



SUNSHINE COAST REGIONAL DISTRICT



REGULAR BOARD MEETING TO BE HELD
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

THURSDAY, JANUARY 26, 2017

AGENDA

CALL TO ORDER 1:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of January 12, 2017

Annex A
Pages 1-26

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

COMMUNICATIONS

REPORTS

3. Directors' Reports Verbal
4. Chief Administrative Officer's Report Report to Follow
5. Planning and Community Development Committee recommendation Nos. 1-5 and 7-14 of January 12, 2017 (*recommendation No. 6 previously adopted*) Annex B pp 27-33
6. Senior Manager, Administration and Legislative Services – Advisory Planning Commission (APC) Appointments Annex C pp 34-35
7. Chief Building Official – Notice on Title Annex D pp 36-37

MOTIONS

BYLAWS

8. Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016 – **second reading**
(Voting – Electoral Area Directors – 1 vote each) Annex E pp 38-39

- | | | |
|-----|--|---------------------|
| 9. | <i>Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No.337.87, 2016 – second reading as amended</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex F
pp 40-43 |
| 10. | <i>West Howe Sound Official Community Plan Amendment Bylaw No. 640.1, 2015 – third reading</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex G
pp 44-54 |
| 11. | <i>Elphinstone Official Community Plan Bylaw No. 600.6, 2015 – third reading</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex H
pp 55-68 |
| 12. | <i>Roberts Creek Official Community Plan Amendment Bylaw No. 641.4, 2015 – third reading</i>
(Voting – Electoral Area Directors – 1 vote each) | Annex I
pp 69-78 |

NEW BUSINESS**IN CAMERA****ADJOURNMENT**

UPCOMING MEETING DATES (TO FEBRUARY 24, 2017)

SCRD Board, Committee, and Advisory Committee Meetings

Special Corporate and Administrative Services Committee (Round 1 Budget)	January 23, 2017 at 9:30 a.m.
Special Corporate and Administrative Services Committee (Round 1 Budget)	January 24, 2017 at 9:30 a.m.
Area B Advisory Planning Commission (APC)	January 24, 2017 at 7:00 p.m.
Area F Advisory Planning Commission (APC)	January 24, 2017 at 7:00 p.m.
Special Corporate and Administrative Services Committee (Round 1 Budget)	January 25, 2017 at 9:30 a.m.
Area E Advisory Planning Commission (APC)	January 25, 2017 at 7:00 p.m.
Corporate and Administrative Services Committee	January 26, 2017 at 9:30 a.m.
Regular Board	January 26, 2017 at 1:30 p.m.
Special Corporate and Administrative Services Committee (Round 1 Budget) - Tentative	January 27, 2017 at 9:30 a.m.
Area A Advisory Planning Commission (APC)	January 31, 2017 at 7:00 p.m.
Special Corporate and Administrative Services Committee (reconvening from January 19, 2017)	February 6, 2017 at 1:30 p.m.
Planning and Community Development Committee	February 9, 2017 at 9:30 a.m.
Regular Board	February 9, 2017 at 1:30 p.m.
Infrastructure Services Committee	February 16, 2017 at 9:30 a.m.
Area D Advisory Planning Commission (APC)	February 20, 2017 at 7:00 p.m.
Area E Advisory Planning Commission (APC)	February 22, 2017 at 7:00 p.m.
Corporate and Administrative Services Committee	February 23, 2017 at 9:30 a.m.
Regional Hospital District	February 23, 2017 at 1:00 p.m.
Regular Board	February 23, 2017 at 1:30 p.m.

Other SCRD Meetings (Intergovernmental, Public Hearings, Information Sessions)

Electoral Area Directors Forum	January 31 to February 1, 2017
Local Government Leadership Academy (LGLA) Leadership Forum	February 1-3, 2017

Please note: Meeting dates are current as of print date (January 20, 2017).



SUNSHINE COAST REGIONAL DISTRICT

January 12, 2017

MINUTES OF THE MEETING OF THE BOARD OF THE SUNSHINE COAST REGIONAL DISTRICT HELD IN THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	G. Nohr
	Directors	M. Lebbell L. Lewis F. Mauro S. White (Alt) I. Winn D. Wright

ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	Sr Mgr, Administration and Legislative Services	A. Legault
	GM, Corporate Services / Chief Financial Officer	T. Perreault
	GM, Planning and Community Development	I. Hall
	Deputy Corporate Officer / Recorder	S. Reid
	Media	3
	Public	2

CALL TO ORDER 1:30 p.m.

AGENDA **It was moved and seconded**

001/17 THAT the agenda for the meeting be adopted as amended.

CARRIED

MINUTES

Minutes **It was moved and seconded**

002/17 THAT the Regular Board meeting minutes of December 8, 2016 be adopted as presented.

CARRIED

PETITIONS AND DELEGATIONS

Birgitta von Krosigk, The Future of Howe Sound Society, addressed the Board regarding support for the Howe Sound UNESCO Biosphere Region Initiative.

Howe Sound

It was moved and seconded

003/17

WHEREAS the Sunshine Coast Regional District is a signatory to the Howe Sound Community Forum's Principles for Cooperation;

AND WHEREAS the following values stated in the Principles for Cooperation align with the objectives of a United Nations Educational Scientific Cultural Organization (UNESCO) Biosphere Region:

- Value...Efforts towards Sustainability Objective - The Howe Sound Community Forum members recognize the need to effectively manage and maintain a balanced relationship between community development and the protection of unique biophysical and cultural qualities of the region.
- Value.. The need for Cooperation Objective –Governments, First Nations and organizations will be encouraged to work together.
- Value...Stewardship Objective – Voluntary action of individuals and organizations as a powerful and effective tool for achieving positive results is an objective of the Forum.
- Value... Transcending Jurisdictions Objective – The Forum will encourage communities to work together for the greater good because territorial lines on a map mean nothing in terms of sustainability.
- Value... Respect for Diversity Objective – It is recognized that while every member of the Howe Sound Community Forum may have a different focus or interest, they are encouraged to acknowledge a shared interest in the sustainability of Howe Sound;

AND WHEREAS UNESCO Biosphere Regions are effective tools for implementing United Nations Conventions including the United Nations Declaration on the Rights of Indigenous Peoples, contribute to the conservation of landscapes, ecosystems, species and genetic variation; provide a development function - to foster economic and human development which is socio culturally and ecologically sustainable; and a logistic function - to provide support for research, monitoring, education and information exchange related to local, national and global issues of conservation and development;

THEREFORE BE IT RESOLVED that the SCRD Board support in principle the ongoing initiative to nominate Howe Sound as a UNESCO Biosphere Region.

CARRIED

Aboriginal Relations

It was moved and seconded

004/17

THAT the correspondence from Chris Plagnol, Corporate Officer, Metro Vancouver regarding 2017 appointment to Metro Vancouver Aboriginal Relations Committee be received;

AND THAT Director Lewis be appointed as the SCRD's non-voting member to the Metro Vancouver Aboriginal Relations Committee;

004/17 cont. AND FURTHER THAT travel expenses be paid for attendance at Metro Vancouver Aboriginal Relations Committee meetings.

CARRIED

REPORTS

Directors' Reports

Directors provided a verbal report of their activities.

Special Corporate **It was moved and seconded**

005/17 THAT Special Corporate and Administrative Services Committee recommendation Nos. 1-6 of December 1, 2016 be received, adopted and acted upon as follows:

Recommendation No. 1 *2017 Budget Presentation*

THAT the presentation titled 'Sunshine Coast Regional District's Financial Overview 2017' and the Proposed Initiatives Project List be received.

Recommendation No. 2 *2017-2021 Financial Plan Overview*

THAT the report titled 2017-2021 Financial Plan Overview be received.

Recommendation No. 3 *2016 Carry-Forward List*

THAT report titled 2016 Project Carry-Forward Requests be received;

AND THAT the following projects be removed from the 2016 Carry-Forward List:

- Dakota Ridge Alternate Power Source;
- Gibsons and District Fire Protection Training Facility;
- Shirley Macey Park Volleyball Court, Outdoor Shower and Footwash;
- Community Consultation only for property located behind Roberts Creek Hall;

AND THAT the remaining projects on the 2016 Carry-Forward List and associated funding, as appropriate, be included in the 2017-2021 Financial Plan;

AND FURTHER THAT staff be authorized to proceed with these projects prior to adoption of the 2017-2021 Financial Plan.

005/17 cont.

Recommendation No. 4 *Corporate and Administrative Services Projects*

THAT for 2017 Round 1 Budget discussions, staff present budget proposals for the following Corporate and Administrative Services projects:

- [112] – Scanning existing building permit microfiche to improve access and move forward with a uniform format;
- [112] – Sunshine Coast Regional District (SCRD) 50th Anniversary Celebration;
- [114] – Fire Safety Plan;
- [114] – Preventative Maintenance for Field Road Building;
- [114] – SCRD Corporate Space Facility Planning;
- [115] – Volunteer Recognition Day – annual event;
- [117] – Increase to Capital Hardware budget to replace aging equipment;
- [117] – Increase to software – both capital and maintenance;
- [290] – Increase to training budget;
- [506] – Ortho Photo Acquisition;
- [510] – Ortho Photo Acquisition;
- [640] – HVAC unit replacement – 8 units;
- [640] – Preventative Maintenance increases.

Recommendation No. 5 *Infrastructure Services Projects*

THAT for 2017 Round 1 Budget discussions, staff present budget proposals for the following Infrastructure Services projects:

- [135] – 2017 Energy Management Program;
- [310] – Transit expansion;
- [310] – VHF radios for expansion buses;
- [310] – Mason Road: Gas line lowering, yard grading and sloping;
- [312] – 2019 fuel tank replacement – annual contribution;
- [312] – Heavy-duty hoist refurbishment;

005/17 cont.

- [312] – Testing instrument for engine diagnostic;
- [312] – Install overhead door on rear washbay;
- [350] – Consultant services to complete a 5 year effectiveness review of the Solid Waste Management Plan – Ministry of Environment mandate for 2017;
- [350] – 2017 Waste Reduction Initiatives Program;
- [350] – 2017 WildSafe BC Program;
- [350] – Funds for zero waste planning;
- [351] – Funds required for increased costs to contracts operating budget for processing and / or transporting materials that are diverted from the landfill;
- [352] – Funds required for increased costs to contracts operating budget for processing and / or transporting materials that are diverted from the landfill;
- [352] – Consultant services to update the Sechelt Landfill design and operation plan;
- [352] – Consultant services to prepare the annual Ministry of Environment report – increase to the existing budget is due to new criteria;
- [351/352] – Funds required for increased program costs due to increased green waste tonnage;
- [351/352] – Contractor and consultant services for replacement of 5 groundwater monitoring wells (2 for Sechelt Landfill and 3 for Pender Harbour Landfill) – installation of 2 new surface waste monitoring wells for Pender Harbour Landfill and installation of 3 gas probes for Sechelt Landfill;
- [365] – Watermain upgrades – fireflow upsizing and AC watermain replacements on Clayton Road / Lane and Garden Bay Road;
- [366] – Watermain upgrades – replace AC watermain on Francis Peninsula Road;
- [378] – Chapman Water Treatment Plant chlorination system upgrade – study analysing alternative solutions to existing chlorine gas injection system;
- [387] – Square Bay Waste Water Treatment Plant – engineering and construction to replace the waste water treatment plant;

005/17 cont.

- [389] – Canoe Road Waste Water Plant – replacement to septic field system;
- [390] – Merrill Crescent Waste Water Plant – replacement to septic field system.

Recommendation No. 6 *Planning and Community Development Projects*

THAT for 2017 Round 1 Budget discussions, staff present budget proposals for the following Planning and Community Development projects:

- [210] – Turnout gear (last of a 3 year replacement program);
- [210] – Gibsons Fire Hall roof replacement;
- [210] – Preventative Maintenance plans and implementation;
- [212] – Preventative Maintenance plans and implementation;
- [216] – Preventative Maintenance plans and implementation;
- [218] – Preventative Maintenance plans and implementation;
- [222] – Hazard, Risk, Vulnerability Analysis (HRVA);
- [313] – Workshop conversion at Sunshine Coast Arena to support efficient internal building maintenance services and one-time tool purchase for building maintenance;
- [313] – Replace building maintenance van with mobile workshop cube van;
- [345] – Ports repairs (2017) – Keats Landing, Gambier Harbour, Halfmoon Bay, Vaucroft, West Bay, Port Graves, Halkett Bay Wharf, Eastbourne Wharf;
- [504] – Contract to renew Zoning Bylaw 310;
- [520] – Convert existing microfiche building files to electronic format;
- [616] – Fall protection audit / hazardous materials audit;
- [617] – Fall protection audit / hazardous materials audit;
- [620] – Fall protection audit / hazardous materials audit and plan;
- [621] – Fall protection audit / hazardous materials audit;
- [625] – Acoustic remediation;

005/17 cont.

- [650] – Park bridge capital maintenance;
- [650] – Engineering assessments for bridge inspections and developing capital plans;
- [650] – Hazard tree – plan development and implementation;
- [650] – Eric Cardinal Hall – replace hot water tank;
- [650] – Replace roof at Frank West Hall and Cliff Mahlmann Fire Station;
- [650] – New small riding mower;
- [650] – Workflow efficiency initiative – smartphones with camera and GPS.

CARRIED

Special Corporate **It was moved and seconded**

006/17

THAT Special Corporate and Administrative Services Committee recommendation Nos. 1-21 of December 2, 2016 be received, adopted and acted upon as follows:

Recommendation No. 1 *Gibsons and District Public Library – 2017 Budget Request*

THAT the following documents from the Gibsons and District Public Library regarding 2017 Budget Request be received:

- Correspondence dated November 18, 2016;
- Notes to 2017 Budget;
- 2017-2021 Financial Plan with 2016 Budget vs. Actuals;
- 2015 Annual Report;

AND THAT the Gibsons and District Public Library budget request be forwarded to 2017 Round 1 Budget for consideration.

