"> • a public hearing be scheduled for the zoning amendment bylaw application; • planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant's need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws; • the Board look at the assembly aspect in the broader sense of the SCRD; • the assembly part of the application takes into account the safety aspects of larger gatherings; and • the density be re-examined and discussed before proceeding to have a site-specific zoning.

STRATEGIC PLAN AND RELATED POLICIES

This application supports the Social Equity and Reconciliation Lens by providing spiritual and cultural opportunities to people of diverse backgrounds.

This application also supports the Governance Excellence Lens by providing for effective, efficient and informed decision-making.

CONCLUSION

This report provides an evaluation of the application based on the review of applicable policy, initial public consultation, and the specific site context. The applicant’s proposal to allow for assembly use and two auxiliary dwelling units as part of a Smart Farm pilot project supports many of the goals and policies in the West Howe Sound OCP, including, to provide for cultural and spiritual gatherings, provision of rental housing options and to support agriculture. Overall, staff are supportive of the proposal given applicable OCP policies, the Rural Residential B land use designation and the Rural Residential One (RU1) zoning. Staff recommend that the bylaw receive first and second reading and a public hearing be scheduled.

ATTACHMENTS

Attachment A – Applicant Rationale Letter

Attachment B –Site Plan

Attachment C – Description of Proposal

Attachment D – Public Information Meeting Summary

Attachment E – Zoning Amendment Bylaw No. 722.4

Attachment F – West Howe Sound Advisory Planning Commission Minutes, November 22, 2022

Reviewed by:			
Manager (Acting)	X – K. Jones	CFO/Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – T. Perreault	Solid Waste	

December 5th 2023

To the Sunshine Coast Regional District Board of Directors,

Thank you in advance for taking the time to read this application.

Before I lay out the rationale for the proposed site-specific zoning amendment, let me tell you a little bit about us.

My partner, Sandy Buck, and I moved onto this piece of land 15 years ago. The land spoke to us. The words of Sandy's Aunt, a Metis elder, was a gift to us. "Live on the land for a year. Allow it to tell you what it wants." It was in that first year that a vision emerged: a creative space to share with others that brought us closer to the land and nature. However, we did not want to impose this vision onto our community. We didn't know much about our community at all. We wanted to better understand how this vision could support the community in general. With that in mind, we developed an arts organization called "Deer Crossing The Art Farm" (www.deercrossingthearfarm.org). This organization focused on collaborative arts projects with community members and community groups. Over the past 14 years, we've produced hundreds of events, coordinated dozens of programs, and launched several multi-year initiatives, collaborating with thousands of community members. We've learned so much through this process. Both our children were born and raised into this community, and we're grateful to call this community our home.

Beginning in 2015, our organization committed to a rigorous practice of decolonization and reconciliation. We felt an urgent need to integrate this practice into all our programming, including the long-term vision for the property. Through this commitment (and the generous nature of the Shíshálh and Skwxwú?mesh people), we met Xet-semit-sa Candace Campo. Candace is founder and CEO of an indigenous tourism company called Talaysay Tours. We have partnered with Candace on multiple projects over the years, and her vision to mentor indigenous youth in storytelling and land-based learning is now interwoven with ours.

I should also note that I sat on the Official Community Plan Advisory Committee for Area F (2011) and collaborated with the planning department at the SCRD on multiple occasions on an unfolding initiative we call "The Smart Farm Project". Through-out this process we have steadfastly remained open to learning and guidance from planners, neighbours, and community members – and we thank them all for their continued support and friendship.

Our proposed site-specific zoning amendments would—in essence—be a "Smart Farm" pilot. As mentioned above, we have worked with the planning department for many years on this project. The Smart Farm pilot will provide affordable energy-efficient housing for four families, along with space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other. We recognize that our proposal is unique, both in location and use. However, it is this very uniqueness that motivated us to apply for rezoning. We would like to open our land, studios, and cultivated space to more people of diverse backgrounds (i.e., youth, seniors, people with disabilities, Knowledge Carriers) to live, gather, learn, and collaborate—and we are proposing to do this in a way that limits the impact on our neighbours while generating a positive impact for the community, as a whole.

We are asking for an increase in housing density to allow for two more 'tiny' homes to be built on our property (in addition to our existing two single family dwellings). These new homes would be no larger than 800 square feet. The size of the homes would enable us to provide affordable and energy-efficient workforce housing for single individuals, a couple and/or a small family. Rental costs for these units (including utilities and maintenance fees, along with access to the shared spaces on the property) will begin at a flat rate of \$1500/mo.

We are also asking for an amendment to allow for 'Assembly Use' on our property. This would enable us to carry out the education and cultural programming we envision for the space. We have worked with the planning staff to ensure that this assembly use is modest, limited, and appropriate to the rural residential area surrounding us. These limitations include: a maximum of 10 day-time gatherings with no more than 40 people per month, and 2 evening gatherings with no more than 60 people per month (more details on this in the attached descriptions). As

mentioned above, the gatherings we envision enable us to open our space and studios to the diverse ages, backgrounds and abilities we collaborate with, in a modest, limited, and respectful fashion. There is nothing quite like The Art Farm here on the coast. The unique combination of art-making studios, outdoor spaces, and access to the Rainforest is truly one-of-a-kind.

We'd like to note that, in developing the proposed limitations for our dwellings and gatherings, we have tried to remain within the parameters of our current zoning, in terms of increased traffic and housing on the land.

The additional tiny homes will, in essence, act as the equivalent to tenant suites in our existing dwellings; they are detached because the cost of renovating our dwellings to accommodate an additional suite would far outstrip the costs of a tiny home.

When considering the number of people (and cars) that would accompany our gatherings, we have aimed to be the equivalent of what a steady Bed-and-Breakfast with a farm stand might see over the course of a month. We envisioned an average of 35 additional vehicles per week (or 140 additional vehicles per month). With 1 vehicle for every 3 people, and all our gatherings at maximum capacity, we would see an increase of approximately 130 additional vehicles per month. Of course, we will not be operating at maximum capacity – but we wanted to fall within this range, nonetheless.

Over the past few years, in preparation for this application, we have added additional parking, a roundabout, fencing, berms and landscaping for privacy and sound barriers between our property and our neighbour's property to the south. As you will see in the attached site drawings, we are proposing additional parking, as well as noise and privacy barriers. We have also endeavored to place all our buildings and infrastructure as far from this neighbour's property line (a shared hydro line makes this our most exposed boundary). In addition, we have taken care to preserve the existing sound and privacy barriers (forest and trees) between our other neighbours to the east and north. See our attached documents for more specifics on these plans, along with water treatment, septic requirements, and our fire safety plan.

The following is our rationale for these proposed site-specific zoning amendments:

How the Smart Farm pilot fits into the Official Community Plan for Area F

The Rural Residential B designation applies to rural acreage parcels that are for the most part located outside of service areas, including water distribution, fire protection, and solid waste collection. The properties are also located outside of the Agricultural Land Reserve. These acreage properties are conducive to the rural residential lifestyle and further rural uses such as home occupations, garden nurseries, agriculture, keeping of livestock, low density campgrounds, spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels.

The Smart Farm pilot will:

- Lessen the impact of human settlement on the environment,
- Showcase a low impact cultural use on a self-sustaining rural residential parcel,
- Provide affordable housing through a mixture of smaller housing forms, and
- Remain part of the agricultural base for the community

How the Smart Farm pilot will support the SCRD and Sunshine Coast community as a whole

AFFORDABLE HOUSING

In September, 2020, the Urban Matters consultation group released the 'Sunshine Coast Housing Needs Report', which was followed by the 'Housing Needs Report Implementation Framework' in December 2020. These reports

show a clear need for more diverse housing options on the Sunshine Coast, and provide recommendations in facing the housing crisis.

According to the Housing Needs Report (citing a variety of sources), affordability of housing continues to be the greatest challenge in the West Howe Sound community.

The Smart Farm pilot project will address our Affordable Housing crisis by modeling:

- development that maintains the unique character of different communities and provides a range of housing types.
- development that allows for “aging in place” as baby boomers age, leave the workforce and experience greater mobility challenges.
- new zoning/regulatory features to promote housing diversity (e.g. smaller lots, coach houses, infill housing, multifamily, mixed use development)

FOOD SECURITY

As The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers along side education and engagement with the community, it directly supports or indirectly builds support for 4 of the 6 strategic goals in the SCRD’s Agricultural Area plan, including:

- Protecting farms, improving farming opportunities, and expanding access to land for agriculture
- Developing a viable Coastal food system
- Educating and increasing awareness of Coastal food and agriculture
- Advancing and promoting sustainable agricultural practices

The pilot will also support the food security goals as outlined in the SCRD’s 2012 We Envision Sustainability Plan, such as:

- increase the skills and knowledge of local residents to both produce for, and purchase from, the local food system
- encourage organizations in the business, food security, and education sectors to work together to leverage skills and jobs in the area of food production and preservation
- provide incentives for public-sector and community groups to promote food security and grow and preserve their own food, as well as make local foods accessible to, and affordable for all people

ARTS and CULTURE, LEARNING and LEADING

Lastly, through its unique co-operative framework made up of private members and community organizations, The Smart Farm pilot will support arts & culture and learning & leading goals as set out in the SCRD’s We Envision Sustainability Plan, including:

- creating opportunities for youth and young adults to be active in the arts and in cultural opportunities
- working with the shishálh (sechelt) and the skwxwu7mesh (squamish) nations to acknowledge and develop planning processes to support their cultural places, languages, heritages and identities
- promoting cultural sensitivity and understanding among community members, organizations and institutions
- increasing placed-based learning (local natural and cultural history) opportunities,
- increasing opportunities for action and service learning (learning a skill or practice while contributing to a larger community project)

Some additional words from my partner, Sandy, on why we believe this proposal is a benefit to our community:

I am grateful for this land I live on, my family lives on, and other families before us. We got here through our ancestors' ingenuity and tenacity because Canada is a country made up of settlers coming from somewhere else. My family has had the honour to learn from the Indigenous people whose families have lived here for thousands and thousands of years before us. The land we live on now shows us these teachings through its plants and foliage, and every year it returns the cycle of life and abundance. When we first purchased this land in 2007 we knew it was special, and we can see 15 years later that many people feel that same way. The challenge is: only those who can afford it can live and gather on land like ours. We have learned over the pandemic that being outside was the healthy choice: it relieved so much tension and anxiety for all. Being parents of children and youth, we have seen over and over again the value of being outside, planting a garden & making something with your hands. We have worked tirelessly to cultivate a place for creativity because it is more and more important to do so. Our land is a place where we do just that. We have built tools and spaces that keep us healthy, in our mind, body, and spirit. Our organization has an international audience, and people are looking to us for potential models in their communities across the world. We have found that more and more people are asking to come to our space, and we would like to offer them this opportunity in a way that is thoughtful, considerate, and respectful of our neighbours. We believe this proposal does just this.

I am reminded of a story shared with me by Kwat-le-Mat Hollyann Higgins from the Shishálh Nation:

There was a great fire long ago and all the animals had to run for their lives towards the water to safety. The bear could run fast and kept seeing a hummingbird fly past him towards the fire and then past him away from the fire and then back towards the fire.

After several passes, the bear called out "HUMMINGBIRD! Why do you keep flying toward the fire, the water is in this direction!"

"Oh yes bear, I know, I am flying to the water and filling my beak as much as possible and flying back to spray the oncoming fire so all the animals can run to safety! It is what I can do, I must fly now and do what I can!"

This story impacts me every time I tell it because in the face of a raging storm (affordable housing, climate change, loss of language, culture, diversity) we are met with a choice: what is it that we can do to help? What is the best we can do?

Thank you again for taking the time to read through this application and consider our proposal. We believe the Sunshine Coast will benefit greatly from this and are committed to a low impact elegant development that will prove the viability of this model within a rural residential setting.

What we have learned over the years is that when you honour the land, the land takes care of you. That is our intention for ourselves, for our community, for our children and for our children's children.

With respect and gratitude,



Chad Hershler

Executive Director

Deer Crossing The Art Farm

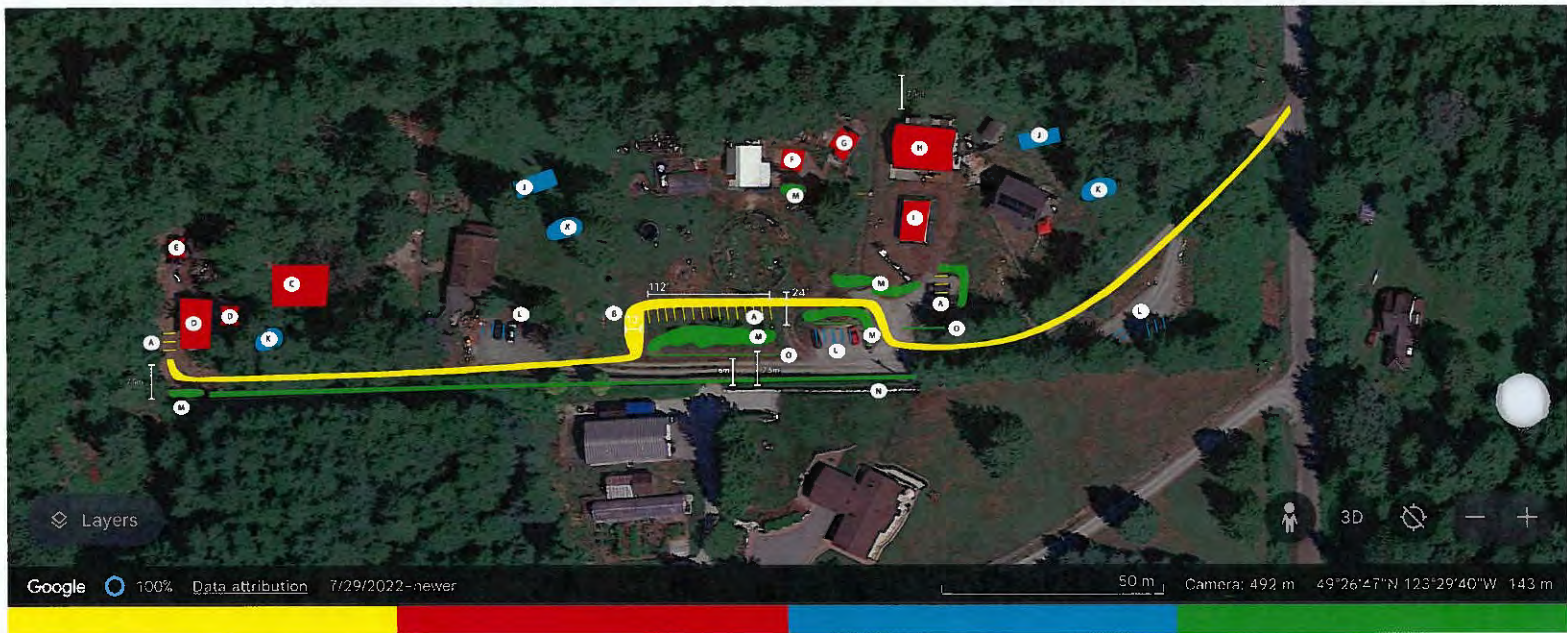
www.deercrossingtheartfarm.org

chad@deercrossingtheartfarm.org

604 805 2537

1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



LEGEND ASSEMBLY PARKING AND TRAFFIC FLOW

- A: Assembly Parking
-18 spaces, each parking spot 8' wide
- B: Turn around space, 13' wide

ASSEMBLY USES / BUILDINGS

- C: Area under maple tree - square footage 425
- D: Studio and Bathroom - square footage 475
- E: Cob Building - square footage 103
- F: Gathering Space / fire pit- square footage 270
- G: Bus Deck - square footage 220
- H: Hub - square footage 1100
- I: Tent - square footage 600

RESIDENTIAL: NEW HOMES, PARKING, AND SEPTIC

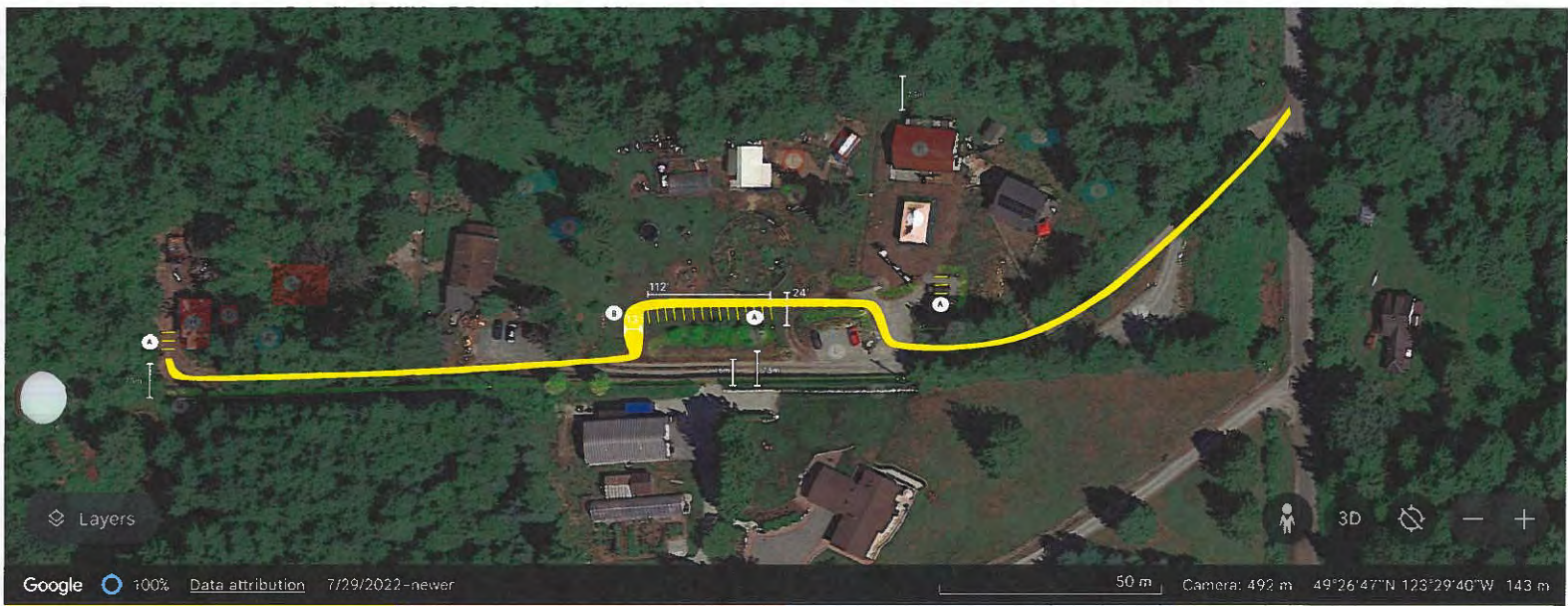
- J: New Residences
- K: New Septics
- L: Residential Parking

PRIVACY AND NOISE MITIGATION & IMPROVEMENTS

- M: Privacy berm (Laurels)
- N: Privacy and Noise Mitigation Fence, 6' tall
- O: Noise mitigation barrier, 8' tall

1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



LEGEND ASSEMBLY PARKING AND TRAFFIC FLOW

- A: Assembly Parking
-18 spaces, each parking spot 8' wide
- B: Turn ground space, 13' wide

Assembly Parking (18 spaces)

Turn ground space (13' wide)

Assembly Uses & Buildings

Assembly Uses & Buildings

Privacy and Noise Mitigation

Privacy and Noise Mitigation

1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



ASSEMBLY USES / BUILDINGS	RESIDENTIAL HOME FEATURES, BARBERS, ARTS OFFICE	IMPACT AND NOISE MITIGATION & IMPROVEMENTS
<ul style="list-style-type: none"> C: Area under maple tree - square footage 425 D: Studio and Bathroom - square footage 475 E: Cob Building - square footage 103 F: Gathering Space / fire pit - square footage 270 G: Bus Deck - square footage 220 H: Hub - square footage 1100 I: Tent - square footage 600 	<ul style="list-style-type: none"> 1. Home 2. Barbers 3. Arts Office 4. T. (Tent) 	<ul style="list-style-type: none"> 1. Privacy 2. Noise 3. Impact

1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



RESIDENTIAL: NEW HOMES, PARKING, AND SEPTIC

- J: New Residences
- K: New Septics
- L: Residential Parking

Additional Details for Rezoning Proposal

Type of Assembly Use Events and Programs:

Elder and Knowledge Carrier Story Telling, Collaborative Art Projects, Art Events, Shows, Installations, School, and Youth Programs

Description:

The Art Farm serves as a space for engagement and collaboration with Traditional Knowledge Carriers, Indigenous and Settler Artists, community members from diverse backgrounds, as well as school and youth groups. The Art Farm is a unique piece of land where nature and creativity intertwine; inviting guests to explore and express. We explore ways of sharing and celebrating cultural knowledge and experiences, while acknowledging the impact of colonialism and the need to re-imagine the de-colonial present/future. We hold space for the mess of creativity because there are fewer and fewer spaces to do so, and we honour this practice through ceremony and celebration.

Ticketing:

Members of Deer Crossing the Art Farm Society, and the general public are invited to attend events and participate in programs hosted at the Art Farm through online ticket sales and/or registration. Events and programs are marketed through social media, print media, e-newsletters, and on our website. Invites are sent to specific individuals or organizations. Participants will always be required to register for their experience at the Art Farm. Ticket sales will be limited based on the event and will be offered to Members of the Society first. A ticket limit for events that occur between 0900-1900 will be set at 40 and events that are running till 2200 (twice a month only) will be limited to 60 participants.

Parking and Traffic Flow:

On site parking for events is limited and designated areas are well marked on the Art Farm. Parking for a total of 18 cars* is centrally located on the property, away from the main driveway, on a secondary driveway where

there is sufficient space (>7.5m) to park away from the property line. There is a sound-mitigating fence located between this parking area and the property line, as well as a berm with laurel trees for additional sound mitigation and privacy. The flow of traffic is directed by way-finding signage. The driveway provides sufficient space for cars entering and exiting the designated parking areas.

A carpool or shuttle service area will be setup to limit onsite parking. All events will encourage carpooling, and, when necessary, a shuttle plan will be provided. Parking or carpool information will be provided to the registrants well in advance of the event.

Our onsite events and programs will be held no more than 10 times a month during the hours of 0900 and 1900. A maximum of two events monthly may run until 2200. This monthly number of events will not be averaged over the year.

* The total # of parking spots is based on a calculation of 6 car spots per 100 sq. meters (approximately 1075 sq ft) of assembly use space.

Buildings on Site for Assembly Use:

1. Cob Building: 103 sq. ft

Description: Cob uses no molds, forms, or bricks to create, it is a free-flowing claylike medium sculpted onto a foundation to create thick, load-bearing walls. The building is completely unique, with space to sit down, have a fire, meditate, reflect alone or with others. Located on the west edge of the property, nestled in the forested area of the Art Farm. The Cob can comfortably host 6 people around the warm fire for programing.

2. Studio and bathroom: 475 sq. ft

Description: This is a space for creative practice. Located near the Cob building, the studio provides a larger area protected from the elements for studio art making. This building can host small groups up to 10 for programs and events. There will be small wheelchair accessible bathroom added to accommodate participants in this part of the farm.

3. The Hub: 1100 sq. ft

Description: The hub is the main gathering area, with the largest square footage on the Art Farm. With access to creative equipment such as sewing machines, art supplies, fabric, recording equipment, and more. The hub is set up with an open concept, best for collaborating and creating. This space can host up to 15 guests for the purpose of event and programming.

4. Fire Pit by Camper bus: 270 sq. ft

Description: An outdoor area to gather around a fire to story tell and connect with each other. Located adjacent to the camper bus can host 20 people to maintain a reasonable social noise level during events/programs.

5. Camper bus Deck: 220 sq. ft

Description: A wooden deck that can host 8-10 people for specific events outdoors.

6. Maple Tree Gathering: 425 sq. ft

Description: A large maple tree is surrounded by a clearing and smaller trees. This clearing creates a unique atmosphere for live productions and events. Surrounded by the trees, this area can host up to 30 people.

7. Tent: 600 sq. ft

Description: Located south of the Hub – the Tent is an outdoor space allowing engagement and creative practices influenced by the surrounding nature. Tables and chairs can be added to the tent covered deck to support outdoor meals and hands-on programming. The tent area can host 20 people at one time for events.

Total square footage for assembly use: 3193 sq ft (297 sq m)

Buildings on site but not for assembly:

Barn/Workshop

Greenhouse

Camper Bus (office space and storage)

Recycling Shed

3-floor residence at eastern end of property (1940 sq ft)

1-floor rancher residence in middle of property (950 sq ft)

Proposed New (2) Residences

Basic descriptions:

- max 800 square feet, each
- one bedroom plus a den or two bedrooms
- In-suite laundry
- Access to garden area, hiking trails, and mountain views

The private rental market for a two-bedroom apartment as reported by CMHC in BC is \$1721/month average while the Vancouver average is around \$2000/month. CMHC doesn't offer statistics specific to the Sunshine Coast so our information for reference is based on research with local listings and current rental rates. The Sunshine Coast offers a private two-bedroom detached house on rural acreage for approximately \$2200/month + utilities.

With this research in mind, The Art Farm would set a flat rate rental price of \$1500/month to future tenants. The cost will include all utilities and maintenance fees (tenants will only be responsible for their internet and cable). This is in line with the Art Farm's mission of providing below-market affordable housing options for those working on the Sunshine Coast.

Public Information Meeting Summary Report

The following is a summary of comments, questions, and feedback from our rezoning application Public Information Meeting (PIM) held at Eric Cardinal Hall in Gibsons on Thursday April 21st, from 7-8:30 PM

Issues of concern:

- Increased traffic and parking
- Noise - large gatherings; people coming & going
- Overnight retreats
- Increased density
- Infrastructure to support increased density – water, septic
- Fear with variables re public property
- Concerns about new unfamiliar people coming to neighborhood

Comments of support from PIM:

- Concerns re. young people not being able to get into the market and would like to be able to share their property (lives in Roberts Creek)
- Family struggling to find affordable housing, things are changing, we need to make our choices about what change looks like
- Most people don't understand what DCAF does
 - Nurturing, love, entertainment, creativity
- A beautiful place to grow up but now do I have to leave because it's becoming a place only for the wealthy. I don't want to leave and feel this is a beautiful/valuable proposal.
- This type of thing is happening all over the world
- Rolling Earth got assembly through public process; interested in pilot
 - Issue re: ALR with less density

Comments of support from emails:

"The exacerbation of the affordable housing crisis over the last two years is begging for creative solutions - solutions that not only protect our rural lands from development that simply does not fit with our stated long-term goals (e.g., massive clearcut housing developments) but also offer comfortable, safe, efficient and sensitive generational housing alternatives AND opportunities for small scale food production."

"Safe environments like the Art Farm save and rescue aspects of the soul that only survive when exposed to creativity, spontaneity, and love. The Art Farm is a necessity for this community."

"I fully support this application for a zoning change."

"At Coastal BC where the flat land is precious, I feel Deer Crossing's land should be made available to people and community that can be greatly benefited."

"In a time when people are often so divided, it is hard for me to understand how a proposal to build community, teach people to work together, honour the land and the people that live here, give historical context to the surroundings, paint the world with creativity, and provide a

wholesome place for people to peacefully coexist could be denied or discounted.”

“I believe Deer Crossing Art Farm is just opening door for future possibility to everyone who lives in community, place to live, place to connect, place to be happy in beautiful Sunshine Coast.”

“They nurture opportunities to engage and collaborate with those whose voices are underrepresented, for example: children, youth, elders, people living with disabilities, people facing systemic discrimination due to race, sexuality, gender, or socioeconomic factors. “

General questions:

- How do you see this enhancing rural lifestyle?
- Do you want to keep it rural? If so, how will you do this with expansion?
- What is the vision? There’s a lot going on.
- What is the alteration of the land; what is the footprint?
- Where are you farming? How much acreage?
- How do you get a pilot project if you are not zoned for it?
- How many gatherings per week will you have?
- Does the proposal include a paved road?
- Does co-op mean access to grant funding?
 - Are you using taxpayers’ money to go towards this?
 - What happens when the funding dries up?
- How do you sustain yourself if you don’t continue to grow?

Proposed approaches to address questions and concerns moving forward

1. Draft up responses to questions and concerns
2. Create a proposal plan for Assembly use on property (indicating limits of use, numbers and noise/traffic mitigation measures)
3. Re-draft landscaping plan for property to address noise and privacy concerns
4. Send out letter with PIM summary report, responses and updated plans to our neighbours
5. Offer to pay for and attend professional mediation with our neighbours to the south and east.

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.4**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.4, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following section immediately following Section 7.9.4 d):

- e) In Lot F District Lot 1398 Plan 21599, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<8000 m ²	1	1 Single-unit Dwelling
≥8000 m ² ≤1.75 ha	2	1 Single-unit Dwelling and 1 Auxiliary dwelling unit
>1.75 ha	4	2 single-unit dwellings; and 2 Auxiliary dwelling units, subject to the following conditions: a) shall be limited to a floor area of 75 m ² each. b) shall be used for rental tenure only, with no <i>short term rental</i> permitted <i>Secondary suites</i> are not permitted within a <i>single-unit dwelling</i> or <i>auxiliary dwelling unit</i> .

Insert the following section immediately following Section 7.9.9.2 c)

- 7.9.9.3 Notwithstanding any other parts of this bylaw, within Lot F District Lot 1398 Plan 21599, the following shall apply:
- a) *assembly* is permitted, provided that:
 - 1. Attendees are defined as any non-resident of Lot F District Lot 1398 Plan 21599
 - 2. Gatherings, permitted between the hours of 9am and 7pm, shall not exceed 8 per calendar month, with a maximum of 40 attendees;
 - 3. Gatherings, permitted between the hours of 9am and 10pm, shall not exceed 2 per calendar month, with a maximum of 60 attendees;
 - 4. no overnight accommodation associated with the *assembly* use is permitted;
 - 5. Parking shall be provided as follows:
 - a) Residential parking shall be provided per Section 6.4.1
 - b) 18 spaces shall be provided for *assembly* use.
 - c) Parking shall be provided in accordance with Section 6.1 and 6.2, except that 6.1.14 shall not apply, provided that:
 - i. Speed limit restrictions are applied along with related signage at the entrance to the property and at 75 m intervals along the length of the driveway

PART C – ADOPTION

READ A FIRST TIME this	####	DAY OF MONTH ,	YEAR
READ A SECOND TIME this	####	DAY OF MONTH ,	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF MONTH ,	YEAR
READ A THIRD TIME this	####	DAY OF MONTH ,	YEAR
APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT this	####	DAY OF MONTH ,	YEAR
ADOPTED this	####	DAY OF MONTH ,	YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION

November 22, 2022

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

PRESENT:	Vice Chair	Doug MacLennan
	Members	Sarah Macdonald Fred Gazeley
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Planner II, SCRD	Nick Copes
	Recording Secretary	Diane Corbett
	Public	3
REGRETS:	Members	Susan Fitchell Alicia Lavalle
ABSENT:	Member	John Rogers

CALL TO ORDER 7:00 p.m.

Members congratulated previous Area F APC member Kate Stamford on her election by acclamation to the position of SCRD Area F/West Howe Sound Director.

Director Stamford announced that the Alternate Director is Ian Winn.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Gaetan Royer, a planner with CityState, addressed the APC regarding reasons for his support for the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road. He commended the approach of the proposal and remarked that it exhibited social conscience and care, and was worthy of support.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of June 28/July 5, 2022 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022 (under review)
- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Roberts Creek (Area D) APC Minutes of June 20 2022
- Elphinstone (Area E) APC Minutes of June 22, 2022

REPORTS

Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road

The APC discussed the staff report regarding Zoning Amendment Bylaw No. 722.4, to amend Zoning Bylaw 722 to allow for assembly use and two auxiliary dwelling units with a maximum size of 75 m² each, on a parcel located at 1747 Storvold Road in West Howe Sound.

The Planner gave an overview of the zoning amendment application and responded to questions from APC members and the Director. Points included:

- The property is located within Rural Residential B land use designation and Rural Residential One zoning. It is within G Subdivision District so cannot be subdivided.
- A site-specific Comprehensive Development Zone is proposed.
- An applicant-led public information meeting was held in April 2022.
- A public hearing is not required for zoning amendments, but the Board could decide to schedule a public hearing.
- There would need to be a development permit with a geotechnical study to address slope hazard on the site.
- The application was submitted prior to adoption of Bylaw No. 722, the new and updated zoning bylaw, which includes provision for secondary suites.
- SCR D received correspondence from neighbours with concerns.
- Applicant had proposed mitigation measures and conditions of use to address concerns surrounding assembly, with a limit on number of people, number of gatherings per month, and hours for gatherings. The conditions of use could be included in the Comprehensive Development Zone.

Chad Herschler, applicant, and Joanne Norris, a director of the Art Farm Society, were present to respond to inquiries about the application. It was noted that:

- After the public information meeting, there was an effort to address neighbours' concerns around traffic and noise with a second proposal.
- Concerns received had been around the assembly use and density of the homes.
- The Art Farm has been operating for fourteen years and conducts community-engaged arts, focused on creating collaborative projects with community members. That involves small groups of people coming together. This has been done mostly off the property. Examples of activities include: small classes working on a project; group of elders living with dementia; work with Sechelt Indian Band on projects such as a summer youth program. That is the majority of types of programs the Art Farm would like to officially host and be able to offer more publicly so it becomes more accessible to a wider group of people.
- This would be scaling up of operations. Members are in the process of figuring out the

organizational structure, which has values built into it. The idea is for a cooperative structure that people would buy into.

- This is about a way of living that addresses social and cultural aspects. There is a demand for this way of living, from a family and a community perspective.
- Discussion of the impact of having more people on the land to enable the land to be better used, such as in the case of farming. There is a yearning for different models to be explored. Can appreciate that this is taking a bit of a risk; it isn't a proven model. There are existing models around the country that are working.

Staff noted that after the public information meeting staff had a discussion with Chad and colleagues from the Art Farm. They developed a number of proposals that were included in the agenda package around assembly use, parking, and noise. Applicant was to revise the proposal, and do referrals. Then a draft bylaw would be developed, taking a look at measures for visitors, time for visitors, parking requirements, and other measures. Neighbours would be notified of a public hearing, the next opportunity for comment.

Members of the public left the meeting at 7:52 pm.