Recommendation No. 2 *Sechelt Public Library – 2017 Budget Request*

THAT the following documents from the Sechelt Public Library regarding 2017 Budget Request be received:

- Correspondence dated November 20, 2016;
- 2017 Budget with 2016 Budget vs. Actuals;

006/17 cont.

- 2017-2021 Proposed Financial Plan;
- Summary of 2016 Programs and Services;

AND THAT the Sechelt Public Library budget request be forwarded to 2017 Round 1 Budget for consideration.

Recommendation No. 3 *Roberts Creek Community Library – 2017 Budget Request*

THAT the following document from the Roberts Creek Community Library regarding 2017 Budget Request be received:

- 2017 Budget with 2016 Budget vs. Actuals;

AND THAT the Roberts Creek Community Library budget request be forwarded to the 2017 Round 1 Budget for consideration.

Recommendation No. 4 *Pender Harbour Reading Centre – 2017 Budget Request*

THAT the following documents from the Pender Harbour Reading Centre regarding 2017 Budget Request be received:

- Report on 2016 grant for 50th Anniversary Celebration including event budget;
- 2017 Budget with 2013-2017 budget comparison data;

AND THAT the Pender Harbour Reading Centre budget request be forwarded to the 2017 Round 1 Budget for consideration.

Recommendation No. 5 *Sunshine Coast Museum and Archives – 2017 Budget Request*

THAT the following documents from the Sunshine Coast Museum and Archives regarding 2017 Budget Request be received:

- Correspondence dated November 10, 2016;
- 2017 Budget with 2016 Budget vs. Actuals;
- Museum Newsletter;

AND THAT the Sunshine Coast Museum and Archives be requested to review the expenses for bookkeeping and accounting and resubmit a budget request to 2017 Round 1 Budget for consideration.

006/17 cont.

Recommendation No. 6 *Skookumchuck Heritage Society / Egmont Heritage Centre – 2017 Budget Request*

THAT the following documents from the Skookumchuck Heritage Society / Egmont Heritage Centre regarding 2017 Budget Request be received:

- 2017 Budget with 2016 Budget vs. Actuals;
- Photo of the changes to the Heritage Centre;

AND THAT the Skookumchuck Heritage Society / Egmont Heritage Centre budget request be forwarded to 2017 Round 1 Budget for consideration.

Recommendation No. 7 *Sechelt Archives – 2017 Budget Request*

THAT the following document from the Sechelt Archives regarding 2017 Budget Request be received:

- 2017 Budget with 2016 Budget vs. Actuals;

AND THAT the Sechelt Archives be requested to clarify revenue sources and resubmit a budget request to the 2017 Round 1 Budget for consideration.

Recommendation No. 8 *Pender Harbour Health Centre – 2017 Budget Request*

THAT the following documents from the Pender Harbour Health Centre regarding 2017 Budget Request be received:

- Correspondence dated November 24, 2016;
- Current fiscal year 2016-2017;
- Proposal for 2017 fiscal year;
- Historical funding;
- Patient Geographic Breakdown;
- Five Year Operational Funding Projection;

AND THAT the Pender Harbour Health Centre be requested to provide the following information and resubmit a budget request to the 2017 Round 1 Budget for consideration:

- complete financial statements detailing how deficits are recovered by the Health Centre; and,
- based on the patient geographic breakdown for Halfmoon Bay, suggest a reasonable contribution for services provided to Halfmoon Bay citizens using the Pender Harbour Health Centre.

006/17 cont.

Recommendation No. 9 *Gibsons and District Chamber of Commerce – 2017 Budget Request*

THAT the following documents from the Gibsons and District Chamber of Commerce regarding 2017 Budget Request be received:

- Correspondence dated November 18, 2016 including 2017 Budget request;
- 2016 Business Development Report;
- 2016 Budget vs. Actuals;

AND THAT the Gibsons and District Chamber of Commerce be requested to resubmit a budget request to 2017 Round 1 Budget with any possible amendments pending the Chamber's discussions with the Sunshine Coast Regional Economic Development Organization (SCREDO).

Recommendation No. 10 *Pender Harbour and District Chamber of Commerce – 2017 Budget Request*

THAT the following documents from the Pender Harbour and District Chamber of Commerce regarding 2017 Budget Request be received:

- Correspondence dated November 19, 2016;
- Pender Harbour and District Chamber of Commerce Report dated November 20, 2016;
- 2017 Budget with 2016 Budget vs. Actuals;
- 2015-2016 Profit and Loss Comparative;

AND THAT the Pender Harbour and District Chamber of Commerce be requested to resubmit a budget request to 2017 Round 1 Budget with any possible amendments pending the Chamber's discussions with the Sunshine Coast Regional Economic Development Organization (SCREDO) and removing any program requests which should be applied for through community grants.

Recommendation No. 11 *Sunshine Coast Tourism – 2017 Budget Request*

THAT the following documents from Sunshine Coast Tourism regarding 2017 Budget Request be received:

- Correspondence dated November 16, 2016;
- Overview of Programs and Goals for 2017;
- 2017 Budget with 2016 Budget vs. Actuals;

006/17 cont.

AND THAT Sunshine Coast Tourism be requested to resubmit a budget request to 2017 Round 1 Budget with any possible amendments pending the Chamber's discussions with the Sunshine Coast Regional Economic Development Organization (SCREDO) and include more information regarding the other sources of revenues and the matched funding opportunities;

AND FURTHER THAT staff investigate the tourism funding from the Municipal and Regional District Tax (MRDT) and requirements for ongoing funding commitments from local government.

Recommendation No. 12 *Coast Cultural Alliance - 2017 Budget Request*

THAT the following documents from Coast Cultural Alliance regarding 2017 Budget Request be received:

- Correspondence dated November 17, 2016;
- Profit and Loss Statement 2016;
- Projected 2017 Budget;
- Summary of Programs for 2017;
- Sechelt Art Crawl Newsletter;
- Art Crawl advertising;
- Arts and Culture Calendar August and September 2016;
- Arts and Culture Calendar December 2016 and January 2017;

AND THAT Coast Cultural Alliance be requested to resubmit a budget request to 2017 Round 1 Budget with any possible amendments pending the Chamber's discussions with the Sunshine Coast Regional Economic Development Organization (SCREDO).

Recommendation No. 13 *Sunshine Coast Community Services Society - 2017 Budget Request*

THAT the following documents from the Sunshine Coast Community Services Society regarding 2017 Budget Request for Youth Outreach Worker Program be received:

- 2017-2021 Financial Plan;
- 2016 Budget vs. Actuals;
- Letters of Support for the Youth Outreach Worker Program from various organizations;

006/17 cont.

AND THAT the Sunshine Coast Community Services Society be requested to provide details on program inclusions and changes for the requested funding increase over three years and resubmit a budget request to the 2017 Round 1 Budget for consideration.

Recommendation No. 14 *Sunshine Coast Community Services Society Youth Outreach Worker Program*

THAT staff work with the Sunshine Community Services Society and report back to a future Corporate and Administrative Services Committee with a process and options for a Memorandum of Understanding for services offered through the Youth Outreach Worker Program and the feasibility of the Sechelt Indian Government District providing funding toward the program.

Recommendation No. 15 *Pender Harbour Community School Society - 2017 Budget Request*

THAT the following documents from the Pender Harbour Community School Society regarding 2017 Budget Request be received:

- Correspondence dated November 18, 2016;
- Program Activity and Summary: An overview of all activities;
- Annual Organizational Budgets for 2016 and 2017;
- Program Plan and Financials for the “Youth Restitution Program”;
- Program Plan and Financials for the “Community Recreation Program”;

AND THAT the Pender Harbour Community School Society budget request be forwarded to 2017 Round 1 Budget for consideration.

Recommendation No. 16 *Halfmoon Bay – Chatelech Community School Association - 2017 Budget Request*

THAT the following documents from the Halfmoon Bay – Chatelech Community School Association regarding 2017 Budget Request be received:

- Correspondence dated November 15, 2016;
- Profit and Loss Statement showing 2016 Actuals and 2016/2017 Budget;
- Circle Forward – Building a Restorative School Community – Manual;

AND THAT the Halfmoon Bay – Chatelech Community School Association budget request be forwarded to 2017 Round 1 Budget for consideration.

006/17 cont. **Recommendation No. 17** *Sechelt Community Schools - 2017 Budget Request*

THAT the following documents from the Sechelt Community Schools regarding 2017 Budget Request be received:

- Correspondence dated November 18, 2016;
- 2016-2017 Current Actual Budget;
- 2017-2018 Budget Projection;
- 2015-2016 Annual Report of Programs and Services;

AND THAT the Sechelt Community Schools be requested to provide a breakdown of Sechelt Youth Centre current use of grant funding and proposed use of the requested increase and resubmit a budget request to 2017 Round 1 Budget for consideration.

Recommendation No. 18 *Gibsons Landing Community Society - 2017 Budget Request*

THAT the following documents from the Gibsons Landing Community Society (Gibsons Area Community Schools) regarding 2017 Budget Request be received:

- 2015-2016 Budget vs. Actuals;
- 2016-2017 Budget vs. Actuals;
- 2015-2016 Annual Report;

AND THAT the Gibsons Landing Community School budget request be forwarded to 2017 Round 1 Budget for consideration.

Recommendation No. 19 *Roberts Creek Community School - 2017 Budget Request*

THAT the following documents from the Roberts Creek Community School regarding 2017 Budget Request be received:

- NIGHTS ALIVE youth drop in program – goals and performance criteria 2016-2017;
- 2017-2021 Financial Plan and 2015-2016 Budget vs. Actuals;
- Statement of Operations for year ended June 30, 2016;
- Budget to year ended June 30, 2017;
- 2016 Annual Report;

006/17 cont. AND THAT the Roberts Creek Community School budget request be forwarded to 2017 Round 1 Budget for consideration.

Recommendation No. 20 *Sechelt and District Chamber of Commerce – 2017 Budget Request*

THAT the following documents from the Sechelt and District Chamber of Commerce regarding 2017 Budget Request be received:

- Correspondence titled Funding Request;
- 2016 Budget vs. Actuals;
- Buy Local / Invest in Community Program 2017 – budget and timeline;

AND THAT the Sechelt and District Chamber of Commerce 2017 budget request be denied for 2017 Budget.

Recommendation No. 21 *Seniors Planning Table Request*

THAT the correspondence from the Community Resource Centre Society regarding the Seniors Planning Table request for support for the Friends of Residential Care be received.

CARRIED

Planning **It was moved and seconded**

007/17 THAT Planning and Community Development Committee recommendation Nos. 1 and 4-6 of December 8, 2016 be received, adopted and acted upon as follows:

Recommendation No. 1 *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.168, 2016*

THAT the report titled Sunshine Coast Regional District Zoning Amendment Bylaw 310.168, 2016 (BYL00001) – Electoral Area E be received;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.168, 2016* be forwarded to the Board for First Reading;

AND THAT the SCRD accept the proposed park dedication and work with the applicant to amend the existing covenant to remove the requirement for the pedestrian bridge and use the money in lieu of the bridge for future on-site park development;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.168, 2016* be referred to the Ministry of Transportation and Infrastructure, Vancouver Coastal Health Authority, and the Squamish Nation for comment;

007/17 cont.

AND FURTHER THAT after referral comments have been received, *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.168, 2016* be considered for the scheduling of a Public Hearing.

Recommendation No. 4 *Amend Agenda and Refer Items to Infrastructure Services Committee Meeting of December 15, 2016*

THAT the meeting agenda be amended as follows:

- Revise the order of business to consider Agenda Item Nos. 7 and 11 prior to the In Camera portion of the meeting starting at 11:00 a.m.
- Agenda Item Nos. 6, 8 - 10 be considered at the December 15, 2016 Infrastructure Services Committee Meeting.

Recommendation No. 5 *Boat Ramp at Wood Bay, 10605 Sunshine Coast Highway*

THAT the report titled Update Boat Ramp at Wood Bay, 10605 Sunshine Coast Highway be received;

AND THAT a letter be sent to the Ministry of Forests, Lands and Natural Resources Operations indicating that the property owner at 10605 Sunshine Coast Highway may keep the upland portion of the boat ramp for the sole purpose of removal of the residential moorage structure in the winter, enabling the Ministry to amend the license of occupation to require the removal of the ramp structure on the public beach.

Recommendation No. 6 *Islands Trust Council Feedback on Sunshine Coast Fixed Link Feasibility Study*

THAT the correspondence from Peter Luckham, Chair, Islands Trust Council, dated November 18, 2016 regarding Island Trust Council Feedback on Sunshine Coast Fixed Link Feasibility Study be received for information.

CARRIED

Infrastructure

It was moved and seconded

008/17

THAT Infrastructure Services Committee recommendation Nos. 1-15 of December 15, 2016 be received, adopted and acted upon as follows:

Recommendation No. 1 *Regional Water Service Area 2017 Rate Bylaw Amendment*

THAT the report titled Regional Water Service Area 2017 Rate Bylaw Amendment be received;

AND THAT the Water Rates Bylaw 422, Schedule 'B' be amended to increase the Regional Water Service Area User Fees by 4% and Metered Usage Fees by 4% in 2017.

008/17 cont.

Recommendation No. 2 *North Pender Harbour Water 2017 Rate Bylaw Amendment*

THAT the report titled North Pender Harbour Water Rate Bylaw Amendment be received;

AND THAT the Water Rates Bylaw 422, Schedule 'D' be amended to increase North Pender Harbour Water Service Area User Fees and Meter Rates by 4% for 2017.

Recommendation No. 3 *South Pender Harbour Water 2017 Rate Bylaw Amendment*

THAT the report titled South Pender Harbour Water Rate Bylaw Amendment be received;

AND THAT the Water Rates Bylaw 422, Schedule 'E' be amended to increase South Pender Harbour Water Service Area User Fees and Meter Rates by 4% for 2017.

Recommendation No. 4 *Development Variance Permit Application DVP00005 (Wright)*

THAT the report titled Development Variance Permit Application DVP00005 (Wright) – Electoral Area F be received;

AND THAT Development Variance Permit DVP00005 to vary the front parcel line setback from 5.0 metres to 3.0 metres, as per Bylaw 310 Section 601.4(1), and to vary the side parcel line setback contiguous to a highway from 4.5 metres to 1.5 metres, as per Bylaw 310 Section 601.4(3), be issued.

Recommendation No. 5 *Utility Bill Penalties and Refuse Waiver Bylaw Amendments*

THAT the report titled Update to the Application of Utility Bill Penalties and Refuse Waiver be received;

AND THAT the following Rate Bylaws be amended:

- Water Rates & Regulations Bylaw No. 422 – Section 24.3
- Refuse Collection Bylaw No. 431 – Section 5.1 (f)
- Sewage Treatment Facilities Bylaw No. 428 – Section 5.3
- Painted Boat Sewage Treatment Facility Bylaw No. 644 – Section 4.2
- Woodcreek Park Sewage Treatment Facility Bylaw No. 430 – Section 3

008/17 cont.

To include:

- Non-receipt of the utility bill will not be recognized as a valid reason for failure to pay the fees when due;
- Postmarks will not be considered as date of payment;
- All payments received will be applied firstly against arrears, then to current balances; and
- Interest is imposed on outstanding account balances in excess of \$10.00;

AND FURTHER THAT the Refuse Collection Bylaw No. 431 Schedule A - Section 2 be amended to include that an “eligible customer must apply for the refuse waiver each year prior to the utility bill due date. Failure to apply for the waiver prior to this date results in forfeiture of the waiver.”

Recommendation No. 6 *2017 Refuse Collection [355] Fee Review*

THAT the report titled 2017 Refuse Collection [355] Fee Review be received;

AND THAT Schedule A of Bylaw 431 be amended to increase annual refuse collection fees by 1% for 2017.

Recommendation No. 7 *Skate Canada – Grant-in-Aid*

THAT the report titled Sunshine Coast Skating Club – Rural Areas’ Grant-In-Aid Request Update be received;

AND THAT the Sunshine Coast Regional District (SCRD) approve support of \$2,368 through the Rural Areas’ Grant-in-Aid program for the ‘*Elvis Rocks the Coast*’ event planned for March 2017 apportioned as follows:

Area A GIA (121): \$300

Area B GIA (122): \$634

Area D GIA (127) \$300

Area E GIA (128): \$500 (previous commitment)

Area F GIA (129): \$634

Recommendation No. 8 *Board of Variance: Review of Opportunities*

THAT the report titled Board of Variance: Review of Opportunities be received for information.

008/17 cont.

Recommendation No. 9 *Development Variance Permit DVP00002 (Rupesinghe)*

THAT the report titled Development Variance Permit DVP00002 (Rupesinghe) – Electoral Area A be received;

AND THAT Development Variance Permit DVP00002 to vary the setback to the natural boundary of the ocean from 7.5 metres to 6.4 metres, as per Section 516.1(a) in Bylaw 337, be issued subject to:

- a) addressing *shíshálh* Nation comments received prior to final inspection by the Building Department.

Recommendation No. 10 *Development Variance Permit Application DVP00003 (Lapointe)*

THAT the report titled Development Variance Permit Application DVP00003 (Lapointe) – Electoral Area A be received;

AND THAT DVP00003 be issued subject to the applicant:

- a) amending Covenant BB747244 per Option 1 in this report; and
- b) addressing *shíshálh* Nation comments.

Recommendation No. 11 *AVICC Solid Waste Special Committee – Cost Sharing Formula*

THAT the report titled Association of Vancouver Island and Coastal Communities (AVICC) Special Committee on Solid Waste – Cost Sharing Formula be received;

AND THAT the cost sharing formula of \$984.21 for 2017 be approved as presented;

AND FURTHER THAT staff be authorized to provide a response to AVICC prior to Board adoption.

Recommendation No. 12 *Egmont/Pender Harbour (Area A) APC Meeting Minutes of November 30, 2016*

THAT the Egmont/Pender Harbour (Area A) Advisory Planning Commission meeting minutes of November 30, 2016 be received.

Recommendation No. 13 *Halfmoon Bay (Area B) APC Meeting Minutes of November 22, 2016*

THAT the Halfmoon Bay (Area B) Advisory Planning Commission meeting minutes of November 22, 2016 be received.

008/17 cont. **Recommendation No. 14** *Elphinstone (Area E) APC Meeting Minutes of November 23, 2016*

THAT the Elphinstone (Area E) Advisory Planning Commission meeting minutes of November 23, 2016 be received.

Recommendation No. 15 *West Howe Sound (Area F) APC Meeting Minutes of November 22, 2016*

THAT the West Howe Sound (Area F) Advisory Planning Commission meeting minutes of November 30, 2016 be received.

CARRIED

Planning **It was moved and seconded**

009/17 THAT Planning and Community Development Committee recommendation No. 6 of January 12, 2017 be received, adopted and acted upon as follows:

Recommendation No. 6 *District of Sechelt Official Community Plan and Zoning Bylaw Amendment Referral 3370-2016-04 and 3360-20 2016-13 (Trellis Seniors Services)*

THAT the report titled District of Sechelt Official Community Plan and Zoning Bylaw Amendment Referral 3370-2016-04 and 3360-20 2016-13 (Trellis Seniors Services) be received;

AND THAT the SCRD send a letter along with a copy of the staff report to the District of Sechelt with the following comments:

1. The proposal has no negative impacts on SCRD's land use policies;
2. A Development Cost Charge of \$195,200 is required prior to development approval as per Sunshine Coast Regional District Development Cost Charges Bylaw No. 693, 2015;
3. A connection to the watermain and water metering will be required for each lot;
4. The applicant is required to contact SCRD Infrastructure Services Department to discuss the provision of water services for this development;
5. Site design to accommodate a bus pull-out with shelter in consultation with SCRD Transit Division is required;
6. The following are features that can be designed into the development:
 - a. ensure adequate space for recycling and waste receptacles;
 - b. establish recycling facilities and minimize waste to support the targets in SCRD's Solid Waste Management Plan;

009/17 cont.

c. ensure material that is collected as part of the garbage collection service aligns with materials accepted at the Sechelt Landfill;

d. ensure medical waste, including medication, is disposed or recycled appropriately;

e. encourage support for best practices of management for onsite organics, composting and community garden space;

AND THAT the Transit Future Plan be considered during the planning of this facility with respect the road connection being developed through the site.

CARRIED

Board Appointments **It was moved and seconded**

010/17

THAT the report titled 2017 Board Appointments be received;

AND THAT the following list of Chair appointments be affirmed as follows:

Corporate and Administrative Services Committee

Chair	Ian Winn
Vice Chair	Frank Mauro

Planning and Community Development Committee

Chair	Frank Mauro
Vice Chair	Doug Wright

Infrastructure Services Committee

Chair	Mark Lebbell
Vice Chair	Jeremy Valeriote

Transportation Advisory Committee

Chair	Lorne Lewis
Vice Chair	Garry Nohr

Sunshine Coast Policing Committee

Chair	Lorne Lewis
Vice Chair	Garry Nohr

AND FURTHER THAT the following list of Board appointments adopted:

Gibsons & District Library

SCRD Appointee	Lorne Lewis
Alternate	Ian Winn

010/17 cont.

Sechelt Public Library

SCRD Appointee	Garry Nohr
Alternate	Mark Lebbell

Sunshine Coast Museum & Archives

Lorne Lewis

Municipal Finance Authority

SCRD Appointee	Garry Nohr
Alternate	Frank Mauro

Municipal Insurance Authority

SCRD Appointee	Garry Nohr
Alternate	Frank Mauro

Metro Vancouver Aboriginal Relations Committee

SCRD Appointee	Lorne Lewis
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Island Coastal Economic Trust (ICET)

Board Chair	Garry Nohr
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Sunshine Coast Youth Awareness Committee

SCRD	Mark Lebbell
Alternate	Ian Winn

Affordable Housing Committee

SCRD Appointee	Mark Lebbell
Alternate	Ian Winn

AVICC Special Committee on Solid Waste Management

SCRD Appointee	Ian Winn
Alternate	Garry Nohr

CARRIEDAVICC Resolutions **It was moved and seconded**

011/17

THAT the report titled "2017 Resolutions to Association of Vancouver Island and Coastal Communities (AVICC)" be received;

AND THAT resolutions identified by the Board be presented to the January 26th Corporate and Administrative Committee meeting for consideration.

CARRIED

MOTIONS

Special Corporate **It was moved and seconded**

012/17 THAT a Special Corporate and Administrative Services Committee meeting be scheduled for January 19, 2017 at 10:30 a.m.

CARRIED

BYLAWS

Bylaw 1026.9 **It was moved and seconded**

013/17 THAT *Sunshine Coast Regional District Sewage Treatment Facilities Service Amendment Bylaw No. 1026.9, 2017* be read a first time.

CARRIED

Bylaw 1026.9 **It was moved and seconded**

014/17 THAT *Sunshine Coast Regional District Sewage Treatment Facilities Service Amendment Bylaw No. 1026.9, 2017* be read a second time.

CARRIED

Bylaw 1026.9 **It was moved and seconded**

015/17 THAT *Sunshine Coast Regional District Sewage Treatment Facilities Service Amendment Bylaw No. 1026.9, 2017* be read a third time.

CARRIED

Bylaw 310.168 **It was moved and seconded**

016/17 THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.168, 2016* be read a first time.

CARRIED

Bylaw 422.28 **It was moved and seconded**

017/17 THAT *Sunshine Coast Regional District Revised Water Rates and Regulations Amendment Bylaw No. 422.28, 2017* be read a first time.

CARRIED

Bylaw 422.28 **It was moved and seconded**

018/17 THAT *Sunshine Coast Regional District Revised Water Rates and Regulations Amendment Bylaw No. 422.28, 2017* be read a second time.

CARRIED

Bylaw 422.28 **It was moved and seconded**

019/17 THAT *Sunshine Coast Regional District Revised Water Rates and Regulations Amendment Bylaw No. 422.28, 2017* be read a third time.

CARRIED

Bylaw 422.28 **It was moved and seconded**

020/17 THAT *Sunshine Coast Regional District Revised Water Rates and Regulations Amendment Bylaw No. 422.28, 2017* be adopted.

CARRIED

Bylaw 431.19 **It was moved and seconded**

021/17 THAT *Sunshine Coast Regional District Waste Collection Amendment Bylaw No. 431.19, 2017* be read a first time.

CARRIED

Bylaw 431.19 **It was moved and seconded**

022/17 THAT *Sunshine Coast Regional District Waste Collection Amendment Bylaw No. 431.19, 2017* be read a second time.

CARRIED

Bylaw 431.19 **It was moved and seconded**

023/17 THAT *Sunshine Coast Regional District Waste Collection Amendment Bylaw No. 431.19, 2017* be read a third time.

CARRIED

Bylaw 431.19 **It was moved and seconded**

024/17 THAT *Sunshine Coast Regional District Waste Collection Amendment Bylaw No. 431.19, 2017* be adopted.

CARRIED

Bylaw 428.17 **It was moved and seconded**

025/17 THAT *Sunshine Coast Regional District Sewage Treatment Facilities Service Unit Amendment Bylaw No. 428.17, 2017* be read a first time.

CARRIED

Bylaw 428.17 **It was moved and seconded**

026/17 THAT *Sunshine Coast Regional District Sewage Treatment Facilities Service Unit Amendment Bylaw No. 428.17, 2017* be read a second time.

CARRIED

Bylaw 428.17 **It was moved and seconded**

027/17 THAT *Sunshine Coast Regional District Sewage Treatment Facilities Service Unit Amendment Bylaw No. 428.17, 2017* be read a third time.

CARRIED

Bylaw 428.17 **It was moved and seconded**

028/17 THAT *Sunshine Coast Regional District Sewage Treatment Facilities Service Unit Amendment Bylaw No. 428.17, 2017* be adopted.

CARRIED

Bylaw 644.2 **It was moved and seconded**

029/17 THAT *Painted Boat Sewage Treatment Facility Fees and Charges Amendment Bylaw No. 644.2, 2017* be read a first time.

CARRIED

Bylaw 644.2 **It was moved and seconded**

030/17 THAT *Painted Boat Sewage Treatment Facility Fees and Charges Amendment Bylaw No. 644.2, 2017* be read a second time.

CARRIED

Bylaw 644.2 **It was moved and seconded**

031/17 THAT *Painted Boat Sewage Treatment Facility Fees and Charges Amendment Bylaw No. 644.2, 2017* be read a third time.

CARRIED

Bylaw 644.2 **It was moved and seconded**

032/17 THAT *Painted Boat Sewage Treatment Facility Fees and Charges Amendment Bylaw No. 644.2, 2017* be adopted.

CARRIED

Bylaw 430.9 **It was moved and seconded**

033/17 THAT *Woodcreek Park Sewer User Rates Amendment Bylaw No. 430.9, 2017* be read a first time.

CARRIED

Bylaw 430.9 **It was moved and seconded**

034/17 THAT *Woodcreek Park Sewer User Rates Amendment Bylaw No. 430.9, 2017* be read a second time.

CARRIED

Bylaw 430.9 **It was moved and seconded**

035/17 THAT *Woodcreek Park Sewer User Rates Amendment Bylaw No. 430.9, 2017* be read a third time.

CARRIED

Bylaw 430.9 **It was moved and seconded**

036/17 THAT *Woodcreek Park Sewer User Rates Amendment Bylaw No. 430.9, 2017* be adopted.

CARRIED

The Board moved In Camera at 2:19 p.m.