The following points were noted:

- It sounds like an amazing idea; I like the idea of having productive use of the land.
- Concern with how the site-specific zoning being contemplated plays out in the future. If the property were to be sold, it would have four houses on it, not in keeping with everyone located around the property. Concern about approaching this on a site-specific basis, especially when the Regional District is looking at approaching affordable housing on a more area-wide basis.
- Concern regarding the idea that this is tied to affordable housing. It was described as supporting affordable housing in modelling a different housing opportunity. You've got the two auxiliary units, and people who have them would buy into them. That is a 750 square-foot home on a five-acre property; not sure how that addresses affordable housing issues in our community, due to how much it would cost for the land. If you need more people on the land, could you do that by secondary suites? That would create flexibility for people to move in and out without buying into it, and addresses food production... and not take away from the cultural vitality. See if it could be accommodated through the existing bylaw.
 - Applicant clarified the model doesn't mean that every housing member would have to buy in. It would be stewarded by the Art Farm, who would become a contributing member.
- Am familiar with what Chad is doing; am in favour as long as meets code and concerns. In favour of rezoning.
- In favour; well put together package. Concern: What is the next step?
- Recommend that we have a public hearing to address neighbours' issues.
- Neighbour to the south won't agree with what they are doing. Neighbour to north is new to area, never lived here. They don't want any other development in the area. They have a right to leave comments at a public hearing after the applicant applies for the rezoning.
- Density is going to be an issue; four dwellings on a five-acre plot is not unreasonable.
- Concern: densification isn't being more addressed at a general level. Why is this Subdivision District G, where you can't subdivide?
- Have general bylaw on dealing with densification.
- Regarding fire protection: it is one thing to be outside the Fire Protection District when you have a dozen people on the property, but more problematic with a gathering of

eighty people at a concert if something goes wrong. They are on their own regarding fire protection, unless the regional district comes in with an approach to densification in that area and extends fire protection to it. Have a time limit for amplified music.

- They have had a lot of gatherings on the farm to date. They don't want to become a nuisance to their neighbours. One neighbour doesn't want any activity. I think 11:00 pm is a bit late; it should follow the Regional District Noise Bylaw. A proposed assembly maximum of eighty attendees seems excessive. Suggest forty attendees; end noise at 9:00 pm. This would be more proactive with respect to neighbours.
- Recommending that there be fewer people seems reasonable. Not being loud seems reasonable. Question: why is SCRD supporting it? Because it is a package, it ticks a lot of options. It isn't really a model going forward; it is down to individuals.

Recommendation No. 1 *Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road*

Regarding the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road, the Area F APC recommended that:

- a public hearing be scheduled for the zoning amendment bylaw application;
- planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant's need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws;
- the Board look at the assembly aspect in the broader sense of the SCRD;
- the assembly part of the application takes into account the safety aspects of larger gatherings; and
- the density be re-examined and discussed before proceeding to have a site-specific zoning.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, January 24, 2023

ADJOURNMENT 8:22 p.m.



Staff Report Request for Decision

TO: Electoral Area Services Committee – March 20, 2025
AUTHOR: Nick Copes, Planner II
SUBJECT: **Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road –
Consideration of Second Reading and Referral to Public Hearing –
Electoral Area F**

OVERVIEW

Purpose of Report:

The purpose of this report is to bring forward amended Zoning Amendment Bylaw No. 722.4 (Attachment A) for Board consideration of Second Reading and referral to Public Hearing. The Bylaw proposes limited assembly uses and two auxiliary dwelling units (in addition to two existing single-unit dwellings) for the property at 1747 Storvold Road in Electoral Area F - West Howe Sound.

Recommendation(s):

- (1) THAT Zoning Amendment Bylaw No. 722.4, be amended as presented:**
 - (2) AND THAT Zoning Amendment Bylaw No. 722.4, be forwarded to the Board for Second Reading;**
 - (3) AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;**
 - (4) AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing**
-

BACKGROUND

At the November 28, 2024, Regular SCRD Board Meeting, the following resolution was adopted:

318/24 Recommendation No. 8 *Zoning Amendment Bylaw No. 722.4 (1747 Storvold Road)*

THAT the report titled Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road – Electoral Area F, be received for information;

AND THAT Zoning Amendment Bylaw No. 722.4 be forwarded to the Board for First Reading;

AND FURTHER THAT staff report back to a future Committee with more information regarding the specific plans for the land use of this proposal.

DISCUSSION AND ANALYSIS OF OPTIONS

The November 21, 2024, EAS report is attached as Attachment B and this sets out the details of the application along with relevant staff policy review of the application. Following First Reading of Bylaw 722.4 and the Board resolution that sought more specific details around land use the applicant provided further information. This report focuses on this additional element.

Assembly Use

The applicant has provided a letter addressing the questions raised at the November 21, 2024 Electoral Area Services Committee meeting (Attachment C); and has provided an updated slide deck with more information on the proposed land uses (Attachment D).

The definition of ‘assembly use’ per Bylaw 722, means “the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational, private education or religious purposes, which may include social halls, clubs, child care services, but excludes sleeping or dwelling units, or camp assembly uses.”

Staff have made additional changes to Bylaw 722.4 in consultation with the applicant in order to provide more clarity and detail on specific assembly related uses, as follows:

“assembly use is permitted, limited to the following types of gatherings:

- a) Visual, media, and performing arts workshops
- b) Education, training, and mentorship programs, including indigenous knowledge, agriculture, design and culture
- c) Performances of art, music, and storytelling
- d) Meditation, yoga and other similar activities.”

The amended Zoning Amendment Bylaw 722.4 is included as Attachment A, which also includes conditions restricting the number and hours of events and the number of attendees.

It is further noted that as a condition of rezoning a covenant will be registered on title that provides detail and parameters governing assembly related uses on the property.

Smart Farm Component

The applicant launched The Smart Farm Project in 2013 which included partnerships with stakeholders including SCRD. The stated goal of the project is to develop a model that would allow for increased density on rural acreages to make land more accessible to farmers and land-based cultural organizations, for which there is a growing need across BC. This rezoning application builds on already-permitted agricultural uses to include an allowance for educational workshops and additional housing units that would be accessible to those farming on the land.

OPTION 1 - Give second reading to Bylaw 722.4 and schedule a public hearing

(Recommended Option)

If this option is chosen staff will schedule a public hearing. Results of the public hearing will be presented at a future committee meeting along with options for third reading and subsequent adoption.

OPTION 2 – Reject Proposed Bylaw 722.4

If this option is chosen the application process would end. The applicant would be eligible for a partial refund of fees.

Should the Committee wish to proceed with Option 2 a recommendation could be considered as follows:

THAT Bylaw 722.4 be abandoned.

OPTION 3 – Ask for additional information

The applicant has refined their proposal and provided requested information for Board consideration based on feedback from the November 21, 2024, EAS meeting. Should the Committee wish to request further information at this time and proceed with Option 3, a recommendation could be considered, as follows:

THAT staff direct the applicant for Bylaw 722.4 to provide further information as follows...

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

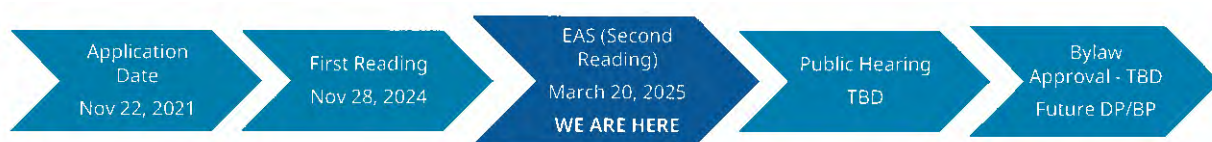
LEGISLATIVE IMPLICATIONS

If Option 1 is selected public notice of the zoning bylaw amendment and a public hearing would be done in accordance with Section 466 of the *Local Government Act*.

STRATEGIC PLAN IMPLICATIONS

Not Applicable

TIMELINE



Should second reading be given to the zoning bylaw amendment, staff will arrange for a public hearing date. Public comments received during the notice period and during the Public Hearing would be included in a future report for the Electoral Area Services Committee. Ministry of Transportation and Transit (MOTT) approval would be required after third reading and prior to adoption of the bylaw. Any conditions imposed on approval would be completed prior to adoption.

COMMUNICATIONS

A public information meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 21st, 2022. The application has been referred to Skwxwú7mesh Nation, Ministry of Transportation and Transit (MOTT), Vancouver Coastal Health (VCH), Agricultural Land Commission (ALC), Gibsons Fire Department, building department and infrastructure

department.

Details of the PIM and comments received from referral groups were included in the November 21, 2024 EAS report (Attachment B).

SUMMARY AND CONCLUSION

As set out in the November 21, 2024, EAS report (Attachment B) the applicant’s proposal to allow for assembly use and two auxiliary dwelling units as part of a Smart Farm pilot project supports many of the goals and policies in the West Howe Sound OCP, including, to provide for cultural and spiritual gatherings, provision of rental housing options and to support agriculture. Following the November 21, 2024, EAS meeting, the applicant provided more detailed information around the kinds of activities proposed. This has been incorporated into an amended Bylaw 722.4 to add further clarity on specific uses.

Overall, staff are supportive of the proposal given applicable OCP policies, the Rural Residential B land use designation and the Rural Residential One (RU1) zoning. Staff recommend that the bylaw as amended be given second reading and a public hearing be scheduled.

ATTACHMENT(S):

- A – Zoning Amendment Bylaw 722.4
- B – EAS Report – November 21, 2024
- C – Applicant letter
- D – Applicant slide deck

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

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.4**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.4, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following section immediately following Section 7.9.4 d):

- e) In Lot F District Lot 1398 Plan 21599, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<8000 m ²	1	1 Single-unit Dwelling
≥8000 m ² ≤1.75 ha	2	1 Single-unit Dwelling and 1 Auxiliary dwelling unit
>1.75 ha	4	2 single-unit dwellings; and 2 Auxiliary dwelling units, subject to the following conditions: a) shall be limited to a floor area of 75 m ² each. b) shall be used for rental tenure only, with no <i>short term rental</i> permitted <i>Secondary suites</i> are not permitted within a <i>single-unit dwelling</i> or <i>auxiliary dwelling unit</i> .

Insert the following section immediately following Section 7.9.9.2 c)

- 7.9.9.3 Notwithstanding any other parts of this bylaw, within Lot F District Lot 1398 Plan 21599, the following shall apply:

- 1. *assembly* use is permitted, limited to the following:
 - a) Visual, media, and performing arts workshops
 - b) Education, training, and mentorship programs, including indigenous knowledge, agriculture, design and culture
 - c) Performances of art, music, and storytelling
 - d) Meditation, yoga and other similar activities
- 2. *assembly* use is subject to the following conditions:
 - a) Attendees are defined as any non-resident of Lot F District Lot 1398 Plan 21599
 - b) Gatherings, permitted between the hours of 9 am and 7 pm, shall not exceed 8 per calendar month, with a maximum of 40 attendees;
 - c) Gatherings, permitted between the hours of 9 am and 10 pm, shall not exceed 2 per calendar month, with a maximum of 60 attendees;
 - d) no overnight accommodation associated with the *assembly* use is permitted;
- 6. Parking shall be provided as follows:
 - a) Residential parking shall be provided per Section 6.4.1
 - b) 18 spaces shall be provided for *assembly* use.
 - c) Parking shall be provided in accordance with Section 6.1 and 6.2, except that 6.1.14 shall not apply, provided that:
 - i. Speed limit restrictions are applied along with related signage at the entrance to the property and at 75 m intervals along the length of the driveway

PART C – ADOPTION

READ A FIRST TIME this 28TH DAY OF NOVEMBER , 2024

READ A SECOND TIME this DAY OF ,

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

READ A THIRD TIME this DAY OF ,

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

ADOPTED this DAY OF ,

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT REFERRAL REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: ZONING AMENDMENT BYLAW NO. 722.4 FOR 1747 STORVOLD ROAD – ELECTORAL AREA F

RECOMMENDATIONS

1. THAT the report titled Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road – Electoral Area F, be received for information;
 2. AND THAT Zoning Amendment Bylaw No. 722.4 be forwarded to the Board for First and Second Reading;
 3. AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;
 4. AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing
-

BACKGROUND

The SCRD received Zoning Bylaw amendment application to amend Zoning Bylaw 722 to allow for an Assembly use and two auxiliary dwelling units (in addition to two existing single-unit dwellings) for the property at 1747 Storvold Road in Electoral Area A - West Howe Sound.

CURRENT CONDITIONS AND PROPOSED USES

Table 1 - Application Summary

Owner / Applicant:	Chad Hershler
Legal Description:	LOT F DISTRICT LOT 1398 PLAN 21599
Electoral Area:	F - West Howe Sound
Parcel Area:	Total: 1.94 HA
OCP Land Use:	Rural Residential B
Zoning:	RU1 (Rural Residential One)
Subdivision District:	G (minimum 1.75 HA)
Application Intent:	To allow for assembly use and two auxiliary dwelling units

The subject property, as described in Table 1 above, is within West Howe Sound and is located approximately 2.5 km from the Langdale Ferry Terminal. A business/organization called "Deer Crossing the Art Farm" has been based on the subject property since 2009. The property currently has two single-unit dwellings and some auxiliary buildings located on it. The proponent/property owner has submitted a zoning amendment application to amend the Rural Residential One (RU1) to allow for both an 'assembly' use and allow for two auxiliary dwelling units with a maximum of 75 m² each. The applicant has provided an application package summarizing their proposal and intent of this application (Attachment A - Applicant Rationale Letter; B -Site Plan; and C - Description of Proposal)

Assembly Use

The applicants state that the proposal will provide "space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other". They also note that "The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community". It is proposed that events would take place a maximum of 10 times per month, consisting of eight gatherings limited to 40 attendees with hours between 9 am and 7 pm and two gatherings limited to 60 attendees with hours between 9 am and 10 pm.

Figure 1 - Location Map



DISCUSSION

Planning Analysis

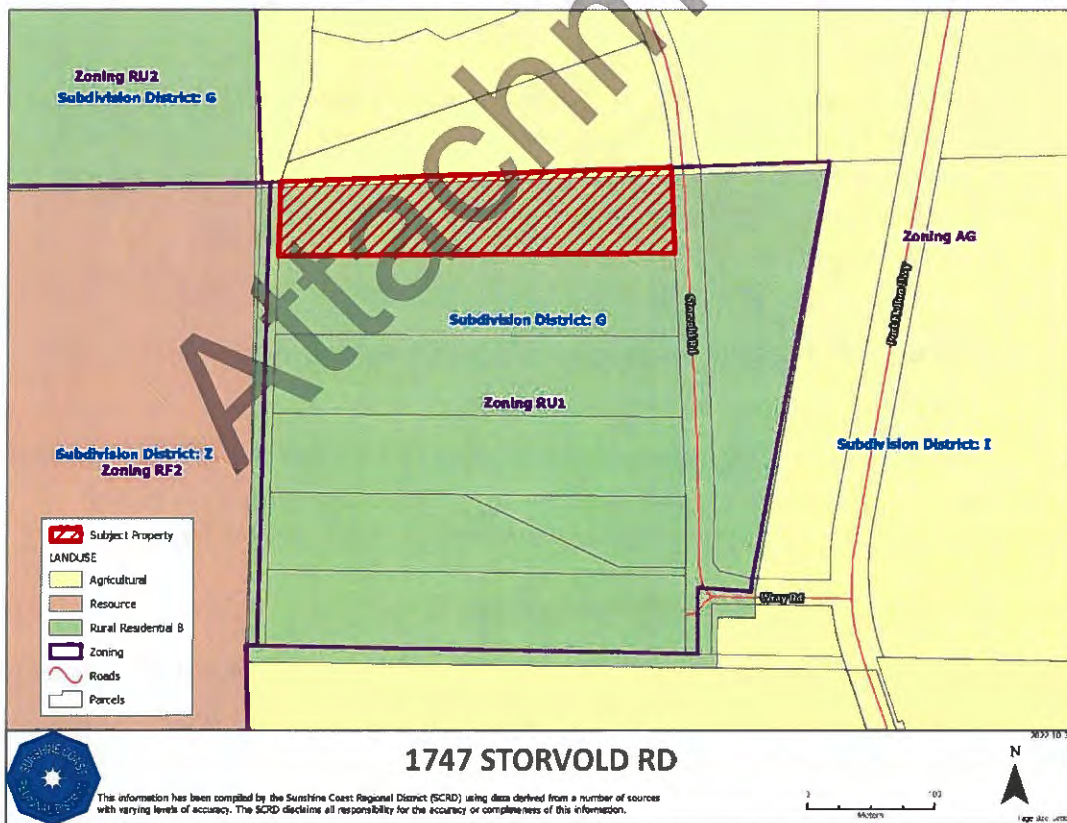
West Howe Sound Official Community Plan

The parcel is within the Rural Residential B land use designation (Figure 3), with parcels to the south and east having the same land use designation. Parcels to the north have an 'Agricultural' land use designation and are located within the Agricultural Land Reserve (ALR). The parcel to the west has a Resource land use designation.

Zoning Bylaw No. 722

The subject parcel is currently zoned RU1 (Rural Residential One) which allows for agriculture and a variety of related uses, such as agriculture, garden nursery, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. In Area F, two single unit dwellings, each of which is permitted a 55m² secondary suite, are permitted on lots over 1.75 hectares.

Figure 2 -OCP Land Use, Zoning and Subdivision District Map



Land Use Policies

Assembly and Housing Policies

The OCP establishes objectives for Rural Residential Land Use (Section 5.2):

1. To provide for rural residential densities which reflect the terrain and servicing provisions.
2. To provide for a variety of single-family housing types and parcel sizes.
3. To ensure that parcel sizes and residential densities permitted are appropriate for the level of infrastructure services that can be provided.
4. To minimize residential land use conflicts with agricultural and resource activities, as well as reduce vulnerability to natural hazards.
5. To provide for home occupation employment opportunities compatible in scale and character with residential and rural settlement

Section 5.3.2 of the OCP (Rural Residential B) notes that this designation applies to rural acreage parcels mostly located outside of service areas, including water distribution, fire protection and solid waste collection. These acreage parcels are conducive to a variety of rural uses including agriculture, home occupations, garden nurseries, low density campgrounds and keeping of livestock. Relevant to this application Section 5.3 (2) states the following in regard to use and density:

- *spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels*
- *Existing properties without further subdivision potential that are 1.5 hectares and greater in size shall be permitted to have two dwellings.*

Housing

Section 6.2 (1) of the OCP notes the following as an objective for providing affordable housing:

Opportunities for affordable housing, rental housing, and special needs housing shall be made available in most parts of the plan area through zoning provisions permitting auxiliary dwellings and duplexes, subject to parcel size and other on-site and location requirements

Furthermore, Section 6.3 (1) notes the following policy:

Allow flexibility in zoning for auxiliary dwellings and duplexes, or suites within dwellings, where there is appropriate liquid waste disposal and the additional dwelling units on parcels are appropriate for the neighbourhood character.

Section 7 of the OCP describes *Densification Strategies to Support Affordable Housing and the following objectives:*

- *Increase the supply of housing units through infill development on existing eligible parcels.*
- *Integrate housing development with the rural context.*
- *Use housing agreements to secure affordable housing.*

Agriculture

Relevant Agriculture-related OCP objectives for this proposal as noted in Section 4.3 include:

- *To increase food production and food security within the OCP area.*
- *To provide for agricultural activities, particularly small-scale sustainable market garden farming, including on-site sales.*
- *To increase opportunities for local farmers to provide local sources of a range of agricultural products, including the opportunity to market locally-produced food products.*
- *To support local production and processing of value added agricultural products.*

Staff Analysis: Assembly Use

The applicant's proposal for an assembly use to provide educational and cultural gatherings on the subject property is a use that may be considered for properties designated Rural Residential B, where properties are large enough to provide sufficient buffer to neighbouring parcels. There are a limited number of properties with this designation in the West Howe Sound OCP area and of these properties several of them are not really feasible due to challenges with topography and access. The most viable sites for such assembly uses are the properties on Storvold Road and properties on the east side of Gilmour Road, north of Cemetery Road. Sites zoned RU1 allow for uses such as agriculture, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. These are uses that also have the potential to generate noise, vehicular traffic and other related impacts. The applicant has developed mitigation measures to address concerns with noise, traffic and parking, privacy and fire protection, particularly with respect to the neighbour to the immediately to the south, with such measures including:

- the completion of an acoustic survey and mitigation plan which included berming and a privacy fence/hedge;
- a Site Plan showing proposed uses, mitigation measures, parking for 24 vehicles on site and details of vehicular circulation;
- fire protection measures, to include including the provision of three 2.5 gallon pressurized water extinguishers
- proposed stormwater management measures

It should be noted that all existing buildings to be used for assembly use will require a change of use permit and be subject to BC Building Code requirements. Only outdoor assembly use would be permitted until such time.

In summary, the assembly use proposed for educational and cultural gatherings is considered an acceptable use for properties designated Rural Residential B. There are also mitigation measures proposed on the site to reduce the impact on neighbouring properties. Staff are supportive of this element of the zoning amendment.

Staff Analysis: Housing Use

The current RU1 zoning allows for two-single unit dwellings, both of which would be permitted to have 55m² secondary suites. Rather than have secondary suites, as the applicant has stated that the existing dwellings are not suited to easy conversion to add suites, the applicant is instead proposing two auxiliary dwelling units restricted to a maximum size of 75m² each. Effectively, the proposal would replace the secondary suite allowance with the ability to have slightly larger, detached units.

While the OCP encourages infill and multi-unit development primarily in the settlement cluster area and other residential areas, it also notes that along with increased density, there should be appropriate service provision including solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation, convenient access to major roads and community amenities and compatibility with the surrounding rural environment. This is a policy that is also relevant for the proposed assembly use.

When evaluating the applicant's proposal, it is worth noting that it is a modest increase to density of a specific parcel. While the location is rural, the applicant is proposing sewage treatment on site, wells for on-site water needs and a fire protection strategy. These servicing aspects have also been reviewed against the assembly uses proposed on-site.

In order to meet the objective of providing affordable housing, the applicant is intending to rent the units at a rate that is below average rental rates for similar-sized units in the area, which will result in more attainable housing for families or individuals. While the OCP mentions the use of a housing agreement, the applicant has indicated that they would prefer not to go through this process. Given that the two auxiliary dwelling units are in place of suites that would be permitted and that a housing agreement is somewhat onerous from an administrative perspective for such a small project, staff are supportive of this element of the project. Further details of the proposed housing can be found in Attachment C.

Staff Analysis: Agriculture

The applicant has noted that *"The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community"*. The project supports goals from the SCRD's Agricultural Area Plan and the SCRD's 2012 We Envision Sustainability Plan. Further information can be found in the "Food Security" section of the applicant's Rationale Letter (Attachment A). As such the proposal can also be seen to meet OCP objectives and other SCRD Plans related to the support for small-scale agricultural activities.

Zoning Bylaw Amendment Bylaw No. 722.4

Staff have drafted a site-specific amendment within the RU1 Zone for this parcel. Permitted uses would be those of the RU1 Zone, with additional provisions for two auxiliary dwelling units and assembly use. Zoning Bylaw amendment 722.4 has been drafted to allow for the following:

1. An assembly use on the subject property with the following conditions of use:
 - Maximum of 8 daytime gatherings per month. Gatherings limited to 40 non-resident attendees with hours between 9 am and 7 pm;
 - Maximum of 2 all-day gatherings per month. Gatherings limited to 60 non-resident attendees with hours between 9 am and 10 pm;
 - A minimum of 24 parking spaces shall be provided on the parcel while the assembly use is occurring (18 required for assembly use and 6 for the residential use) and related measures to restrict speeds of vehicles on site, in lieu of paving driveways and parking areas; and
 - Additional restrictions, include no overnight accommodation with the assembly use.

2. The allowance for two auxiliary dwelling units on the subject property with the following conditions:
 - Each unit shall be limited to a maximum floor area of 75 m²
 - Each auxiliary dwelling unit shall be used for rental tenure only
 - Short term rental is not permitted

In order to ensure compliance with the proposed mitigation measures, BC Building Code requirements and best practice recommendations, a covenant will be registered on title as part of bylaw adoption, which will include the following requirements:

- That prior to any assembly use taking place within a building that change of use permit/building permits must be obtained
- That prior to any assembly use taking place on the property, the following must be completed:
 - The provision of appropriate washroom facilities for assembly use
 - Construction and delineation of parking areas
 - Installation of mitigation measures, including landscaping, fencing and berming, and speed limit controls for vehicular traffic;
 - Implementation and ongoing maintenance of fire protection measures, including the provision of three 2.5 gallon pressurized water extinguishers; and
 - Implementation and maintenance of certain FireSmart recommendations, including the use of FireSmart suggested plants, non-combustible vents, keeping gutters clean of dry debris and maintaining vegetation around buildings

Development Permit Areas

If the zoning amendment is approved, a development permit (DPA 3 – Slope Hazards) would be required for the placement of the two auxiliary dwelling units and any new assembly use buildings to address geotechnical hazards in the area.

Options

Possible options to consider

Option 1: Proceed with first and second reading of the bylaw amendment and schedule a public hearing.

This is the recommended option.

If this option is chosen staff will schedule a public hearing. Results of the public hearing will be presented at a future committee meeting along with options for third reading and subsequent adoption.

Option 2: Deny the proposed bylaw amendment

If this option is chosen the application process would end. The applicant would be eligible for a partial refund of fees.

Option 3: Request amendments to the proposal and/or further information prior to the application proceeding

Timeline for Next Steps

Figure 4 – Application Timeline



Should first and second reading be given to the zoning bylaw amendment, staff will arrange for a public hearing date. Public notice of the zoning bylaw amendment would be done in accordance with Section 466 of the *Local Government Act*. Public comments received during the notice period, in addition to during the Public Hearing would be included in a future report for the Electoral Area Services Committee. MOTI approval would be required after third reading and prior to adoption of the bylaw. Any conditions imposed on approval would be completed prior to adoption.

Communications Strategy

A public information meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 21st, 2022. A summary of the PIM can be found in Attachment D. In general concerns raised included noise, traffic and parking, privacy, fire protection and ongoing unauthorized gatherings. Staff have also informed residents that they would have a subsequent opportunity to submit feedback during the public hearing process. The applicant has developed plans to mitigate concerns raised in the PIM, as discussed above.

Agency Referrals

The application has been referred to Skwxwú7mesh Nation, Ministry of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), Agricultural Land Commission (ALC), Gibsons Fire Department, building department and infrastructure department.

Agency	Comment
MOTI	Preliminary approval for an assembly use was granted for a period of one year (now expired). Applicant to ensure stormwater remains on the property. Applicant to demonstrate sufficient parking on the property. Provincial Public Highway Use Permit for commercial access required. SCRD will request new approval after third reading in accordance with Section 52 of the <i>Transportation Act</i> .
ALC	The ALC's interests are unaffected as the property does not lie within the ALR. That said, the subject property adjoins the ALR, however, the proposed expansion of uses will not likely have any negative effects on the adjoining ALR.
VCH	Any new or proposed drinking water system catering to multiple dwellings must comply with VCH regulations outlined in the BC Drinking Water Protection Act/Regulation. Per the BC Sewage System Regulation, any construction, alteration, or repair of a sewage system requires the involvement of an Authorized Person (AP). An AP could be a registered Professional Engineer or Geoscientist with the BC Association of Professional Engineers and Geoscientists, or a Registered Onsite Waste Water Practitioner. The AP will be responsible for designing the appropriate sewerage system and handling all necessary paperwork submissions to VCH. We have no objections to the development proceeding at this time, provided that it meets the aforementioned conditions.
Skwxwú7mesh Nation	Recommends using Chance Find Management Procedure.
SCRD Building Division	<ol style="list-style-type: none"> 1. All buildings required to be supplied by water will need to conform to requirements as mandated by the Authority Having Jurisdiction (VCH). 2. All buildings requiring connection to the septic system will need to demonstrate compliance of the system at time of any Building Permit Application(s).

	<ol style="list-style-type: none"> 3. All buildings must comply with the Building Bylaw (No. 687) and applicable Sections of the BC Building Code. 4. All new buildings will require a Building Permit as outlined in the Building Bylaw. 5. All existing buildings that have a proposed change to the permitted use (e.g. assembly use) must apply for a Building Permit for a Change of Use and will be subject to all relevant BC Building Code requirements. 6. All proposed new dwellings will be subject to all BC Building Code requirements along with the requirement for Home Warranty Insurance through BC Housing.
<p>SCRD Utilities Division</p>	<p>No comments. This property is outside SCR D water serviceable area without major capital infrastructure improvements.</p>
<p>Gibsons Fire Dpt.</p>	<p>Not in fire service area; fire department cannot comment. Refer to BCBC and BCFC for fire regulations. Fire protection measures associated with the assembly use will be prescribed in the covenant and will be addressed by the applicant.</p>
<p><i>West Howe Sound Advisory Planning Commission (Attachment F – November 22, 2022, Meeting Minutes</i></p>	<p>This application was referred to the West Howe Sound Advisory Planning Commission meeting of November 22nd, 2022. The APC provided the following recommendations:</p> <ul style="list-style-type: none"> • a public hearing be scheduled for the zoning amendment bylaw application; • planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant's need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws; • the Board look at the assembly aspect in the broader sense of the SCR D; • the assembly part of the application takes into account the safety aspects of larger gatherings; and • the density be re-examined and discussed before proceeding to have a site-specific zoning.

STRATEGIC PLAN AND RELATED POLICIES

This application supports the Social Equity and Reconciliation Lens by providing spiritual and cultural opportunities to people of diverse backgrounds.

This application also supports the Governance Excellence Lens by providing for effective, efficient and informed decision-making.

CONCLUSION

This report provides an evaluation of the application based on the review of applicable policy, initial public consultation, and the specific site context. The applicant’s proposal to allow for assembly use and two auxiliary dwelling units as part of a Smart Farm pilot project supports many of the goals and policies in the West Howe Sound OCP, including, to provide for cultural and spiritual gatherings, provision of rental housing options and to support agriculture. Overall, staff are supportive of the proposal given applicable OCP policies, the Rural Residential B land use designation and the Rural Residential One (RU1) zoning. Staff recommend that the bylaw receive first and second reading and a public hearing be scheduled.

ATTACHMENTS

Attachment A – Applicant Rationale Letter

Attachment B –Site Plan

Attachment C – Description of Proposal

Attachment D – Public Information Meeting Summary

Attachment E – Zoning Amendment Bylaw No. 722.4

Attachment F – West Howe Sound Advisory Planning Commission Minutes, November 22, 2022

Reviewed by:			
Manager (Acting)	X – K. Jones	CFO/Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – T. Perreault	Solid Waste	

December 5th 2023

To the Sunshine Coast Regional District Board of Directors,

Thank you in advance for taking the time to read this application.

Before I lay out the rationale for the proposed site-specific zoning amendment, let me tell you a little bit about us.

My partner, Sandy Buck, and I moved onto this piece of land 15 years ago. The land spoke to us. The words of Sandy's Aunt, a Metis elder, was a gift to us. "Live on the land for a year. Allow it to tell you what it wants." It was in that first year that a vision emerged: a creative space to share with others that brought us closer to the land and nature. However, we did not want to impose this vision onto our community. We didn't know much about our community at all. We wanted to better understand how this vision could support the community in general. With that in mind, we developed an arts organization called "Deer Crossing The Art Farm" (www.deercrossingtheartfarm.org). This organization focused on collaborative arts projects with community members and community groups. Over the past 14 years, we've produced hundreds of events, coordinated dozens of programs, and launched several multi-year initiatives, collaborating with thousands of community members. We've learned so much through this process. Both our children were born and raised into this community, and we're grateful to call this community our home.

Beginning in 2015, our organization committed to a rigorous practice of decolonization and reconciliation. We felt an urgent need to integrate this practice into all our programming, including the long-term vision for the property. Through this commitment (and the generous nature of the Shíshááh and Skwxwú?mesh people), we met Xet-semit-sa Candace Campo. Candace is founder and CEO of an indigenous tourism company called Talaysay Tours. We have partnered with Candace on multiple projects over the years, and her vision to mentor indigenous youth in storytelling and land-based learning is now interwoven with ours.

I should also note that I sat on the Official Community Plan Advisory Committee for Area F (2011) and collaborated with the planning department at the SCRCD on multiple occasions on an unfolding initiative we call "The Smart Farm Project". Through-out this process we have steadfastly remained open to learning and guidance from planners, neighbours, and community members – and we thank them all for their continued support and friendship.

Our proposed site-specific zoning amendments would—in essence—be a "Smart Farm" pilot. As mentioned above, we have worked with the planning department for many years on this project. The Smart Farm pilot will provide affordable energy-efficient housing for four families, along with space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other. We recognize that our proposal is unique, both in location and use. However, it is this very uniqueness that motivated us to apply for rezoning. We would like to open our land, studios, and cultivated space to more people of diverse backgrounds (i.e., youth, seniors, people with disabilities, Knowledge Carriers) to live, gather, learn, and collaborate—and we are proposing to do this in a way that limits the impact on our neighbours while generating a positive impact for the community, as a whole.

We are asking for an increase in housing density to allow for two more 'tiny' homes to be built on our property (in addition to our existing two single family dwellings). These new homes would be no larger than 800 square feet. The size of the homes would enable us to provide affordable and energy-efficient workforce housing for single individuals, a couple and/or a small family. Rental costs for these units (including utilities and maintenance fees, along with access to the shared spaces on the property) will begin at a flat rate of \$1500/mo.

We are also asking for an amendment to allow for 'Assembly Use' on our property. This would enable us to carry out the education and cultural programming we envision for the space. We have worked with the planning staff to ensure that this assembly use is modest, limited, and appropriate to the rural residential area surrounding us. These limitations include: a maximum of 10 day-time gatherings with no more than 40 people per month, and 2 evening gatherings with no more than 60 people per month (more details on this in the attached descriptions). As

mentioned above, the gatherings we envision enable us to open our space and studios to the diverse ages, backgrounds and abilities we collaborate with, in a modest, limited, and respectful fashion. There is nothing quite like The Art Farm here on the coast. The unique combination of art-making studios, outdoor spaces, and access to the Rainforest is truly one-of-a-kind.

We'd like to note that, in developing the proposed limitations for our dwellings and gatherings, we have tried to remain within the parameters of our current zoning, in terms of increased traffic and housing on the land.

The additional tiny homes will, in essence, act as the equivalent to tenant suites in our existing dwellings; they are detached because the cost of renovating our dwellings to accommodate an additional suite would far outstrip the costs of a tiny home.

When considering the number of people (and cars) that would accompany our gatherings, we have aimed to be the equivalent of what a steady Bed-and-Breakfast with a farm stand might see over the course of a month. We envisioned an average of 35 additional vehicles per week (or 140 additional vehicles per month). With 1 vehicle for every 3 people, and all our gatherings at maximum capacity, we would see an increase of approximately 130 additional vehicles per month. Of course, we will not be operating at maximum capacity – but we wanted to fall within this range, nonetheless.

Over the past few years, in preparation for this application, we have added additional parking, a roundabout, fencing, berms and landscaping for privacy and sound barriers between our property and our neighbour's property to the south. As you will see in the attached site drawings, we are proposing additional parking, as well as noise and privacy barriers. We have also endeavored to place all our buildings and infrastructure as far from this neighbour's property line (a shared hydro line makes this our most exposed boundary). In addition, we have taken care to preserve the existing sound and privacy barriers (forest and trees) between our other neighbours to the east and north. See our attached documents for more specifics on these plans, along with water treatment, septic requirements, and our fire safety plan.