IN CAMERA It was moved and seconded

037/17 THAT the public be excluded from attendance at the meeting in accordance with Section 90(1) (a), (c), (k) and 2 (b) of the *Community Charter* - "personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent.."; "labour relations or other employee relations"; "negotiations and related discussions respecting the proposed provision of a municipal service..."; and, "the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both...".

The Board moved out In Camera at 2:25 p.m.

Ports Repairs **It was moved and seconded**

038/17 THAT the budget for Ports Repairs to Eastbourne, Port Graves, Halfmoon Bay and Hopkins Landing Docks be amended to \$54,847 and funded through Reserves;

AND THAT the 2016 - 2021 Financial Plan be amended accordingly.

CARRIED

Board of Variance **It was moved and seconded**

039/17 THAT staff place advertisements seeking expressions of interest from the community to serve on the Board of Variance.

CARRIED

ADJOURNMENT **It was moved and seconded**

040/17 THAT the Regular Board meeting be adjourned.

CARRIED

The meeting adjourned at 2:25 p.m.

Certified correct _____

Corporate Officer

Confirmed this _____ day of _____

Chair

**SUNSHINE COAST REGIONAL DISTRICT
PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE**

January 12, 2017

RECOMMENDATIONS FROM THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT AT 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Chair Directors	F. Mauro G. Nohr I. Winn M. Lebbell L. Lewis D. Wright S. White (Alt.) W. Paull
ALSO PRESENT:	Chief Administrative Officer GM, Planning and Community Development Manager, Planning and Development Senior Planner Senior Planner Parks Planning Coordinator Recording Secretary Councillor, District of Sechelt Public Media	J. Loveys I. Hall A. Allen D. Rafael (part) Y. Siao (part) S. Adams (part) A. Ruinat A. Lutes (part) 7 (part) 2

CALL TO ORDER 9:30 a.m.

AGENDA The amended agenda was adopted with changes to the order of business as follows: Deletion of Item No. 11 (Annex J) and move Item No. 9 (Annex H) to follow Item No. 3.

INTRODUCTIONS

The Chair introduced Sechelt Indian Government District Director Warren Paull and welcomed him to the Sunshine Coast Regional District Board on behalf of the Committee.

The Manager, Planning and Development introduced Yuli Siao, Senior Planner. The Chair welcomed him to the Sunshine Coast Regional District on behalf of the Committee.

PETITIONS AND DELEGATIONS

Tim Howard, Transportation Choices – Sunshine Coast (TRAC) addressed the Committee regarding the report on 2016 Sunshine Coast Cyclist Survey Results.

The Chair thanked Mr. Howard for his presentation.

Recommendation No. 1 *2016 Sunshine Coast Cyclist Survey Results Report*

The Planning and Community Development Committee recommended that the 2016 Sunshine Coast Cyclist Survey Results Report presented by Tim Howard of Transportation Choices – Sunshine Coast be received.

REPORTS**Recommendation No. 2** *Planning and Community Development Department - 2016 Fourth Quarter/Year End Report*

The Planning and Community Development Committee recommended that the report titled Planning and Community Development Department - 2016 Fourth Quarter/Year End Report be received.

Recommendation No. 3 *Development Variance Permit DVP00008 (Torrens) - Area B*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00008 (Torrens) - Electoral Area B be received;

AND THAT Development Variance Permit DVP00008 to vary the setback from a side parcel line contiguous to a public road from 4.5 metres to 2.6 metres, as per Bylaw 310 Section 611.6(3), be issued subject to:

1. Issuance of a Ministry of Transportation and Infrastructure *Permit to Reduce Building Setback to Less than 4.5 Metres From the Property Line Fronting a Provincial Public Highway*;
2. The owner providing an assessment, prepared by a qualified professional arborist, addressing potential impacts to the 55" Douglas Fir Wildlife Tree located on the Brooks Lane road allowance, as shown on the Site Plan prepared by Larry Penonzek, dated December 22, 2015. The assessment must include recommendations to ensure the tree is adequately protected during the course of construction;
3. Signage, approved by the SCRD and Ministry of Transportation and Infrastructure, being installed by the owner to ensure continued public access to the trail linking Brooks Lane and Brooks Road;
4. The owner installing landscaping barriers or a fence to demarcate the public/private boundary along the trail linking Brooks Road and Brooks Lane;
5. The owner coordinating with the SCRD Infrastructure Services Department and ensuring an SCRD Staff member is on-site during any blasting on the Brooks Lane road allowance due to the presence of a water service pipe; and
6. Addressing any comments from the shíshálh Nation received within the 60 day referral period.

Recommendation No. 4 *OCP / Zoning Amendment Bylaw Application No. 432.25, 2016 and 337.87, 2016 (Ruby Lake Resort Ltd.)*

The Planning and Community Development Committee recommended that the report titled OCP/ Zoning Amendment Bylaw Application No. 432.25, 2016 and 337.87, 2016 (Ruby Lake Resort Ltd.) Consideration of Second Reading and Public Hearing be received;

AND THAT *Sunshine Coast Regional District Electoral Area A Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016* be forwarded to the Board for Second Reading;

AND THAT Bylaw 432.25, 2016 is consistent with the SCRD's 2016-2020 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.87, 2016* be forwarded to the Board for Second Reading as amended;

AND THAT a public hearing to consider Bylaws 432.25, 2016 and 337.87, 2016 be scheduled for 7:00 p.m., Tuesday February 21, 2017, at Pender Harbour Secondary School Gym, located at 13639 Sunshine Coast Hwy, Pender Harbour;

AND FURTHER THAT Director Nohr be delegated as the Chair and Director Mauro be delegated as the Alternate Chair for the Public Hearing.

Recommendation No. 5 *Islands Trust Bylaw Amendment Nos. 143 and 144 Subdivision of D.L. 696, Keats Island*

The Planning and Community Development Committee recommended that the report titled Islands Trust Bylaw Amendment Nos. 143 and 144 – Subdivision of D.L. 696, Keats Island be received;

AND THAT the SCRD supports the proposed bylaw amendments that will enable completion of the proposed subdivision;

AND THAT the SCRD accepts the proposed 1.1 hectare park dedication, subject to a site visit prior to Second Reading of the bylaws;

AND THAT public road be dedicated on the adjacent upland to the Keats Island dock;

AND FURTHER THAT the applicants be advised that Subdivision Servicing Bylaw 320 will apply if the community sewage system effluent exceeds 22,700 litres per day.

Recommendation No. 6 *District of Sechelt Official Community Plan and Zoning Bylaw Amendment Referral 3370-2016-04 and 3360-20 2016-13 (Trellis Seniors Services)*

The Planning and Community Development Committee recommended that the report titled District of Sechelt Official Community Plan and Zoning Bylaw Amendment Referral 3370-2016-04 and 3360-20 2016-13 (Trellis Seniors Services) be received;

AND THAT the SCRD send a letter along with a copy of the staff report to the District of Sechelt with the following comments:

1. The proposal has no negative impacts on SCRD's land use policies;
2. A Development Cost Charge of \$195,200 is required prior to development approval as per Sunshine Coast Regional District Development Cost Charges Bylaw No. 693, 2015;
3. A connection to the watermain and water metering will be required for each lot;

4. The applicant is required to contact SCRD Infrastructure Services Department to discuss the provision of water services for this development;
5. Site design to accommodate a bus pull-out with shelter in consultation with SCRD Transit Division is required;
6. The following are features that can be designed into the development:
 - a. ensure adequate space for recycling and waste receptacles;
 - b. establish recycling facilities and minimize waste to support the targets in SCRD's Solid Waste Management Plan;
 - c. ensure material that is collected as part of the garbage collection service aligns with materials accepted at the Sechelt Landfill;
 - d. ensure medical waste, including medication, is disposed or recycled appropriately;
 - e. encourage support for best practices of management for onsite organics, composting and community garden space.

AND THAT the Transit Future Plan be considered during the planning of this facility with respect the road connection being developed through the site;

AND FURTHER THAT this recommendation be forwarded to the January 12, 2017 Regular Board meeting for adoption.

Director Lewis opposed.

Recommendation No. 7 *Official Community Plan Amendments to incorporate revised Geotechnical Development Permit Areas for West Howe Sound, Elphinstone and Roberts Creek*

The Planning and Community Development Committee recommended that the report titled Official Community Plan Amendments to incorporate revised Geotechnical Development Permit Areas for West Howe Sound, Elphinstone and Roberts Creek Report of Public Hearing and Consideration of Third Reading (Electoral Areas D, E and F) be received;

AND THAT *Roberts Creek Official Community Plan Bylaw No. 641.4, 2015* be forwarded to the Board for Third Reading with the following amendment:

a) Amend Section J regarding the exemptions set out in OCP Policy 16.3 to read:

1. Delete the text in (iii) and replace with the following text:

“to a subdivision or rezoning application, where an existing registered covenant or proposed covenant with reference plan based on a geotechnical engineer and/or qualified environmental professional's review, relating to the protection of the hazardous or environment conditions outlined in the subject development permit area, is registered on title or its registration secured by a solicitor's undertaking;”

2. Delete sections (v) and (vi)

3. Insert the following:

“(v) to the removal of 2 trees over 20 centimetre diameter breast height or 10 square metres of vegetated area per calendar year per lot, provided there is replanting of 4 trees or revegetation of the same amount of clearing;” Amend the numbering in Policy 16.3 as needed;

4. In (x) and (xi) delete:

“for “a” protection of the natural environment, its ecosystems and biological diversity only”

and add the following text in its place:

“for Development Permit Area 4: Stream Riparian Assessment Areas”;

5. Insert the following:

“(xv) for DPA 1A, DPA 1B, DPA 2A, DPA 2B, DPA 2C, DPA 2D and DPA 3 “Low Importance” structures, as defined in the BC Building Code: Buildings that represent a low direct or indirect hazard to human life in the event of failure, including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences, or minor storage buildings.”

6. Insert the following:

“(xvi) Development Permit Area designations do not apply to shíshálh Nation or Skwxwú7mesh Nation Band Land or reserves and any guidelines or requirements that would otherwise be applicable are only advisory in nature to these lands.”

b) Amend Section L references to Policy 16.3 in 6 (from “xiii” to “xii”), 7 (from “xiv” to “xiii”) and 8 (from “xv” to “xiv”).

AND THAT *Elphinstone Official Community Plan Bylaw No. 600.6, 2015* be forwarded to the Board for Third Reading with the following amendment:

Insert the following in Section F regarding the exemptions set out in OCP Policy B-1.2 part 2:

“k. Development Permit Area designations do not apply to Skwxwú7mesh Nation reserves and any guidelines or requirements that would otherwise be applicable are only advisory in nature to these lands.”

AND FURTHER THAT *West Howe Sound Official Community Plan Bylaw No. 640.1, 2015* be forwarded to the Board for Third Reading with the following amendment:

Insert the following in Section D regarding 11.1 Introductory Description before the last sentence:

“There may be spatial overlap between some DPA categories. Development Permit Area designations do not apply to Skwxwú7mesh Nation reserves and any guidelines or requirements that would otherwise be applicable are only advisory in nature to these lands.”

Recommendation No. 8 *Development Variance Permit DVP00007 (Fabbiano) – Area E*

The Planning and Community Development Committee recommended that the report Development Variance Permit DVP00007 (Fabbiano) – Electoral Area E be received;

AND THAT Development Permit DVP00007 to vary the setback from a side parcel line contiguous to a public road from 4.5 metres to 2.2 metres, as per Bylaw 310 Section 601.4(3), be issued subject to:

1. Issuance of a Ministry of Transportation and Infrastructure setback relief permit to reduce building setback to less than 4.5 metres from the property line fronting a public road.

Recommendation No. 9 *SCRD Legacy/Bequest Program*

The Planning and Community Development Committee recommended that the report titled SCR D Legacy/Bequest Program be received;

AND THAT staff develop a SCR D Legacy/Bequest Program and report to Committee before the Third Quarter of 2017.

Recommendation No. 10 *Cycling Community Infrastructure Comments*

The Planning and Community Development Committee recommended that the report titled Cycling Community Infrastructure Comments be received as information.

The Committee recessed at 10:34 a.m. and reconvened at 10:48 a.m.

COMMUNICATIONS**Recommendation No. 11** *Harrison Hot Springs correspondence regarding Short Term Rentals in the Tourism Accommodation Sector*

The Planning and Community Development Committee recommended that the correspondence from Mayor Leo Facio, Harrison Hot Springs dated November 28, 2016 regarding Short Term Rentals in the Tourism Accommodation Sector be received.

Recommendation No. 12 *ALC correspondence regarding Release of Reasons for Decision for ALC Application ID 55596 (Persephone Brewing)*

The Planning and Community Development Committee recommended that the correspondence from Kelsey-Rae Russell, Land Use Planner, South Coast Agricultural Land Commission dated December 19, 2016 regarding Release of Reasons for Decision for ALC Application ID 55596 (Persephone Brewing) be received.

Recommendation No. 13 *Squamish-Lillooet Regional District correspondence regarding Volunteer Fire Departments on Private Land*

The Planning and Community Development Committee recommended that the correspondence from Jack Crompton, Board Chair, Squamish-Lillooet Regional District dated December 21, 2016 regarding Volunteer Fire Departments on Private Land be received.

Recommendation No. 14 *Correspondence regarding Salish Sea World Heritage Site Proposal*

The Planning and Community Development Committee recommended that the correspondence from Laurie Gourlay, Interim Director, Salish Sea Trust dated December 21, 2016 regarding Opportunity to Support Salish Sea World Heritage Site Proposal be received.

IN CAMERA

The Committee moved In Camera at 11:18 a.m.

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (k) and of the *Community Charter* – “negotiations and related discussions regarding a municipal service that are at their preliminary stages..”

The Committee moved out of In Camera at 11:47 a.m.

ADJOURNMENT 11:48 a.m.

Committee Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – January 26, 2017

AUTHOR: Angie Legault, Senior Manager, Administration and Legislative Services

SUBJECT: 2017 ADVISORY PLANNING COMMISSION APPOINTMENTS

RECOMMENDATION(S)

THAT the report titled 2017 Advisory Planning Commission (APC) appointments be received;

AND THAT APC members be appointed for a two year term (unless otherwise specified) as per Attachment A;

AND FURTHER THAT thank you and appreciation correspondence be sent to outgoing members.

BACKGROUND

In accordance with *Sunshine Coast Regional District Advisory Planning Commissions Bylaw No. 453, 1998*, the Board shall make appointments to each Advisory Planning Commission (APC) at the last Board meeting in January of each year. As per Bylaw No. 453, each APC consists of not less than six and not more than twelve members. Appointments are normally for a two year term with one-half of the members being appointed each year. Some appointments may be for one year if necessary to maintain the one-half rule.

DISCUSSION

Electoral Area Directors have provided a list of members to be appointed for the 2017 term (Attachment A). Additional names may be provided at the meeting.

STRATEGIC PLAN AND RELATED POLICIES

Advisory Planning Commissions contribute to the Strategic Priority “Enhance Board Structure and Processes” by contributing to quality decision making through the contribution of local knowledge related to land use matters.

CONCLUSION

The Board makes appointments to each Advisory Planning Commission (APC) at the last Board meeting in January of each year in accordance with *Sunshine Coast Regional District Advisory Planning Commissions Bylaw No. 453, 1998*. This report presents recommendations for the appointment of members to each Advisory Planning Commission. Staff recommend the appointments for their respective terms.

Reviewed by:			
Manager		Finance	
GM		Legislative	X - AL
CAO	X- JL	Other	

ATTACHMENT A

2017 Advisory Planning Commission Appointments

Area A APC

Janet Dickin
Alex Thomson
Dennis Burnham
Tom Silvey
Gordon Politeski
Peter Robson

Area B APC

Elise Rudland
Alda Grames
Ray Moscrip
Eleanor Lenz
Wendy Pearson
Lorn Campbell

Area D APC

Marion Jolicoeur
Barry Morrow
Heather Conn

Area E APC

Rod Moorcroft
Rob Bone
Dougald MacDonald
Jenny Groves
Mary Degan

Area F APC

Fred Gazely
Bob Small
Susan Fitchell

*Other names may be available at Board meeting

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – January 26, 2017

AUTHOR: Paul Preston, Chief Building Official

SUBJECT: PLACEMENT OF NOTICE ON TITLE

RECOMMENDATION(S)

THAT the report titled **Placement of Notice on Title** be received;

AND THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* by the Sunshine Coast Regional District Board against title of Lot 2, Block A, District Lot 809, Plan VAP8503, Group 1, NWD PID 010-054-472;

AND THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* by the Sunshine Coast Regional District Board against title of Block 13, District Lot 1621, Plan VAP2936, Group 1, NWD PID 013-314-882;

AND THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* by the Sunshine Coast Regional District Board against title of Lot 2, District Lot 845, Plan VAP10910, Group 1, NWD PID 006-710-913

BACKGROUND

Section 57.1 of the *Community Charter* allows for a notice to be registered against the title where Building or Bylaw regulations have been contravened, if the Building Official discovers that something was done with respect to a building or structure or construction of same that required a Permit or inspection under a Bylaw regulation or enactment and a permit was not obtained or the inspection was not satisfactorily completed.

This report lists properties where structures have been constructed and permits have not been procured or inspections have not been completed to the satisfaction of the Building Division.

A minimum of three letters are sent in these cases advising the registered owners that certain specific situations exist regarding their property and the Bylaw Compliance Officer has requested that building permits be obtained and completed in each case. The third of these letters was sent by the Chief Building Official requesting compliance.

The *Community Charter* requires that the Regional District Board must pass a resolution to place a Notice on Title. The Corporate Officer has sent registered letters to all of the registered owners of the properties listed in this report. The owners have been advised of the date and time of the Board meeting at which the decision to register a Notice on Title will be made, and that at this meeting they will be afforded the opportunity to speak to the issues being registered if they wish.

DISCUSSION

Report of properties with permits applied for or issued but no inspections called or construction has taken place without a valid permit:

1. 1185 Largo Road, **Lot 2, Block A, District Lot 809, Plan VAP8503, Group 1, NWD**
PID 010-054-472
Electoral Area D

A building permit was issued on the 25th May 2000 to construct a two storey wood frame auxiliary building. The permit was renewed twice, but expired incomplete in 2006 with limited inspections being carried out during the course of construction. A further inspection was carried out on 23rd July 2013, but the building still remains incomplete without final approval from the SCRD building division. The SCRD building division are not aware of any life safety issues at this time and recommend notice be placed on title.

2. 2104 Pixton Road, **Block 13, District Lot 1621, Plan VAP2936, Group 1, NWD**
PID 013-314-882
Electoral Area D

On 13th November 2012 a building permit (BP 12637) was issued to complete a previous permit (BP 9208) issued in 2006 for a single family dwelling under construction prior to permit issue. Inspections had been carried out throughout the course of construction, but although the permit had been renewed twice it has now expired incomplete without final approval from the SCRD building division. The SCRD building division are not aware of any life safety issues at this time and recommend notice be placed on title.

3. Anvil Island, **Lot 2, District Lot 845, Plan VAP10910, Group 1, NWD**
PID 006-710-913
Electoral Area F

A building permit was issued on the 17th November 2014 for the construction of a single storey auxiliary building. Construction on the above noted property has progressed without any inspections by the SCRD building division. On 17th November 2016 the building permit expired incomplete. The SCRD building division are not aware of any life safety issues at this time and recommend notice be placed on title.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

Section 57.1 of the *Community Charter* allows for a notice to be registered against the title where Building or Bylaw regulations have been contravened. Information on record with the building division that is summarized above show that these properties are in contravention of the SCRD Building Bylaw. Staff recommend that Notice is registered on Title at the Land Title Office against the above noted property(s).

Reviewed by:			
Manager	X - PP	Finance	
GM		Legislative	X - AL
CAO	X - JL	Other	

SUNSHINE COAST REGIONAL DISTRICT BYLAW NO. 432.25

*A bylaw to amend Sunshine Coast Regional District
Electoral Area A Egmont/Pender Harbour Official Community Plan Bylaw No. 432, 1998*

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 the *Sunshine Coast Regional District Electoral Area A Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016*.

Part B – AMENDMENTS

2. *Sunshine Coast Regional District Electoral Area A Egmont/Pender Harbour Official Community Plan Bylaw No. 432, 1998* is hereby amended as follows:

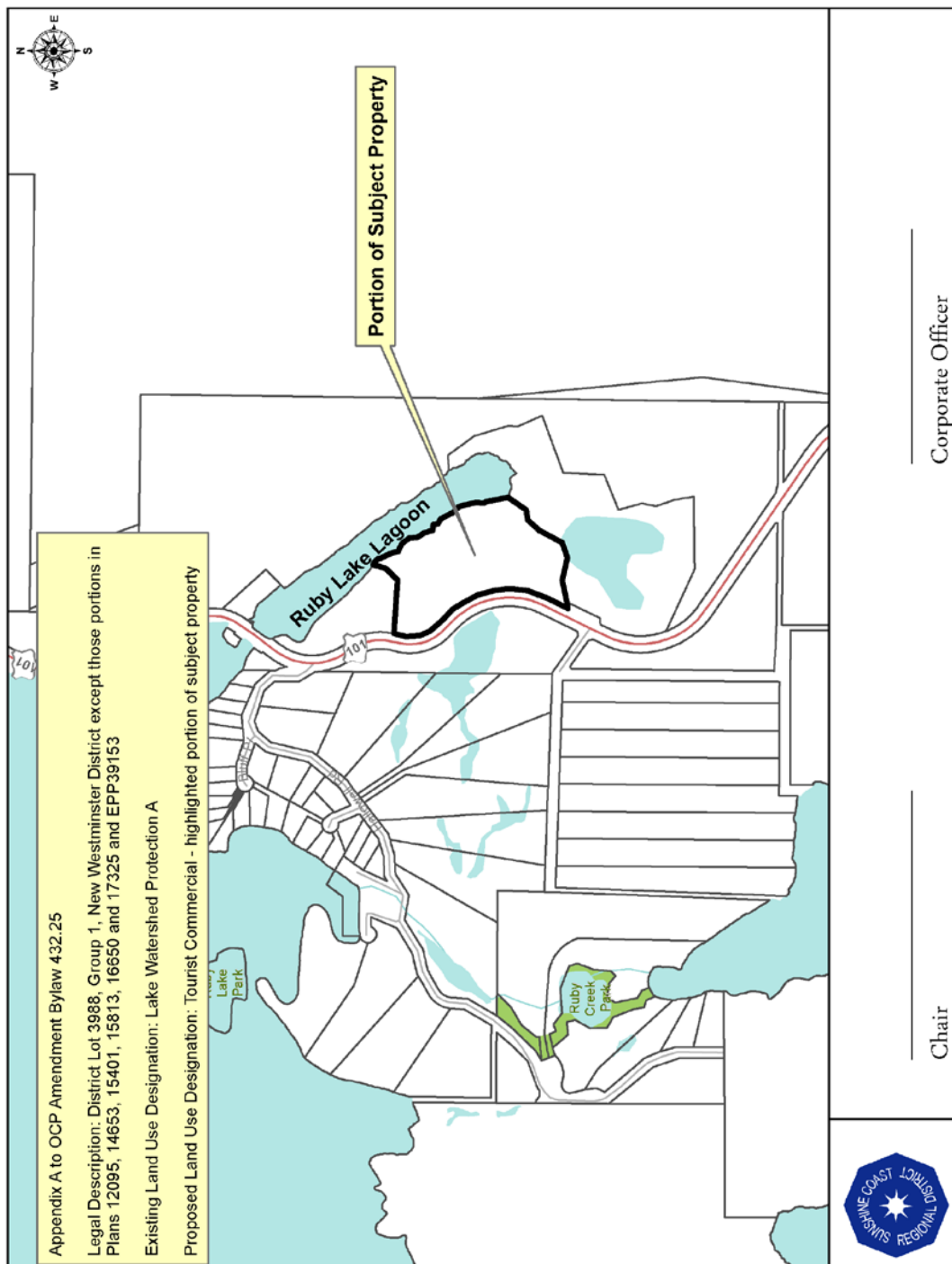
Amend Schedule 'A4' by re-designating part of District Lot 3988, Group 1, New Westminster District except those portions in Plans 12095, 14653, 15401, 15813, 16650 and 17325 and EPP39153 from Lake Watershed Protection A to Tourist Commercial, as depicted on Appendix 'A' to this Bylaw;

Part C – ADOPTION

READ A FIRST TIME this	12 th	DAY OF	MAY	2016
PURSUANT TO SECTION 475 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this				
	12 th	DAY OF	MAY	2016
READ A SECOND TIME this		DAY OF		
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND WASTE MANAGEMENT PLANS this				
		DAY OF		
PUBLIC HEARING held pursuant to the <i>Local Government Act</i> this		DAY OF		
READ A THIRD TIME this		DAY OF		
ADOPTED this		DAY OF		

Corporate Officer

Chair



**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 337.87**

*A bylaw to amend Sunshine Coast Regional District
Electoral Area A Zoning Bylaw No. 337, 1990*

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 the *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.87, 2016*.

Part B – AMENDMENTS

2. *Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990* is hereby amended as follows:

- a) Amend Schedule 'A' by rezoning part of the subject property: District Lot 3988, Group 1, New Westminster District except those portions in Plans 12095, 14653, 15401, 15813, 16650 and 17325 and EPP39153 from RU5 (Rural Watershed Protection) and PA1B (Ecological Interpretive Assembly) to C2 (Tourist Commercial), as shown on Appendix 'A' to this Bylaw;
- b) Amend Part II by inserting into Section 201 the following definitions:

“amphitheatre” means an outdoor theatre and performance facility.

“satellite kitchen” means a kitchen providing catering facilities to provide food and beverage services, with approval from the Vancouver Coastal Health Authority;

- c) Amend Part VIII: Commercial Zones, C2 Zone (Tourist Commercial), as follows:

Add new Section 811.1A (Site Specific Uses) immediately following Section 811.1 (Permitted Uses), as follows:

Site Specific Uses

- 811.1A On the C2 zone portion of District Lot 3988, Group 1, New Westminster District except those portions in Plans 12095, 14653, 15401, 15813, 16650 and 17325 and EPP39153 the following are site specific uses:

1.
 - (a) uses permitted in Section 811.1 (a), (b), (c), (f) and (h);
 - (b) amphitheatre;
 - (c) dining facility with satellite kitchen;
 - (d) spa facilities;
 - (e) aviary;
 - (f) agriculture;
 - (g) two staff accommodation dwelling units;

(h) auxiliary uses and structures including: snack bar, reception desk and office space, retail and market kiosks not exceeding 95 square metres, laundry facilities for guests, and open air recreation use.

2. The floor area of:

- (a) a sleeping unit as part of a lodge shall not exceed 25 square metres;
- (b) a housekeeping unit as part of a motel shall not exceed 45 square metres;
- (c) a dining hall facility shall not exceed 375 square metres;
- (d) a spa facility shall not exceed 280 square metres;
- (e) staff accommodation dwelling units shall not exceed 280 square metres in total; and

the land area of:

- (f) an aviary shall not exceed 40 square metres;
- (g) a tent platform shall not exceed 25 square metres.

- 3. The total number of sleeping units as part of a lodge, housekeeping units as part of a motel, tent sites and recreational vehicle shall not exceed 30 and the total number of housekeeping units as part of a motel shall not exceed 12.
- 4. No more than 3 sleeping units as a lodge or 3 housekeeping units as part of a motel may be connected together as a single building.
- 5. No additional building or structure shall be located within 30 metres of the natural boundary of Ruby Lake.
- 6. Two freestanding signs located a minimum of 1 metre from a parcel line abutting a highway and having a maximum area of 3 square metres each are permitted.
- 7. A minimum of 115 parking spaces.
- 8. The parcel coverage of all buildings and structures shall not exceed 10 percent.