The following is our rationale for these proposed site-specific zoning amendments:

How the Smart Farm pilot fits into the Official Community Plan for Area F

The Rural Residential B designation applies to rural acreage parcels that are for the most part located outside of service areas, including water distribution, fire protection, and solid waste collection. The properties are also located outside of the Agricultural Land Reserve. These acreage properties are conducive to the rural residential lifestyle and further rural uses such as home occupations, garden nurseries, agriculture, keeping of livestock, low density campgrounds, spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels.

The Smart Farm pilot will:

- Lessen the impact of human settlement on the environment,
- Showcase a low impact cultural use on a self-sustaining rural residential parcel,
- Provide affordable housing through a mixture of smaller housing forms, and
- Remain part of the agricultural base for the community

How the Smart Farm pilot will support the SCRD and Sunshine Coast community as a whole

AFFORDABLE HOUSING

In September, 2020, the Urban Matters consultation group released the 'Sunshine Coast Housing Needs Report', which was followed by the 'Housing Needs Report Implementation Framework' in December 2020. These reports

show a clear need for more diverse housing options on the Sunshine Coast, and provide recommendations in facing the housing crisis.

According to the Housing Needs Report (citing a variety of sources), affordability of housing continues to be the greatest challenge in the West Howe Sound community.

The Smart Farm pilot project will address our Affordable Housing crisis by modeling:

- development that maintains the unique character of different communities and provides a range of housing types.
- development that allows for “aging in place” as baby boomers age, leave the workforce and experience greater mobility challenges.
- new zoning/regulatory features to promote housing diversity (e.g. smaller lots, coach houses, infill housing, multifamily, mixed use development)

FOOD SECURITY

As The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers along side education and engagement with the community, it directly supports or indirectly builds support for 4 of the 6 strategic goals in the SCRD’s Agricultural Area plan, including:

- Protecting farms, improving farming opportunities, and expanding access to land for agriculture
- Developing a viable Coastal food system
- Educating and increasing awareness of Coastal food and agriculture
- Advancing and promoting sustainable agricultural practices

The pilot will also support the food security goals as outlined in the SCRD’s 2012 We Envision Sustainability Plan, such as:

- increase the skills and knowledge of local residents to both produce for, and purchase from, the local food system
- encourage organizations in the business, food security, and education sectors to work together to leverage skills and jobs in the area of food production and preservation
- provide incentives for public-sector and community groups to promote food security and grow and preserve their own food, as well as make local foods accessible to, and affordable for all people

ARTS and CULTURE, LEARNING and LEADING

Lastly, through its unique co-operative framework made up of private members and community organizations, The Smart Farm pilot will support arts & culture and learning & leading goals as set out in the SCRD’s We Envision Sustainability Plan, including:

- creating opportunities for youth and young adults to be active in the arts and in cultural opportunities
- working with the shíshálh (sechelt) and the skwxwú7mesh (squamish) nations to acknowledge and develop planning processes to support their cultural places, languages, heritages and identities
- promoting cultural sensitivity and understanding among community members, organizations and institutions
- increasing placed-based learning (local natural and cultural history) opportunities,
- increasing opportunities for action and service learning (learning a skill or practice while contributing to a larger community project)

Some additional words from my partner, Sandy, on why we believe this proposal is a benefit to our community:

I am grateful for this land I live on, my family lives on, and other families before us. We got here through our ancestors' ingenuity and tenacity because Canada is a country made up of settlers coming from somewhere else. My family has had the honour to learn from the Indigenous people whose families have lived here for thousands and thousands of years before us. The land we live on now shows us these teachings through its plants and foliage, and every year it returns the cycle of life and abundance. When we first purchased this land in 2007 we knew it was special, and we can see 15 years later that many people feel that same way. The challenge is: only those who can afford it can live and gather on land like ours. We have learned over the pandemic that being outside was the healthy choice: it relieved so much tension and anxiety for all. Being parents of children and youth, we have seen over and over again the value of being outside, planting a garden & making something with your hands. We have worked tirelessly to cultivate a place for creativity because it is more and more important to do so. Our land is a place where we do just that. We have built tools and spaces that keep us healthy, in our mind, body, and spirit. Our organization has an international audience, and people are looking to us for potential models in their communities across the world. We have found that more and more people are asking to come to our space, and we would like to offer them this opportunity in a way that is thoughtful, considerate, and respectful of our neighbours. We believe this proposal does just this.

I am reminded of a story shared with me by Kwat-le-Mat Hollyann Higgins from the Shishálh Nation:

There was a great fire long ago and all the animals had to run for their lives towards the water to safety. The bear could run fast and kept seeing a hummingbird fly past him towards the fire and then past him away from the fire and then back towards the fire.

After several passes, the bear called out "HUMMINGBIRD! Why do you keep flying toward the fire, the water is in this direction!"

"Oh yes bear, I know, I am flying to the water and filling my beak as much as possible and flying back to spray the oncoming fire so all the animals can run to safety! It is what I can do, I must fly now and do what I can!"

This story impacts me every time I tell it because in the face of a raging storm (affordable housing, climate change, loss of language, culture, diversity) we are met with a choice: what is it that we can do to help? What is the best we can do?

Thank you again for taking the time to read through this application and consider our proposal. We believe the Sunshine Coast will benefit greatly from this and are committed to a low impact elegant development that will prove the viability of this model within a rural residential setting.

What we have learned over the years is that when you honour the land, the land takes care of you. That is our intention for ourselves, for our community, for our children and for our children's children.

With respect and gratitude,



Chad Hershler

Executive Director

Deer Crossing The Art Farm

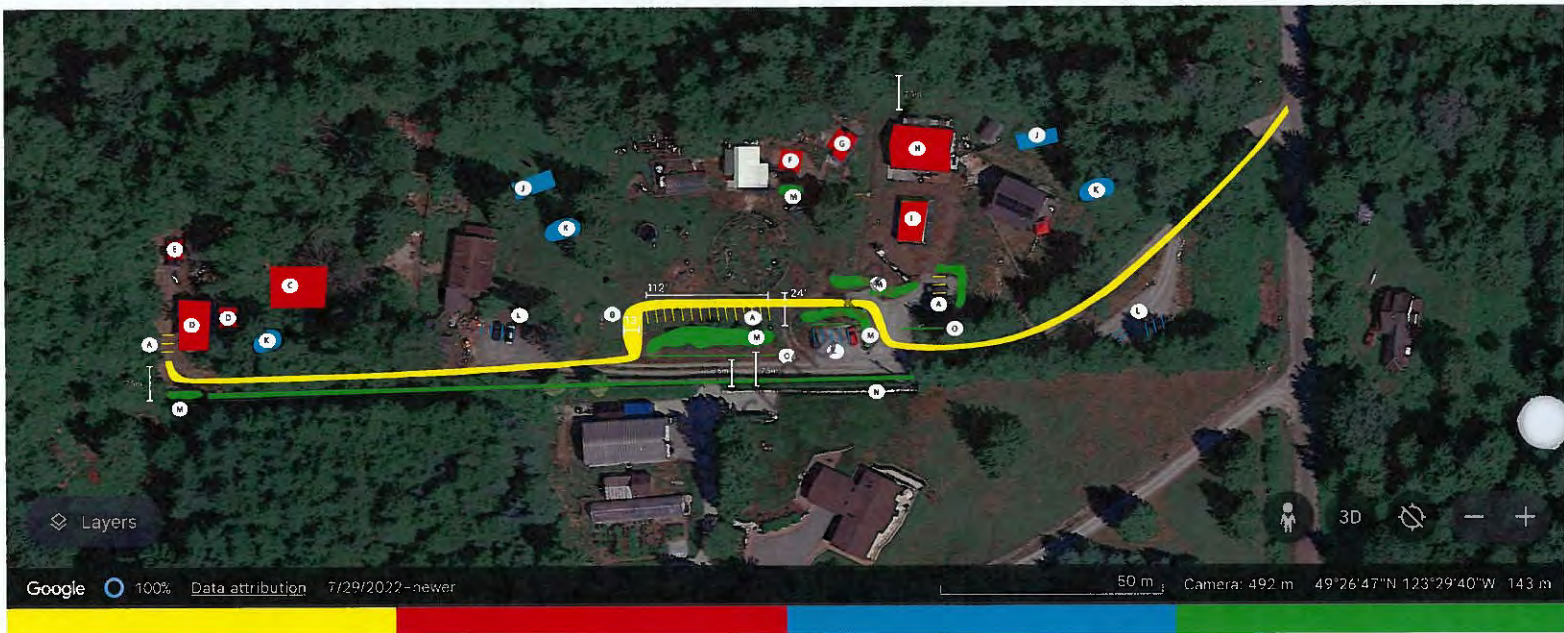
www.deercrossingtheartfarm.org

chad@deercrossingtheartfarm.org

604 805 2537

1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



LEGEND ASSEMBLY PARKING AND TRAFFIC FLOW

- A: Assembly Parking
-16 spaces, each parking spot 8' wide
- B: Turn around space, 13' wide

ASSEMBLY USES / BUILDINGS

- C: Area under maple tree - square footage 425
- D: Studio and Bathroom - square footage 475
- E: Cob Building - square footage 103
- F: Gathering Space / fire pit- square footage 270
- G: Bus Deck - square footage 220
- H: Hub - square footage 1100
- I: Tent - square footage 800

RESIDENTIAL: NEW HOMES, PARKING, AND SEPTIC

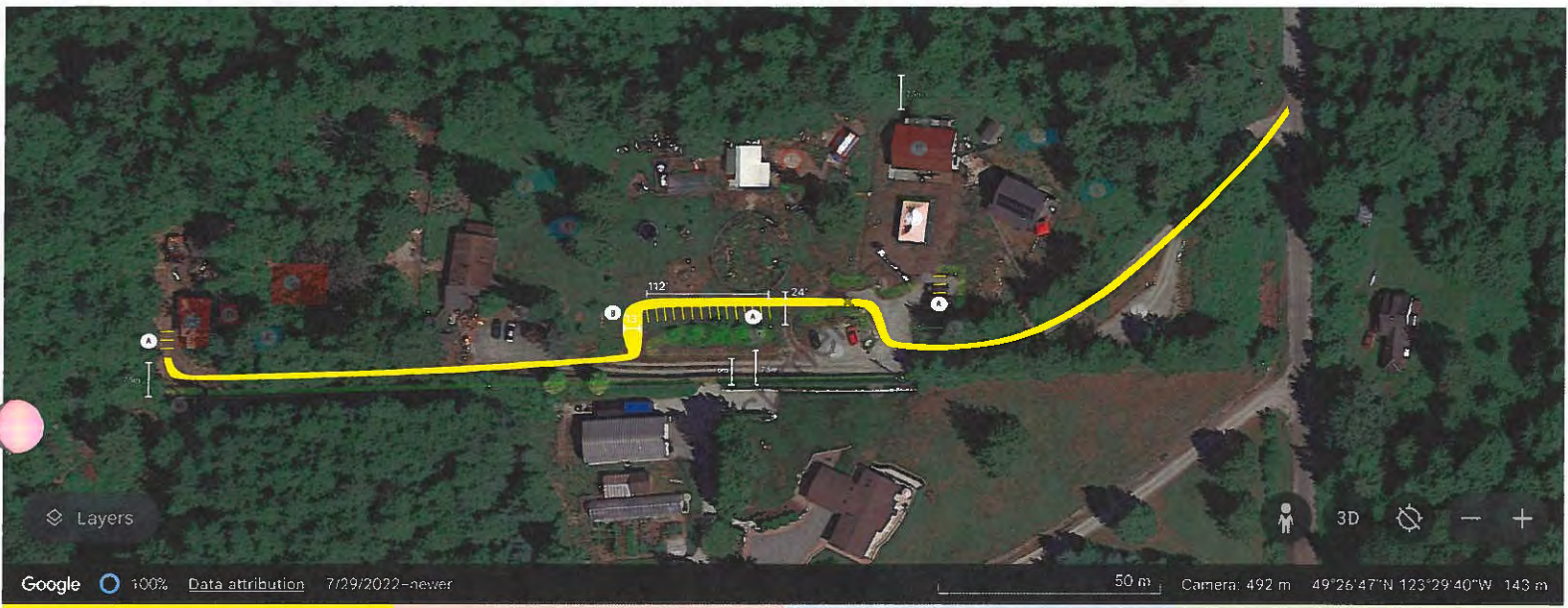
- J: New Residences
- K: New Septics
- L: Residential Parking

PRIVACY AND NOISE MITIGATION & IMPROVEMENTS

- M: Privacy berm (Laurels)
- N: Privacy and Noise Mitigation Fence, 6' tall
- O: Noise mitigation barrier, 8' tall

1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



LEGEND ASSEMBLY PARKING AND TRAFFIC FLOW

- A. Assembly Parking
-18 spaces, each parking spot 8' wide
- B. Turn around space, 13' wide

LEGEND - BUILDINGS

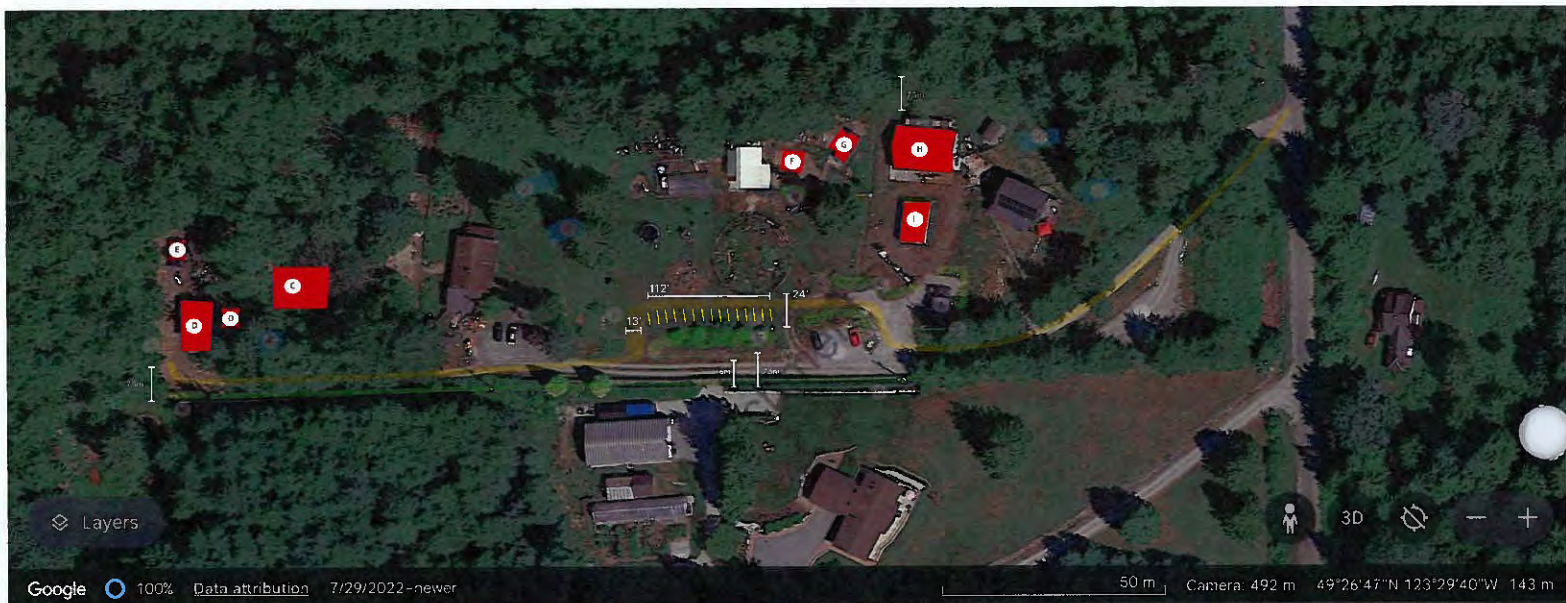
LEGEND - TRAFFIC FLOW

LEGEND - VISUAL BARRIERS AND SCREENS

LEGEND - VISUAL BARRIERS AND SCREENS

1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



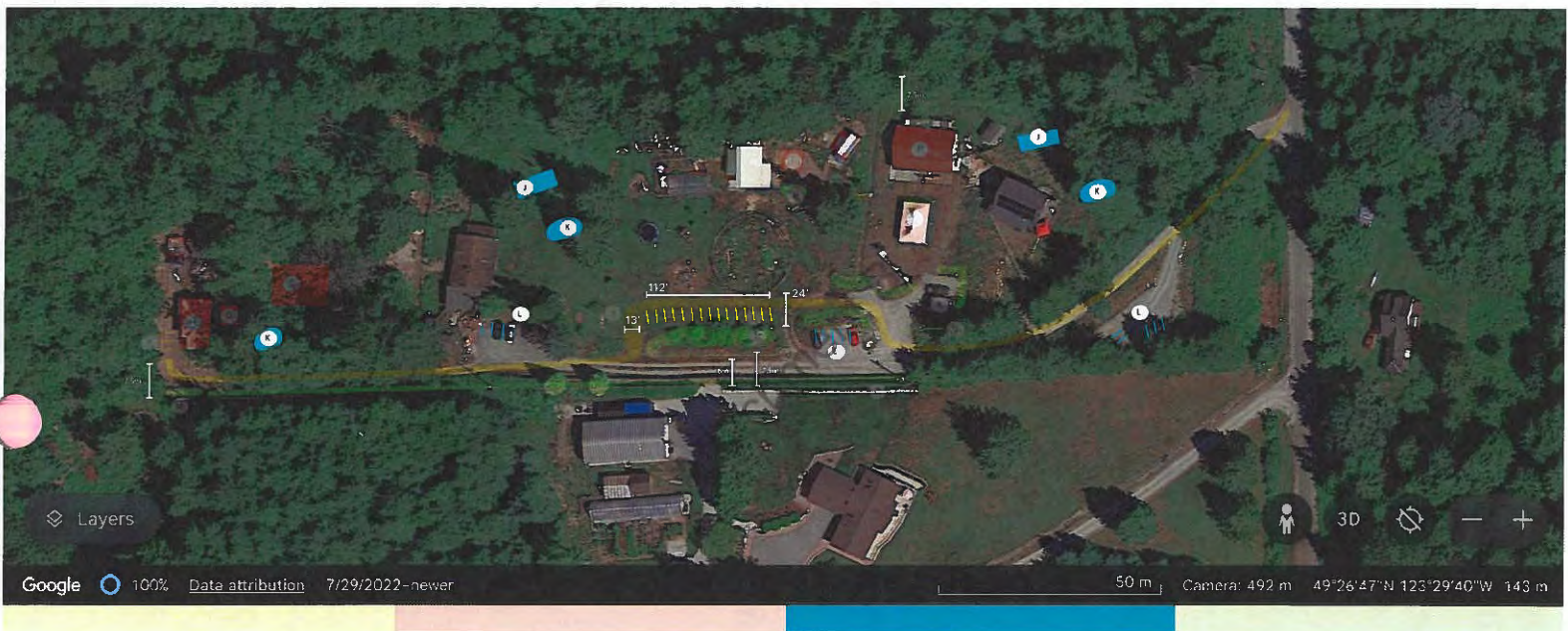
- ASSEMBLY USES / BUILDINGS**
- C: Area under maple tree - square footage 425
 - D: Studio and Bathroom - square footage 475
 - E: Cob Building - square footage 103
 - F: Gathering Space / fire pit - square footage 270
 - G: Bus Deck - square footage 220
 - H: Hub - square footage 1100
 - I: Tent - square footage 600

- RESIDENTIAL - BUILDINGS, PARKING AND DRIVE**
- 1. Hub Building
 - 2. Hub Deck
 - 3. Hub Building
 - 4. Hub Building
 - 5. Hub Building

- ROADS, WALKWAYS, LAWN, DRIVE & DRIVEWAY**
- 1. Hub Building
 - 2. Hub Building
 - 3. Hub Building
 - 4. Hub Building
 - 5. Hub Building

1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



<p>1. New Residences</p> <p>2. New Septics</p> <p>3. Residential Parking</p>	<p>4. New Residences</p> <p>5. New Septics</p> <p>6. Residential Parking</p>	<p>7. New Residences</p> <p>8. New Septics</p> <p>9. Residential Parking</p>	<p>10. New Residences</p> <p>11. New Septics</p> <p>12. Residential Parking</p>
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1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



REGULATORY PLANNING AND DESIGN SCHEM	ASSEMBLY USES & BUILDINGS	RESIDENTIAL PFD HOMES: FAVORABLE, MID-SEPTIC	PRIVACY AND NOISE MITIGATION & IMPROVEMENTS
<ul style="list-style-type: none"> 1. 1747 Storvold Road 2. 1747 Storvold Road 3. 1747 Storvold Road 	<ul style="list-style-type: none"> 1. 1747 Storvold Road 2. 1747 Storvold Road 3. 1747 Storvold Road 4. 1747 Storvold Road 5. 1747 Storvold Road 6. 1747 Storvold Road 7. 1747 Storvold Road 8. 1747 Storvold Road 9. 1747 Storvold Road 10. 1747 Storvold Road 11. 1747 Storvold Road 12. 1747 Storvold Road 13. 1747 Storvold Road 14. 1747 Storvold Road 15. 1747 Storvold Road 16. 1747 Storvold Road 17. 1747 Storvold Road 18. 1747 Storvold Road 19. 1747 Storvold Road 20. 1747 Storvold Road 21. 1747 Storvold Road 22. 1747 Storvold Road 23. 1747 Storvold Road 24. 1747 Storvold Road 25. 1747 Storvold Road 26. 1747 Storvold Road 27. 1747 Storvold Road 28. 1747 Storvold Road 29. 1747 Storvold Road 30. 1747 Storvold Road 31. 1747 Storvold Road 32. 1747 Storvold Road 33. 1747 Storvold Road 34. 1747 Storvold Road 35. 1747 Storvold Road 36. 1747 Storvold Road 37. 1747 Storvold Road 38. 1747 Storvold Road 39. 1747 Storvold Road 40. 1747 Storvold Road 41. 1747 Storvold Road 42. 1747 Storvold Road 43. 1747 Storvold Road 44. 1747 Storvold Road 45. 1747 Storvold Road 46. 1747 Storvold Road 47. 1747 Storvold Road 48. 1747 Storvold Road 49. 1747 Storvold Road 50. 1747 Storvold Road 	<ul style="list-style-type: none"> 1. 1747 Storvold Road 2. 1747 Storvold Road 3. 1747 Storvold Road 4. 1747 Storvold Road 5. 1747 Storvold Road 6. 1747 Storvold Road 7. 1747 Storvold Road 8. 1747 Storvold Road 9. 1747 Storvold Road 10. 1747 Storvold Road 11. 1747 Storvold Road 12. 1747 Storvold Road 13. 1747 Storvold Road 14. 1747 Storvold Road 15. 1747 Storvold Road 16. 1747 Storvold Road 17. 1747 Storvold Road 18. 1747 Storvold Road 19. 1747 Storvold Road 20. 1747 Storvold Road 21. 1747 Storvold Road 22. 1747 Storvold Road 23. 1747 Storvold Road 24. 1747 Storvold Road 25. 1747 Storvold Road 26. 1747 Storvold Road 27. 1747 Storvold Road 28. 1747 Storvold Road 29. 1747 Storvold Road 30. 1747 Storvold Road 31. 1747 Storvold Road 32. 1747 Storvold Road 33. 1747 Storvold Road 34. 1747 Storvold Road 35. 1747 Storvold Road 36. 1747 Storvold Road 37. 1747 Storvold Road 38. 1747 Storvold Road 39. 1747 Storvold Road 40. 1747 Storvold Road 41. 1747 Storvold Road 42. 1747 Storvold Road 43. 1747 Storvold Road 44. 1747 Storvold Road 45. 1747 Storvold Road 46. 1747 Storvold Road 47. 1747 Storvold Road 48. 1747 Storvold Road 49. 1747 Storvold Road 50. 1747 Storvold Road 	<ul style="list-style-type: none"> M: Privacy berm (Laurels) N: Privacy and Noise Mitigation Fence, 6' tall O: Noise mitigation barrier, 8' tall

Additional Details for Rezoning Proposal

Type of Assembly Use Events and Programs:

Elder and Knowledge Carrier Story Telling, Collaborative Art Projects, Art Events, Shows, Installations, School, and Youth Programs

Description:

The Art Farm serves as a space for engagement and collaboration with Traditional Knowledge Carriers, Indigenous and Settler Artists, community members from diverse backgrounds, as well as school and youth groups. The Art Farm is a unique piece of land where nature and creativity intertwine; inviting guests to explore and express. We explore ways of sharing and celebrating cultural knowledge and experiences, while acknowledging the impact of colonialism and the need to re-imagine the de-colonial present/future. We hold space for the mess of creativity because there are fewer and fewer spaces to do so, and we honour this practice through ceremony and celebration.

Ticketing:

Members of Deer Crossing the Art Farm Society, and the general public are invited to attend events and participate in programs hosted at the Art Farm through online ticket sales and/or registration. Events and programs are marketed through social media, print media, e-newsletters, and on our website. Invites are sent to specific individuals or organizations. Participants will always be required to register for their experience at the Art Farm. Ticket sales will be limited based on the event and will be offered to Members of the Society first. A ticket limit for events that occur between 0900-1900 will be set at 40 and events that are running till 2200 (twice a month only) will be limited to 60 participants.

Parking and Traffic Flow:

On site parking for events is limited and designated areas are well marked on the Art Farm. Parking for a total of 18 cars* is centrally located on the property, away from the main driveway, on a secondary driveway where

there is sufficient space (>7.5m) to park away from the property line. There is a sound-mitigating fence located between this parking area and the property line, as well as a berm with laurel trees for additional sound mitigation and privacy. The flow of traffic is directed by way-finding signage. The driveway provides sufficient space for cars entering and exiting the designated parking areas.

A carpool or shuttle service area will be setup to limit onsite parking. All events will encourage carpooling, and, when necessary, a shuttle plan will be provided. Parking or carpool information will be provided to the registrants well in advance of the event.

Our onsite events and programs will be held no more than 10 times a month during the hours of 0900 and 1900. A maximum of two events monthly may run until 2200. This monthly number of events will not be averaged over the year.

* The total # of parking spots is based on a calculation of 6 car spots per 100 sq. meters (approximately 1075 sq ft) of assembly use space.

Buildings on Site for Assembly Use:

1. Cob Building: 103 sq. ft

Description: Cob uses no molds, forms, or bricks to create, it is a free-flowing claylike medium sculpted onto a foundation to create thick, load-bearing walls. The building is completely unique, with space to sit down, have a fire, meditate, reflect alone or with others. Located on the west edge of the property, nestled in the forested area of the Art Farm. The Cob can comfortably host 6 people around the warm fire for programming.

2. Studio and bathroom: 475 sq. ft

Description: This is a space for creative practice. Located near the Cob building, the studio provides a larger area protected from the elements for studio art making. This building can host small groups up to 10 for programs and events. There will be small wheelchair accessible bathroom added to accommodate participants in this part of the farm.

3. The Hub: 1100 sq. ft

Description: The hub is the main gathering area, with the largest square footage on the Art Farm. With access to creative equipment such as sewing machines, art supplies, fabric, recording equipment, and more. The hub is set up with an open concept, best for collaborating and creating. This space can host up to 15 guests for the purpose of event and programming.

4. Fire Pit by Camper bus: 270 sq. ft

Description: An outdoor area to gather around a fire to story tell and connect with each other. Located adjacent to the camper bus can host 20 people to maintain a reasonable social noise level during events/programs.

5. Camper bus Deck: 220 sq. ft

Description: A wooden deck that can host 8-10 people for specific events outdoors.

6. Maple Tree Gathering: 425 sq. ft

Description: A large maple tree is surrounded by a clearing and smaller trees. This clearing creates a unique atmosphere for live productions and events. Surrounded by the trees, this area can host up to 30 people.

7. Tent: 600 sq. ft

Description: Located south of the Hub – the Tent is an outdoor space allowing engagement and creative practices influenced by the surrounding nature. Tables and chairs can be added to the tent covered deck to support outdoor meals and hands-on programming. The tent area can host 20 people at one time for events.

Total square footage for assembly use: 3193 sq ft (297 sq m)

Buildings on site but not for assembly:

Barn/Workshop
Greenhouse
Camper Bus (office space and storage)
Recycling Shed
3-floor residence at eastern end of property (1940 sq ft)
1-floor rancher residence in middle of property (950 sq ft)

Proposed New (2) Residences

Basic descriptions:

- max 800 square feet, each
- one bedroom plus a den or two bedrooms
- In-suite laundry
- Access to garden area, hiking trails, and mountain views

The private rental market for a two-bedroom apartment as reported by CMHC in BC is \$1721/month average while the Vancouver average is around \$2000/month. CMHC doesn't offer statistics specific to the Sunshine Coast so our information for reference is based on research with local listings and current rental rates. The Sunshine Coast offers a private two-bedroom detached house on rural acreage for approximately \$2200/month + utilities.

With this research in mind, The Art Farm would set a flat rate rental price of \$1500/month to future tenants. The cost will include all utilities and maintenance fees (tenants will only be responsible for their internet and cable). This is in line with the Art Farm's mission of providing below-market affordable housing options for those working on the Sunshine Coast.

Public Information Meeting Summary Report

The following is a summary of comments, questions, and feedback from our rezoning application Public Information Meeting (PIM) held at Eric Cardinal Hall in Gibsons on Thursday April 21st, from 7-8:30 PM

Issues of concern:

- Increased traffic and parking
- Noise - large gatherings; people coming & going
- Overnight retreats
- Increased density
- Infrastructure to support increased density – water, septic
- Fear with variables re public property
- Concerns about new unfamiliar people coming to neighborhood

Comments of support from PIM:

- Concerns re. young people not being able to get into the market and would like to be able to share their property (lives in Roberts Creek)
- Family struggling to find affordable housing, things are changing, we need to make our choices about what change looks like
- Most people don't understand what DCAF does
 - Nurturing, love, entertainment, creativity
- A beautiful place to grow up but now do I have to leave because it's becoming a place only for the wealthy. I don't want to leave and feel this is a beautiful/valuable proposal.
- This type of thing is happening all over the world
- Rolling Earth got assembly through public process; interested in pilot
 - Issue re: ALR with less density

Comments of support from emails:

"The exacerbation of the affordable housing crisis over the last two years is begging for creative solutions - solutions that not only protect our rural lands from development that simply does not fit with our stated long-term goals (e.g., massive clearcut housing developments) but also offer comfortable, safe, efficient and sensitive generational housing alternatives AND opportunities for small scale food production."

"Safe environments like the Art Farm save and rescue aspects of the soul that only survive when exposed to creativity, spontaneity, and love. The Art Farm is a necessity for this community."

"I fully support this application for a zoning change."

"At Coastal BC where the flat land is precious, I feel Deer Crossing's land should be made available to people and community that can be greatly benefited."

"In a time when people are often so divided, it is hard for me to understand how a proposal to build community, teach people to work together, honour the land and the people that live here, give historical context to the surroundings, paint the world with creativity, and provide a

wholesome place for people to peacefully coexist could be denied or discounted.”

“I believe Deer Crossing Art Farm is just opening door for future possibility to everyone who lives in community, place to live, place to connect, place to be happy in beautiful Sunshine Coast.”

“They nurture opportunities to engage and collaborate with those whose voices are underrepresented, for example: children, youth, elders, people living with disabilities, people facing systemic discrimination due to race, sexuality, gender, or socioeconomic factors. “

General questions:

- How do you see this enhancing rural lifestyle?
- Do you want to keep it rural? If so, how will you do this with expansion?
- What is the vision? There’s a lot going on.
- What is the alteration of the land; what is the footprint?
- Where are you farming? How much acreage?
- How do you get a pilot project if you are not zoned for it?
- How many gatherings per week will you have?
- Does the proposal include a paved road?
- Does co-op mean access to grant funding?
 - Are you using taxpayers’ money to go towards this?
 - What happens when the funding dries up?
- How do you sustain yourself if you don’t continue to grow?

Proposed approaches to address questions and concerns moving forward

1. Draft up responses to questions and concerns
2. Create a proposal plan for Assembly use on property (indicating limits of use, numbers and noise/traffic mitigation measures)
3. Re-draft landscaping plan for property to address noise and privacy concerns
4. Send out letter with PIM summary report, responses and updated plans to our neighbours
5. Offer to pay for and attend professional mediation with our neighbours to the south and east.

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.4**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.4, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following section immediately following Section 7.9.4 d):

- e) In Lot F District Lot 1398 Plan 21599, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<8000 m ²	1	1 Single-unit Dwelling
≥8000 m ² ≤1.75 ha	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i>
>1.75 ha	4	2 single-unit dwellings; and 2 <i>Auxiliary dwelling units</i> , subject to the following conditions: <ol style="list-style-type: none"> a) shall be limited to a floor area of 75 m² each. b) shall be used for rental tenure only, with no <i>short term rental</i> permitted <i>Secondary suites</i> are not permitted within a <i>single-unit dwelling</i> or <i>auxiliary dwelling unit</i> .

Insert the following section immediately following Section 7.9.9.2 c)

7.9.9.3 Notwithstanding any other parts of this bylaw, within Lot F District Lot 1398 Plan 21599, the following shall apply:

a) *assembly* is permitted, provided that:

- 1. Attendees are defined as any non-resident of Lot F District Lot 1398 Plan 21599
- 2. Gatherings, permitted between the hours of 9am and 7pm, shall not exceed 8 per calendar month, with a maximum of 40 attendees;
- 3. Gatherings, permitted between the hours of 9am and 10pm, shall not exceed 2 per calendar month, with a maximum of 60 attendees;
- 4. no overnight accommodation associated with the *assembly* use is permitted;
- 5. Parking shall be provided as follows:
 - a) Residential parking shall be provided per Section 6.4.1
 - b) 18 spaces shall be provided for *assembly* use.
 - c) Parking shall be provided in accordance with Section 6.1 and 6.2, except that 6.1.14 shall not apply, provided that:
 - i. Speed limit restrictions are applied along with related signage at the entrance to the property and at 75 m intervals along the length of the driveway

PART C – ADOPTION

READ A FIRST TIME this	####	DAY OF MONTH ,	YEAR
READ A SECOND TIME this	####	DAY OF MONTH ,	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF MONTH ,	YEAR
READ A THIRD TIME this	####	DAY OF MONTH ,	YEAR
APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT this	####	DAY OF MONTH ,	YEAR
ADOPTED this	####	DAY OF MONTH ,	YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****November 22, 2022**

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

PRESENT:	Vice Chair	Doug MacLennan
	Members	Sarah Macdonald Fred Gazeley
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Planner II, SCRD Recording Secretary Public	Nick Copes Diane Corbett 3
REGRETS:	Members	Susan Fitchell Alicia Lavalle
ABSENT:	Member	John Rogers

CALL TO ORDER 7:00 p.m.

Members congratulated previous Area F APC member Kate Stamford on her election by acclamation to the position of SCRD Area F/West Howe Sound Director.