Part C – ADOPTION

READ A FIRST TIME this 12th DAY OF MAY 2016

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
WEST HOWE SOUND OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW No. 640.1, 2015**

A bylaw to amend the "West Howe Sound Official Community Plan Bylaw No. 640, 2011".

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 the "West Howe Sound Official Community Plan Amendment Bylaw No. 640.1, 2015".

PART B – AMENDMENT

2. West Howe Sound Official Community Plan Bylaw No. 640, 2011 is amended as follows:
 - A. 11.1 Introductory Description, page 99 – insert “9. 2013 The Geotechnical Hazards Report: West Howe Sound”
 - B. 11.1 Introductory Description, page 100 – delete

“Development Permit Area Nos. 1 and 2 regulate the development of land for the protection of construction and to mitigate potential hazards from creek flooding and debris flow as well as land stability on steep slopes.”

and insert the following:

“Development Permit Area Nos. 1A-B, 2A-D and 3;

In 2012 and 2013 Kerr Wood Leidel Associates Ltd. Consulting Engineers (KWL) conducted an inventory of hazardous lands within the West Howe Sound Official Community Plan area including creek flow areas and coastal and open slopes. In addition to the inventory of hazardous lands, KWL provided recommendations on the safe use of these lands.

Coastal zone hazards include flooding of lower-lying terrain (DPA 1A) and erosion and instability of oceanfront slopes (DPA 1B). Provincial Guidelines prepared by Ausenco Sandwell in 2011 establish the flood control guidelines and are further described below.

Creek hazards include flooding (DPA 2A), debris floods (DPA 2B), debris flow (DPA 2C) and slope instability associated with ravine sidewalls (DPA 2D). There are three categories within this DPA: creek corridor, ravines, and floodplain. Creeks in the West Howe Sound OCP area were examined by the Kerr Wood Leidel consulting engineers; each creek contains its own set of potential hazards.

Slope hazards (DPA 3) include slope failure/landslides and rock falls. It is important to note that this DPA encompasses areas in the OCP where slope hazards have the highest probability to occur. However, slope hazards may occur in other areas not identified here due to changes in land use, land disturbance or extreme precipitation events.

Seismic-initiated slope hazards (earthquakes) need to be considered under the current guidelines for assessment of slope hazards developed by the Association of Professional Engineers and Geoscientists BC (2008). No map-based screening tool is currently available to identify seismic slope hazard areas and therefore is not a Development Permit area.”

- C. 11.1 Introductory Description, page 100 – amend the development permit area numbers to read:
Development Permit Area Nos. 4, 5 and 6;
Development Permit Area No. 7;
Development Permit Area No. 8;
- D. 11.1 Introductory Description, page 100 - insert the following before the last sentence:
“There may be spatial overlap between some DPA categories.
Development Permit Area designations do not apply to Skwxwú7mesh Nation reserves and any guidelines or requirements that would otherwise be applicable are only advisory in nature to these lands.”
- E. Title, Page 101 – delete “: DPA 1 & 2”
- F. Delete Policy 11.2
- G. Delete Policy 11.3
- H. Delete the entire section titled “DPA1 & 2 Exemptions” on pages 106 and 107
- I. Page 101, Insert the following after the title:
“11.2 A development permit on lands identified on Map 2 as being within DPA Nos. 1A-B, 2A-D and 3 is required for the following activities:
✓ Subdivision as defined in the *Land Title Act* and *Strata Property Act*;
✓ Building permits; and
✓ Land alteration, which includes, but is not limited to, the removal and deposition of soils and aggregates, paving, removal of trees, and the installation of septic fields.

Coastal Zone Hazards

11.3 Development Permit Area 1A: Coastal Flooding

Rising sea level has been considered in the development of DPA 1A, but the impact of sea level rise on ocean slope erosion and stability is difficult to anticipate. Consideration should be given to a regional study to define future coastal flood construction levels incorporating sea level rise.

DPA 1A extends from the ocean to eight metres Canadian Geodetic Datum (CGD - national reference standard for heights across Canada). Within this DPA, development applications require a coastal flood hazard assessment to define the coastal flood components, namely wave runup, wave setup and wind setup.

Guidelines to address coastal flood hazard and sea level rise have been released by the provincial Ministry of Forests, Lands and Natural Resource Operations. The guidelines define the coastal flood construction level (FCL) as the sum of a number of components, such as tide, sea level rise, storm surge, wave effects and freeboard.

A coastal flood hazard assessment within this development permit area would estimate the FCL for construction on a property. The following chart summarises the components that make up the flood construction level:

Component	Note
Tide	Higher high water large tide
Sea Level Rise	Recommended allowance for global sea level rise: 1 m for year 2100, 2 m for year 2200
Storm Surge	Estimated storm surge associated with design storm event
Wave Effects	50% of estimated wave run up for assumed design storm event. Wave effect varies based on shoreline geometry and composition
Freeboard	Nominal allowance = 0.6 m
Flood Construction Level = Sum of all components.	

If areas on the property are below 8 metres CGD a coastal flood hazard assessment is required, that would include: estimation of coastal flood levels, consideration of future sea level rise and wave run-up effects as outlined in the Provincial Guidelines.

A report within DPA 1A shall include an analysis of the coastal flood hazard including the following:

- (a) An estimation of coastal flood levels for the expected life of the development; and
- (b) An outline all protective measures required to achieve the FCL (e.g. engineered fill or foundations or coastal bank protection or building envelope design).

11.4 Development Permit Area 1B: Coastal Slopes

Slope stability issues on oceanfront slopes has been considered in the development of the Coastal Slopes DPA 1B. Hazards may arise as a result of coastal erosion (e.g. undermining of the toe), poor or mismanaged drainage, gradual weakening, or seismic shaking.

Land is located within DPA 1B if the future estimated natural boundary is located 15 metres or less seaward of the toe of the bluff. If this is the case then the assessment area shall extend from the future estimated natural boundary will be located at a horizontal distance of at least 3 times the height of the bluff.

In some conditions, setbacks may require site-specific interpretation and could result in the use of a minimum distance measured back from the crest of the bluff. The setback may be modified provided the modification is supported by a report, giving consideration to the coastal erosion that may occur over the life of the project, prepared by a suitably qualified professional engineer.

A report within DPA 1B shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability.
Consideration shall be given to the limits and types of instability and changes

in stability that may be induced by forest clearing. The down-slope impact of land alteration and development shall also be considered. As well, slope stability assessments should consider potential coastal erosion under conditions of future sea level rise;

- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems and footing drains on local slope stability;
- (d) A recommendation of required setbacks based on slope height, erosion susceptibility, and stability from the crest of steep slopes, and a demonstration of suitability for the proposed use;
- (e) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works; and
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation.

Creek Hazards

11.5 Development Permit Area 2A: Creek Corridor

DPA 2A applies to all creeks and extends 30 metres from the streamside natural boundary. Flood, debris flow and debris flow hazard assessments will be required within this development permit area. Riparian assessments, as described below in DPA 4 are also required.

A development permit in DPA 2A shall include a review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist as part of a development permit review process. The report shall include an analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration, including tree removal.

Flooding and associated creek processes are subject to assessment and hydrologic investigation at the time of subdivision or building permit or land alteration application. The assessment and investigation shall include a survey of the natural boundary of the creek, and the degree of confinement (e.g. typical cross-sections) and shall consider upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features.

Analysis shall include an estimate of the 200-year return period peak flow and corresponding flood elevation. In addition, consideration shall be given to potential for overbank flooding due to blockages in the creek, such as at upstream road crossings, or areas where debris accumulates.

11.6 Development Permit Area 2B: Ravines

Ravine areas were defined using the crest lines mapped in the SCRD GIS mapping and based on consideration of stable angles of repose and the typical terrain seen

on the Sunshine Coast. A 30 metre assessment from ravine crests defines the area that falls within DPA 2B. A 15 metre setback line is also indicated.

A report within DPA 2B shall include the following:

- (a) A recommendation of required setbacks from the crests and/or toes of ravine or other steep slopes, and a demonstration of suitability for the proposed use;
- (b) A field definition of the required setback from the top of a ravine or other steep slope; and
- (c) The required setback to top of bank and recommendations relating to construction design requirements for the above development activities, on-site storm water drainage management and other appropriate land use recommendations.

11.7 Development Permit Area 2C: Floodplain

Floodplain areas are distinguished from the creek/river corridor based on their spatial extent. The creek corridor flood hazard applies to relatively well-confined creeks while DPA 2C applies where there is a large area of low-lying land susceptible to flooding located adjacent to watercourses, which is not captured in DPA 2A. Flood and erosion hazard assessment will be required within DPA 2C. The report requirements are set out in Policy 16.13.

11.8 Development Permit Area 2D: Low Channel Confinement

DPA 2D delineates alluvial fans or areas of low channel confinement. These may exist at several locations on a single creek, although typically at the mouth. These areas are either current or former deposition zones that provide opportunities for channel avulsions (significant erosion) to occur.

Available air photographs and contour mapping were used to identify potential areas of low channel confinement, which are included in DPA 2D. Flood and erosion, and channel avulsion hazard assessment will be required within DPA 2D. The report requirements are set out in Policy 11.9.

11.9 A report within DPA, 2C and 2D shall include the following:

- (a) A review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist;
- (b) An analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration including tree removal;
- (c) A hydrologic investigation and assessment of flooding and associated creek processes at the time of subdivision or building permit or land alteration application;
- (d) A survey of the natural boundary of the creek and degree of confinement (e.g. typical cross-sections) and consideration of upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features; and;

- (e) An estimate of the 200-year return period peak flow and corresponding flood elevation.

In addition, consideration shall be given to potential for overbank flooding due to creek blockages such as at upstream road crossings, or areas where debris accumulates.

Slope Hazards

11.10 Development Permit Area 3: Open Slope Failure and Rockfalls

Potential for open slope failures in the West Howe Sound OCP were identified where there are areas of moderately steep and steep terrain. Potential landslide impact areas were only estimated for slopes of 10 m in height or greater. Impact areas were estimated based on the landslide travel angle details. Open slope crests where initiation of a landslide may occur (bluffs higher than 10 m) are delineated in the DPA map. Landslide risk assessments will be required within DPA 3.

Different hazards have been identified within the general category of “steep slope hazards”; applications for subdivision, building permit or land alteration shall include a report from an appropriately qualified professional.

Within the OCP area, there are no extensive, tall rock bluff areas that present a significant rockfall hazard. However, there are small, isolated steep areas that consist of low rock hummocks projecting from surficial material cover. These areas present a low hazard and have not been specifically mapped.

Areas of potential rockfall hazard coincide with the open slope failure areas delineated for DPA 3. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered.

A report within DPA 3 shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability.
Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered;
- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems, footing drains, etc. on local slope stability;
- (d) A recommendation of required setbacks from the crests and/or toes of steep slopes, and a demonstration of suitability for the proposed use;
- (e) A field definition of the required setback from the top of steep slope;
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation; and
- (g) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works.

Exemptions to Development Permits for Hazardous Conditions

- 11.11 Development permits shall be required prior to: the subdivision of land; commencement of the construction or addition to a building or other structure; or alteration of land within Development Permit Areas Nos. 1A-B, 2A-D and 3 indicated on Map 2, *with the exception of the following circumstances:*
- ✓ For “Low Importance” structures, as defined in the BC Building Code: Buildings that represent a low direct or indirect hazard to human life in the event of failure, including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences, or minor storage buildings.
 - ✓ The proposed construction involves a structural change, addition, or renovation to existing conforming or lawfully non-conforming buildings or structures, provided that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land;
 - ✓ The planting of native trees, shrubs, or groundcovers for the purpose of enhancing the habitat values and/or soil stability within the development permit area;
 - ✓ A subdivision or rezoning application, where an existing registered covenant or proposed covenant with reference plan based on a qualified professional's review, relating to the protection of the environment or hazardous conditions outlined in the subject development permit area, is registered on title or its registration secured by a solicitor's undertaking;
 - ✓ Immediate threats to life and property, provided they are undertaken in accordance with the provincial *Water Act*, *Wildlife Act*, and the *Federal Fisheries Act*, and are reported to the Regional District;
 - ✓ Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property provided they are undertaken in accordance with the provincial *Water Act*, *Wildlife Act*, and the *Federal Fisheries Act*, and are reported to the Regional District; and
 - ✓ The lands are subject to the Forest Act or Private Managed Forest Land Act; and
 - ✓ The removal of 2 trees over 20 centimetres, measured at 1.5 metres in height, or 10 square metres of vegetated area per calendar year per lot, provided there is replanting of 4 trees, or re-vegetation of the same amount of clearing.

- J. Page 108, Title – delete “DPA 3, 4 & 5” and replace with “DPA 4, 5 & 6”;
- K. Page 108, Sub-title – delete “11.4 Development Permit Area 3” and replace with “11.12 Development Permit Area 4”;
- L. Page 108, Description, middle of first sentence – delete “Development Permit Area 3” and replace with “Development Permit Area 4”;

M. Page 109, - delete:

"2. All other streams, *whether mapped or unmapped*, are also designated as Development Permit Area 3 as fish and/or fish habitat may be present, or they may flow into a water body that provides fish habitat.

A development permit on lands identified as being within DPA 2 is required for the following activities:"

and replace with:

"2. All other streams, *whether mapped or unmapped*, are also designated as Development Permit Area 4 as fish and/or fish habitat may be present, or they may flow into a water body that provides fish habitat.