Director Stamford announced that the Alternate Director is Ian Winn.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Gaetan Royer, a planner with CityState, addressed the APC regarding reasons for his support for the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road. He commended the approach of the proposal and remarked that it exhibited social conscience and care, and was worthy of support.

MINUTESWest Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of June 28/July 5, 2022 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022 (under review)
- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Roberts Creek (Area D) APC Minutes of June 20 2022
- Elphinstone (Area E) APC Minutes of June 22, 2022

REPORTS

Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road

The APC discussed the staff report regarding Zoning Amendment Bylaw No. 722.4, to amend Zoning Bylaw 722 to allow for assembly use and two auxiliary dwelling units with a maximum size of 75 m² each, on a parcel located at 1747 Storvold Road in West Howe Sound.

The Planner gave an overview of the zoning amendment application and responded to questions from APC members and the Director. Points included:

- The property is located within Rural Residential B land use designation and Rural Residential One zoning. It is within G Subdivision District so cannot be subdivided.
- A site-specific Comprehensive Development Zone is proposed.
- An applicant-led public information meeting was held in April 2022.
- A public hearing is not required for zoning amendments, but the Board could decide to schedule a public hearing.
- There would need to be a development permit with a geotechnical study to address slope hazard on the site.
- The application was submitted prior to adoption of Bylaw No. 722, the new and updated zoning bylaw, which includes provision for secondary suites.
- SCRD received correspondence from neighbours with concerns.
- Applicant had proposed mitigation measures and conditions of use to address concerns surrounding assembly, with a limit on number of people, number of gatherings per month, and hours for gatherings. The conditions of use could be included in the Comprehensive Development Zone.

Chad Herschler, applicant, and Joanne Norris, a director of the Art Farm Society, were present to respond to inquiries about the application. It was noted that:

- After the public information meeting, there was an effort to address neighbours' concerns around traffic and noise with a second proposal.
- Concerns received had been around the assembly use and density of the homes.
- The Art Farm has been operating for fourteen years and conducts community-engaged arts, focused on creating collaborative projects with community members. That involves small groups of people coming together. This has been done mostly off the property. Examples of activities include: small classes working on a project; group of elders living with dementia; work with Sechelt Indian Band on projects such as a summer youth program. That is the majority of types of programs the Art Farm would like to officially host and be able to offer more publicly so it becomes more accessible to a wider group of people.
- This would be scaling up of operations. Members are in the process of figuring out the

organizational structure, which has values built into it. The idea is for a cooperative structure that people would buy into.

- This is about a way of living that addresses social and cultural aspects. There is a demand for this way of living, from a family and a community perspective.
- Discussion of the impact of having more people on the land to enable the land to be better used, such as in the case of farming. There is a yearning for different models to be explored. Can appreciate that this is taking a bit of a risk; it isn't a proven model. There are existing models around the country that are working.

Staff noted that after the public information meeting staff had a discussion with Chad and colleagues from the Art Farm. They developed a number of proposals that were included in the agenda package around assembly use, parking, and noise. Applicant was to revise the proposal, and do referrals. Then a draft bylaw would be developed, taking a look at measures for visitors, time for visitors, parking requirements, and other measures. Neighbours would be notified of a public hearing, the next opportunity for comment.

Members of the public left the meeting at 7:52 pm.

The following points were noted:

- It sounds like an amazing idea; I like the idea of having productive use of the land.
- Concern with how the site-specific zoning being contemplated plays out in the future. If the property were to be sold, it would have four houses on it, not in keeping with everyone located around the property. Concern about approaching this on a site-specific basis, especially when the Regional District is looking at approaching affordable housing on a more area-wide basis.
- Concern regarding the idea that this is tied to affordable housing. It was described as supporting affordable housing in modelling a different housing opportunity. You've got the two auxiliary units, and people who have them would buy into them. That is a 750 square-foot home on a five-acre property; not sure how that addresses affordable housing issues in our community, due to how much it would cost for the land. If you need more people on the land, could you do that by secondary suites? That would create flexibility for people to move in and out without buying into it, and addresses food production... and not take away from the cultural vitality. See if it could be accommodated through the existing bylaw.
 - Applicant clarified the model doesn't mean that every housing member would have to buy in. It would be stewarded by the Art Farm, who would become a contributing member.
- Am familiar with what Chad is doing; am in favour as long as meets code and concerns. In favour of rezoning.
- In favour; well put together package. Concern: What is the next step?
- Recommend that we have a public hearing to address neighbours' issues.
- Neighbour to the south won't agree with what they are doing. Neighbour to north is new to area, never lived here. They don't want any other development in the area. They have a right to leave comments at a public hearing after the applicant applies for the rezoning.
- Density is going to be an issue; four dwellings on a five-acre plot is not unreasonable.
- Concern: densification isn't being more addressed at a general level. Why is this Subdivision District G, where you can't subdivide?
- Have general bylaw on dealing with densification.
- Regarding fire protection: it is one thing to be outside the Fire Protection District when you have a dozen people on the property, but more problematic with a gathering of

eighty people at a concert if something goes wrong. They are on their own regarding fire protection, unless the regional district comes in with an approach to densification in that area and extends fire protection to it. Have a time limit for amplified music.

- They have had a lot of gatherings on the farm to date. They don't want to become a nuisance to their neighbours. One neighbour doesn't want any activity. I think 11:00 pm is a bit late; it should follow the Regional District Noise Bylaw. A proposed assembly maximum of eighty attendees seems excessive. Suggest forty attendees; end noise at 9:00 pm. This would be more proactive with respect to neighbours.
- Recommending that there be fewer people seems reasonable. Not being loud seems reasonable. Question: why is SCR D supporting it? Because it is a package, it ticks a lot of options. It isn't really a model going forward; it is down to individuals.

Recommendation No. 1 *Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road*

Regarding the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road, the Area F APC recommended that:

- a public hearing be scheduled for the zoning amendment bylaw application;
- planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant's need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws;
- the Board look at the assembly aspect in the broader sense of the SCR D;
- the assembly part of the application takes into account the safety aspects of larger gatherings; and
- the density be re-examined and discussed before proceeding to have a site-specific zoning.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, January 24, 2023

ADJOURNMENT 8:22 p.m.

January 20th 2025

To the Sunshine Coast Regional District Board of Directors,

Sandra and I have drafted a short letter to address the questions raised during the November 21st EAS meeting in response to our rezoning application.

Questions arose about our organization (Deer Crossing The Art Farm) and our history of submitting proposals for rezoning to the SCRDR.

The Art Farm is a not-for-profit society founded in 2009 by Sandra, me, and our extended family/community. We moved here to invest in this community. Since then, we have grown into a robust community-engaged arts charitable organization—with a seven-member board, eight staff members, dozens of contractors, and hundreds of collaborators—that facilitates and produces events, workshops, productions and collaborations up and down the Sunshine Coast and other regions of BC year-round.

We are proud to be one of the few businesses on the Sunshine Coast that **pays a living wage** to all our staff and team members, and we are committed to growing and **sustaining grass-roots cultural creation and land-based learning led by equity-deserving voices** in our community for years to come. We are **a vibrant economic engine** for our community. Over the past decade, we have attracted millions of dollars from off coast into our region through our work and programs.

Stability, sustainability and security are essential to land-based Indigenous-led cultural organizations like ours. Fiscal responsibility was one of the driving forces behind The Smart Farm Project. Ultimately, we wanted to find a way to mitigate the cost of land for our organization, as well as for future potential farmers. This reduction in costs, along with security of tenure, would enable us to continue providing year-round cultural programming in our community. We launched The Smart Farm Project, in partnership with the SCRDR (among others) in 2013. The goal was to develop a model that would allow for increased density on rural acreages to make land more accessible to farmers and land-based cultural organizations like ours. This is a growing need across BC. More farms are needed, and more opportunities for communities to re-learn how to grow their own food and live in a balanced relationship with the land.

Over the next 10 years, we stewarded multiple phases of 'model development' that included legal support, draft zoning, economic forecasting, agricultural modelling, and more. The Smart Farm Project required this rigour as it pushed up against conventional notions of rural land-use, as well as stigmas surrounding shared land and communal living. Nevertheless, the planners and consultants we worked with over the past 10 years have stressed how important it was to develop creative responses to the growing food security and land affordability crises. Indeed: we were asked on multiple occasions to present our ideas at conferences around BC.

In 2020, we began to search for local organizations to pilot this model. No organization had the resources or capacity to do so. In 2021, we decided (Sandra and I, along with The Art Farm board) to pilot the concept ourselves.

This the first and only time we have applied for rezoning. All other work on this concept has been done theoretically, in partnership with your planning staff and other organizations. SCRD planning staff that we collaborated with, along with many other partners, encouraged us to apply for this rezoning,

Other questions arose about how this proposal will support affordable housing and food security/ agriculture. We spoke to this in our previous rationale letter but are pleased to lay this out again.

Farming and affordable housing on rural land is currently out of reach for any person or family that does not have access to inherited or earned wealth. Our research during The Smart Farm Project's development made it clear: farmers need affordable land, housing, and ways to house co-workers and employees to sustain, thrive and flourish. As a land-based cultural organization that blends farming with land-based learning and cultural creation, we likewise need to make housing and land more affordable to sustainably carry out our programming. The assembly use we are requesting helps to diversify our revenue streams, allowing for small paid workshops and gatherings on our land and facilities.


We are on one of hundreds of 5-20 acre lots here on the Sunshine Coast. Most of this land is outside the ALR and, with enough labour and resources, eminently farmable (berries, mushrooms, root vegetables, kale, grazing livestock and more can flourish here). The cost of land and building materials combined with current zoning restrictions makes farming, housing, and land-based education/cultural-creation unsustainable for most individuals and families. The Smart Farm Project proposes a well-researched land-use innovation to enable more groups of families to come together and build farms, cultural gathering sites, and affordable homes in our community.

We recognize that this one rezoning proposal will not solve the current crises of our day. In our case, we're adding two small homes and allowing for a limited number of small gatherings on our property. However, we hope that modelling a different way to live on rural land will pave the way for more land use innovation in the future; innovation, we would argue, that is desperately needed.

We would also like to emphasize that this project is in collaboration with Shísháhlh and Skwxwú?mesh Knowledge Carrier Xets'emets'a Candace Campo, who brings her wealth of wisdom and experience on the land to the proposal. We are privileged to have someone like Candace in our community who is generous with her culture and protocols, stewarding us through this period of deep healing and reconciliation. We have attached a letter from Candace to emphasize the importance of this proposal to her and her Nations. We have also attached an updated 12-page slide deck that gives you specific details on our proposal (parking spots, farm use, assembly use, sound and privacy barriers, etc...).

Thank you again for taking the time to review our proposal.

Sincerely,



Chad Hershler and Sandra Louise Buck



January 15, 2025

Dear SCRD Board of Directors

I write this letter to express my support and excitement in collaboration with The Art Farm's Smart Farm pilot application. I have helped to provide The Art Farm guidance with cultural protocols through-out this development process and look forward to continuing with this role.

I am an educator, anthropologist, and artist. Through our company Talaysay Tours our team teaches Indigenous curriculum, land-based learning, and art to approximately 50 schools throughout the lower mainland. As a member of the two communities, I have worked with both Skwxwú7mesh and the shíshálh Community for over twenty-five years, teaching land-based learning, language, cultural rediscovery, Salish art, cultural ambassadorship and Indigenous tourism for twenty plus years.

Over the past number of years, my company has worked in collaboration with The Art Farm on multiple projects, and we continue to collaborate moving forward. Our shared goal is to create opportunities for groups of youth, children, adults, and elders (within my communities and settler communities) to witness and experience the history and world view of Shishalh and Skwxwú7mesh peoples. The proposed pilot will provide us with a remarkable space—a cultural sanctuary—for this programming to flourish.

I am committed and hopeful to the outcome of this project.

Sincerely,

Candace Campo

Attachment D



A stewardship project of...
**DEER CROSSING
THE ART FARM**



Smart Farm Pilot Details

The Art Farm is a non-profit community engaged arts organization that envisions a world where people of all ages, backgrounds and abilities can engage in creative projects which reconnect us with the land, ourselves, and each other.

Over the past 15 years, our organization has facilitated hundreds of workshops, produced dozens of festivals, circuses, exhibits, films, and showcases, and led more than twenty collaborations with community groups, organizations, universities and governments in the service of this vision. Our projects contribute to a stronger more resilient Sunshine Coast community, with a focus on affordable housing, food security, health care, education, Indigenous culture, and environmental stewardship.

Why is The Art Farm proposing a Smart Farm “Pilot”?

The Art Farm has led “The Smart Farm Project” since it began in 2013, and we are best positioned to test this pilot and share the process and outcomes with our wider community. The Smart Farm Project has been supported by funding from the Real Estate Foundation of BC, Investment Agriculture Foundation, Vancouver Foundation and more. The Smart Farm pilot will showcase a unique land use model between organizations and private tenants that will increase local food security, cultural vitality, and affordable housing for our community.

In the attached Smart Farm info booklet, we have listed how this Smart Farm pilot will support the SCRD in meeting its goals for sustainability, affordable housing, cultural expression, education, and food security. The Smart Farm pilot will test this model to better understand its limitations and potential, prove to other communities (and our own) that this model is possible, and place the Sunshine Coast on the map in terms of progressive land use innovations.

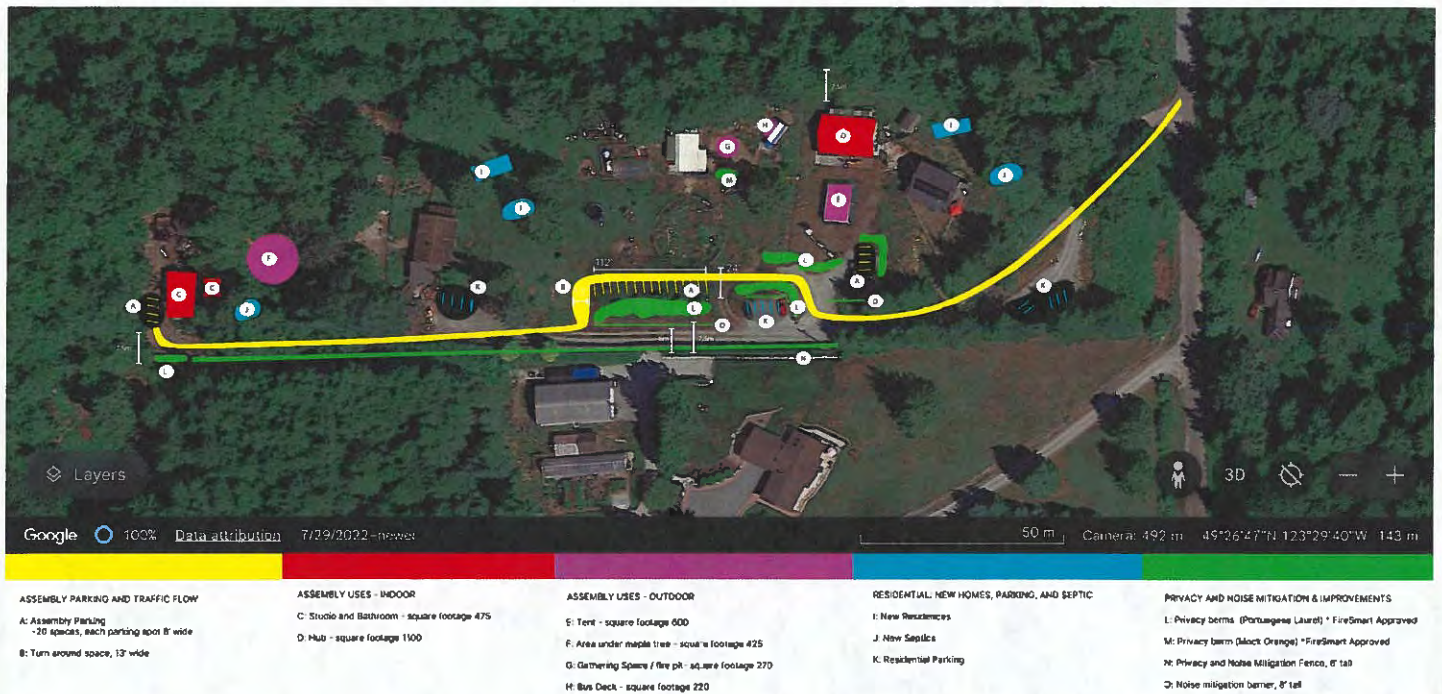
The following material contains:

1. an updated map with additional improvements,
2. a glossary of definitions for uncommon terminology, and
3. detailed descriptions of the rezoning proposal

Updated Smart Farm Map



Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



1. ASSEMBLY USE

- There will be no more than an average of 8 daytime facilitated gatherings per month with a maximum number of 40 attendees. Daytime gatherings will start no earlier than 9 AM and end no later than 7 PM.
- There will be no more than an average of 2 evening facilitated gatherings per month with a maximum number of 60 attendees per gathering. Evening gatherings will end no later than 10 PM.
- Two additional toilets and hand washing sinks will be added to the property with associated permits.
- Prior to any buildings on the site being used for assembly, buildings will be brought up to meet code requirements. Until that time, assembly uses will take place outdoors only.

Smart Farm Pilot Details



1. ASSEMBLY USE

Examples of facilitated gatherings requiring assembly use on the property:

- Visual arts workshops (i.e. Indigenous arts, land-based arts, wearable arts, etc...)
- Media arts workshops (i.e. photography, video, animation, sound design, etc...)
- Performing arts workshops (i.e. aerials, dance, theatre, music, etc...)
- Education, training, and mentorship focused on Indigenous ways of knowing and being, healing modalities, agricultural practices, design innovations, and intercultural exchange
- Family friendly performances featuring artists, musicians, storytellers and/or Indigenous Knowledge Carriers

All our assembly use activities will be led by Indigenous ways of knowing and being, low impact, ecologically sensitive, and in balance with nature and our surroundings.

Smart Farm Pilot Details



2. RESIDENTIAL USE

- Two additional homes, each with an 800 square foot maximum will be added to the land. Homes will have a maximum of 2 bedrooms and will be suitable for single individuals, couples, or small families.
- Two new low impact septic fields will be installed to accommodate the additional residences.
- There is a large fresh water supply on the land which will produce enough water to support the additional residences and assembly use.
- The two new homes will be used for long-term rental accommodations

3. PRIVACY MEASURES

- A 6-foot fence has been built along the length of the driveway bordering the south neighbour.
- Additional barriers (see map attached) will be added east and west of the fence.
- Shrubbery and berms have been added along the north side of the driveway.
- Additional shrubbery, trees and berms will be added in strategic locations to ensure as much privacy as possible (see map attached).
- All new residences and facilities for assembly use have been and will be built as far from the south border as possible.
- Trees and shrubbery along the north border will continue to be maintained and encouraged.

Smart Farm Pilot Details



4. NOISE MITIGATION

- Art Farm facilitated gatherings will start no earlier than 9 am and end no later than 10 PM.
- In order to mitigate the impact of noise from facilitated gatherings, we have deliberately placed the majority of our new building structures and gathering sites as close to the north border as possible (a 20 foot section of trees runs from east to west along our north border).
- There will be minimal amplification. When amplification is required, we will ensure the decibel level falls within standard limitations for residential neighbourhoods.

5. TRAFFIC MITIGATION

- There will be 24 parking spots on the property, allowing for 18 spots for assembly, and 6 spots for residents.
- 1 assembly parking spot will be wheelchair accessible,
- Shuttling will be provided and/or carpooling will be encouraged for all Art Farm facilitated events.
- Clear and appropriate signage will ensure that Art Farm visitors drive slowly and park in the correct places.
- We will be installing additional roadways on the property to move traffic quietly, quickly and efficiently on and off the property.

Smart Farm Pilot Details



6. FARM USE

- All farm uses will correspond with current zoning restrictions regarding livestock, manure, and equipment
- Residents will oversee farm production with additional support from off site staff



GLOSSARY

Community Engaged Arts: a field of professional arts practice that focuses on engaging community members who may not self-identify as artists in the process of cultural creation. The Art Farm's practice is focused primarily on collaboration with individuals and communities who are under-represented in main-stream culture.

Indigenous Knowledge Carrier: Indigenous Knowledge Carrier: an Indigenous person who carries the responsibility of passing the stories, songs and language of their ancestors onto the next generations.

Facilitated gatherings: workshops (facilitated session for a group of individuals or a class), ongoing collaborations (a period of time devoted to a shared project by a group of individuals), meetings, live events, or exhibits that are planned, coordinated and overseen by an individual or team.

Examples of daytime facilitated gatherings: hosting Shishalh nation youth for creative team building, workshops with seniors living with dementia to create art work, an exhibit of work created in collaboration with children who have experienced separation or divorce.

Examples of evening facilitated gatherings: story-sharing by an Indigenous Knowledge Carrier, live music by a singer-songwriter, harvest table and feast.



FOR MORE INFORMATION:

www.smartfarmproject.org

Chad Hershler

604-250-6029

chad@deercrossingtheartfarm.org



A stewardship project of...

**DEER CROSSING
THE ART FARM**

www.deercrossingtheartfarm.org



NOTICE OF PUBLIC HEARING

Zoning Amendment Bylaw No. 722.4

Notice is given that the Sunshine Coast Regional District (SCRD) Board will hold a Public Hearing in accordance with Section 466 of the *Local Government Act* to consider Zoning Amendment Bylaw No. 722.4 on:

Date	Monday, January 19, 2026
Time	7:00 PM
Location	In-Person Public Hearing Eric Cardinal Hall at 930 Chamberlin Road, West Howe Sound, BC

Purpose of the Bylaw

The purpose of the proposed Zoning Bylaw Amendment No. 722.4 is to:

- Allow for two auxiliary dwelling units with a maximum size of 75 m² each, to be used for rental tenure only
- Allow for limited assembly use, subject to conditions and provision of parking

On the property located at 1747 Storvold Road (Lot F District Lot 1398 Plan 21599)

The proposed changes would facilitate the operation of "Deer Crossing The Art Farm".

More information on the proposed bylaw is available for inspection electronically at www.scrd.ca/public-hearings or physically at the SCRD Office located at 1975 Field Road, Sechelt, BC, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding statutory holidays, beginning January 9, 2026, until January 19, 2026.

Attending the Public Hearing

This Public Hearing will be conducted in-person at Eric Cardinal Hall, 930 Chamberlin Road, West Howe Sound.

For detailed instructions on how to attend and participate in the Public Hearing, please visit www.scrd.ca/public-hearings or contact the Planning Department at planning@scrd.ca or 604-885-6800 in advance of the meeting.

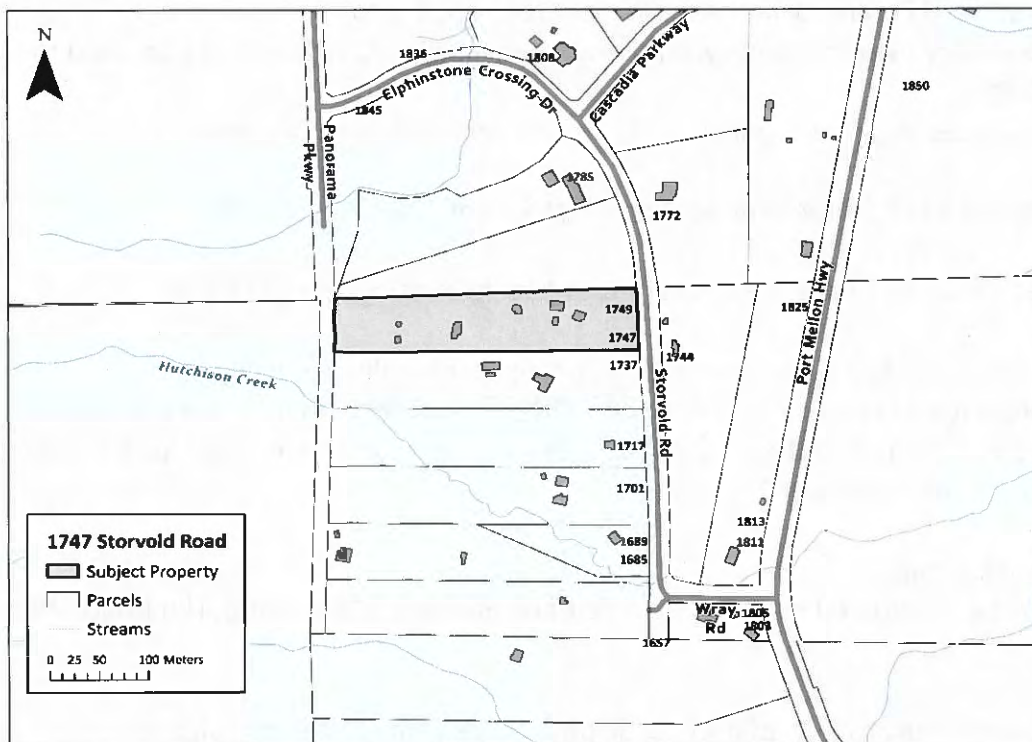
Written Submission

All persons who consider their interest in property to be affected by the proposed bylaw will be given reasonable opportunity to be heard at the Public Hearing, or to provide written submissions for the public record, respecting matters contained in the bylaw. Please note:

- Written submissions received by the SCRD on or before 12:00 PM (noon) on January 19, 2026, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on January 19, 2026, written submissions will only be considered by the Board if read out at the Public Hearing.

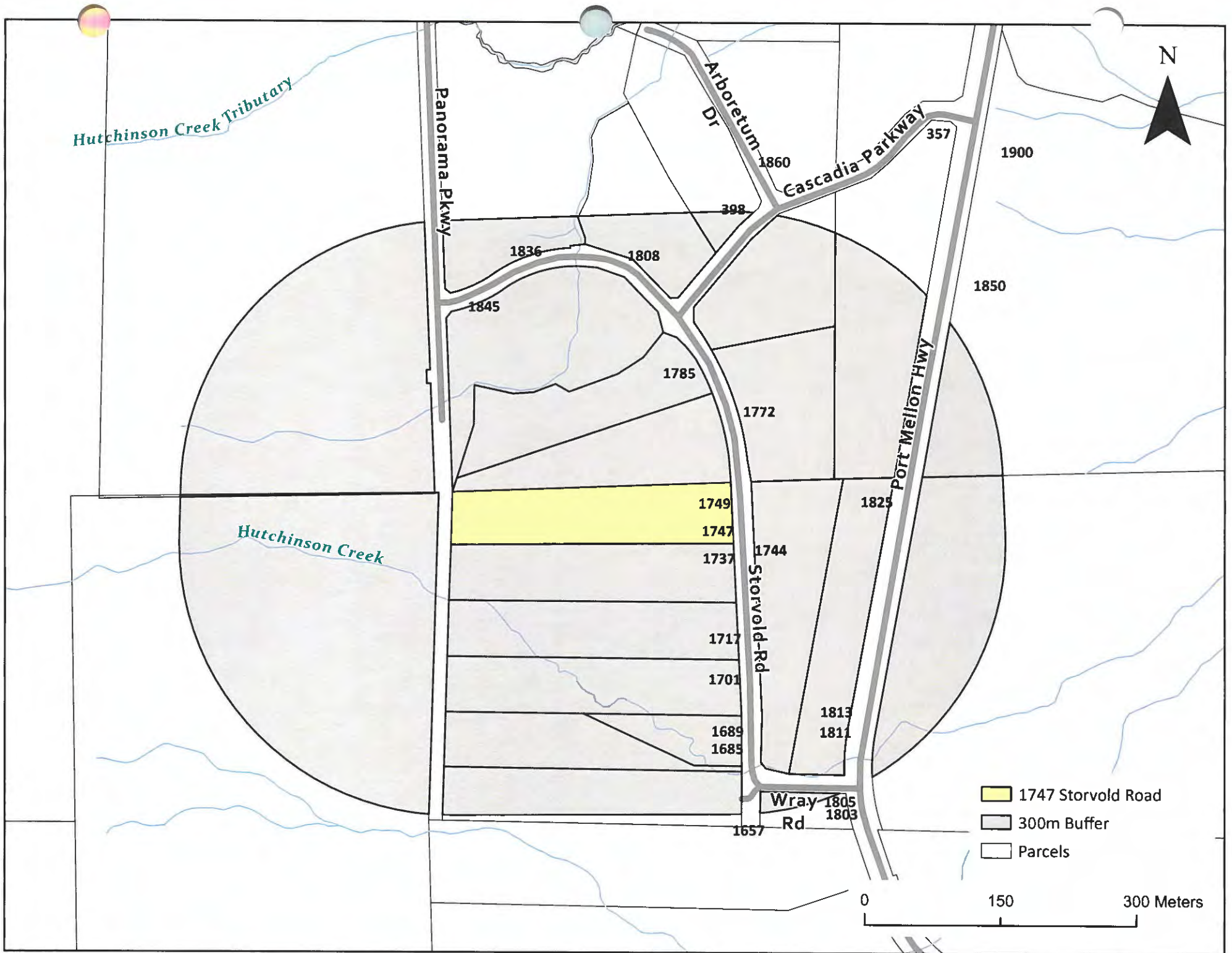
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- **Hand delivery or mail:** Submissions must be addressed only to: Planning Department, Sunshine Coast Regional District, 1975 Field Road, Sechelt, BC, V7Z 0A8
- **Email:** Submissions must be sent only to publichearings@scrd.ca
- **Fax:** 604-885-7909



Location Map (1747 Storvold Road)

PID	FOLIO	ADMIN	COMMENTS	FULL_ADDRESS	ZONING
027-903-176	746.03110.100	Private		STORVOLD RD	AG
027-903-184	746.03110.105	Private		1785 STORVOLD RD	AG
027-903-222	746.03110.125	Private		1808 STORVOLD RD	AG
027-903-231	746.03110.130	Private		398 CASCADIA PARKWAY	AG
009-802-207	746.03652.001	Private		1691 JENSEN RD	AG,R1
009-798-226	746.03652.101	Private		STORVOLD RD	RU1
009-798-242	746.03652.103	Private		1701 STORVOLD RD	RU1
009-798-251	746.03652.104	Private		1717 STORVOLD RD	RU1
009-798-277	746.03652.105	Private		1737 STORVOLD RD	RU1
027-903-214	746.03110.120	Private		CASCADIA PARKWAY	AG
009-798-285	746.03652.106	Private		1747 STORVOLD RD	RU1
009-798-293	746.03652.107	Private		1744 STORVOLD RD	RU1
028-583-078	746.03652.110	Private		1685 STORVOLD RD	RU1
028-046-234	746.01600.015	Private		1900 PORT MELLON HWY	AG
028-046-242	746.01600.020	Private		357 CASCADIA PARKWAY	AG
027-903-206	746.03110.115	Private		1772 STORVOLD RD	AG
028-583-086	746.03652.115	Private		1689 STORVOLD RD	RU1
009-124-900	746.03652.200	Private		1803 PORT MELLON HWY	AG
005-974-038	746.03652.400	Private		1811 PORT MELLON HWY	AG
015-938-701	746.03764.500	Provincial Government			RF2
032-117-752	746.03110.010	Private	Lot B EPP122984	1836 ELPHINSTONE CROSSING DRIVE	
032-117-761	746.03110.020	Private	Lot C EPP122984	1845 ELPHINSTONE CROSSING DR	AG
008-073-571	746.03110.000	Private	REM EPP122984		



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Comprehensive Fire Safety Plan

Location: 1747 Storvold Rd, Gibsons BC

Property Size: approximately 5 acres

A rural residential property with 2 single family dwellings and 5 outbuildings (two art studios, a workshop, a greenhouse, and a converted bus office)

Prepared by: Property Owners / On-site Fire Response Team

Budget: approximately \$91,000 + maintenance costs

Reference Map: "Smart Farm: Comprehensive Fire Safety Plan"

1. RISK ASSESSMENT PLAN

This property is outside of a serviced fire protection area. BC Wildfire Service and/or Gibsons Fire Department may only respond if lives are at risk or if a wildfire threatens multiple properties. Therefore, the residents and on-site team must maintain full self-reliance for prevention, suppression, and evacuation actions.

Factor | Risk Level | Notes

- 1. Topography | Moderate–High | East-facing slope; fire could advance uphill from west/northwest aspects.**
- 2. Vegetation | Moderate | ~3 acres forested; remaining area semi-cleared with tree lines that create ember pathways.**
- 3. Access/Egress | Moderate | Single main driveway; secondary truck/tractor route designated for emergency egress.**
- 4. Water Supply | Moderate | 5,000-gallon cistern; gravity-fed creek water available as secondary supply.**
- 5. Neighbouring Parcels | Moderate | Similar vegetation and fuel loading. Coordination beneficial for mutual defense.**

2. FIRESMART IMPROVEMENTS

Improvements:

- Zone 1 (0–1.5 m): Replace bark mulch with gravel; remove flammable plants; use metal/composite decking; enclose under-deck areas, Store fuels ≥ 10 m from dwellings and/or cover firewood with fire retardant materials: \$5,000
- Zone 2 (1.5–10 m): Limb trees 2–3 m; maintain 3 m crown spacing; replace dense shrubs; add gravel firebreaks: \$10,000
- Zone 3 (10–30 m): Create shaded fuel breaks; thin small trees; chip debris; mark fire line routes for tractor clearing: \$8,000

Subtotal: \$23000

3. WATER INFRASTRUCTURE and FIRE SUPPRESSION

Current Assets: Well, 5,000-gal cistern and pump ($\approx 10,000$ L/min for 20 min), creek (secondary).

Planned Upgrades:

- Gravity-fed creek water hose and installation for 2nd cistern: \$3,000
- Installation of storm and groundwater drainage ponds to feed 2nd cistern: \$3000
- 2nd Cistern manifold to hold gravity fed creek and stormwater drainage - \$4,000
- Perimeter sprinklers on all structures with automatic on/off: \$20,000
- Purchase and installation of higher volume waterline & hydrant points: \$7,000
- Purchase and installation of fire hoses & nozzles: \$2,000
- Installation of underground powerline from solar battery for back-up power: \$4,000
- Purchase of permanent trailer with water tote (2000 gal), hoses and pump: \$10000

Subtotal: \$53000

4. STRUCTURAL HARDENING

Improvements:

- Ember mesh vents – \$5,000
- Tempered glass windows – \$4,000
- Metal gutters and guards on all gutters– \$2,000

Subtotal: \$11,000

5. SITE LAYOUT

Current assets:

12 ft wide driveway, 14 ft clearance, maintained for truck/tractor access to cistern and hydrants.

Improvements:

- Reflective address signage visible from Storvold Rd.
- 3 m vegetation clearance each side.
- Turnaround area for equipment.

Subtotal: \$2,000

6. EMERGENCY PROCEDURES & COMMUNITY COORDINATION

Community Outreach:

- Coordinate with neighbours for creek access, mutual aid, and community-use of emergency equipment,
- Create communication plan for emergencies, and
- Spring and summer gatherings for advocacy, planning, and updates

Procedures:

- Maintain evacuation plan (driveway + tractor/truck trail),
- Store laminated map in weatherproof box, and
- Purchase radios and install/set up mobile phone apps for communication.

Assign on-site Team Roles:

- Team Lead: activation & safety: deploy pumps/sprinklers
- Hydrant and Hose Operator: use of hoses for fire mitigation
- Support Operator: ember patrol & hydrant/hose support.

Subtotal: \$2000

7. BUDGET SUMMARY

Improvements	Cost
FireSmart Upgrades	\$23000
Water Infrastructure	\$53000
Structural Hardening	\$11000
Site Lay-out and Access	\$2000
Emergency Procedures and Community Coordination	\$2000
TOTAL	\$91000

APPENDIX A – SELF RELIANT FIRE RESPONSE PROTOCOLS

Purpose: Establish immediate actions for on-site team during fire.

Initial 30-Minute Plan:

0–5 min: Alert team; call 9-1-1; confirm fire type; shut off power.

5–20 min: Start pumps; activate sprinklers; wet vegetation; monitor wind.

20–30 min: Evacuate if necessary; leave gates unlocked; maintain contact with BC Wildfire.

Post-Incident: Account for people; inspect equipment; log event; review plan.

Prepared by: Property Fire Safety Team – 1747 Storvold Rd

Review Cycle: Annual (Spring)

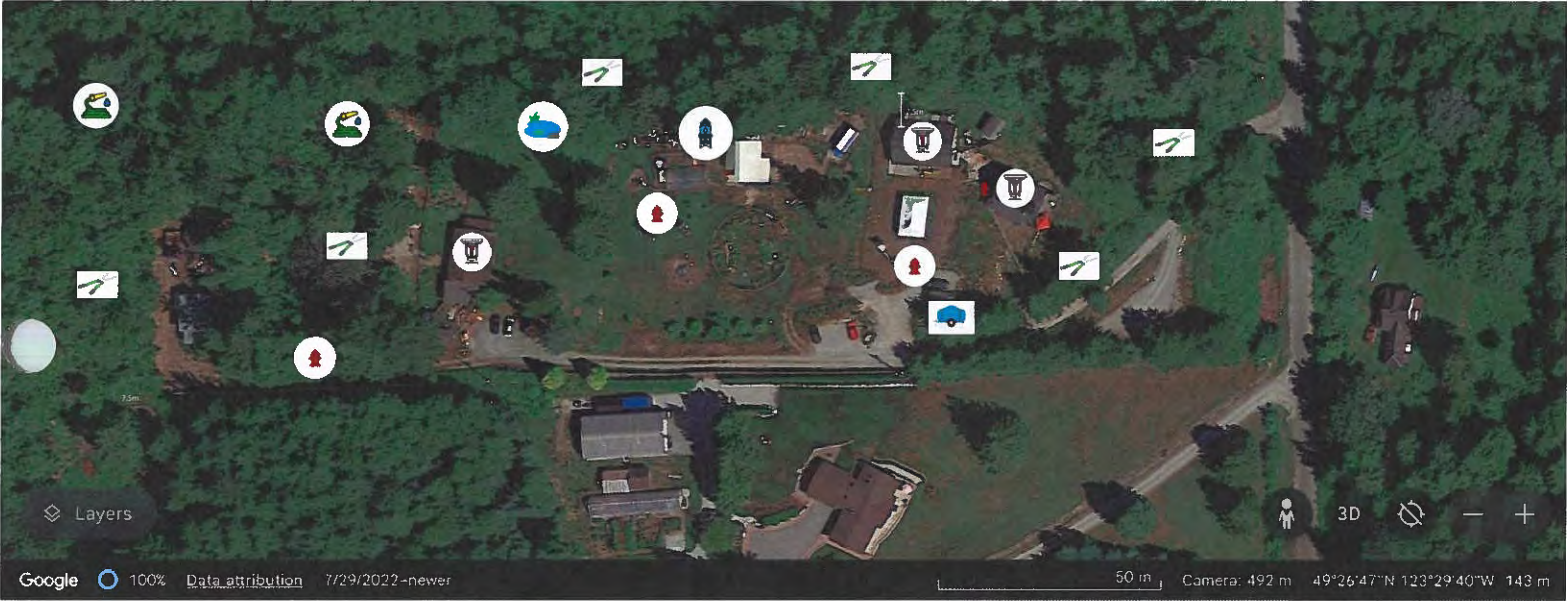
APPENDIX B – MAINTENANCE PROTOCOLS and ANNUAL BUDGET

Seasonally: Clean roofs/gutters; remove vegetation, test pumps, generator, sprinklers.

Annually: Review plan; train team; inspect systems - (approximately \$5000)

Every 3 years: Request BC Wildfire or private consultant review.

1747 Storvold Road
Comprehensive Fire Safety Plan




**High volume
fire hydrant
with hoses**


**Secondary
Cistern**


**Tree and Vegetation
thinning**


**Automatic
sprinklers**


Water Tote on trailer


**Pond for creek
and ground
water retention**


**gravity fed hose
from creek**

NEWS

ASSETS

From page 14

The department also provides services and works collaboratively with community groups to support the enhancement of recreational opportunities within the district and Sunshine Coast.

The replacement cost for parks and recreation assets is estimated at \$2.5 million and the average condition

is considered "good." The cost to replace asset components listed in "poor" or worse condition is \$220,900.

Stormwater system

The district's stormwater collection system is a combination of linear sewers, drainage features and facilities. Stormwater is treated for both quality and quantity to ensure adequate drainage and proper environmental stewardship.

The replacement cost for the stormwater collec-

tion system is estimated at \$230 million and the average condition is considered "good." The cost to replace asset components listed in "poor" condition is \$1,056,400.

Wastewater collection

The district's wastewater collection system is a combination of linear sewers and lift stations that carry flows from homes and businesses to the Water Resource Centre, where it is treated and discharged

through the outfall into the ocean.

The replacement cost for the wastewater collection system is estimated at \$408 million and the average condition is considered "good." The cost to replace asset components listed in "very poor" condition is \$24.4 million.

Septic receiving

The septic receiving facility functions as a service to provide disposal and preprocessing of sludge

found in the regular maintenance of private septic tanks. This facility serves the entire Sunshine Coast, including government and industrial users.

The replacement cost for the system is \$2.9 million and the average condition is considered "poor." Costs for assets in "very poor" condition are estimated at \$450,000.

Wastewater treatment

The district's wastewater treatment system is a

main component of the overall wastewater system. Treatment occurs at the Water Resource Centre, where various pumps, processes and filters treat the wastewater that is collected from gravity and pressurized mains.

The replacement cost for the system is \$43 million and the average condition is considered "good." Costs for assets in "very poor" condition are estimated at \$300,000.

— Sandra Thomas



NOTICE OF PUBLIC HEARING

Notice is given that the Sunshine Coast Regional District (SCRD) Board will hold a Public Hearing in accordance with Section 466 of the *Local Government Act* to consider Zoning Amendment Bylaw No. 722.4 on **Monday, January 19, 2026, at 7:00 p.m.**

Purpose of the Bylaw

The purpose of the proposed Zoning Bylaw Amendment No. 722.4 is to:

- Allow for two auxiliary dwelling units with a maximum size of 75 m² each, to be used for rental tenure only
- Allow for limited assembly use, subject to conditions and provision of parking

On the property located at 1747 Storvold Road (Lot F District Lot 1398 Plan 21599)

The proposed changes would facilitate the operation of "Deer Crossing The Art Farm".

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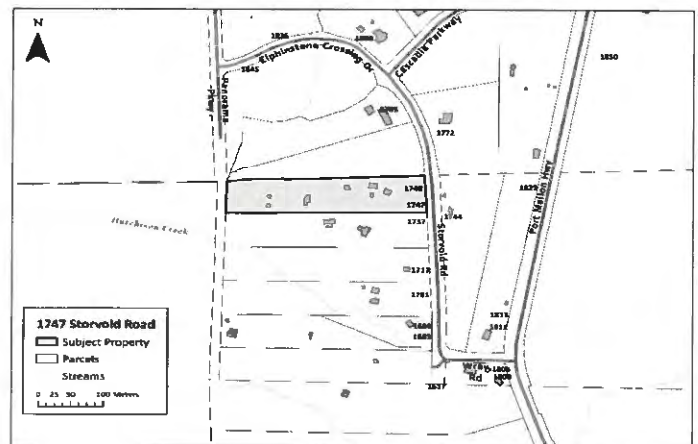
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Location Map (1747 Storvold Road)

NEWS

GIBSONS

Delegation of authority, fire commission bylaws adopted

JORDAN COPP
Local Journalism Initiative

At its Jan. 6 meeting, Gibsons council adopted two bylaws giving final approval to a new delegation of authority framework and a bylaw affirming the Gibsons and District Fire Protection Commission.

The Delegation of Authority Bylaw provides the delegation of certain council powers, duties, and functions to municipal

officers and staff under section 154 of the Community Charter.

The bylaw is intended to support administrative efficiency by clarifying staff authority in areas such as development permits, contracts, purchasing, and servicing approvals, the report notes.

Further, the bylaw includes detailed schedules outlining delegated authorities for the chief administrative officer, direc-

tor of planning and development services, director of finance, approving officer, and director of infrastructure services.

Council also adopted the Gibsons and District Fire Commission Bylaw, which affirms the establishment of the Gibsons and District Joint Fire Protection Commission. The commission “shall be responsible for policy direction on fire protection services and for making recommendations on Fire

Commission Bylaws” for the Gibsons and West Howe Sound service area.

Under the bylaw, the commission consists of five members, including representatives from the Town of Gibsons and the Sunshine Coast Regional District, with a chair appointed annually.

Both bylaws had previously received three readings.

Jordan Copp is Coast Reporter's civic and Indigenous affairs reporter. This reporting beat is made possible by the Local Journalism Initiative.



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On the property located at 1747 Storvold Road (Lot F District Lot 1398 Plan 21599)

The proposed changes would facilitate the operation of “Deer Crossing The Art Farm”.

More information on the proposed bylaw is available for inspection electronically at www.scrd.ca/public-hearings or physically at the SCRD Office located at 1975 Field Road, Sechelt, BC, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding statutory holidays, beginning January 9, 2026, until January 19, 2026.

Attending the Public Hearing

This Public Hearing will be conducted in-person at Eric Cardinal Hall, 930 Chamberlin Road, West Howe Sound.

For detailed instructions on how to attend and participate in the Public Hearing, please visit www.scrd.ca/public-hearings or contact the Planning Department at planning@scrd.ca or 604-885-6800 in advance of the meeting.

Written Submission

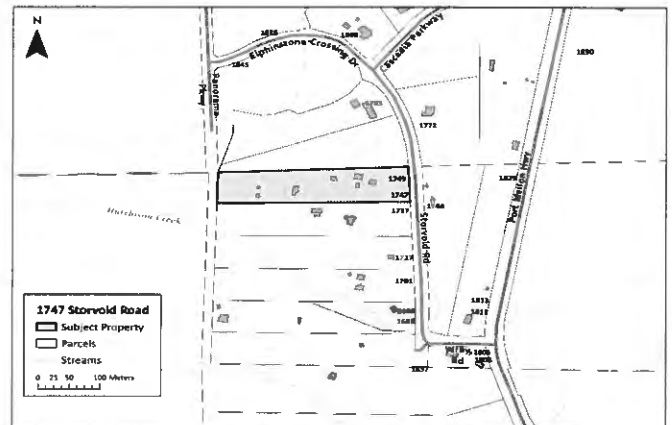
All persons who consider their interest in property to be affected by the proposed bylaw will be given reasonable opportunity to be heard at the Public Hearing, or to provide written submissions for the public record, respecting matters contained in the bylaw.

Please note:

- Written submissions received by the SCRD on or before 12:00 PM (noon) on January 19, 2026, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on January 19, 2026, written submissions will only be considered by the Board if read out at the Public Hearing.

Written submissions must be delivered only by using any of the following methods. Submissions to any other addresses, email addresses or fax numbers will not be accepted.

- **Hand delivery or mail:** Submissions must be addressed only to: Planning Department, Sunshine Coast Regional District, 1975 Field Road, Sechelt, BC, V7Z 0A8
- **Email:** Submissions must be sent only to publichearings@scrd.ca
- **Fax:** 604-885-7909



Location Map (1747 Storvold Road)

Nick Copes

From: hazel bell koski [REDACTED]
Sent: January 14, 2026 12:24 PM
To: Public Hearing Submissions
Subject: In support to the rezoning for The Art Farm in area F

You don't often get email from [REDACTED] [Learn why this is important](#)

To Kate Stamford, Area F representative for the SCRD and the SCRD Board,

As a neighbour and participant of gatherings at the Art Farm I can say that my life is better because of the community that has grown up around and on the Art Farm. I have had many uplifting and inspiring moments on the Art Farm. As a single mom and fellow artist I find solace and connection at the Art Farm.

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance.

Hazel Bell-Koski

[REDACTED]