A development permit on lands identified as being within DPA 4 is required for the following activities:"

N. Page 110 – delete:

"DPA 3 Exemptions: Development permits shall be required prior to: the subdivision of land, commencement of the construction or addition to a building or other structure, or alteration of land within Development Permit Area 3 indicated on Map 2, with the exception of the following circumstances:"

and replace with:

"DPA 4 Exemptions: Development permits shall be required prior to: the subdivision of land, commencement of the construction or addition to a building or other structure, or alteration of land within Development Permit Area 4 indicated on Map 2, with the exception of the following circumstances:"

O. Page 112, Sub-title – delete "11.5 Development Permit Area 4" and replace with "11.13 Development Permit Area 5";

P. Page 112, Description, first, second and third paragraphs – delete "DPA 4" and "Development Permit Area 4" and replace with "DPA 5" and "Development Permit Area 5" as appropriate;

Q. Page 112, Description, last sentence – delete "DPAs 1 and 3" and replace with "DPAs 2A-D and 4";

R. Page 114, – delete:

"DPA 4 Exemptions: Development permits shall be required prior to: the subdivision of land, commencement of the construction or addition to a building or other structure, or alteration of land within Development Permit Area 4 indicated on Map 2, with the exception of the following circumstances:"

and replace with:

"DPA 5 Exemptions: Development permits shall be required prior to: the subdivision of land, commencement of the construction or addition to a building or other structure, or alteration of land within Development Permit Area 5 indicated on Map 2, with the exception of the following circumstances:"

S. Page 115, Sub-title – delete "11.6 Development Permit Area 5" and replace with "11.14 Development Permit Area 6";

- T. Page 115, Description, first, second and fifth paragraphs – delete “DPA 5” and “Development Permit Area 5” and replace with “DPA 6” and “Development Permit Area 6” as appropriate;
- U. Page 116, delete:
- “DPA 5 Exemptions:** Development permits shall be required prior to the subdivision of land, commencement of the construction or addition to a building or other structure, or alteration of land within Development Permit Area 5, as indicated on Map 2, with the exceptions:”
- and replace with:
- “DPA 6 Exemptions:** Development permits shall be required prior to the subdivision of land, commencement of the construction or addition to a building or other structure, or alteration of land within Development Permit Area 6, as indicated on Map 2, with the exceptions:”
- V. Page 118, Sub-title – delete “11.7 Development Permit Area 6” and replace with “11.15 Development Permit Area 7”
- W. Page 118, Description, third paragraphs– delete “Development Permit Area 6” and replace with “Development Permit Area 7”;
- X. Page 118, Guidelines, first sentence– delete “Development Permit Area 6” and replace with “Development Permit Area 7”;
- Y. Page 119 - delete “DPA 6 Exemptions” and replace with “DPA 7 Exemptions”
- Z. Page 120, sub-title – replace “11.8 Development Permit Area 7:” and replace with “11.16 Development Permit Area 8:”;
- AA. Page 120, Description – delete “DPA 7” and replace with “DPA 8”;
- BB. Page 120, Guidelines – delete “DPA 7” and replace with “DPA 8”;
- CC. Page 122, Energy Efficiency, third point – delete “Development Permit Area No. 7” and replace with “ Development Permit Area No. 8”;
- DD. Page 122, sub-title - delete “DPA 7 Exemptions” and replace with “DPA 8 Exemptions”;
- EE. Amend the following references to development permit areas throughout the OCP as follows:
- i. Update Table of Contents, section 11;
 - ii. Page 48 - delete first paragraph and replace with:

“The applicable Development Permit Areas (DPA) within the Neighbourhood Village Centre designation are DPA Nos. 2A-D: Creek Hazards, DPA 4: Stream Riparian Assessment Areas, Development Permit Area 5: Aquifer and Watershed Protection, and Development Permit Area 7: Residential Agricultural Buffering.”;
 - iii. Page 48 – delete “DPA 1 & 3” and replace with “DPA 2A-D & 4”;
 - iv. Page 48 – delete “DPA 4” and replace with “DPA 5”;
 - v. Page 48 – delete “DPA 6” and replace with “DPA 7”;
- FF. Delete Map 2 and replace it with Map 2 shown in Appendix A to this bylaw.

PART C - ADOPTION

PURSUANT TO SECTION 879 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this

25th DAY OF JUNE 2015

READ A FIRST TIME this

25th DAY OF JUNE 2015

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO SECTION 882 OF THE *LOCAL GOVERNMENT ACT* this

14th DAY OF JANUARY 2016

READ A SECOND TIME this

14th DAY OF JANUARY 2016

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this

16th DAY OF FEBRUARY 2016

READ A THIRD TIME this

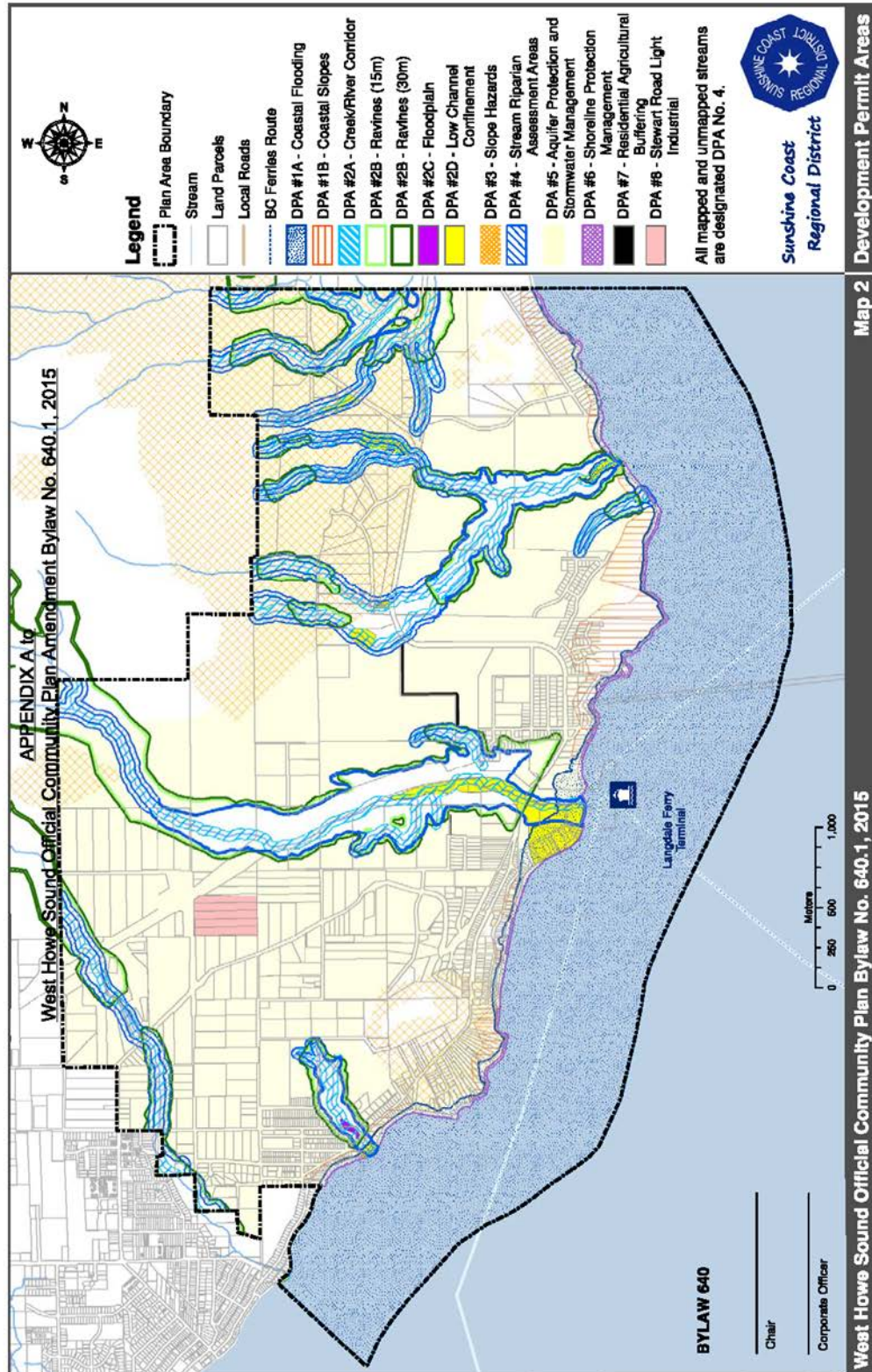
DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

Chair



**SUNSHINE COAST REGIONAL DISTRICT
ELPHINSTONE OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW No. 600.6, 2015**

A bylaw to amend the "Elphinstone Official Community Plan Bylaw No. 600, 2007 ".

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 the "Elphinstone Official Community Plan Bylaw No. 600.6, 2015".

PART B – AMENDMENT

2. Elphinstone Official Community Plan Bylaw No. 600, 2007 is amended as follows:

- A. Delete the preamble to Part B-1

- B. Insert the following as the preamble to Part B-1:

“The planning for Elphinstone accounts for the natural carrying capacity of the Plan Area based on analysis of soil capacity for septic disposal, hydrology, geotechnical hazards and environmentally sensitive lands. Information was obtained from many sources including the 2004 Elphinstone Official Community Plan Review Technical Background Update, and the 2003 Sunshine Coast Sensitive Ecosystem Inventory.

In 2012 and 2013 Kerr Wood Leidel Associates Ltd. Consulting Engineers (KWL) conducted an inventory of hazardous lands within the Elphinstone electoral area including creek flow areas and coastal and open slopes. In addition to the inventory of hazardous lands, KWL provided recommendations on the safe use of these lands.

Information from these documents has been used to shape the land use designations detailed in Parts B-2 to B-12. Specific regulations concerning protection of the local natural environment are included within the following policies on development permit areas.

While Development Permit Area Nos. 1 to 4 regulate the development of land for the protection of the natural environment and to mitigate hazards, Development Permit Area (DPA) Nos. 5 and 6 provide design guidelines that give direction on the form and character of commercial and multiple-family development. The DPA Nos. 5 and 6 design guidelines are not based on one specific architectural design theme, but emphasize the creation of a village environment over strip highway commercial development. The intent of the design guidelines is to allow flexibility, yet achieve designs which support a socially and economically viable neighbourhood.

Development Permit Areas cannot regulate density, land use, or building size. The land use designations in Parts B-2 to B-12 of this OCP provide direction on the future zoning of land that provides the detailed day-to-day regulation of land use, density and building size and siting. The Low-Impact Development Servicing policies in Part C-3 are designed to provide guidance on future development and servicing policies and requirements that the Regional District should adopt to assist with the vision of creating a diversified sustainable community.

There may be spatial overlap between some DPA categories.”

- C. Amend the following references to development permit areas throughout the OCP as follows:
1. In B-1.1 part 1, replace "Development Permit Area Nos. 1 and 2." with "Development Permit Area Nos. 1A, 1B, 2A, 2B, 2C, 2D and 3."
 2. In B-1.1 part 2, replace "Development Permit Area No. 3." with "Development Permit Area No. 4."
 3. In B-1.1 part 3, replace "Development Permit Area Nos. 4, 5 and 6." with "Development Permit Area Nos. 5, 6 and 7."
 4. In Policy B-1.5, header, replace "Development Permit Area No. 3" with "Development Permit Area No. 4"
 5. In Policy B-1.5, part 1 (a), replace "DPA No. 3" with "DPA No. 4"
 6. In Policy B-1.5, part 1 (b)ii, replace "Development Permit Area No. 3" with "Development Permit Area No. 4"
 7. In Policy B-1.6, header, replace "Development Permit Area Nos. 4, 5 and 6" with "Development Permit Area Nos. 5, 6 and 7."
 8. In Policy B-1.6, part 2, header and first paragraph, delete "4, 5 and 6" and replace with "5, 6 and 7"
- D. Policy B-1.6, delete the following last sentence in 1. Justification (a) Development Permit Area No. 4 Highway 101 Commercial Industrial Mixed-Use:
- "Although outside the town's boundary, Development Permit Area No. 4 is the perceived gateway to the upper Gibsons commercial district at Highway 101 and Pratt Road."
- E. Renumber Policies B-1.5 to B-1.11 as B-1.11 to B-1.17;
- F. Delete Policy B-1.2 part 2 and replace with the following
- "2. Development permits shall be required prior to: the subdivision of land; commencement of the construction or addition to a building or other structure; or alteration of land within Development Permit Areas Nos. 1 to 4 indicated on Map 2 and any un-mapped streams as set out under Development Permit Area No.4, except where the following exemptions apply:
 - a. For DPA 1A, DPA 1B, DPA 2A, DPA 2B, DPA 2C, DPA 2 D and DPA 3, "Low Importance" structures, as defined in the BC Building Code: Buildings that represent a low direct or indirect hazard to human life in the event of failure, including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences, or minor storage buildings.
 - b. where a development has been approved but not yet built (for "protection of the natural environment, its ecosystems and biological diversity" only);
 - c. The proposed construction involves a structural change, addition or renovation to existing conforming or lawfully non-conforming buildings or structures provided that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land.
 - d. The planting of native trees, shrubs, or groundcovers for the purpose of enhancing the habitat values and/or soil stability within the development permit area.