[REDACTED] North Rd

Gisbons, BC

V0N 1V7

Area F

--

smiling at strangers since 1977

~~~~~

hazel bell-koski

multi-disciplinary artist and creative facilitator

Unceded Coast Salish Territories of the shishálh & Sḵw̓xwú7mesh First Nations  
Gibsons ,BC, Canada

Marc Tran and Bryan Bragas  
Elphinstone Crossing Dr.  
Gibsons, BC V0N 1V6

January 12, 2026

Planning Department  
Sunshine Coast Regional District  
1975 Field Road  
Sechelt, BC V7Z 0A8

**RE: Objection to Zoning Amendment Bylaw No. 722.4 and Request for Clarification and Mitigation of Concerns Regarding Zoning Amendment Bylaw No. 722.4**

Dear Manager of Planning & Development,

We are residents of the community surrounding Deer Crossing The Art Farm and wish to reaffirm our strong concerns regarding **Zoning Amendment Bylaw No. 722.4** for the property located at **1747 Storvold Road (Deer Crossing – The Art Farm)**. This proposed amendment, which seeks to permit additional dwelling units and assembly uses on a rural property outside of a designated fire protection area, presents significant risks to public safety, neighborhood well-being, and the character of our community. These concerns were previously communicated in the **May 2, 2023 letter submitted by [REDACTED] to Kate Stamford (Encl)** on behalf of the community and communicated by residents during the March 20, 2025 Electoral Area Services Committee meeting. To date, we have seen no evidence that these issues were adequately acknowledged or addressed prior to the passing of second reading of Amendment Bylaw No. 722.4, or at any other stage of this process.

We believe it is critical that the SCRD provide clear explanations and mitigation strategies before proceeding further with this bylaw.

**Key Concerns**

**1. Fire Risk and Safety**

- The property is outside a fire protection area.
- Past incidents (March 24, 2025 house fire; August 8, 2024 wildfire) highlight the danger.

- Large gatherings proposed under this bylaw increase the risk during dry summer conditions.

## **2. Inadequate Fire Suppression**

- Current measures (three 2.5-gallon extinguishers) are insufficient for events hosting 40–60 people.

## **3. Security and Emergency Response**

- No plan for crowd control, evacuation, or preventing trespass.
- Limited RCMP and SCRD bylaw enforcement response in rural areas.

## **4. Legacy of Zoning**

- Rezoning would remain if the property is sold, allowing future owners to host large events without community input.

## **5. Lack of Consultation**

- No outreach from the applicant to address neighborhood concerns.
- Previous complaints and meetings have not been reflected in SCRD reports.

### **Policy References**

- SCRD Official Community Plan (OCP) Policies emphasize the importance of protecting rural character, ensuring public safety, and mitigating environmental risks.
- SCRD Fire Protection Guidelines require adequate fire suppression measures for developments outside fire protection areas.
- Local Government Act, Section 477 mandates that zoning amendments align with the OCP and consider public input.
- Local Government Act, Section 465 requires meaningful consultation and notice to affected property owners.

### **Our Request**

We respectfully ask the SCRD Planning Department to provide:

- A clear explanation of how these concerns are being addressed and mitigated in relation to Zoning Amendment Bylaw No. 722.4.
- Details of any fire safety, security, and emergency response measures that will be implemented.

- Confirmation of whether additional community consultation will occur before further readings or adoption of this bylaw.

**Until these issues are adequately resolved, we oppose Zoning Amendment Bylaw No. 722.4. This proposal is not in the best interest of public safety, neighborhood well-being, or responsible land use planning.**

We request a formal written response outlining the steps SCRD will take to address these concerns.

Thank you for your attention to this matter.

Sincerely,



**Marc Tran**

[Redacted]

*Bryan Bragas*  
**Bryan Bragas**

**Encl:**

*April 9, 2025 Letter from [Redacted] to Kate Stamford*

April 9, 2025

To: Kate Stamford, Director for Area F West Howe Sound, Sunshine Coast Regional District

From: [REDACTED] Storvold Road Neighbourhood representative.

**RE: Addendum to May 2, 2023 Opposition Letter to Zoning Bylaw Amendment application 310.197 - 1747 Storvold Rd**

My name is [REDACTED] and I am a resident at [REDACTED] Gibsons, BC.

I am writing on behalf of my family and other residents of my neighborhood (collectively, "The Neighbors").

We are writing to you as the Manager of Planning & Development, in regard to the rezoning and assembly use proposal that has been submitted to the SCRD by Chad Hershler and Sandy Buck of Deer Crossing The Art Farm located at 1747 Storvold Road, Gibsons (the "Applicant"). This is Zoning Bylaw Amendment Application 310.197 (Zoning Bylaw Amendment Proposal 722.4).

On March 20, 2025, I attended the SCRD Electoral Area Services Committee meeting.

This was the 2<sup>nd</sup> reading for Zoning Bylaw Amendment Application 310.197.

The neighbors were not notified of the 1<sup>st</sup> reading for this application.

At the 2<sup>nd</sup> reading, I expressed the neighborhoods' serious concerns with this zoning bylaw amendment application for the Deer Crossing the Art Farm.

We, the Neighbors, had previously written to you on May 2, 2023 regarding our concerns about this rezoning application.

We also met with Nick Copes in his capacity as a SCRD planner regarding these concerns on April 28, 2023.

**Despite the efforts of the Neighbours to highlight serious concerns regarding this application, these concerns have not been considered by the SCRD planning department, nor by the SCRD Electoral Area Services Committee given the discussion that was witnessed at the 2<sup>nd</sup> reading for this application.**

**We respectfully request that our original letter dated May 2, 2023 (See attachments) be reviewed.**

**In addition, the Neighbors have additional concerns with this rezoning application as listed below:**

## **1. FIRE RISK:**

### **This area does not have fire protection.**

We watched helplessly on Monday March 24, 2025, **the tragic burning of our neighbor's home to the ground without any firefighting response.** Had this fire occurred during the hot, dry summer conditions, the consequences to our neighborhood and surrounding communities (Langdale, Gibsons, Roberts Creek) would have been disastrous as our entire neighborhood is surrounded by forest.

On August 8, 2024, a human caused wildfire started 2km north of the Port Mellon paper mill.

Containing this fire required a massive response from the BC Wildfire service.

We were fortunate as it was a calm and cool day. Two days before, we had strong northeast winds in our area gusting up to 60kph. These conditions would have changed the nature and predictability of this fire, had it occurred just two days earlier.

Our neighborhood is surrounded by forest with significant underbrush.

This forest is tinder dry during our hot summers.

The wildfires that have happened in BC's Interior could easily occur on the Sunshine Coast.

**It only takes one careless/unaware person to start a fire.**

**It will be impossible for all the attendees at the large gatherings proposed by this rezoning application to be supervised by the host at these gatherings.**

## **2. INADEQUATE FIRE SUPPRESSION**

The fire suppression measures outlined in “2024-Nov-21 EAS Report-1747 Storvold Road” **are completely inadequate** for the proposed large attendance summer gatherings at the Art Farm. The “Assembly Use” section for this application indicates planned gatherings of between 40-60 people up to 10 times per month. These gatherings will be held outdoors mainly in the summer time when the forest that surrounds this property are tinder dry.

The SCRD Staff Analysis section on page 5 states: ***“fire protection measures, to include including the provision of three 2.5-gallon pressurized water extinguishers”***

Each of these fire extinguishers will provide 45-60 seconds of fire suppression.

They are likely to be in separate locations on the property.

This means there will be at most, 3 minutes of fire suppression on the property.

This property is located in an area that **does not have fire protection**.

It is unrealistic for the applicant, to contain a fire on their large property in dry summer conditions with 40-60 people in attendance with only 3 minutes or less for fire suppression.

**As occurred with the fire event of March 24, 2025, there will be no response from the Gibsons Fire Department.**

The planning department is referencing an out-of-date fire regulation that does not recognize effects of our changing climate and increased risk of wildfires. They have not done their due diligence in ensuring the protection of others that will be affected by a fire event if it should occur.

Wildfires are an environmental concern that affects everyone on the Sunshine Coast and British Columbia.

**Publicly held events need to be held in a venue that has the support of Fire, Police and EHS. They should not be held on a rural residential property outside of the Fire Protection Area.**

## **3. NO SECURITY**

In the “Sunshine Coast Regional District Referral Report” there is no mention of any security requirements for the applicant on the property during their events.

- Who is responsible for ensuring attendees remain on the property during an event?
- Who is responsible for safely evacuating attendees in the event of a crisis?
- Who is responsible for attendee incursions onto neighboring properties?

Again, this area has limited support:

- No Fire Protection
- Limited and long response time from the RCMP
- Very limited response and enforcement from SCRD Bylaw Enforcement

## **4. LEGACY OF A NUISANCE PROPERTY**

At the March 20, 2025 Electoral Area Services Committee meeting, we were made aware that if the Art Farm property were to be sold to new owners, the new proposed rezoning would remain in place for the new owners to use in whatever capacity the zoning would allow - up to 60 people, up to 10 times per month. This could include parties, wedding, concerts, etc.

The Neighbors would be powerless to deal with any problems that these gatherings may cause.

**The rezoning of this property will take away our rights as Neighbors and citizens of the SCRD to deal with future problems with new property owners indefinitely.**

**5. NO CONSULTATION WITH THE NEIGHBORS**

The applicant has not made any attempts to reach out and address the rezoning concerns of their neighbors. This is in keeping with the disrespect they have repeatedly shown toward peaceful coexistence with their neighbors. There have been repeated bylaw violations by the applicant. Despite complaints lodged by neighbors in regards to these violations, SCRD bylaw enforcement has not enforced the bylaws. It is clear that their resources are inadequate when serving large rural properties and cannot be relied upon.

**We conveyed the numerous concerns of our neighborhood in regards to this rezoning application when we met with planner Nick Copes at the SCRD office on April 28, 2023. Despite this, none of our concerns were addressed in the “2024-Nov-21 EAS Report-1747 Storvold Road” submitted to the SCRD board.**

At this time, we, The Neighbors of the Deer Crossing Art Farm, are requesting the SCRD Planning Department to request the applicant to voluntarily withdraw their application for rezoning.

**These are our homes. We are entitled to the quiet enjoyment of our properties. This application is not in the best interest of our neighborhood nor of the surrounding communities. We will continue to oppose this application by whatever means necessary.**

Respectfully,

\_\_\_\_\_ and “The Neighbors”

**Residents of the Neighbourhood opposed to Zoning Bylaw Amendment application 310.197 (zoning bylaw amendment 722.4):**

Bryan Bragas and Marc Tran

Elphinstone Crossing Dr

## Nick Copes

---

**From:** Kevin Broome <kevin@wallonthe-fly.com>  
**Sent:** January 16, 2026 3:48 PM  
**To:** Public Hearing Submissions  
**Subject:** Bylaw 722.4

You don't often get email from kevin@wallonthe-fly.com. [Learn why this is important](#)

To Kate Stamford, Area F representative for the SCR D, and the SCR D Board,

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance.

best,

—K

Kevin Broome (he, him, his)  
Principal | Wall On The Fly  
Roberts Creek, BC  
[redacted] | wallonthe-fly.com | @wallonthe-fly

*flp tpe paradtm*

--

*We live and work in xwésám ("fat fish" in the shíshááh language; Roberts Creek in English), on the unceded ancestral lands of the shíshááh and Skwxwú7mesh Nations.*



## Nick Copes

---

**From:** Mary Burns [REDACTED]  
**Sent:** January 12, 2026 6:58 AM  
**To:** Public Hearing Submissions  
**Subject:** re Zoning Bylaw amendment no 722.4, 1747 Storvold Road

You don't often get email from [REDACTED] [Learn why this is important](#)

To SCRD, re 1747 Storvold Road proposed zoning change

I am writing because I am a former owner of 1747 and have remained in touch with some of my former neighbours. Also, as a writer, I participated in one of the Art Farm's early cultural activities. In general I supported their aims, but from reading their proposal for changes to the property it seems clear to me that they are going too far.

Anyone who knows the property, and I'm not aware if the planner, Mr. Copes, has visited it, must understand that because it is so narrow and long, neighbours are closer than might be imagined on properties five acres each.

The Art Farm's goals appear to have changed, so that instead of off site ventures, they want to load up the property with many more undoubtedly noisy and disruptive activities. As for farming? Boy, it's hard to get anything but alders and dandelions to grow on the side of a mountain. I know because I tried. I don't know what their plans are in that regard.

After reading the planning report I have to say I was surprised that the proposal has gone so far. And I'm sad that Chad and Sandy have been so dismissive of neighbours' concerns. From what I know, the neighbours were never consulted. This is a change in the friendly and mutually supportive neighbourhood I knew, when excessive snow had neighbours with good vehicles supporting neighbours who didn't, as just one example of the former cooperative nature of the Storvold Road community.

Much as I like the general cultural aims of Deer Crossing, and their stated commitment to community, it looks as if the organization has forgotten the immediate community, that is the very neighbours whose peaceful enjoyment of their rural properties will surely be affected by the proposed changes to 1747. 24 cars? At least four dwellings in total? Multiple events each month? A good portion of the property isn't even cleared. Storvold is a rocky unpaved road on which cars get stuck when there's too much rain or snow. Sparsely lit if lit at all. Clouds of dust in summer.

People move to rural areas for the general peace and quiet that it's hard to experience in denser neighbourhoods. To dismiss the concerns of long time residents of Storvold Road seems unfair. The planners need to listen to the Storvold Road community.

I have a marked up copy of the proposed amendment, which I could address point by point if necessary, but I think that I have expressed my opinion here, and it is an informed opinion.

Best,  
Mary Burns, Gibsons



## Nick Copes

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**From:** Tammy Chamberlayne [REDACTED]  
**Sent:** January 18, 2026 6:25 PM  
**To:** Public Hearing Submissions  
**Subject:** Fwd: Buck Hershler Rezoning Application

You don't often get email from [REDACTED]. [Learn why this is important](#)

To Kate Stamford, Area F representative for the SCR D and the SCR D Board,

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance.

Tammy Chamberlayne  
Area E, Gibsons

*Tammy Chamberlayne*



## Nick Copes

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**From:** Bruce Devereux <[REDACTED]>  
**Sent:** January 13, 2026 9:50 AM  
**To:** Public Hearing Submissions  
**Subject:** Support Email - Rezoning Application - Art Farm - Bylaw 722.4

You don't often get email from [REDACTED] [Learn why this is important](#)

To Kate Stamford,  
Area F Representative,  
and Members of the SCRD Board,

I am writing to express my strong support for Sandra Buck and Chad Hershler's rezoning application (Bylaw 722.4) for The Art Farm.

I have been directly involved with The Art Farm since 2013, collaborating on and witnessing numerous projects, including Art Crawl, Raising the Curtain, Who Cares, and other community-based initiatives. Over more than a decade, I have seen firsthand the care, intention, and responsibility with which this land and its programming have been stewarded. The Art Farm has consistently demonstrated how creative practice, when rooted in place and community, can foster connection, well-being, and a deep sense of belonging.

This rezoning proposal is thoughtful, measured, and respectful of both the land and neighbouring properties. Allowing for limited assembly use through small cultural gatherings reflects what The Art Farm has already proven over many years: that intimate, well-managed creative experiences can enrich the wider community without creating undue impact. Similarly, the addition of two small dwellings addresses a real and urgent need for affordable housing on the Sunshine Coast, particularly for people committed to contributing meaningfully to community life.

In a time when social isolation, anxiety, and disconnection are increasingly visible across generations, places like The Art Farm play an essential role. Their work demonstrates that creative engagement—especially when connected to land, art, and shared experience—is not a luxury, but a vital form of community care. This rezoning enables that work to continue and evolve responsibly.

I believe this application represents a positive, forward-thinking approach to rural land use, balancing stewardship, affordability, and cultural vitality. I fully support its approval and encourage the SCRD Board to do the same.

Thank you for your time and consideration.

Sincerely,

Bruce Devereux  
Recreation and Volunteer Manager  
Christenson Village



## Nick Copes

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**From:** J Prevost  
**Sent:** January 13, 2026 1:00 PM  
**To:** Public Hearing Submissions  
**Subject:** Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4)

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To Kate Stamford, Area F representative for the SCRD, and the SCRD Board,

I write this letter to you as a supporter of to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land.

Sandy and Chad are providing services and support in the community that are truly valuable and are always looking towards the future through sustainability measures taken in all their projects. I trust that the expanded possibilities for usage of their land will be of benefit to the Sunshine Coast and provide much needed safe gathering places for cultural events. Therefore, I hope that their proposal is able to proceed.

Thank you !

Janine Dunn, landowner in Arena E



April 25<sup>th</sup> 2023

Nick Copes, Planner II  
SCRD Planning Department  
Kate Stamford, Area F Director  
West Howe Sound

RECEIVED

JAN 16 2026

S.C.R.D

[redacted] Storvold Road  
Gibsons  
BC  
VON 1V6

RE: Zoning Amendment Bylaw 722.4 for 1747  
Storvold Road (Amendment Bylaw 310.197)

As residents of [redacted] Storvold Road, we strongly oppose the change to the zoning amendment proposed by 1747 Storvold Road. We are not in an area to accommodate such high levels of traffic that the proposed change would bring. We walk up and down Storvold Road every day several times a day and the high levels of increased traffic and noise would affect our health, safety, privacy and well being tremendously (not to mention all the dust and garbage). Another concern is fire protection in this area. Storvold Road is not an existing collector road, it's a rural local road and to reiterate we are strongly opposed to this proposal!

Sincerely,

Daryl Anne Hawthorne  
Michel Glaude



## Nick Copes

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**From:** lupin lazuleh [REDACTED]  
**Sent:** January 14, 2026 6:15 PM  
**To:** Public Hearing Submissions  
**Subject:** Bylaw 722.4

You don't often get email from [REDACTED] [learn why this is important](#)

### **Subject: Bylaw 722.4**

To Kate Stamford, Area F representative for the SCRD, and the SCRD Board,

As a family we have participated in many Art Farm community initiatives that engage the youth, elders and community at large, bringing people together in creative and innovative ways. The Art Farm and their projects are an asset to the Sunshine Coast community, they inspire interest locally, but also bring interest and revenue from off-coast as well! I have witnessed their tenacious dedication to bringing forth these much needed changes in bylaw zoning in order that their progressive ideas to be brought to light. These are the type of projects we need to support and make ease and way for if we wish to see our youth and community members flourish and be inspired for generations to come. Our support is wholeheartedly with this project and we hope that a swift acceptance of their application is forthcoming!

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance.

Anna Hume & Andrew Wales (Town of Gibsons resident and home owner/tax payer!)

[Sent from Yahoo Mail for iPad](#)

## Nick Copes

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**From:** Karla [REDACTED]  
**Sent:** January 14, 2026 8:06 PM  
**To:** Public Hearing Submissions  
**Subject:** Sany Buck and Chad Hershler Rezoning Application support

You don't often get email from [REDACTED] [Learn why this is important](#)

To Kate Stamford, Area F representative for the SCR D, and the SCR D Board,

I am writing in support of our neighbours, Sandra (Sandy) Buck and Chad Hershler, and their rezoning application (Bylaw 722.4) for the Art Farm. This application would allow for small cultural gatherings on the land, as well as two small dwellings under 1000 square feet to help support affordable housing.

Our family has spent a lot of time at the Art Farm over the years and has taken part in many of the activities, workshops, and events they offer. It has always been a welcoming, meaningful, and enriching place for our family and for so many others in the Langdale community. The care, intention, and integrity that Sandy and Chad bring to their work is very clear.

Sandy and Chad are incredibly hard-working people who truly care about their community. They already contribute so much locally, and I have no doubt that anything made possible by this rezoning will continue to benefit Langdale and the broader Sunshine Coast in thoughtful and positive ways.

Creative and cultural gatherings that are rooted in connection to land and community are so important, and the Art Farm has demonstrated their value through many years of programming. Affordable housing is also a growing challenge on the Sunshine Coast, and opportunities to add small, well-considered housing options should be supported.

This rezoning application feels reasonable, well thought out, and in line with the needs of both the community and the land. I fully support it and encourage the SCR D Board to approve the application.

Thank you for your time and consideration.

Sincerely,

Karla Jaeger

[REDACTED] Latona Rd, Langdale



## Nick Copes

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**From:** Jacqueline Jennings [REDACTED]  
**Sent:** January 14, 2026 8:35 AM  
**To:** Public Hearing Submissions  
**Subject:** The Art Fark rezoning application hearing - letter of support

You don't often get email from [REDACTED] [Learn why this is important](#)

To Kate Stamford, Area F Representative for the Sunshine Coast Regional District, and Members of the SCRD Board,

I am writing in support of Sandra (Sandy) Buck and Chad Hershler's rezoning application (Bylaw 722.4) to allow assembly use for the Art Farm and other cultural gatherings, as well as two small dwellings to support affordable housing on the land.

I offer this support as a 10 year resident of the Sunshine Coast (Gibsons & Roberts Creek) in my professional capacity as Founder and Executive Director of the Fireweed Institute, a national Indigenous-led non-profit focused on innovation, entrepreneurship, and community-based economic development. I also serve on the Boards of Community Futures Sunshine Coast and Swiya Farms (Salish Regenerative Society), where my work centres on rural resilience, land stewardship, and sustainable local economies.

From this perspective, I see the Art Farm as exactly the kind of thoughtful, community-serving land use our region needs more of. Cultural and creative gathering spaces are not "nice-to-haves"; they are essential social infrastructure. They strengthen social cohesion, support mental and community wellbeing, and contribute to a vibrant local economy. Art Farm has demonstrated this value consistently through years of programming and stewardship.

The inclusion of modest, affordable housing on the land further strengthens this proposal. Housing affordability is a critical challenge across the Sunshine Coast, particularly in rural areas. Small-scale, well-considered housing solutions integrated with working land uses should be encouraged where appropriate, not obstructed.

This rezoning application is measured, reasonable, and well aligned with the realities facing our region. It offers a model for diversified rural land use that balances community benefit, cultural vitality, and responsible stewardship.

I strongly support this application and encourage the SCRD to do the same.

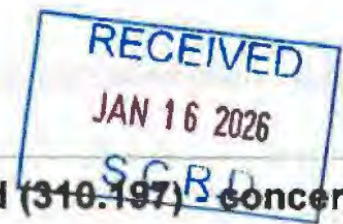
Thank you for your consideration.

Sincerely,

Jacqueline Jennings  
Roberts Creek Resident  
Founder & Executive Director, Fireweed Institute

Board Member, Community Futures Sunshine Coast  
Board Member, Swiya Farms / Salish Regenerative Society

My work and home are based on the unceded territory of the Sḵwx̱wú7mesh (Squamish) people, near the village sites of *Schètxw* and *Chekwelhp* in what is currently known as Gibsons BC and I strive to honour the relatives who have cared for this land that has cared for them since time began.



## Zoning Amendment Bylaw 722.4 for 1747 Storvold Road (310.197) concerns

w kreowski [redacted]  
To: kate.stamford@scrd.ca, nick.copes@scrd.ca  
Bcc: [redacted]

Mon, Apr 24, 2023 at 11:57 PM

I am writing because I have been made aware that a proposal is being put forward to change the zoning bylaw for 1747 Storvold rd.

My property is [redacted] Storvold, and is directly to the east of 1747 Storvold along the length of Storvold Road. As I understand it, this is to allow it to expand their Art Circus, add Tour business and be a full time "Amplified gathering place", with an extra 400 people visiting per month.

Along with this, to build additional living quarters being to accommodate "membership" of some sort.

This is deeply troubling for a number of reasons:

### 1) Fire risk

This area of the Sunshine coast is not serviced. There is no sewer, water, or fire protection services. There is only a powerline.

From an infrastructure perspective, it is essentially back country. An extra 400 people visiting per month, especially in the summer months, adds fire risk from cigarettes, car exhaust, not to mention the frequent bon-fires and camp fires. There is no water storage, or fire monitoring onsite. This is deeply troubling, as any small brush fire would quickly be out of control and engulf the whole area, cutting off Port Mellon and points North.

### 2) Road safety & Parking

Storvold Road is a steep grade loose gravel road, with a collapsed culvert at the corner of Wray Road. It gets graded infrequently, is often washboard, and the culvert has been partially collapsed since 2016. The repairs have consisted of cones being placed at the corner and not much else. At the crest, it narrows and is paved, but there is no space to turn around other than in private driveways. If a row of cars is parked on the paved part of Storvold, it is only wide enough for a single car to pass, creating a hazard. If cars park on the gravel section, they do so on dry grass shoulders.

### 3) Dust

Storvold Road is very dusty. This wasn't much of a problem when I moved here in 1990, as it was essentially a dead-end road with half a dozen houses.

When the "Elphinstone Crossing" Development was underway, all the heavy equipment came up Storvold rd. and significantly tore it up. Ever since then, most cars that drives up leave a plume of dust which covers my car, house, windows, and outdoor area. I can't imagine what adding 400 extra people per month will do to my health, or to the volume of garbage i have to clean up from the ditch along my property.

### 4) Noise and disruption of enjoyment of my property.

1747 Storvold is uphill from me. Sound carriers, and every time there is an event, I hear it in my front yard as if I were right there. It has been particularly worse when an amplification system is used. This area is not zoned to be amplified concert venue or Art circus. It is quiet a residential neighborhood with narrow lots on the side of a mountain. The recently built house with the aggressive tenant looks directly into my kitchen and front bedroom, so I have lost my privacy, and my sense of safety due to this. From the maps, it appears that the proposed 4th dwelling is also going to look into my bedroom.

### 6) Sanitation and Water

As mentioned previously, there are no water services on Storvold Road. Everyone is on well water and Septic. Is there going to be an onsite wastewater treatment plant built to accommodate the increase in visitors, tenants, and inevitable increase in wastewater.

8) Proposal's lip service to topics designed to align to the Official Community Plan

Having read the proposal and appendixes, I find it surprising that no opportunity was missed to appear to align the proposal with the Official Community Plan.

But the reality is far simpler than the proposal makes it out to be: they want to be able to build 2 extra houses to rent, and host 10+ amplified concerts per month.

a) No actual farming is being done. A greenhouse, a berry patch, and a chicken coup is not a farm. These things are done on a small lot in Vancouver.

There are small farms along Henry Road in Gibsons. Those are farms. They grow volumes of food and sell it. That's what the OCP has in mind.

This is a backyard garden, with a smaller yield than the blackberry patch next to the Ferry terminal, oh and some eggs.

"Tagging" it as increasing food security and an opportunity for farmers, and calling it a farm is disingenuous.

b) Affordable housing is built with affordability and accessibility in mind. The purpose of it is to help people in a particular area find good, affordable place to live.

There are no services nearby, the nearest bus stop is over a 2KM walk on narrow shoulder along Port Mellon Highway. I walk it frequently. It isn't nearby anything.

And nothing in the proposal gives any indication that it will be affordable, only that it simply will exist.

An "Extra" set of single family homes for rental income from members of a "co-op" is not what the OCP has in mind when it mentions affordable housing.

Please reconsider letting this proposal through, or at least limit the number of people to what they are doing now (which is still a lot!)

Would you want to live next door to a constant outdoor festival?

Thank you.

Walter Kreowski.

## Nick Copes

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**From:** Marlene Lowden [REDACTED]  
**Sent:** January 19, 2026 8:00 AM  
**To:** Public Hearing Submissions  
**Subject:** Fwd: Rezoning (Bylaw 722.4) to provide assembly use for Art Farm

You don't often get email from [REDACTED] [Learn why this is important](#)

----- Forwarded message -----

**From:** Marlene Lowden [REDACTED]  
**Date:** Sun, Jan 18, 2026 at 11:45 AM  
**Subject:** Rezoning (Bylaw 722.4) to provide assembly use for Art Farm  
**To:** <[kate.stamford@scrd.ca](mailto:kate.stamford@scrd.ca)>  
**Cc:** <[nick.copes@scrd.ca](mailto:nick.copes@scrd.ca)>

To Kate Stamford, Area F representative for the SCRD and the SCRD Board,

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance.

Marlene Lowden  
Langdale

--

MARLENE LOWDEN

*Artist*



--

Marlene Lowden



## Nick Copes

---

**From:** Gabriel McCay <gabe@bluelotuscreative.com>  
**Sent:** January 12, 2026 8:06 AM  
**To:** Public Hearing Submissions  
**Subject:** Fwd: Support for Bylaw 722.4 — Art Farm Rezoning

You don't often get email from gabe@bluelotuscreative.com. [Learn why this is important](#)

----- Forwarded message -----

**From:** Gabriel McCay <gabe@bluelotuscreative.com>  
**Date:** Mon, Jan 12, 2026 at 7:07 AM  
**Subject:** Support for Bylaw 722.4 — Art Farm Rezoning  
**To:** <kate.stamford@scrd.ca>  
**Cc:** <nick.copes@scrd.ca>

Dear Kate Stamford and SCRD Board,

I am writing in support of Sandra Buck and Chad Hershler's rezoning application (Bylaw 722.4) for the Art Farm property in Area F, which would allow two small affordable dwellings and limited assembly use for cultural and artistic gatherings.

I previously lived in the neighbourhood (1 block away) and am quite familiar with the Art Farm and the way it has operated on this land for many years. During that time, it functioned as a quiet, respectful, and well-run cultural space that contributed positively to the area without disrupting neighbouring properties.

This application addresses two real needs on the Sunshine Coast:

- the shortage of small-scale affordable housing
- the lack of accessible cultural and creative spaces rooted in the community and the land

The proposal is modest in scale, clearly defined, and consistent with responsible rural land use. Allowing two small dwellings under 1,000 square feet and limited cultural assembly is a practical way to increase housing supply while supporting community wellbeing and cultural activity.

The Art Farm has a long record of stewardship, collaboration with educational institutions, and community-based programming. This rezoning enables that work to continue in a structured, transparent, and accountable way.

For these reasons, I support the approval of Bylaw 722.4 and encourage the SCRD Board to move this application forward.

Thank you for your time and consideration.

With Respect,

Gabriel

--



**Gabriel McCay**

Founder & Creative Director

*Helping our clients and community make an impact on the world since 2008*

[604-900-8765](tel:604-900-8765) | [support@bluelotuscreative.com](mailto:support@bluelotuscreative.com)



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**Gabriel McCay**

Founder & Creative Director

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## Nick Copes

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**From:** Beth Mueller [REDACTED]  
**Sent:** January 12, 2026 1:35 PM  
**To:** Public Hearing Submissions  
**Subject:** Rezoning support for Area F, SCRD

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Zoning Committee:

I am writing to express my support of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) at 1747 Stordvold Road, Gibsons, BC.

Chad and Sandy's decades of work through the Art Farm have provided opportunities for cultural learning and advancement of the arts. They champion underrepresented groups, e.g., doing important research work with the elderly on the coast, and creating inclusive spaces for youth to express themselves safely—to name two of their more recent efforts.

I am very appreciative of the time and effort Chad and Sandy put into engaging the community and wholeheartedly support their request for both assembly use of the Art Farm and the addition of affordable housing.

Yours truly,  
Bethany Mueller Jacob  
[REDACTED] Chadwick Rd  
Gibsons BC  
[REDACTED]



## Nick Copes

---

**From:** Jamie Norris [REDACTED]  
**Sent:** January 14, 2026 11:44 AM  
**To:** Public Hearing Submissions  
**Subject:** Zoning bylaw 722.4

You don't often get email from [REDACTED] [Learn why this is important](#)

To Kate Stamford, Area F representative for the SCR D, and the SCR D Board,

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

**We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.**

Over the last 16 years, the various arts-based initiatives originated by Sandy, Chad, and the hundreds of Art Farm staff, artists, and volunteers have provided families in our region with an incredibly varied selection of unique, interactive, community-based artistic activities. We are lucky to have them here on the coast!

Thank you in advance,

Jamie Norris,  
[REDACTED] Owen Road,  
Soames Point, (Area F)  
Gibsons, BC



## Nick Copes

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**From:** Joanne Norris [REDACTED]  
**Sent:** January 14, 2026 9:17 AM  
**To:** Public Hearing Submissions  
**Subject:** Re: Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4)

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To: Public Hearing: Sunshine Coast Regional District (SCRD)

From: Joanne Norris, Deer Crossing the Art Farm, President and Board of Directors

I write this letter as President of Deer Crossing the Art Farm (the Art Farm), with the full support of the Art Farm Board of Directors.

We support Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm programming, cultural gatherings, and two small dwellings for affordable housing on the land.

Through multi-year, collaborative research and programming with Douglas College, Emily Carr, and UBC, we learned that creative engagement that reconnects us to the land, ourselves, and each other has a significant positive impact on our collective well-being.

Land-based, cultural gatherings, with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has illustrated this through nearly 20 years of engagement and programming up and down the coast. Additionally, we know that affordable housing has reached a crisis point. Feasible opportunities for people to build and access more affordable homes on the coast needs to be supported.

We believe this rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance for recognizing the value and need for this rezoning.

Respectfully yours,

Joanne Norris, Art Farm President & Art Farm Board of Directors

Gibsons, B.C.

## Nick Copes

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**From:** Joanne Norris [REDACTED]  
**Sent:** January 14, 2026 9:15 AM  
**To:** Public Hearing Submissions  
**Subject:** Re: Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4)

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To , Area F representative for the SCRD

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land.

Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we all know that affordable housing has reached a crisis point. Opportunities for people to build more affordable homes on the coast need to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance.

Joanne Norris  
Area F resident



January 18th, 2026

To Whom It May Concern,

We moved our family of four to the Sunshine Coast eight years ago. We exchanged a life of traffic and noise pollution for one of simplicity and peacefulness. We pursued the lifelong dream of designing and building our own home in the country—a multi-generational home where our parents could live out their golden years with us.



The Art Farm proposal, which seeks to increase their density quadruple and the number of people living on the property, combined with a zoning change that would allow gatherings of up to 80 people at a time, every

other day would substantially impact our way of life and conflict with the character of our rural residential neighbourhood.

We are also gravely concerned about the increased fire risk, especially as we are not protected by the Gibsons Fire Department. Our son is both a BC Wildland firefighter and a part-time Gibsons paramedic, and he also shares significant concerns about first responder coverage in our area, particularly given the tinder-dry conditions we experience for nearly half the year.

We respectfully ask for you to reconsider this rezoning application. A pilot project of this nature should be located in an area that can provide adequate emergency services. Our rural residential neighbourhood is not such a place.

Sincerely,

Angela and Michael O'Sullivan



January 16, 2026

To: The SCR D and Kate-Louise Stamford (Director for Area F West Howe Sound)

I am writing to you to express my concerns and opposition regarding Zoning Bylaw Amendment 722.4

#### Fire Safety and Emergency Response Capacity

The property is located outside of fire jurisdiction. With the proposed zoning bylaw amendment, the increase of guests, land use and development on the property significantly increases any potential risk of fire. Currently, the property presents multiple potential fire hazards, including but not limited to, unmaintained tall grasses left to dry in the summer, overgrown and unmaintained trees and shrubs, dead standing trees, fallen branches, and multiple piles of wood and debris. It is unclear how lack of emergency access, suppression capacity or proposed mitigation measures would realistically address concerns should the amendment proceed. I urge you to consider fire risk and emergency limitations, before any change in use is approved.

#### Presence of Invasive Japanese Knotweed

There is a significant presence of invasive Japanese knotweed on the property. With the property owners lack of knowledge in suppressing and mitigating this invasive weed, this poses well-documented risks to neighbouring lands, infrastructure, and ecological health. Currently, the SCR D does not offer any way to dispose of this invasive weed as it is banned from our local green waste facility. This invasive weed has been shown to decrease property value, impacting surrounding properties. Any zoning amendment should clearly address how invasive species management and remediation will be handled, both prior to and following any development or change in use, to prevent further spread and adverse impacts.

#### History of Bylaw Compliance Issues

There have been multiple observed bylaw infractions associated with this property. From a planning perspective, this raises concerns about whether additional or expanded uses could be adequately managed in compliance with existing regulations. This puts an impact on our local resources and should be a warning to the SCR D for what is to come, should this move forward. Consideration of past compliance must be taken into account when assessing whether proposed zoning changes are appropriate.

#### Neighbourhood Compatibility and Community Impact

There have been ongoing tensions between the property and surrounding neighbours. While interpersonal matters are not the focus of this proposed bylaw amendment, from a land-use standpoint it is important that zoning amendments promote compatibility, minimize conflict, and support healthy development. Any increase in permitted use should demonstrate how potential impacts such as noise, safety concerns, and land-use conflicts will be mitigated. To date, the property owners have shown a history of non-compliance with the surrounding neighbours.

### Consistency with Affordable Housing Objectives

I also request clarification on how the proposed amendment aligns with stated affordable housing objectives. Apart from the two proposed auxiliary dwelling units, the property owners have not publicly stated their intention for converting an existing home on the property from residential use to one of non-residential/personal use. Given the number of existing personal use building already present on the property, this appears to contradict the intention for additional affordable housing. Consistency and transparency in how affordable housing is defined, protected, and delivered is important to maintain public confidence in land-use decisions.

In closing, I respectfully request that the Board carefully consider these areas of concern when reviewing Zoning Amendment Bylaw No. 722.4.

Respectfully,

Russell Pope, Gibsons

A handwritten signature in blue ink, appearing to read 'Russell Pope', is written over a faint circular stamp. The signature is fluid and cursive.

## Nick Copes

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**From:** Debra Rockall [REDACTED]  
**Sent:** January 14, 2026 5:39 PM  
**To:** Public Hearing Submissions  
**Subject:** Subject: Bylaw 722.4

To Kate Stamford, Area F representative for the SCRD, and the SCRD Board,

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

I have known Chad and Sandy since moving to the coast 15 years ago and they have always championed community, art, and inclusion in all their projects. I believe with development of their land they would be able to broaden their reach to make it more accessible for everyone. In a time where strengthening community matters more than ever, we need more of these types of land-use innovations and we need to support them as they emerge. I whole heartedly support Chad and Sandy in this endeavour.

Thank you in advance.

**Debbie Rockall**

Resident of Area E and supporter of the Arts!



## Nick Copes

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**From:** rowdy [REDACTED]  
**Sent:** January 12, 2026 8:28 PM  
**To:** Public Hearing Submissions  
**Subject:** Letter of support for Application for Rezoning (Bylaw 722.4) Sandy Buck and Chad Hershler

You don't often get email from [REDACTED] [Learn why this is important](#)

To Kate Stamford, Area F representative for the SCRD, and the SCRD board

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities.

The Art Farm has shown this through its many years of work and programming. My first interactions with Art Farm dynamics included art and cultural lessons that included small children, teenagers, adults and elders. Inclusion means everything in the art and experience there.

In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance.

--  
Jason 'rowdy' Rody  
[REDACTED]

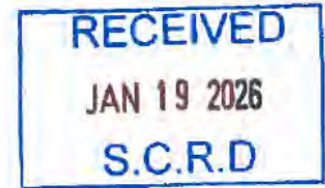
*Honoured and grateful to live/work/play on the homelands of shishálh (Sechelt), skwxwú7mesh (Squamish) Nations*



January 14, 2026

To: Sunshine Coast Regional District

From: Robert Schmidt, Storvold Road Neighbourhood representative.



**RE: Addendum to May 2, 2023 Opposition Letter to Zoning Bylaw Amendment application 310.197 - 1747 Storvold Rd**

My name is Robert Schmidt and I am a resident at \_\_\_\_\_ Storvold Road, Gibsons, BC.

I am writing this submission behalf of my family and other residents of my neighborhood (collectively, "The Neighbors"). This submission, is to be made part of Public Hearing record for the rezoning and assembly use proposal that has been submitted to the SCRCD by Chad Hershler and Sandy Buck of "The Deer Crossing Art Farm" located at 1747 Storvold Road, Gibsons (the "Applicant"). This is Zoning Bylaw Amendment Application 310.197 (Zoning Bylaw Amendment Proposal 722.4).

On March 20, 2025, I attended the SCRCD Electoral Area Services Committee meeting.

This was the 2<sup>nd</sup> reading for Zoning Bylaw Amendment Application 310.197.

The neighbors were not notified of the 1<sup>st</sup> reading for this application.

At the 2<sup>nd</sup> reading, I expressed the neighborhoods' serious concerns with this zoning bylaw amendment application for the Deer Crossing the Art Farm.

We, the Neighbors, had previously written to the SCRCD Planning Department, May 2, 2023 and April 9, 2025 regarding our concerns about this rezoning application. We also met with Nick Copes in his capacity as a SCRCD planner regarding these concerns on April 28, 2023.

**Despite the efforts of the Neighbours to highlight serious concerns regarding this application, these concerns have not been considered by the SCRCD planning department, nor by the SCRCD Electoral Area Services Committee given the discussion that was witnessed at the 2<sup>nd</sup> reading for this application.**

**We respectfully request that our original letter dated May 2, 2023 (See attachments) be reviewed.**

**In addition, the Neighbors have additional concerns with this rezoning application as listed below:**

### **1. FIRE RISK:**

**This area does not have fire protection.**

We watched helplessly on Monday March 24, 2025, **the tragic burning of our neighbor's home to the ground without any firefighting response.** Had this fire occurred during the hot, dry summer conditions, the consequences to our neighborhood and surrounding communities (Langdale, Gibsons, Roberts Creek) would have been disastrous as our entire neighborhood is surrounded by forest.

On August 8, 2024, a human caused wildfire started 2km north of the Port Mellon paper mill.

Containing this fire required a massive response from the BC Wildfire service.

We were fortunate as it was a calm and cool day. Two days before, we had strong northeast winds in our area gusting up to 60kph. These conditions would have changed the nature and predictability of this fire, had it occurred just two days earlier.

Our neighborhood is surrounded by forest with significant underbrush.

This forest is tinder dry during our hot summers.

The wildfires that have happened in BC's Interior could easily occur on the Sunshine Coast.

**It only takes one careless/unaware person to start a fire.**

**It will be impossible for all the attendees at the large gatherings proposed by this rezoning application to be supervised by the host at these gatherings.**

## 2. QUESTIONABLE FIRE SAFETY PLAN

- Referring to "**Comprehensive Fire Plan**" starting on page 119 of the "**Zoning-Amendment-Bylaw-No.-722.4-Public-Hearing-Information-Binder**" On the SCRD website. We have the following issues.
  - In Section 3 "**Water Infrastructure and Fire Suppression**" current assets states 5000-gallon cistern and pump (=10,000 L per minute for 20 minutes) this is incorrect.  
5000 Imp x 3.78 = 18,900 liters  
18,900L \ 20 min = 1.89 minutes  
**At the stated 10,000 liter per minute 18,900L \ 10,000lpm = 1.89 minutes of water in the cistern.** To pump 10,000 liters of water per minute for 20 minutes would require 200,000-liter (71,942 Imp) cistern. Using the creek for secondary water source is not viable as, the creek dries up from May to October (Fire Season). A gravity hose will not supply the volume required to support this equipment. **The creek is not a reliable water source for fire suppression during fire season.**
  - What is the capacity of the 2nd Cistern and ground water ponds? How do you plan to maintain water levels during the dry season May to October (Fire Season) when the creeks are dry and significant rainstorms are infrequent.
  - Purchase of higher volume waterlines, hydrant points, fire hoses & nozzles. What volume of water is required to support these upgrades?
  - What is the plan to quickly maneuver 23,640lb (10,705kg) "**trailer with water tote**" on the property? (2000 Imp x 10.10 = 20,040lb + 3600lb trailer weight = 23,640lb total trailer weight. This will require a heavy-duty truck or an industrial tractor. The \$10,000 budget is too low, even if you purchase used equipment.
- **Community Outreach,**
    - The applicant **has not** made any attempt to engage with the neighborhood. Who in the neighborhood do you plan to coordinate with?
    - They are hostile to (Storvold Family) the neighbor they would need to engage with for creek access.
  - **On-site team roles**
    - What measures are going taken to be taken ensure that the applicant maintains adequately trained staff and volunteers who are competent in fire suppression in a high volunteer and staff turnover environment?
    - Are team leads responsible for training going to be trained by the Justice Institute of BC in firefighting?
    - The best equipment is useless if staff and volunteers don't have the proper training on how to use it.
  - **Firesmart Improvements**
    - The Applicants property has a serious infestation of Japanese Knotweed visible from Storvold road. The improvements in the fire plan will require significant excavation and ground work to complete. Before work can begin, remediation of the Japanese Knotweed must be completed per the "**Guidelines for the Excavation, Transport & Disposal of Invasive Knotweeds & Knotweeds Infested Soil**" (from the BC Ministry of Forests & BC Ministry of Transportation and Infrastructure), to prevent spread of Knotweed to neighboring properties. Since there is no place to take knotweed or knotweed infested soil on the Sunshine Coast, the process of dealing with it on site will cost a considerable amount of money

- **Is the SCRD going to:**

1. Ensure this "Comprehensive Fire Safety Plan" is implemented?
2. Ensure staff and volunteers are properly trained per "Comprehensive Fire Safety Plan"?
3. Verify the purchase and implementation of Fire Suppression equipment?
4. Is the SCRD building department going to inspect and verify the quality of work and proper operation?
5. Enforce and verify compliance to the "Comprehensive Fire Safety Plan", during fire season (May to October)?

Without the Municipality enforcing compliance with the 'Comprehensive Fire Safety Plan', **this plan does nothing to address the concerns of our neighbors. We do not believe the applicant will comply voluntarily!**

Wildfires are an environmental concern that affects everyone on the Sunshine Coast and British Columbia. **Publicly held events need to be held in a venue that has the support of Fire, Police and EHS. They should not be held on a rural residential property outside of the Fire Protection Area.**

### **3. NO SECURITY**

In the "Sunshine Coast Regional District Referral Report" there is no mention of any security requirements for the applicant on the property during their events.

- Who is responsible for ensuring attendees remain on the property during an event?
- Who is responsible for safely evacuating attendees in the event of a crisis?
- Who is responsible for attendee incursions onto neighboring properties?

Again, this area has limited support:

- No Fire Protection
- Limited and long response time from the RCMP
- Very limited response and enforcement from SCRD Bylaw Enforcement

### **4. LEGACY OF A NUISANCE PROPERTY**

At the March 20, 2025 Electoral Area Services Committee meeting, we were made aware that if the Art Farm property were to be sold to new owners, the new proposed rezoning would remain in place for the new owners to use in whatever capacity the zoning would allow - up to 60 people, up to 10 times per month. This could include parties, wedding, concerts, etc.

The Neighbors would be powerless to deal with any problems that these gatherings may cause.

**The rezoning of this property will take away our rights as Neighbors and citizens of the SCRD to deal with future problems with new property owners indefinitely.**

### **5. NO CONSULTATION WITH THE NEIGHBORS**

The applicant has not made any attempts to reach out and address the rezoning concerns of their neighbors. This is in keeping with the disrespect they have repeatedly shown toward peaceful coexistence with their neighbors. There have been repeated bylaw violations by the applicant. Despite complaints lodged by neighbors in regards to these violations, SCRD bylaw enforcement has not enforced the bylaws. It is clear that their resources are inadequate when serving large rural properties and cannot be relied upon.

**We conveyed the numerous concerns of our neighborhood in regards to this rezoning application when we met with planner Nick Copes at the SCRD office on April 28, 2023. Despite this, none of our concerns were addressed in the "2024-Nov-21 EAS Report-1747 Storvold Road" submitted to the SCRD board.**

**6. UNSATISFACTORY RESPONSE FROM BYLAW ENFORCEMENT**

- Bylaw Enforcement is under staffed and under resourced for an area as large as the SCRD.
- Hours of operation are limited to Monday to Friday, 8:30 a.m. to 4:30 p.m.
- Complaints are often outside Bylaw Enforcements hours, responses from Bylaw Enforcement can take days.

**7. NO MANAGEMENT OF INVASIVE WEEDS & SMART FARM PILOT PROJECT**

- The Deer Crossing Art Farm has an unmanaged invasive weed problem, specifically Japanese Knotweed (see attached photo and web page <https://bcinvasives.ca/invasives/japanese-knotweed/> ). No legitimate farming operation would allow invasive weeds to get so out of control. The Art Farm does not contribute to the food chain in any meaningful way!

**These are our homes. We are entitled to the quiet enjoyment of our properties.  
This application is not in the best interest of our neighborhood nor of the surrounding communities.  
We will continue to oppose this application by whatever means necessary.**

Respectfully,

Robert Schmidt and "The Neighbors"

**Residents of the Neighbourhood opposed to Zoning Bylaw Amendment application 310.197 (zoning bylaw amendment 722.4):**

|                           |               |  |
|---------------------------|---------------|--|
|                           |               |  |
| Robert and Angela Schmidt | Storvold Road |  |
|                           |               |  |

Date: January 16, 2026

Submitted by: Amber Storvold

Re: Opposition to Zoning Amendment Bylaw 722.4 – 1747 Storvold Road



Dear SCRD Board Members,

My name is Amber, and I am a resident of [redacted] Storvold Road, Gibsons, BC. I am writing in strong opposition to the rezoning application submitted by Chad Hershler and Sandra (Sandy) Buck for The Deer Crossing Art Farm at 1747 Storvold Road (the "Applicants"). This submission is intended to form part of the Public Hearing record for Zoning Amendment Bylaw No. 722.4.

My opposition to the proposed rezoning is based on the following interrelated concerns:

1. Fire risk and inadequacy of the proposed fire protection plan
2. Safety and security impacts on the neighbourhood
3. Lack of meaningful community engagement
4. Noise impacts and loss of residential livability
5. Environmental impacts
6. Enforceability, procedural fairness, and governance concerns

### **1. Fire Risk and Inadequacy of the Proposed Fire Protection Plan**

The subject properties are located in a heavily forested area that experiences prolonged dry seasons and elevated wildfire risk. Last year, even prior to the dry season, a home in the neighbourhood was lost to a human-caused fire. We do not have access to emergency response resources in this area, and this was a very eye-opening event to how vulnerable we are to fire risks. The proposed increase in visitors, traffic, and on-site activity would increase the risk of fires.

The Applicants' Fire Safety Plan relies heavily on the availability of water resources. However, based on my lived experience as a resident, the creeks behind our properties dry up for extended periods each year. During these times, we have had to practice water conservation and closely watch our water supply. It is unclear how sufficient water will be reliably available to support the proposed activities or the mitigation measures outlined in the Fire Safety Plan. This uncertainty significantly undermines confidence in the plan's effectiveness.

### **2. Safety and Security Impacts on the Neighbourhood**

Approval of the proposal would result in a substantial increase in visitors to a quiet, rural residential area. Even under current zoning, visitors frequently travel up our private driveway while attempting to locate the Art Farm despite our visible address, creating concerns related to trespassing, privacy, and personal safety. Increased visitation would reasonably be expected to intensify these issues. Without clear, enforceable limits and controls, the rezoning threatens the safety, privacy, and residential character of the neighbourhood.

### **3. Lack of Meaningful Community Engagement**

The proposal references community engagement and coordination as core principles, including

within the Fire Safety Plan. However, to my knowledge, the Applicants have not undertaken meaningful outreach with affected neighbours. There have been no invitations to consult, no neighbourhood meetings, and no consistent or transparent communication regarding proposed activities. This disconnect between what is stated in the application and what has occurred in practice raises serious concerns about the Applicants' commitment to responsible, community-oriented operations.

#### **4. Noise Impacts and Loss of Residential Livability**

Noise from previous Art Farm events has been clearly audible inside our home and has significantly affected our ability to enjoy our property. According to the Applicants' site plans, new structures and gathering areas would be located approximately 50 metres from my residence. Noise already carries easily across this distance and through existing fencing. An increase in the frequency or scale of events would further erode the peace, quiet, and livability that residents reasonably expect in a rural residential area.

#### **5. Environmental Impacts**

The Applicants state that the proposed Smart Farm Pilot will "lessen the impact of human settlement on the environment." However, I have observed a significant amount of human-made materials that were left in the forest behind the property from an Art Farm event I attended approximately 15 years ago, and most of these materials are still there. This reflects a lack of due care and does not align with the proposal's stated environmental goals, raising concerns about how environmental impacts will be managed in practice.

#### **6. Enforceability, Procedural Fairness, and Governance Concerns**

The proposal contains numerous commitments related to safety, environmental protection, and community coordination, yet provides little clarity on how these commitments will be monitored, enforced, or audited over time. Without clear compliance mechanisms and consequences for non-compliance, these assurances cannot be relied upon.

I am also concerned about procedural fairness and the perception of bias. One Applicant's prior involvement in the West Howe Sound OCP process (SCRD, 2018), combined with references in the application to an unspecified "partnership" with the SCRД, raises reasonable questions about impartiality (Ombudsperson BC, 2025).

#### **Conclusion**

For the reasons outlined above, I respectfully urge the Board to deny Zoning Amendment Bylaw No. 722.4. The proposal presents unacceptable risks to fire safety, neighbourhood security, environmental integrity, and procedural fairness, and it is not supported by adequate safeguards or meaningful community engagement.

Thank you for considering this submission.

Sincerely,



**Amber Storvold**

Resident, Storvold Road  
Gibsons, BC

Documents referenced under heading number 6:

Ombudsperson, Province of British Columbia. (2025). *Fairness in Practice: A Guide to Administrative Fairness in the Public Sector*. Retrieved from <https://bcombudsperson.ca/wp-content/uploads/2025/07/OMB-FairnessInPractice-ForWEB-Feb18-5.pdf>

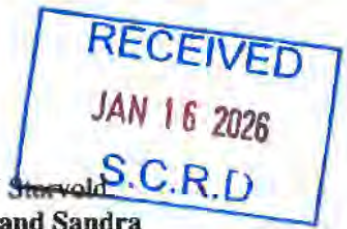
Sunshine Coast Regional District. (2018). *West Howe Sound Official Community Plan (Bylaw 640, consolidated September 27, 2018)*. Retrieved from [https://www.scrd.ca/wp-content/uploads/2022/12\\_Bylaw-640-West-Howe-Sound-OCP-Consolidated-2018-Sep-27.docx.pdf?utm\\_source=chatgpt.com](https://www.scrd.ca/wp-content/uploads/2022/12_Bylaw-640-West-Howe-Sound-OCP-Consolidated-2018-Sep-27.docx.pdf?utm_source=chatgpt.com)



**Re: Opposition to Zoning Amendment Bylaw 722.4 – 1747 Storvold Road**

Dear SCRD Board Members,

My name is Tianna Storvold Fuller, and my family owns the property next to 1747 Storvold Road. I am writing to **strongly oppose** the proposal submitted by **Chad Hershler and Sandra (Sandy) Buck** of The Deer Crossing The Art Farm (“the applicants”).



## **1. Conflict of Interest & Procedural Concerns**

- **Mr. Hershler previously served on the West Howe Sound Official Community Plan (OCP) Review Advisory Committee**, which provided input on long-term land use policies affecting Area F. He is now seeking a zoning amendment on his own property for personal and financial gain. This creates a **reasonable perception of conflict of interest**.
- The applicants' own statements indicate prior collaboration: *"SCRD planning staff that we collaborated with, [among others] encouraged us to apply for this rezoning"* (letter in Zoning Amendment Bylaw No. 722.4 Public Hearing Information Binder, dated January 20, 2025).
- No meaningful engagement occurred with adjacent property owners prior to submission. For a proposal of this scale in a rural area, the absence of any neighbour consultation is a **significant procedural concern**.
- At the committee board meeting, on March 20, 2025, questions asked by the board **suggested that our concerns had not been conveyed**, despite the submission of multiple letters from community members.
- Given the above, careful review is needed to ensure the planning process remains **impartial, transparent, and independent**.

## **2. Inconsistency with the West Howe Sound OCP**

The proposed zoning amendment is **inconsistent with the Rural Residential objectives** of the OCP:

- Section 5.2 limits employment uses to those compatible with the scale, character, and servicing capacity of rural areas. The proposal would permit large, recurring assemblies exceeding rural residential intensity in an area **outside the service area for fire protection, water supply, and emergency response**.
- Section 5.3.2 allows spiritual and cultural retreats only if **buffers are sufficient for neighbouring parcels**. Our home, patio, and yard are **less than 100 feet** from the proposed assembly areas. Please see the Attached Map on the last page.

- There are **no permanent safeguards** or protections if the property is sold.
- A future owner could **expand or modify the use**, creating even greater risks to neighbours, safety, and the environment.

## **Conclusion**


For the reasons outlined above—**conflict of interest, OCP inconsistency, unmitigated fire and noise risks, and lack of enforceable safeguards**—I respectfully urge the SCR D to **reject Zoning Amendment Bylaw 722.4**.

Approval would fundamentally **change the character** of this rural community and **compromise safety and quality of life** for local residents. Protecting our community and ensuring adherence to the OCP should take priority over individual commercial interests.

**Attached, is the map from the Smart Farm Pilot brochure and a photo from a previous event held by Deer Crossing the Art Farm to illustrate the proximity of our properties.**

Thank you for your careful consideration.

Sincerely,  
**Tianna Storvold Fuller**



C: 



# Updated Smart Farm Map



## Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



### ASSEMBLY PARKING AND TRAFFIC FLOW

- A. Assembly Parking - 20 spaces, each parking stall 9' wide
- B. Turn-around space, 12' wide

### ASSEMBLY USES - INDOOR

- C. Studio and Bathrooms - Studio Footage 475
- D. Hall - Studio Footage 1900

### ASSEMBLY USES - OUTDOOR

- E. Yard - Square Footage 600
- F. Area under canopy tent - Square Footage 425
- G. Gathering Space - 700 sq. ft. Square Footage 270
- H. Bus Deck - Square Footage 250

### RESIDENTIAL, NEW HOME, BUSINESS, AND SERVICE

- I. New Residence
- J. New Studio
- K. Additional Parking

### Privacy and Noise Mitigation and Equipment

- L. Privacy Screen (Perennial Landscaping) - Footprint Approved
- M. Privacy Screen (Black Orange) - Footprint Approved
- N. Privacy and Noise Mitigation Fence, 8' tall
- O. Noise Mitigation Barrier, 6' tall



**Our House**

This is a photo from the 2022 Newsletter from Deer Crossing The Art Farm of the "Scattered Pieces" event held in Summer of 2022. This was an amplified live performance. Note, **the proximity of our house** and the outdoor gathering space and **the lack of privacy and sound barriers** as mentioned in the proposal. At the time of this event, the property is improperly zoned and in non-compliance with the bylaws.



our  
Shop

This is a photo from the Deer Crossing The Art Farm Website of the "The s-kwikwal Initiative" project event. Again, please note, **the proximity of our house** and the outdoor gathering space and **the lack of privacy and sound barriers** as mentioned in the proposal. The berm that is referenced in the proposal is the small mound starting behind the dog. The "sound mitigating fence" as referenced in the proposal is the cedar fence depicted in the background—not a solid, sound mitigating fence.

Mark Storvold  
Storvold Road  
Gibsons, BC V0N 1V6



**OPPOSITION** to Zoning Bylaw Amendment 310.197 - 722.4 (1747 Storvold Road)

SCRD Board Members:

January 14, 2026

Whether one wishes it or not, the first impression is the perception of favouritism toward the applicant by the SCR D. This perception has been widely noted by many, from the Public Information Meeting (PIM) onward, and is reinforced by questions about how this application has progressed as far as it has.

Given the facts that have been presented over the past several years, it is difficult to understand why they appear to have been disregarded.

That being the case, the question arises as to whether the SCR D has a vested interest in this application being approved. While such an interest would undoubtedly be denied, the perception remains. To use a familiar metaphor: if it looks like a duck, walks like a duck, and quacks like a duck, then it may well be a duck.

The applicant has stated in numerous documents that he is working in collaboration with, and in partnership with, the SCR D, and that he was encouraged by them to apply. As the SCR D is required to remain neutral, it must not only act impartially but also be seen to do so. In my view, it has failed to meet that standard of apparent neutrality.

From missing bylaw complaint files, to notes that have disappeared, to our bylaw complaints being closed without notification, and to receiving little or no response at all, these concerns ultimately led Val and me to meet with Planner Nick Copes on April 18, 2023.

One issue that remains particularly relevant is the matter of misrepresentation. During our meeting, Nick stated that any misrepresentation on the part of an applicant would result in the application being cancelled, halted, closed, or denied. "We are very strict on that," he said.

With that in mind, I offer the following examples.

1. Near the end of the Public Information Meeting, Chad made a public statement that I, Mark Storvold, was welcome to come onto his property at any time to voice my concerns. On two separate occasions, I acted on that invitation.
  - On the first occasion, their contractor, Rodney, was constructing a stump berm on our property under the power line. I approached him to advise that he was off course. He began yelling at me, at which point I left the area.
  - On a second occasion, the same contractor was cutting a large rock in a trench using a rock saw without water. Val and I were enveloped in silica dust, a known carcinogen. I went over to ask whether water could be used to suppress the dust.

Fast forward couple of years. On the next occasion I attended the property, I had been invited by an employee tenant and her partner. Chad and Sandy subsequently called the RCMP on the

tenant for having me there. The RCMP advised that I was legally entitled to visit the property, particularly when invited, and that Chad and Sandy had no authority to prevent this unless illegal activity was taking place, which it was not. The RCMP further stated they would inform Chad and Sandy of this before leaving.

Once again, this demonstrates a clear misrepresentation of the statements made publicly at the PIM.

Later that summer, the RCMP were again called in relation to a tenant who had simply done me a favour. Russell and I were having a conversation in my shop, but the noise from the Art Farm operation was so loud that we could not carry on a normal conversation. Russell approached the Art Farm employees and asked them to comply with the bylaws by moving their loud operation into an enclosed building. This marks the fourth occasion, to my knowledge, on which the RCMP have been called on neighbours or tenants. In my view, the RCMP are being used as a tool of intimidation.

2. At the Public Information Meeting Sandy Buck stated that Russell Pope was their “expert farmer.” I later asked Russell whether this was true. He told me he was unaware she intended to describe him that way and confirmed that he is not an expert farmer. This is another example of misrepresentation.

3. On December 19, 2025, at approximately 10:00 a.m., I had contractors on site trimming OUR cedar privacy hedge. Without warning, profanity was shouted at them through what was described as a “sound-mitigating fence,” loud enough to be clearly heard inside my closed shop. There is no sound-mitigating fence. Again, this is misrepresentation.

4. The applicant claims that adding suites to the existing houses would be more expensive than constructing two separate detached dwellings. No engineering reports, cost analyses, or quotes from qualified contractors have been provided to substantiate this claim. In the absence of such evidence, this appears to be a preferred outcome rather than a fact, and therefore constitutes misrepresentation.

5. Under the Smart Farm Details, Traffic Mitigation #5 states: While a BC Hydro Right-of-Way covenant requires our driveway to follow the hydro lines along our south border, we will be installing additional roadways on the property to move traffic quickly and efficiently on and off the property. This requirement does not exist in the right-of-way covenant. Again, misrepresentation.

6. Under the Smart Farm Details, Noise Mitigation states: When amplification is required, we will ensure the decibel levels fall within standard limitations for residential neighbourhoods. There are no defined decibel standards for residential neighbourhoods on the Sunshine Coast. This is another misrepresentation.

7. Under the Comprehensive Fire Safety Plan, current water assets are listed as a well and a 5,000-gallon cistern, with a creek identified as secondary supply. The report claims this system can supply 10,000 L/min for 20 minutes. The math does not support this claim. 5,000 U.S. gallons equals approximately 18,900 litres, which would supply roughly 9,450 L/min for two minutes, not twenty minutes. Furthermore, there is little or scarce water in the creek during the summer months. Again, misrepresentation.

8. In the November 21, 2024 report, it is stated that the applicant completed an acoustic survey and mitigation plan, including berming and a privacy fence/hedge. No acoustic survey has been provided, nor is it clear how or where it was conducted. To our knowledge, no testing occurred on our property, and if it did, it would have constituted trespass. Again, misrepresentation.

One might argue that each of these examples, taken individually, is minor. However, collectively they tell a much larger story, one of ongoing deception, introduced gradually over an extended period. Taken together, they amount to a pattern of fabrication.

“Oh, what a tangled web we weave, when first we practise to deceive.”

### Knotweed

The Art Farm may have one of the worst knotweed infestations on the Sunshine Coast. For years, it has been repeatedly weed-wacked, mowed, dug up, and the contaminated soil moved throughout the property, actions that are well known to exacerbate the spread of knotweed. The issue was acknowledged at the Public Information Meeting, where the applicant admitted it needed to be addressed. To date, it has not been. This situation is a consequence of their own actions.

## COMPREHENSIVE FIRE SAFETY PLAN

The comprehensive fire safety plan attached to the Zoning Amendment Binder is like a bucket without a bottom... it literally holds no water.

### 1. RISK ASSESSMENT PLAN

A. Property is outside of serviced fire protection area.

- Gibsons Fire Department may respond if lives are at risk, but only for rescue, not to put out the fire. BC Wildfire looks after forest fires.

### Factor/Risk Level

1. True
2. True
3. Where is the secondary truck/tractor route designated for emergency egress.
4. 5,000 gal. tank, yes, but creek unreliable.
5. This is true, that's why for the last several years, I have been clearing the underbrush. The Art farm has done no brush removal. We are convinced there is no mutual defence with the Art Farm.

## 2. FIRESMART IMPROVEMENTS

### Improvements:

No improvement have been made (to-date) as far as we can tell.

## 3. WATER INFRASTRUCTURE and FIRE SUPPRESSION

Current Assets: Well - 5,000 gal. Cistern and pump. Creek Secondary.

10,000 L/min for 20 min. Does not add up.

5,000 US gal = 3.78 L./gal

5,000 x 3.78 = 18,900 litres

18,900 divided by 20 min. = 945 L./min OR,

9,450 litres per minute for 2 minutes. (10,000 litre provides almost 2 minutes)

### Planning Upgrades:

1. From May to October there is little to NO water in the creek at our pump house. NO water to pump from the creek.
2. Most of, if not all summers are hot and dry and the upper creek slows to a trickle. Some summers we have no rain for 5 months. We have been using syphon on the creek for 38 years and it is not a reliable source for fire suppression. Lots of maintenance to keep it working. Barely enough to keep toilets and showers going.
3. How much volume in the second cistern.
4. What happens when the pond and creek dry up in the long hot summers.
5. How are you going to move the trailer and water tote around the property. Water is 10 lb./gal. 2,000 gal. Equals 20,000 lbs. or 10 tonnes (not including the trailer). Cannot be moved with a pickup truck.

## 4. STRUCTURAL HARDENING

No improvements to date.

## 5. SITE LAYOUT

No improvements to date.

## 6. EMERGENCY PROCEDURES & COMMUNITY OUTREACH

### Community Outreach

There is no need for creek access because in fire season there is NO water in the creek. Mutual aid will not work here because myself and Val have been banned from going onto Art

Farm property. We have been given a no trespass notice and threatened with a lawsuit (which holds no water either), all for doing what the SCRD Bylaw Department ask us to do... get evidence with pictures and video of them breaking the bylaws.

Procedures

No action taken to date.

Assign On-Site Team Rolls

To the best of our knowledge, there is no team available at this time.

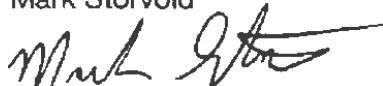
I do not believe this is a viable workable plan, based upon the wrong calculation of water availability during the driest part of the year, also known as FIRE SEASON.

So, after all the breaking of the bylaws, or pushing the boundaries (as Chad puts it), the perceived bias by the SCRD, the intimidation and harassment that their staff, their tenants, the their neighbours have been forced to live through, the calling of and the using of the RCMP on tenants and neighbours as a weapon to scare them off, the steady flow of slander on myself and anyone who opposes them, I hereby give notice that I am taking back my common law practical right to peaceful enjoyment and quiet use of our property. Anything less will not be tolerated.

This submission is a small example of what life is like beside the Art Farm. I could go on forever, in far greater detail, but you don't get the point by now, you never will.

EXTREMELY OPPOSED to this Zoning Bylaw Amendment 722.4

Mark Storvold





Valerie Storvold  
[REDACTED] Storvold Road  
Gibsons, BC V0N 1V6



**OPPOSITION** to Zoning Bylaw Amendment 310.197 - 722.4 (1747 Storvold Road)

January 14, 2026

Dear SCR D Board Members:

My husband and I, Mark and Valerie Storvold, reside at [REDACTED] Storvold Road, the property immediately adjoining the proposed Zoning Bylaw Amendment at 1747 Storvold Road.

We have lived at this location for 38 years and have committed our lives to our home and this property. We chose this location specifically for its quiet, rural character, which is consistent with the current residential zoning of this neighbourhood.

The proposed zoning amendment is incompatible with that character and contradicts the very lifestyle this area was intended to support. It is not in keeping with the nature of the neighbourhood or the surrounding environment and would significantly impact our right to the peaceful enjoyment and quiet use of our property.

The Bylaw Amendment is to allow two additional auxiliary dwellings and assembly use on the property to facilitate a Smart Farm Pilot project.

The initial concept of the "Smart Farm Project" was an exploration of small farm co-housing. Coast Reporter "New housing/farming mix being investigated" (January 15, 2015); Arts and culture group aims to bring affordable family farming to the Coast (February 10, 2021), (Board Director Silas White collaborating with project).

The "Smart Farm Pilot" project presented at the public information meeting on April 21, 2022, contained NO substantive farming component. As stated by Sandy Buck, "We are not farmers; we are artists, we are clowns." When questioned, "Where is the farming?", the applicants dubbed their tenant as their expert farmer. However, they were unable to provide a viable response, plan, or clear vision for any agricultural aspect of the proposal. Sandy did disclosed they have a knotweed problem, which has swelled into an infestation. **The farming component of the Smart Farm pilot has failed.**

We are opposed to Assembly Use:

The assembly use and proposed changes to facilitate the operation of “Deer Crossing the Art Farm” does not constitute a home occupation that is compatible in scale or character with residential or rural settlement. OCP, Section 5.2.5.

**The application fails to address or include the daily operational activities of Deer Crossing Art Farm in their assembly use.**

The number of attendees proposed for their facilitated gatherings is said to be controlled through registration and ticket sales. Deer Crossing Art Farm is a multifaceted organization that collaborates with various businesses, institutions, and organizations. Teams of individuals regularly work on multiple projects and programs on-site at 1747 Storvold Road. At any given time, there may be several individuals or groups working outdoors (creating, developing, implementing or rehearsing), sometimes for weeks at a time. These activities constitute assembly gatherings and are part of the organization’s regular daily operations. There is no registration or ticketing process to account for these participants. At the PIM meeting they proposed 50 people/day as their target for assembly gathering.

There is no mechanism to distinguish among ticketed events, routine business operations, and communal gatherings involving on-site residents. Consequently, there is no meaningful accountability, no enforceable limits, and no effective oversight governing the number, size, or nature of assemblies. This regulatory gap allows events to be easily disguised as private or personal functions and creates an opportunity for overnight assemblies to occur under the guise of private gatherings.

The permitted “Assembly Use” is vaguely defined and lacks sufficient detail, leaving it subject to a broad interpretation by the applicant. This allows an unlimited range of potential uses and intensity of activities, including unrestricted use of amplified sound. This poses an **Intolerable risk of noise and disruption** to neighbouring properties.

Furthermore, the auxiliary buildings identified in the applicant’s report do not have the capacity to accommodate 40 people, let alone 60 or more. There is no fire protection in place, and therefore no fire marshal oversight to monitor occupancy limits. Liability under these circumstances remains unclear.

According to the report, a change-of-use permit is required for all existing buildings to be used for assembly purposes, and until such permits are obtained, only outdoor assembly use is permitted. The application does not provide a timeline for obtaining these permits, nor does it clarify whether the intention is to operate exclusively as an outdoor event venue on an ongoing basis.

The property is approximately 200 feet in width, with the primary event and operational activities occurring within 100 feet of the adjoining properties on either side. In several instances, these activities take place less than 50 feet from neighbouring property lines. As a result, the site does NOT provide a sufficient buffer to neighbouring parcels. OCP 5.3 (2).

These daily operations and assembly gatherings have generated, and will continue to generate, **significant noise and disturbance**, including trespassing issues, dog encounters, property damage, privacy concerns, and increased fire hazards. (for example: a guest discarded a cigarette into the driveway ditch during the Dementia Workshop (June 2022), two separate abandoned campfires during summer fire bans (lit by visiting guests and extinguished by neighbouring residents), toxic construction waste being burned, and vehicles parking on dry grass and the driveway ditch (ongoing). The applicant has NOT developed sufficient mitigation measures to secure the property or adequately address these risks. To date, sound mitigation does not exist.

It is projected that more than 700 vehicles per month will travel along the gravel driveway, which runs immediately adjacent to the property line and passes directly beside our home and established backyard living space. The proposed mitigation measure of restricting vehicle speeds, in place of paving driveways and parking areas (an exception granted under Bylaw Amendment 7.9.9.3(c) 6.1.14), is not an adequate solution to address the vehicular traffic and parking impacts. Gravel roadways produce substantially higher noise levels than paved surfaces and generate airborne dust, further exacerbating the disturbance to neighbouring residences.

Deer Crossing has a documented history of bylaw infractions with relation to all of the above activity, acknowledged by Chad Hershler at the public information meeting on April 21, 2022. According to SCR D Bylaw Officer Marvin Vath (August 14, 2024), there is currently no enforcement mechanism in place to ensure compliance with the bylaw infractions that have been submitted since February 2021.

As presented in this application, the proposal provides no basis for trust or confidence that the applicants will adhere to the zoning amendment bylaws or comply with any of its conditions.

#### We are opposed to Additional Dwellings:

As stated by Chad Hershler at the public information meeting, 90% of communes fail and we are taking a risk, it isn't a proven model.

The application no longer proposes that residents buy into or invest in the property for farming purposes. Instead, the proposal has shifted toward "affordable housing" through rental tenure only, with **no housing agreement in place**. This effectively creates a commune of renters who have no long-term investment in the property. Additionally, there is no fire protection in the area. It remains unclear what guarantees

or assurances exist to maintain affordability, and who would be liable for the safety and security impacts on neighbouring properties from non-permanent residents.

The property is being filled with auxiliary buildings & structures, auxiliary dwellings, parking lots, septic fields, driveways, and access roads. This level of development erodes the rural character of their property.

Where is the documentation to adequately justified how two additional 800 sq. ft. houses, with full servicing requirements such as power, septic, and water, are more cost-effective than the 55 m<sup>2</sup> secondary suites already permitted under current regulations.

There are no amenities or public transit services in the area. When combined with the volume of events, functions, and ongoing activities on the property, the pool of potential tenants willing to live amid such disruption would be extremely limited, making long-term tenancy difficult to sustain.

Are the two additional dwellings primarily intended to house multiple live-in staff to manage and operate this five-acre arts and cultural venue, rather than to provide genuine long-term housing?

The applicants currently have two auxiliary dwellings; however, they recently evicted tenants, (*while simultaneously advocating publicly for solutions to the housing crisis*), in order to convert the residences into a commercial studio. How many other businesses does the applicant intend to operate from this property and how many employees will be working at this location?

The applicants rely heavily on government funding, grants, subsidies, and donations. As stated by Chad Hershler at the public information meeting, when funding runs out, the owners would be forced to sell the property. This zoning amendment is permanent. It could be purchased by any future buyer, regardless of use or intent, like the Norwegian Death Cult, as referenced by Director Kate Stanford at the March 20, 2025 meeting.

Adhering to Zoning Regulations are critical in a community. When an owner purchases a property and invests hundreds of thousands, if not millions into that property, you want to know your investment, and the neighbourhood are stable and consistent. For that matter, property owners also rely on the SCRD to enforce their own bylaws. SCRD Website: "Bylaws are created to develop and maintain safe and livable environment for all residents within the Regional District."

The Zoning Amendment Bylaw 722.4 exceeds any reasonable tolerance for the zoning regulations that are in place for this neighbourhood community.

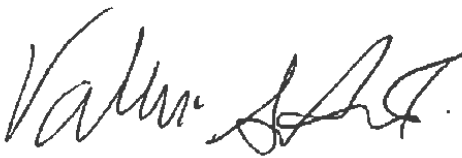
Operating a commune on a five-acre arts and cultural facility with a public outdoor venue and assembly use is incompatible with the character of this neighbourhood.

Deer Crossing Art Farm has already demonstrated a disregard for bylaw regulations and a lack of consideration for the impact their operations have had on neighbouring residents.

This application has been under review for over four years and remains riddled with inconsistencies, insufficient details, and vague intentions

It represents a potential Pandora's box of significant liabilities, risks, and hazards for our community.

My husband, Mark, and I are UNWAVERINGLY OPPOSED to the Zoning Amendment Bylaw 722.4.

A handwritten signature in black ink, appearing to read 'Valerie Storvold', written in a cursive style.

Valerie Storvold



## Nick Copes

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**From:** laurel sukkau [REDACTED]  
**Sent:** January 15, 2026 1:51 PM  
**To:** Public Hearing Submissions  
**Cc:** Sandy Buck  
**Subject:** Bylaw 722.4

You don't often get email from [REDACTED] [Learn why this is important](#)

To Kate Stamford, Area F representative for the SCRD, and the SCRD board

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for the Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. The Art Farm has demonstrated a noteworthy commitment to building resilient and healthy communities through its many years of cultural work and programming. In addition, seeing as there is a growing demand for affordable housing, this attractive option deserves to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community.

This application has my full support.

Thank you in advance,

Laurel Sukkau

Sent from my iPad

## Nick Copes

---

**From:** Patrick Tasci <patrick@soundwerks.ca>  
**Sent:** January 19, 2026 10:06 AM  
**To:** Public Hearing Submissions  
**Cc:** Nick Copes; Kate Stamford  
**Subject:** Rezoning (Bylaw 722.4) to provide assembly use for Art Farm

You don't often get email from patrick@soundwerks.ca. [Learn why this is important](#)

To Kate Stamford, SCRDArea F representative and members of the SCR D Board,

I wish to convey **my support for the rezoning application for (Bylaw 722.4)** providing assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land.

My three children have benefited over the years by programs created by the Art Farm, Sandy Buck and Chad Hershler. They have greatly benefited from these programs. Further cultural gatherings on the land will continue to benefit our community, enriching a new generation of youth. In speaking with my neighbours over the years, I have only ever heard positive things about their work.

With the great need for affordable housing, the SCR D should support this aspect of the rezoning as well. The acreage is perfectly suitable for 2-3 additional small homes. In looking at their application, the rezoning seems very respectable and reasonable. The application makes good use of the rural area while respecting low density and cultural and neighbourhood respect.

As a resident of Area F, I fully support this application. We want more innovative use of the lands in our area.

Thank you for your consideration

--

Patrick Tasci - 175 Pike Road Langdale V0N 1V6  
604.740.7300  
[www.soundwerks.ca](http://www.soundwerks.ca)



## Nick Copes

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**From:** ivar vasara [REDACTED]  
**Sent:** January 19, 2026 12:00 PM  
**To:** Public Hearing Submissions  
**Subject:** Zoning Amendment Bylaw No 722.4 - Facilitating the operation of "Deer Crossing the Art Farm" 1747 Storvold Road.

You don't often get email from [REDACTED] [Learn why this is important](#)

Re: Zoning Amendment Bylaw No 722.4  
Facilitating the operation of "Deer Crossing the Art Farm" 1747 Storvold Road.

Dear Planning Department,

I would like to express my support for the proposed amendments listed in the proposed amendment.

For background and an explanation of our interest in this hearing - We are completing the purchase of [REDACTED] Port Mellon Highway. Ours is a 60 acre agricultural parcel which is a five minute walk from the Art Farm. Our business plan is focused on rehabilitating the farm using various regenerative practices so that it provides both a bountiful harvest of food for our community, as well as serving as an educational example of modern growing practices.

The energy and vision of the Art Farm is inspirational to us and was a reassurance that the community was invested in progressive and creative initiatives. While our endeavours are more focused on farming and exploring agritech, having a neighbour with similar core values but a different complimentary focus opens up both of our offerings to collaboration.

Regards,

Janai York & Ivar Vasara  
Elphinstone Farm

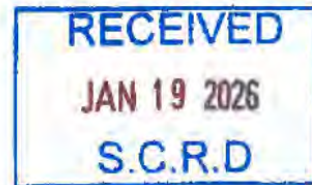


Mark and Ruth Wentzell

January 18, 2026

██████████ Storvold Road

Gibsons, BC V0N 1V6



Dear SCRD Board Members

**Re: Zoning Bylaw Amendment 310.197 – 722.4 (1747 Storvold Road, West Howe Sound) – Opposition Letter**

We are Mark and Ruth Wentzell, husband and wife and long term residents of ██████████ Storvold Road.

This written submission, is to be made part of Public Hearing record for the rezoning and assembly use proposal that has been submitted to the SCRD by Chad Hershler and Sandy Buck of “The Deer Crossing Art Farm” located at 1747 Storvold Road, Gibsons (the “Applicant”). This is Zoning Bylaw Amendment Application 310.197 (Zoning Bylaw Amendment Proposal 722.4). (the “**Proposed Bylaw Amendment**”).

We are members of the “Neighbours” as defined in the January 14, 2026 letter sent to the SCRD by Mr. Robert Schmidt, in relation to this matter (the “**January 14<sup>th</sup> letter**”)

On March 20, 2025, we understand there was an SCRD Electoral Area Services Committee meeting. We were away and unable to attend. This was the 2nd reading for Zoning Bylaw Amendment Application 310.197. We were not notified of the 1st reading for this application.

At the 2nd reading, Mr. Robert Schmit, on behalf of the Neighbours, expressed the neighborhoods’ serious concerns with this zoning bylaw amendment application for the Deer Crossing the Art Farm.

We note and fully agree with the comments of Mr. Robert Schmit, provided in italics for your reference as follows:

*“We, the Neighbors, had previously written to the SCRD Planning Department, May 2, 2023 and April 9, 2025 regarding our concerns about this rezoning application. We also met with Nick Copes in his capacity as a SCRD planner regarding these concerns on April 28, 2023. **Despite the efforts of the Neighbours to highlight serious concerns regarding this application, these concerns have not been considered by the SCRD planning department, nor by the SCRD Electoral Area Services Committee given the discussion that was witnessed at the 2nd reading for this application.**”*

In light of the very late (but I am sure compliant with the strict statutory requirements) notice of this latest hearing and In light of the lack of seriousness and concern that the SCRD appears to be taking our concerns we will make this simple for you. We, Mark and Ruth Wentzell **fully agree with,**

**endorse and subscribe to all the opposition points of two letters submitted in opposition to the Proposed Bylaw Amendment.** More specifically, these include the following letters:

1. The letter of “Angela Schmidt and the Neighbours” sent to Ms. Kate- Louise Stamford on May 12, 2023 (copy attached for your reference); and
2. The addendum letter of “Robert Schmidt and The Neighbours” sent to the Sunshine Coast Regional District on January 14, 2026 (copy attached for your reference).

We have lived at our current residence for 22 years and have largely enjoyed unfettered peaceful enjoyment during that time. The purpose of our purchase and residence was primarily to live in a rural location and raise our children here without having to deal with the issues that the Proposed Bylaw Amendment brings to this quiet residential neighbourhood.

We continue to be entitled to the quiet and safe enjoyment of our properties and this Proposed Bylaw Amendment and results flies in the face of that entitlement.

Respectfully

Mark and Ruth Wentzell

Storvold Road

Encls.

## Nick Copes

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**From:** Water Thrush [REDACTED]  
**Sent:** January 18, 2026 10:42 PM  
**To:** Public Hearing Submissions  
**Subject:** Bylaw 722.4

You don't often get email from [REDACTED] [Learn why this is important](#)

To Kate Stamford, Area F representative for the SCRD, and the SCRD Board,

Dear Kate Stamford,

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighborhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

I heartily support this application. I really appreciate the amazing community engaged art projects that Deer Crossing the Art Farm does and feel that this rezoning would allow them to continue to do this amazing work and share it with more people. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance.

Blythe Wilde--Gibsons, BC



Sunshine Coast Regional District  
Planning Department



**OPPOSITION to Zoning Amendment Bylaw 722.4 (1747 Storvold Road)**

January 13, 2026

SCRD Board Members,

Attached is a summary of a letter I sent in 2023 Opposing the Art Farm Zoning Application.

This is in regards to the notice of rezoning of the Deer Crossing Art Farm. I am writing to support all of the neighbours who are affected by this. This organization and their "events" are very disruptive to their neighbours. It's a residential area but they have NO consideration for their neighbour's rights to enjoy their privacy and the peace and quiet of the area. They have loud events, banging drums and use PA systems as well as cheering, chanting and screaming. Cars are constantly driving in and out.

For years the Art Farm has had these events. They have constantly broken the bylaws with little to no help from the SCRD in enforcing their own bylaws. The Art Farm have tried to intimidate their immediate neighbour by putting mannequin heads on spikes along the property line. The neighbour is building a rock wall around their hedge along the property line, and Chad and Sandy call the cops accusing him of gawking. They harass other neighbours too, and employees and renters. Example: One of their neighbours, an elder, pensioner had his waterline running through their property (for 30 years, allowed by previous owners and Chad & Sandy allowed it too). He was clearing the brush around his waterline with a machete. They knew who he was and what he was doing but they called the police on him, reported that a man with a machete was wondering around on their property. Then a few years later, they denied that same neighbour access to his waterline during a heat wave. His only water source, and they wouldn't let him on the property to fix it. Five days during a heat wave with no water. Elder Abuse!! The Storvold's took care of him, and then helped move the waterline onto their property. They evict their renters to turn the house into a studio, (so they definitely don't need to have their application for more housing on their property when they are evicting people from a house they already have). One day the renter asked some art farm workers who are making a lot of noise to move their project inside (they were breaking the bylaws). The workers called Chad (who was on holidays) and he called the cops, reported that a man was harassing young girls on the property. Another case of harassment and swatting using the police.

As I said earlier, there is no need to rezone the property to build more houses for someone who evicts their tenants to turn the house into an art studio. They have been trying for years to get a commune going and they have a bunch of disciples already and will use all the right buzz words like low income housing or community building to get their followers onto the property and in turn be able to exert pressure on them by controlling their housing. They have shown they will go after you if you don't conform with their wishes.

They are disruptive to their neighbourhood and have zero consideration for anyone but themselves and their followers. They break SCRD bylaws constantly with very little consequences which has further embolden them. They harass their surrounding neighbours, their employees, and their tenants to the point of breakdown. These are NOT good people and should not be rewarded for their bad behaviour by giving them their zoning change. This will also further punish the neighbourhood and drop their property values. IT IS A TERRIBLE IDEA.

You should also look at where their support comes from. It's people from Vancouver and other parts of the Sunshine Coast that have been conned into believing this is a wonderful thing. These same people will be dropped if they go against anything Chad & Sandy say. They just don't know it yet. The whole art farm is a scam (in my opinion) to milk taxpayers of grant money to pay for building houses and property improvements to increase their land value, as this is their only source of income. Not only should the art farm not be rezoned but they should actually be shut down as they are a nuisance to everyone in the area and have dropped the quality of life for their neighbours.

So if you haven't realized it by now,, I am totally against the zoning amendment of the art farm!!

A handwritten signature in blue ink, appearing to read "Dan Windsor". The signature is fluid and cursive, with a prominent loop at the end.

Dan Windsor

**Opposition to Zoning Amendment Bylaw 722.4 (1747 Storvold Road)**

April 2023

I attended the Public Information Meeting on April 21, 2022 for the above application from Chad Hershler & Sandy Buck - Deer Crossing Art Farm. I read the notes of the meeting and it's pretty obvious the person taking notes for the SCRD was biased and in favour of the "art farm". The notes for con were short, point form with little substance to what was discussed, while the pro's were long and flowery.

All con points were made by people that actually live in the area and are opposed to this rezoning and the noise the "art farm" makes. All the people in favour of this proposal are people who don't live anywhere near this neighbourhood. Some were from Vancouver, Redroofs and Roberts Creek. None of the neighbours want this rezoning.

This is a quiet rural neighbourhood and we don't need a bunch of people coming and making noise at their events beating on drums and using PA systems. Imagine if you had to live next door to these clowns. They literally put up a circus tent every year.

They stated at the meeting their goal to have a commune and have multiple families on-site. People that have rented one of their houses in the past have made the statement that it's basically a cult. They broke their lease and left to get away. Chad stated that if he doesn't get his way he'll have to sell the property because they can't afford it. It is not the SCRD's responsibility to enable him to keep his property. He should be forced to go out and get a job and pay his bills like everyone else. He is nothing but a scam artist (the only art that goes on there) sucking off the taxpayers.

I know Chad has connections and friends at the SCRD and is using them for his personal gain.

The people that live in the neighbourhood should have the only say as to what happens in the neighbourhood, not people from Vancouver or Redroofs. They don't have to put up with the disruption and the diminished quality of life from having to put up with these people. If you wouldn't want noisy gatherings, drum circles and PA systems next to you then don't allow this nuisance here.

Chad should not be allowed more than 2 houses on that property (even though he has 2 houses and a cabin and has converted a garage basically into an apartment. We want to keep this a quiet rural property neighbourhood.

We don't have fire protection in this area and the increase in traffic and people is a great concern to us. Chad and his group have had campfires in the summer during campfire bans and have left the burning fire unattended. A neighbour had to go put it out.

This group has also basically commandeered crown land behind their property and have built a stage in the bush for their rituals. This is illegal. Chad loves to push the boundaries, the more he gets away with the bolder he gets. Enough is enough!!

No to changing the zoning and NO to having EVENTS that diminish the quality of life for the neighbourhood.



Dan Windsor



## Nick Copes

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**From:** mariel yglesias [REDACTED]  
**Sent:** January 15, 2026 10:37 AM  
**To:** Public Hearing Submissions  
**Subject:** Bylaw 722.4

You don't often get email from [REDACTED] [Learn why this is important](#)

To Kate Stamford, Area F representative for the SCRD, and the SCRD Board,

I write this letter to you as a supporter of Sandra (Sandy) Buck and Chad Hershler's application for rezoning (Bylaw 722.4) to provide assembly use for Art Farm and other cultural gatherings, as well as two small dwellings for affordable housing on the land. Cultural gatherings on the land with access to creative materials and space are essential to building healthy, resilient, and strong communities. The Art Farm has shown this through its many years of work and programming. In addition, we know that affordable housing has reached a crisis point. Any opportunity for people to build more affordable homes on the coast needs to be supported.

This rezoning application is a reasonable and well thought through proposal that will bring enormous vitality to the neighbourhood and the wider community. It can also provide an important model for diversifying our land use in rural areas.

We heartily support this application. We need more of these types of land-use innovations as we reckon with our current challenges, and we need to support them as they emerge.

Thank you in advance.  
Mariel Yglesias



RECEIVED

JAN 19 2026

S.C.R.D

To: SCRD Planning Dept

January 14, 2026

Sunshine Coast Regional District

From: Robert & Angela Schmidt, Diana Busletta  
Storvold Road

**Re: Opposition to Zoning Amendment Bylaw NO. 722.4 For 1747 Storvold Road**

This submission, is to be made part of Public Hearing record opposing this rezoning application.

**1. Fire Risk:**

Assembly use section on page two indicates there can be gathering of between 40-60 people up to 10 times per month. These gatherings will be held outdoors mainly in the summer time when the forest that surrounds this property are tinder dry.

It only takes one careless person to start a fire. It will be impossible for all the attendees to be supervised by the host at these gatherings.

**2. Fire Suppression**

We have the following major issues with the revised "Comprehensive Fire Safety Plan"

- In Section 3 "Water Infrastructure and Fire Suppression" current assets states 5000-gallon cistern and pump (=10,000 L per minute for 20 minutes) this is incorrect.  
 $5000 \text{ Imp} \times 3.78 = 18,900 \text{ liters}$   
 $18,900 \text{ L} \div 20 \text{ min} = 1.89 \text{ minutes}$   
At the stated 10,000 liter per minute  $18,900 \text{ L} \div 10,000 \text{ l pm} = 1.89 \text{ minutes}$  of water in the tank. To pump 10,000 liters of water per minute would require 200,000-liter (71,942 Imp) cistern.
- The Creek is dry from May to October and is not a reliable water source for fire suppression. As the volume of water required is insufficient.
- How are the stormwater drainage ponds and 2nd cistern going to be maintained during fire season?
- Purchase of higher volume waterlines, hydrant points, fire hoses & nozzles. What volume of water is required to support these upgrades?
- The "trailer with water tote". Moving a 23,000lb trailer with liquid requires a heavy-duty tractor or heavy-duty truck. This will also require a skilled operator to move it quickly in an emergency.
- Community outreach, the applicant has not made any attempt to engage with the neighborhood.
- They also have a hostile relationship with the neighbor they would need to engage with for creek access.
- Who in the neighborhood are they coordinating with?

Having recently been through the experience of building a new home, the budget of \$91,000 seems insufficient to cover the scope of the work in the "Comprehensive Fire Safety Plan". \$91,000 sound like a lot, but in modern construction it doesn't last very long.

- **Questions for the SCRD Board.**

1. Is the SCRD going to ensure this “**Comprehensive Fire Safety Plan**” is implemented?
2. Is the SCRD going to ensure staff and volunteers are properly trained per “**Comprehensive Fire Safety Plan**”?
3. Is the SCRD going to verify the purchase and implementation of Fire Suppression equipment?
4. Is the SCRD building department going to inspect and verify the quality of work and proper operation?
5. Are the team leaders going to be trained by the Justice Institute of BC?
6. Is the SCRD going to ensure compliance to the “**Comprehensive Fire Safety Plan**”, during fire season (May to October)?

If the SCRD does not require, inspect, and enforce compliance of “**Comprehensive Fire Safety Plan**”. Then this plan is **just word crafting that does nothing, and it fails to address our concerns a neighbor**. Fire suppression is a serious issue, and we do not believe the applicant has the resources to make this happen as described. It is a costly and time consuming endeavor, in construction, training, and human resources.

Our neighborhood **does not have fire protection**.

Five days after expressing my concerns about the fire risk at the SCRD Board Meeting, our community watched in shock as a neighbor’s home burned to the ground in a few hours. **There was no fire fighting response from the Gibsons Fire Department.**

If a fire starts, there will be a high risk of spread into the surrounding forest which leads to the main hydroelectric lines supplying the Sunshine Coast as well as to the communities of Langdale, Gibsons and Sechelt.

Wildfires are an environmental concern that affects everyone on the Sunshine Coast.

The best way to mitigate a wildfire is to prevent it in the first place.

It is irresponsible for the planning department to ignore this issue.

**Publicly held events need to be held in a venue that has the support of Fire, Police and Ambulance.**

**They should not be held on a rural residential property outside of the Fire Department jurisdiction.**

### 3. **No Security**

In the “**Sunshine Coast Regional District Referral Report**” there is no mention of how the applicant is to manage security on the property during their events.

- Who is responsible for ensuring attendees remain on the property during event?
- Who is responsible for safely evacuating attendees in the event of a crisis?
- Who is responsible for attendees that cause problems on neighboring properties? **(please note that this has already occurred).**

Again, this area has limited support:

- No Fire Protection
- Limited and long response time from the RCMP

### 5. **Unsatisfactory response from Bylaw Enforcement**

- Bylaw Enforcement is under staffed and under resourced for an area as large as the SCRD.
- Hours of operation are limited to Monday to Friday, 8:30 a.m. to 4:30 p.m.
- Complaints are often outside Bylaw Enforcements hours, responses from Bylaw Enforcement can take days or not at all.

## 6. No Management of invasive weeds

- The Deer Crossing Art Farm has an unmanaged invasive weed problem, specifically Japanese Knotweed (see attached photo and web page <https://bcinvasives.ca/invasives/japanese-knotweed/>). **No legitimate farming operation would allow invasive weeds to get so out of control.** The Art Farm does not contribute to the food chain in any meaningful way!
- Before starting improvements is the applicant going to remediate the Japanese Knotweed infestation (per the "Guidelines for the Excavation, Transport & Disposal of Invasive Knotweeds & Knotweeds Infested Soil" from the BC Ministry of Forests & BC Ministry of Transportation and Infrastructure) to prevent spread to the neighboring properties (See attached Guidelines from BC Ministry of Forests).

At this time, I would also like to comment on a point made by Director Kate Stamford.

She asked what would happen if this property were to be sold to new owners.

The new owners would be entitled to use the property with the new zoning that allows public assembly.

This has the potential to become a **nuisance party property** in which we, the surrounding neighbors, are **powerless** to do any thing about.

The rezoning of 1747 Storvold Road does not enhance our neighborhood in any way.

- It does not provide us with **Fire Protection**.
- It does not improve Police response times.
- It does not improve Bylaw Enforcement
- It does not improve public transit
- It increases the risk of fire and wildfire
- It will cause more noise
- It will cause more traffic
- It increases the risk of property crime and personal safety

We have lived here for three years, I know almost everyone in the neighborhood.

My neighbours are important and I strive to be part of this community and be a Good Neighbour.

The owners of the Art Farm have not made any efforts to reach out to their neighbours in regards to their rezoning application nor in any other capacity.

**The neighborhood does not support this application.**

These concerns were conveyed to you in a meeting at the SCR D on April 28, 2023 that was attended by many of the surrounding neighbours of the Art Farm. With the development of Phase two of Elphinstone Crossing Estates, this neighborhood is going to continue to grow, as will the opposition to this application.

Respectfully,

The Schmidt Family



**Invasive Species  
Council of BC**

**FACTSHEET  
JULY 2017**

# Knotweeds

*Japanese knotweed* — *Fallopia japonica*  
*Giant knotweed* — *Fallopia sachalinensis*  
*Bohemian knotweed* — *Fallopia x bohemica*  
*Himalayan knotweed* — *Polygonum polystachyum*

## About Knotweeds

Four knotweed species are currently found in British Columbia: Japanese knotweed (*Fallopia japonica*), Giant knotweed (*Fallopia sachalinensis*), Bohemian knotweed (*Fallopia x bohemica*), and Himalayan knotweed (*Polygonum polystachyum*). All four species are similar in appearance, biology, impacts, distribution, and methods of control and will be discussed under the general title of “knotweeds”.

Knotweeds are one of the 100 worst invasive species as identified by the International Union for Conservation of Nature (IUCN) and a top-ten invasive species for control in BC. Its ability to tolerate a range of soil types and climates means that it has the potential to spread much further than it has to date.

## Distribution

Knotweeds are native to Asia and were introduced to British Columbia as an ornamental plant. In British Columbia, they are found in the following regions: Vancouver Island, Central Coast, Sunshine Coast, North Coast (Haida Gwaii), Lower Mainland, Nechako, Cariboo, Thompson-Okanagan and the Kootenays.



Bohemian Knotweed Distribution  
(June 2016)



Himalayan Knotweed Distribution  
(June 2016)



Giant Knotweed Distribution  
(June 2016)



Japanese Knotweed Distribution  
(June 2016)

## Legal Status

Knotweeds are designated as provincially noxious under the *Weed Control Act*. They are also regulated under the *Forest and Range Practices Act* and *Community Charter*.

## Identification

A “**Key to Identification of Invasive Knotweeds in BC**” is available online at: [www.for.gov.bc.ca/hra/Publications/invasive\\_plants/Knotweed\\_key\\_BC\\_2007.pdf](http://www.for.gov.bc.ca/hra/Publications/invasive_plants/Knotweed_key_BC_2007.pdf)

**Flowers:** Small, white/green flowers grow in showy, plume-like, branched clusters along the stem and leaf axils (joints).

**Stems:** Green stems, or canes, are hollow with varying thicknesses, upright, and bamboo-like with reddish-brown/red speckles. Stems are generally 1-5 m in height and grow in large, dense thickets. Stems may persist through the winter as bare, grey or straw colored hollow stalks.



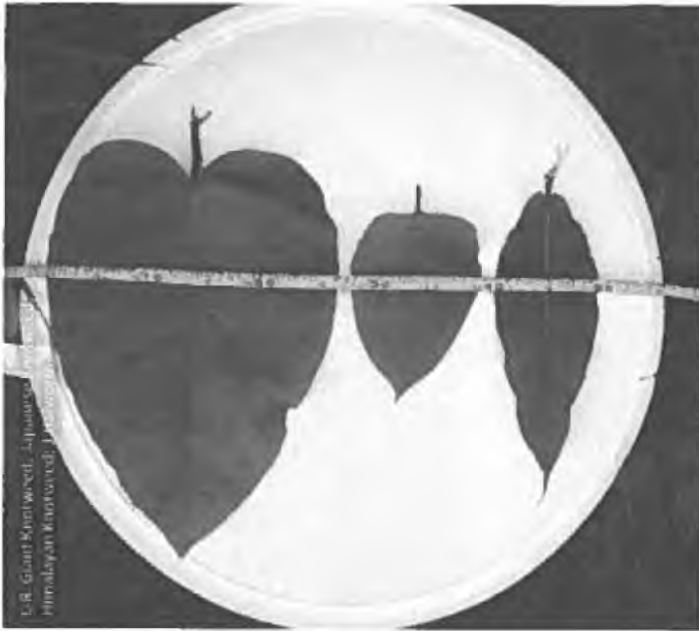
Japanese Knotweed  
© Illustrated Flora of BC

**Rhizomes:** At maturity, rhizomes are thick and woody and can spread up to 20m laterally. Rhizomes have reduced leaf scales that span every 2-4 cm. The underside of the rhizomes has adventitious roots that travel into the soil with penetrable force.

**Leaves:** Predominantly heart- to triangular-shaped on all species except Himalayan, which are elongated and tapered. Leaves on all species, except giant knotweed, are 8-10 cm wide and 15 cm in length. Giant knotweed leaves are generally twice the size of the other 3 species. A distinguishing feature for Japanese knotweed is the zigzag pattern in which leaves are arranged along the plant’s arching stems.

**Fruits:** Typically dark, glossy, 8 to 9 mm long and three-winged. Not all fruits are fertile.

**Similar Native Species:** Knotweeds, also referred to as “false bamboo” are often confused with Dogwood (*Cornus spp*)



and Lilac (*Syringa vulgaris*) as the leaf shape of many woody shrubs and small/young trees can look very similar to knotweed. These species can be differentiated by leaves that grow opposite each other along a woody stems.

## Ecological Characteristics

**Habitat:** Knotweeds are often found in riparian areas stockpiled material (example: soil, aggregate, mulch), derelict land, road and railway right of ways and gardens. They prefer moist soil and full or partial sun.

**Reproduction:** Both root and stem fragments can regenerate — making knotweeds very easy to spread. The primary mode of reproduction is vegetative. Reproduction can occur from as little as 0.7 grams of stem or root tissue. Buried rhizomes can regenerate from depths up to 1m. Historically, knotweeds in their introduced range spread by vegetative means and from a very small number of initial introductions resulting in many knotweed infestations being clones. However, in British Columbia, knotweeds successfully reproduce vegetatively and by viable seed.

**Hybridization:** Bohemian knotweed is a hybrid between Japanese and Giant knotweed. Bohemian knotweed possesses higher variability than the parent species. For example, Bohemian knotweed leaves are a blend of both parents- they are slightly longer than wide (about mid way between parents for size) and are typically shallowly cordate at the base. Hybrid plants are able produce large numbers of wind-dispersed viable seeds that germinate at rates approaching 100% in some populations.

**Dispersal:** Plants are often spread through contaminated equipment and soil, and improper disposal of removed plant material. Plants are also dispersed through wind, wildlife, cutting and mowing, flooding events and through human actions such as selling, purchasing, and trading knotweed plants.

# \$3 billion

## ESTIMATED ANNUAL CONTROL COST OF JAPANESE KNOTWEED IN THE UK

## Impact

**Economic:** Knotweeds can grow through concrete and asphalt, damaging infrastructure. This results in significant control, management and repair costs. In the UK, the annual control cost of Japanese knotweed, on a national scale, is estimated at \$3 billion (USD). Other impacts include reduction of property values. In the UK, there have been examples where people have been unable to secure a mortgage or insurance on knotweed infested properties.

**Ecological:** Knotweeds grow rapidly, forming monocultures that limit resources for native plants. Their ability to out-compete native species threatens biodiversity and ecosystem functions. Also, knotweed roots lack the true root hairs necessary to bind to the soil, resulting in erosion and stream sedimentation along banks of creeks and rivers where it has become established.

**Social:** Knotweeds are a nuisance to anglers, boaters and other aquatic recreationalist as infestations impede access to the waterbody. They also affect homeowners as knotweed rhizomes and stems can push through asphalt, building foundations, concrete retaining walls and drains causing significant damage. Due to their rapid growth, knotweeds can impact sightlines and block signs along highways, affecting the safety of motorists. They have also been known to reduce the stability and integrity of the rail bed and compromise train safety.

# Integrated Pest Management

*IPM is a decision-making process that includes identification and inventory of invasive plant populations, assessment of the risks that they pose, development of well-informed control options that may include a number of methods, site treatment, and monitoring.*

Because knotweeds have the ability to reproduce vegetatively through root and stem tissues, management options must be carefully evaluated on a site by site basis to avoid further spread and complications. Eradication of this plant typically requires a dedicated, multi-year, planned approach.

## A. Prevention

- » Report infestations:
  - **Regional Invasive Species Committees:** [www.bcinvatives.ca/about/partners/bc-stakeholders/regional-committee-map](http://www.bcinvatives.ca/about/partners/bc-stakeholders/regional-committee-map)
  - **Online:** [www.gov.bc.ca/invasive-species](http://www.gov.bc.ca/invasive-species)
  - **Toll Free: 1-888-933-3722**
- » Do not purchase, trade, or grow knotweed. Instead, grow regional native plants as they are naturally adapted to the local environment and are non-invasive. For a list of non-invasive alternative plants, please see the Invasive Species Council of BC's Grow Me Instead booklet: ([www.bcinvatives.ca](http://www.bcinvatives.ca)).
- » Maintain or establish healthy plant communities that are resistant to invasion by invasive plants.
- » Remove plants, plant parts, and seeds from personal gear, clothing, pets, vehicles, and equipment before leaving the infested area.
- » Ensure soil, gravel, and other fill material are not contaminated with knotweed.
- » Take special care when controlling knotweed near streams, or ditch lines, to prevent the movement of plant parts downstream.
- » Bag or tarp plants, plant parts, and seeds before transporting to a designated disposal site (e.g. landfill).



## B. Biocontrol

Biological Control or biocontrol is the use of an invasive plant's natural enemies (chiefly insects, parasites and pathogens) – to reduce its population below a desired level.

A sap sucker psyllid, *Aphalara itadori*, has been studied as a potential biological control in the Pacific north-west. *A. itadori* feeds on the sap in the phloem cells of the leaves and stems resulting in twisted and deformed leaves and, more importantly, damage to the meristems and reduced biomass.

In 2012, host range screening was completed for *A. itadori* and a permit to import the psyllid into Canada was submitted to the Canadian Food Inspection Agency in October 2012. The agent has been permitted for release and Agriculture and Agri-Food Canada is at a very early research stage of trying to identify the conditions required for establishment. For the current availability of *A. itadori*, please visit: [www.for.gov.bc.ca/hra/Plants/biocontrolHome.htm](http://www.for.gov.bc.ca/hra/Plants/biocontrolHome.htm).

## C. Chemical Control

Herbicide recommendations and use must first consider site characteristics and be prescribed based on site goals and objectives. Individual herbicide labels should be reviewed, prior to use, for specific site and directions for use. Herbicides should be applied by certified pesticide applicators.

- » There are many targeted techniques available to selectively apply systemic herbicides to knotweed, such as, hand spraying, back pack spraying, and wipe on applications.
- » Effective herbicides include: imazapyr, glyphosate, triclopyr and aminopyralid.

## D. Mechanical Control

**Important:** *Mechanical control on its own is not an effective management tool. Manual control is only recommended under specific circumstances and should be carried out with extreme caution due to the likelihood of spread through root and stem fragments. Mechanical control is a time consuming treatment option that will require dedication of frequent removal over numerous years. All removed plant material should be disposed of properly (see disposal section).*

- » **Mowing** can deplete root reserves over time so the plant is less successful at regenerating after cutting. However, in most cases, repeated frequent mowing fails to eradicate even small patches of knotweed unless carried out over numerous years.
- » **Digging** has shown to be effective on very small and recently established populations if done thoroughly (i.e. all root and shoot tissue are successfully removed) and followed by restoration of native plant communities.
- » **Burning** is not recommended as the plants contain high water content and all plant tissue, particularly the rhizomes, may not burn.
- » **Grazing** may result in short term reduction of above-

ground plant matter. Grazing must be done by trained animals continuously throughout the growing season for numerous years.

- » **Cutting** may be effective for small populations if repeated several times a year with constant monitoring. Cutting should be repeated until root reserves are depleted (usually several years). Cutting is most effective when followed up with herbicide application.

## Recommended Control Strategy

Chemical control with a systemic herbicide is the recommended treatment strategy for knotweeds due to their extensive root structure and aggressive growth and reproduction. This treatment method is the easiest, most cost effective, and successful treatment method. Knotweeds typically require treatment with herbicide for 3-5 years.

For control of knotweed species on crown land, please review the **2016 Herbicide Guidelines For Control Of Knotweed Species On Crown Lands**, available at: [www.for.gov.bc.ca/hra/plants/publications/2016\\_Herbicide\\_Summary\\_for\\_Control\\_of\\_Knotweeds\\_on\\_Crown\\_Lands.pdf](http://www.for.gov.bc.ca/hra/plants/publications/2016_Herbicide_Summary_for_Control_of_Knotweeds_on_Crown_Lands.pdf)

## Disposal

*Disposal of invasive plants varies by regions within BC. If you would like specific information on how to dispose your invasive plants, please contact your local government or regional invasive species organization.*

- » Chemically treated knotweed canes can be left on site to compost.
- » Manually removed knotweed plants, plant parts and seeds must be bagged or tarped before transporting to a designated disposal site (e.g. landfill or transfer station). Note: It is recommended that transfer stations provide disposal bins intended solely for invasive plants. This will ensure the plant matter within the container is transported in a sealed unit and properly disposed of at the landfill. All cut plant parts should undergo deep burial (at least 5m deep) at a landfill.
- » Burning at home is not recommended as extreme temperatures are required to completely desiccate the plant.
- » Do not compost knotweed. Home composting is likely to increase the spread of this species.
- » Soil contaminated with knotweed plant material or seed should be handled carefully and either under go deep

burial or disposed of at a suitable disposal site. Disposal sites should be far enough away from water and drinking wells to enable herbicide treatment. Disposal sites should be monitored and treated as needed.

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ADDITIONAL CONTACT INFO



# Guidelines for the Excavation, Transport & Disposal of Invasive Knotweeds & Knotweed Infested Soil

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B.C. Ministry of Forests  
B.C. Ministry of Transportation and Infrastructure

November 2024

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## INTRODUCTION

The following guidelines are intended to support projects involving excavation and soil disturbance within, or in close proximity to invasive knotweed occurrences. Invasive knotweeds reproduce by small stem and root fragments, and sometimes seed (plant propagules). These propagules can be found above and below ground and can form new plants. When invasive knotweed infested soil is disturbed or moved, it becomes a vector that can result in the distribution and spread of these highly invasive plants to new locations.

Generally, the Province recommends avoiding the disturbance of invasive knotweed occurrences and instead treating in situ with a systemic and selectively applied herbicide to control surface and sub-surface growth (see Section 2.4 and [B.C. Knotweed Treatment Guidelines for Provincial Public Lands](#)). However, there are situations where this may not be possible due to project logistics or timing constraints. In these cases, excavation, transport and disposal of knotweed infested material may be required. These guidelines are designed to minimize the risk of invasive knotweed spread that may result from these activities and are part of a [larger initiative](#) to improve invasive plant management protocols related to the movement of soil and related materials.

## STEP 1 – IDENTIFYING KNOTWEED

### 1.1 Identification

Become familiar with the identification and risks of invasive knotweeds, including:

- Bohemian knotweed (*Reynoutria x bohemica*)
- Giant knotweed (*Reynoutria sachalinensis*)
- Japanese knotweed (*Reynoutria japonica*)

### 1.2 Site History

Reference the provincial invasive plant database, [InvasivesBC](#), to determine known priority invasive plants occurring within 100 meters of the Project Footprint. The Project Footprint is defined as including all areas of potential disturbance (eg. roads, staging areas, parking etc.). Invasive knotweeds are of particular concern and should be identified in the planning stage. Knotweed occurrences should be clearly indicated on all project maps and drawings. If InvasivesBC data indicates knotweed presence within 100 m of the Project Footprint, it is likely that knotweed plants may *also* be located within the Project Footprint.

### 1.3 Ground Truthing

Prior to any ground disturbance and as early as possible during the project planning and design phase, a Qualified Environmental Professional (QEP) with experience in invasive plant identification should assess the plant communities in the field. The field assessment should:

- Include the area within the Project Footprint, incorporating all potential areas of access, storage, and disturbance.
- Confirm the current location and area of all known knotweed occurrences from the database that may occur within 100 metres of the Project Footprint.

- Survey the area to determine whether there are any additional unmapped knotweed occurrences (or other invasive plants).

***How does invasive knotweed affect my project?***

- *Activities such as excavating, moving, storing or stockpiling soil and other materials with vehicles, heavy equipment and machinery that are used on, and transported between, various sites should consider the potential presence of invasive plants, particularly on roadsides, parking lots and staging areas. Precautions may be needed to avoid disturbing these plant populations and specific arrangements needed for the excavation, transport, and disposal of knotweed infested soil and related materials.*

**1.4 Reporting**

Once the QEP has updated the mapping of all invasive knotweed occurrences using Observation Records, all records should be entered in the provincial invasive plant database (InvasivesBC) to allow for future monitoring and potential management, if required. In addition, the QEP should ensure that any new or updated occurrences are clearly added to all project maps and drawings and communicated to the project management team.

## STEP 2 – DEVELOPING A KNOTWEED MANAGEMENT PLAN

Where invasive knotweed presence is confirmed, a Knotweed Management Plan will be an important component of the overall Environmental Management Plan for the project. A QEP, with experience in invasive plant management, should prepare the Knotweed Management Plan and ensure all personnel on the project are familiar with the species and aware of the unique protocols and procedures required.

The intent of a Knotweed Management Plan is to minimize the risk of spreading invasive knotweed and preventing unmanaged introductions to new areas during excavation, transport and disposal activities. The Plan should include protocols for tracking the disposal of knotweed infested soil and, if required, ensuring a plan is in place for future monitoring and management at both the excavation and disposal locations. Having a plan in place will also help to prevent invasive knotweed from negatively impacting the future infrastructure, function, or services of the project.

When invasive knotweed occurs within the Project Footprint it is important to avoid disturbance by establishing a minimum 15 metre “No Entry” buffer zone around the perimeter of each knotweed occurrence. If disturbance is unavoidable within these zones, then specific excavation and disposal protocols will be required as outlined below.

Key components of a Knotweed Management Plan include:

**2.1 Buffers and “No Entry” Areas**

- Soil within 15 metres\* of all knotweed occurrences is considered infested with viable knotweed propagules to a depth of at least 2 metres due to the extensive root system of these plants. Note: The depth of knotweed roots may be affected by soil type and groundwater proximity. Maximum knotweed root depth should be confirmed by an experienced QEP when delineating buffers.

**\*IMPORTANT:** Selling or distributing soil adjacent to knotweed infestations may carry liability if marketed as “clean fill” or “knotweed-free”. In these cases, it is recommended that the buffer

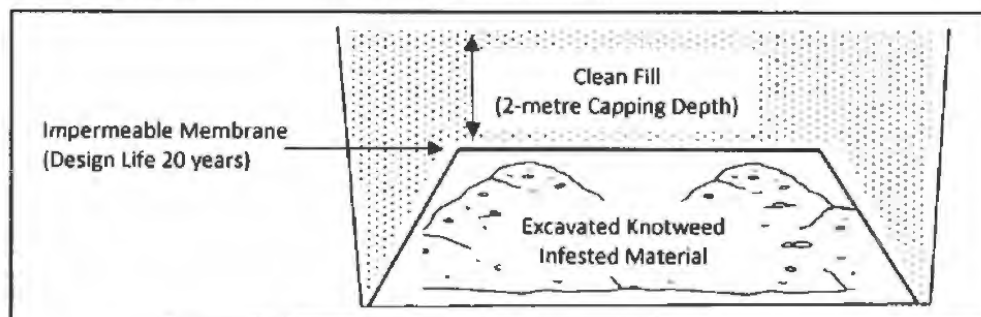
area around all knotweed occurrences be increased to 20 metres to reduce the risk of distributing knotweed infested soil.

- Using the known locations of invasive knotweed sites compiled in Step 1 above, delineate 15-metre buffer areas around all knotweed patches within the Project Footprint, including all potential areas of associated disturbance. Buffers should be measured from the outermost stems and leaves, not the centre of the plant occurrence. Assess these buffer areas with the project management team to determine which areas can remain undisturbed and areas that will require any level of disturbance.
  - IF DISTURBANCE CAN BE AVOIDED: Designate these areas as “No Entry” zones on all project maps and drawings to indicate that entry or disturbance of the vegetation or soil is not permitted. Communicate the location of these “No Entry” zones to all site workers and ensure they are clearly marked in the field using snow fencing or flagging (similar to marking tree root protection zones).
  - IF DISTURBANCE CANNOT BE AVOIDED: If disturbance is required or likely to occur within any portion of the mapped knotweed buffer zones, designate these areas as knotweed infested soil zones and ensure the knotweed excavation, handling, and sanitation protocols are followed and a transport and disposal plan is in place prior to any soil disturbance (see below).
- At all times, avoid parking, driving, or storing vehicles and equipment on known knotweed occurrences and within all knotweed buffer zones.

## 2.2 Excavation, Transport & Sanitation

- Where excavation or ground disturbance is unavoidable within any part of the 15-20 metre knotweed buffer zone, transportation to, and disposal at, a suitable location (Section 2.3) is required.
- Prior to excavation, the invasive knotweed should be treated with a non-persistent herbicide and left undisturbed in situ until the herbicide has taken effect and is no longer active in the soil (eg. minimum 7 weeks for glyphosate products).
  - Prior to excavation, complete as many treatments as possible to reduce actively growing plants and viable propagules. To achieve effective control, knotweed occurrences will receive 2-3 herbicide treatments annually for up to 5 years or until there is no detectable surface growth for three consecutive years. Note: Three years of no detectable surface growth does not indicate knotweed eradication but does indicate reduced propagule viability and risk of spread. The length of time required to confirm knotweed eradication is unknown and viable propagules may remain dormant in the soil for many years. See the [B.C. Knotweed Treatment Guidelines for Provincial Public Lands](#).
- During excavation, transportation and disposal, ensure containment of the knotweed infested soil:
  - If excavated knotweed material requires temporary stockpiling prior to permanent disposal, the infested material should be placed on an impermeable barrier to prevent propagule contact with a growing substrate. These knotweed stockpiles should be segregated from regular excavated materials, surrounded with silt fencing, and clearly marked to prevent cross-contamination or accidental movement.
  - All excavated knotweed material and associated infested sediments should be covered prior to and during transport to prevent spread (e.g. line truck box and cover with poly tarps).

Figure 1. Diagram of Knotweed Impermeable Membrane Cap.



### 3. Landfill, Incineration, or Industrial Disposal Facility

- Contact the Regional District or Municipality in the area you are working to determine if a landfill, industrial disposal, or incineration facility accepts knotweed material and knotweed infested soil, as policies vary throughout B.C.
- The Regional District or Municipality may know of other facilities accepting knotweed infested soils. These are rare and may have significant transportation costs and/or disposal fees.

### 4. Above Ground Disposal Piles

- Ensure piles are covered or seeded to prevent erosion of soil and the spread of plant propagules by wind, wildlife or surface run-off.
  - Annual monitoring and herbicide treatment of the disposal piles will be needed for up to 5 years or until there is no detectable surface growth for three consecutive years. This method of disposal creates a new knotweed occurrence and follow-up treatment plans must be in place as described in Section 2.4 below.
- For all the disposal methods outlined above, confirm suitable knotweed disposal locations in advance of excavating and transporting knotweed infested material.
    - Ensure the landowner or land manager is aware of the potential for invasive knotweed re-growth and the herbicide treatments required for control. Establish all disposal agreements in writing prior to excavation.
    - Where preferred disposal locations occur on the jurisdiction of the Ministries of Forests (FOR) or Transportation and Infrastructure (MOTI), permission must be obtained to deposit material in advance of disposal and a follow up treatment plan may be required.
  - Suitable locations for disposing of knotweed infested soil must be:
    - At least 50 metres away from the High-Water Mark (HWM) of any waterway to reduce the risk of spread; and,
    - At least 30 metres away from any sensitive habitat, water well, or water intake used for agricultural or domestic purposes to allow for follow up chemical treatment of all knotweed infested materials.

- Plus, at least 20 metres away from any critical above or below-ground infrastructure (e.g. bridges, retaining walls, dikes). This buffer is important to prevent knotweed roots from potentially compromising the integrity of the infrastructure.

**Why a 50-metre distance from the HWM?**

*It is extremely difficult to control knotweed in a public waterway, within the High-Water Mark (HWM); and most open waterways in BC are public (jurisdiction of Province). The Province has limited options for controlling knotweed in aquatic environments and management practices in one area should not be creating additional impacts in a new area. Once invasive knotweed establishes in an aquatic environment, erosion and deposition of plant fragments increases the rate of spread substantially. A knotweed root system can radiate out, up to 20 metres belowground, from the actively growing plant parts observed on the surface. In addition, herbicide setbacks from water, under the BC Integrated Pest Management Act and label restrictions, can be up to 30 metres, depending on the herbicide product used and site conditions. The 50-metre distance from HWM is a moderate buffer to reduce risk of spread into public waterways.*

- Costs for transportation of infested soil material are significant; therefore, identifying a suitable disposal location close to the project is recommended. This will also reduce the risk of new knotweed introductions and spread in the Province.
- Knotweed disposal areas must be clearly delineated and identified to prevent disturbance and/or future use of the material until such time as the soil is deemed to present an acceptable reduced risk of knotweed spread. See section 2.4 for recommended treatment and monitoring guidelines.
- If a disposal location already has knotweed present, the degree of knotweed both already present and being introduced, may influence disposal and follow up management requirements.
- Once deposited, avoid moving knotweed infested material.

#### 2.4 Monitoring & Management

- Invasive knotweeds have prolific root structures, and the ability to reproduce from stem and root fragments, and sometimes seed. Therefore, systemic herbicide applications are the most effective means of controlling knotweed growth because the plant will translocate the herbicide from the treated foliage (leaves) into the stem and root system. Herbicide foliar applications are preferred over stem injection because they use less concentrated herbicide and are more efficient to execute. See the B.C. Knotweed Treatment Guidelines for Provincial Public Lands for more information about treatment methods.
- Both the excavation and disposal locations will require post-disturbance monitoring and treatment for up to 5 years or until there is no detectable surface growth for three consecutive years. A typical annual management cycle consists of 2-3 herbicide applications at the following timing:
  - Spring (May) Survey, first chemical treatment before plants mature to full height (target is 1m tall),
  - Summer (July optional) Treatment monitoring, chemical treatment only to newly emerged stems that were not treated in the last pass.
  - Late Summer/Early Fall (Sept) Treatment monitoring, chemical treatment only to newly emerged stems that were not treated in the last pass.

- Note: Three years of no detectable surface growth does not indicate knotweed eradication but does indicate reduced propagule viability and risk of spread. The length of time required to confirm knotweed eradication is unknown and viable propagules may remain dormant in the soil for many years.
- IMPORTANT: Ensure all required permits and authorizations are in place prior to using herbicide on public lands or waters in BC in accordance with the BC *Integrated Pest Management Act*. For Provincial Public Lands, the BC Ministry of Forests must provide written authorization to apply herbicide under the Province's Pest Management Plans to ensure all legal requirements have been met prior to treatments occurring.
- Enter all survey, treatment, and monitoring records into the provincial invasive plant database ([InvasivesBC](#)).
- The Province's standard for monitoring treated knotweed occurrences is 20 years after the first year of 'No Weeds Found' before an occurrence can be confirmed eradicated.

**Why the 20-year monitoring standard?**

*The provincial knotweed monitoring standard is based on the biology, life cycle, and risk of re-emergence of invasive knotweeds. Monitoring frequency decreases from annually in the first five years to every two or three years once the occurrence is considered under control. The length of time required to confirm knotweed eradication is unknown and viable propagules may remain dormant in the soil for many years. Knotweed can cause significant damages to critical ecosystems and infrastructure; it is important to ensure that knotweed infested soil is not disturbed or distributed while propagules remain viable and capable of growing into new plants.*

For further information please reference:

- B.C. Knotweed Treatment Guidelines for Provincial Public Lands:  
[https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/invasive-species/pest-management/2019\\_herbicide\\_summary\\_for\\_control\\_of\\_knotweeds\\_on\\_crown\\_land.pdf](https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/invasive-species/pest-management/2019_herbicide_summary_for_control_of_knotweeds_on_crown_land.pdf)
- Best Practices for Managing Invasive Plants on B.C. Roadsides: [https://bcinvasives.ca/wp-content/uploads/2021/01/Weeds\\_Roads\\_BMP\\_Guide-2019-web.pdf](https://bcinvasives.ca/wp-content/uploads/2021/01/Weeds_Roads_BMP_Guide-2019-web.pdf)
- Knotweed Best Practices for BC Highway Rights of Ways and Gravel Pits:  
<https://www2.gov.bc.ca/assets/gov/driving-and-transportation/environment/invasive-species/knotweed-bmp-poster-generic.pdf>
- Soils and Invasive Species B.C. Initiative: <https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/invasive-species/imiswg/infested-soil>
- Invasive BC provincial invasive plant database and mapping application:  
<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/invasive-species/invasivesbc>
- Invasives BC Terrestrial Observation Record:  
[https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/invasive-species/invasivesbc-resources/terobserv\\_paper\\_field\\_form.pdf](https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/invasive-species/invasivesbc-resources/terobserv_paper_field_form.pdf)
- Invasives BC Terrestrial Mechanical Treatment Record:  
[https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/invasive-species/invasivesbc-resources/terrmechtrmt\\_paper\\_field\\_form.pdf](https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/invasive-species/invasivesbc-resources/terrmechtrmt_paper_field_form.pdf)

Or contact the Ministry of Forests Invasive Plant Program: [Invasive.Plants@gov.bc.ca](mailto:Invasive.Plants@gov.bc.ca)

*DISCLAIMER: The recommended protocols in this document are a result of many years of experience managing invasive knotweeds and knotweed infested soil by the Province and are supported by best practices in a number of knotweed impacted regions including Europe and the Pacific Northwest. The Province does not take any responsibility or liability for knotweed regrowth when following the guidelines outlined in this document as these are best practices to reduce the risk associated with the spread and establishment of invasive knotweeds but are not a guarantee. Follow up monitoring and timely management is always highly recommended following any disturbance of invasive knotweed.*