- e. A subdivision where an existing registered covenant or proposed covenant with reference plan based on a qualified professional's review, relating to the protection of the environment or hazardous conditions outlined in the subject development permit area, is registered on title or its registration secured by a solicitor's undertaking.
 - f. Immediate threats to life and property provided they are undertaken in accordance with the provincial Water Act and Wildlife Act and the Federal Fisheries Act, and are reported to the Regional District.
 - g. Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property provided they are undertaken in accordance with the provincial Water Act and Wildlife Act and the Federal Fisheries Act, and are reported to the Regional District.
 - h. The lands are subject to the Forest Act or Private Managed Forest Land Act; and
 - i. The lands are to be used for 'farm operation' as defined by the Farm Practices Protection Act (for protection of the natural environment, its ecosystems and biological diversity only).
 - j. The removal of 2 trees over 20 centimetre diameter breast height or 10 square metres of vegetated area of per calendar year per lot, provided there is replanting of 4 trees or re-vegetation of the same amount of clearing.
 - k. Development Permit Area designations do not apply to *Skwxwú7mesh* Nation reserves and any guidelines or requirements that would otherwise be applicable are only advisory in nature to these lands."
- G. Delete Policy B-1.3 Development Permit Area No. 1 Beach Front and Ravine/Creek-Eroded Slopes
- H. Delete Policy B-1.4 Development Permit Area No. 2 Base of Mount Elphinstone and Creek Ravine Mouths
- I. Insert the following after the end of Policy B-1.2:

"Protection of Development from Hazardous Conditions

Coastal zone hazards include flooding of lower-lying terrain (DPA 1A) and erosion and instability of oceanfront slope (DPA 1B). Provincial Guidelines prepared by Ausenco Sandwell in 2011 establish the flood control guidelines and are further described below.

Creek hazards include flooding (DPA 2A), debris floods (DPA 2B), debris flow (DPA 2C) and slope instability associated with ravine sidewalls (DPA 2D). There are three categories within this DPA: creek corridor, ravines, and floodplain. Creeks in the Elphinstone OCP area were examined by the Kerr Wood Leidel consulting engineers; each creek contains its own set of potential hazards.

Slope hazards (DPA 3) include slope failure/landslides and rock falls. It is important to note that this DPA encompasses areas in the OCP where slope hazards have the highest probability to occur. However, slope hazards may occur in other areas not identified here due to changes in land use, land disturbance or extreme precipitation events.

Seismic-initiated slope hazards (earthquakes) need to be considered under the current guidelines for assessment of slope hazards developed by the Association of Professional Engineers and Geoscientists BC (2008). No map-based screening tool is currently available to identify seismic slope hazard areas and therefore is not a Development Permit area.

Coastal Zone Hazards

B-1.3 Development Permit Area 1A: Coastal Flooding

Rising sea level has been considered in the development of DPA 1A, but the impact of sea level rise on ocean slope erosion and stability is difficult to anticipate. Consideration should be given to a regional study to define future coastal flood construction levels incorporating sea level rise.

DPA 1A extends from the ocean to eight metres Canadian Geodetic Datum (CGD - national reference standard for heights across Canada). Within this DPA, development applications require a coastal flood hazard assessment to define the coastal flood components, namely wave runup, wave setup and wind setup.

Guidelines to address coastal flood hazard and sea level rise have been released by the provincial Ministry of Forests, Lands and Natural Resource Operations. The guidelines define the coastal flood construction level (FCL) as the sum of a number of components, such as tide, sea level rise, storm surge, wave effects and freeboard.

A coastal flood hazard assessment within this development permit area would estimate the FCL for construction on a property. The following chart summarises the components that make up the flood construction level:

Component	Note
Tide	Higher high water large tide
Sea Level Rise	Recommended allowance for global sea level rise: 1 m for year 2100, 2 m for year 2200
Storm Surge	Estimated storm surge associated with design storm event
Wave Effects	50% of estimated wave run up for assumed design storm event. Wave effect varies based on shoreline geometry and composition
Freeboard	Nominal allowance = 0.6 m
Flood Construction Level = Sum of all components.	

If areas on the property are below 8 metres CGD a coastal flood hazard assessment is required, that would include: estimation of coastal flood levels, consideration of future sea level rise and wave run-up effects as outlined in the Provincial Guidelines.

A report within DPA 1A shall include an analysis of the coastal flood hazard including the following:

- (a) An estimation of coastal flood levels for the expected life of the development; and
- (b) An outline all protective measures required to achieve the FCL (e.g. engineered fill or foundations or coastal bank protection or building envelope design).

B-1.4 Development Permit Area 1B: Coastal Slopes

Slope stability issues on oceanfront slopes has been considered in the development of the Coastal Slopes DPA 1B. Hazards may arise as a result of coastal erosion (e.g. undermining of the toe), poor or mismanaged drainage, gradual weakening, or seismic shaking.

Land is located within DPA 1B if the future estimated natural boundary is located 15 metres or less seaward of the toe of the bluff. If this is the case then the assessment area shall extend from the future estimated natural boundary will be located at a horizontal distance of at least 3 times the height of the bluff.

In some conditions, setbacks may require site-specific interpretation and could result in the use of a minimum distance measured back from the crest of the bluff. The setback may be modified provided the modification is supported by a report, giving consideration to the coastal erosion that may occur over the life of the project, prepared by a suitably qualified professional engineer.

A report within DPA 1B shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability.
Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of land alteration and development shall also be considered. As well, slope stability assessments should consider potential coastal erosion under conditions of future sea level rise;
- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems and footing drains on local slope stability;
- (d) A recommendation of required setbacks based on slope height, erosion susceptibility, and stability from the crest of steep slopes, and a demonstration of suitability for the proposed use;
- (e) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works; and
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation.

Creek Hazards

B-1.5 Development Permit Area 2A: Creek Corridor

DPA 2A applies to all creeks and extends 30 metres from the streamside natural boundary. Flood, debris flow and debris flow hazard assessments will be required within this development permit area. Riparian assessments, as described below in DPA 4 are also required.

A development permit in DPA 2A shall include a review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist as part of a development permit review process. The report shall include an analysis of the land located within the development permit area as well as an analysis of the

proposed developments including, but not limited to, building footprint, septic field and land alteration, including tree removal.

Flooding and associated creek processes are subject to assessment and hydrologic investigation at the time of subdivision or building permit or land alteration application. The assessment and investigation shall include a survey of the natural boundary of the creek, and the degree of confinement (e.g. typical cross-sections) and shall consider upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features.

Analysis shall include an estimate of the 200-year return period peak flow and corresponding flood elevation. In addition, consideration shall be given to potential for overbank flooding due to blockages in the creek, such as at upstream road crossings, or areas where debris accumulates.

B-1.6 Development Permit Area 2B: Ravines

Ravine areas were defined using the crest lines mapped in the SCRD GIS mapping and based on consideration of stable angles of repose and the typical terrain seen on the Sunshine Coast. A 30 metre assessment from ravine crests defines the area that falls within DPA 2B. A 15 metre setback line is also indicated.

A report within DPA 2B shall include the following:

- (a) A recommendation of required setbacks from the crests and/or toes of ravine or other steep slopes, and a demonstration of suitability for the proposed use;
- (b) A field definition of the required setback from the top of a ravine or other steep slope; and
- (c) The required setback to top of bank and recommendations relating to construction design requirements for the above development activities, on-site storm water drainage management and other appropriate land use recommendations.

B-1.7 Development Permit Area 2C: Floodplain

Floodplain areas are distinguished from the creek/river corridor based on their spatial extent. The creek corridor flood hazard applies to relatively well-confined creeks while DPA 2C applies where there is a large area of low-lying land susceptible to flooding located adjacent to watercourses, which is not captured in DPA 2A. Flood and erosion hazard assessment will be required within DPA 2C. The report requirements are set out in Policy B-1.9

B-1.8 Development Permit Area 2D: Low Channel Confinement

DPA 2D delineates alluvial fans or areas of low channel confinement. These may exist at several locations on a single creek, although typically at the mouth. These areas are either current or former deposition zones that provide opportunities for channel avulsions (significant erosion) to occur.

Available air photographs and contour mapping were used to identify potential areas of low channel confinement, which are included in DPA 2D. Flood and erosion, and channel avulsion hazard assessment will be required within DPA 2D. The report requirements are set out in Policy B-1.9.

B-1.9 A report within DPA 2C and 2D shall include the following:

- (a) A review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist;
- (b) An analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration including tree removal;
- (c) A hydrologic investigation and assessment of flooding and associated creek processes at the time of subdivision or building permit or land alteration application;
- (d) A survey of the natural boundary of the creek and degree of confinement (e.g. typical cross-sections) and consideration of upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features; and;
- (e) An estimate of the 200-year return period peak flow and corresponding flood elevation.

In addition, consideration shall be given to potential for overbank flooding due to creek blockages such as at upstream road crossings, or areas where debris accumulates.

Slope Hazards

B-1.10 Development Permit Area 3: Open Slope Failure and Rockfalls

Potential for open slope failures in the Elphinstone OCP were identified where there are areas of moderately steep and steep terrain. Potential landslide impact areas were only estimated for slopes of 10 m in height or greater. Impact areas were estimated based on the landslide travel angle details. Open slope crests where initiation of a landslide may occur (bluffs higher than 10 m) are delineated in the DPA map. Landslide risk assessments will be required within DPA 3.

Different hazards have been identified within the general category of “steep slope hazards”; applications for subdivision, building permit or land alteration shall include a report from an appropriately qualified professional.

Within the OCP area, there are no extensive, tall rock bluff areas that present a significant rockfall hazard. However, there are small, isolated steep areas that consist of low rock hummocks projecting from surficial material cover. These areas present a low hazard and have not been specifically mapped.

Areas of potential rockfall hazard coincide with the open slope failure areas delineated for DPA 3. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered.

A report within DPA 3 shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered;

- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
 - (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems, footing drains, etc. on local slope stability;
 - (d) A recommendation of required setbacks from the crests and/or toes of steep slopes, and a demonstration of suitability for the proposed use;
 - (e) A field definition of the required setback from the top of steep slope;
 - (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation; and
 - (g) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works.”
- J. Update the Table of Contents
- K. Delete Maps 1 to 6 and replace with Maps 1 to 6 shown in Appendix A to this bylaw.

PART C - ADOPTION

PURSUANT TO SECTION 879 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this

25th DAY OF JUNE 2015

READ A FIRST TIME this

25th DAY OF JUNE 2015

READ A SECOND TIME this

14th DAY OF JANUARY 2016

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO SECTION 882 OF THE *LOCAL GOVERNMENT ACT* this

14TH DAY OF JANUARY 2016

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this

16th DAY OF FEBRUARY 2016

READ A THIRD TIME this

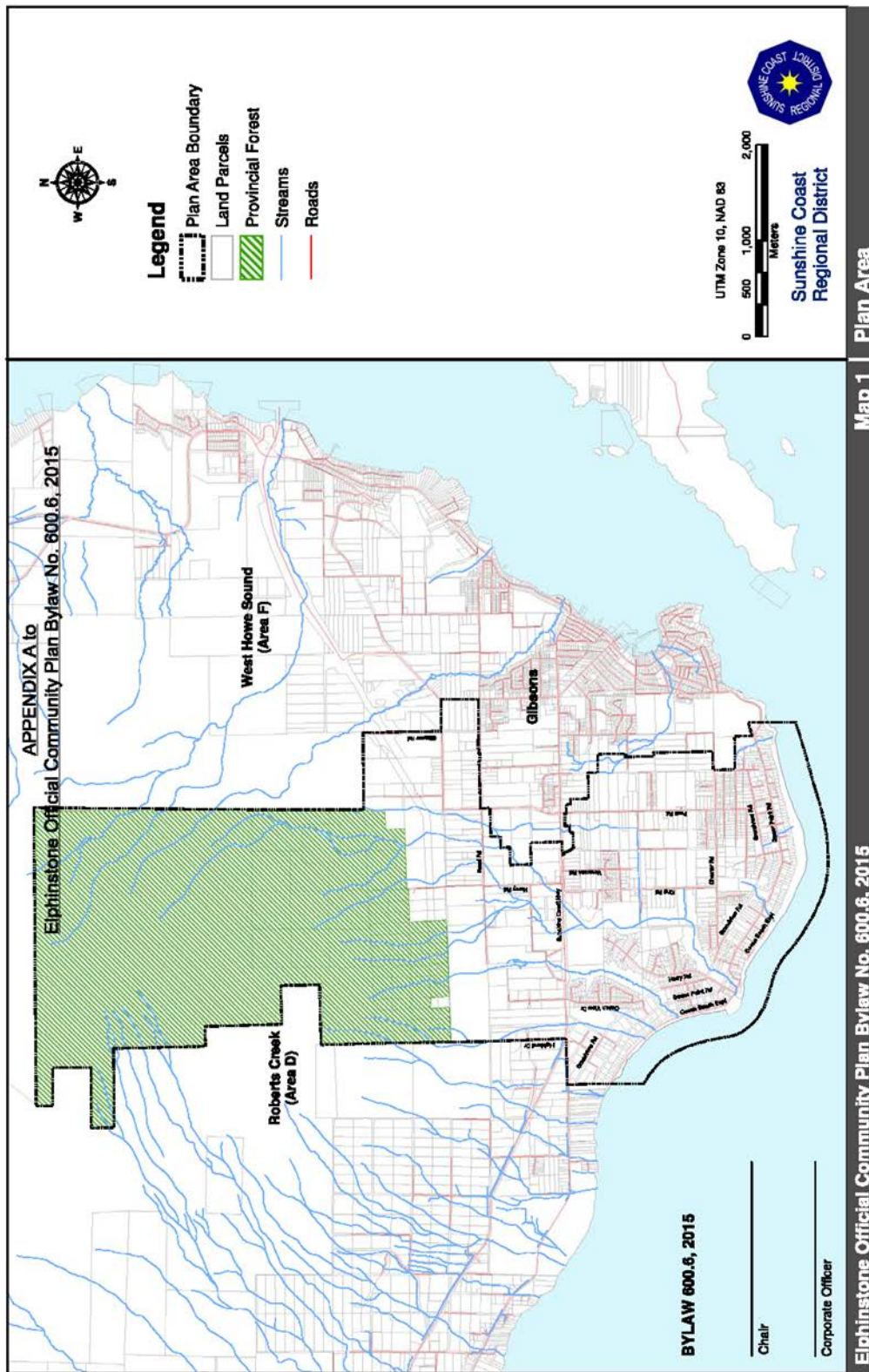
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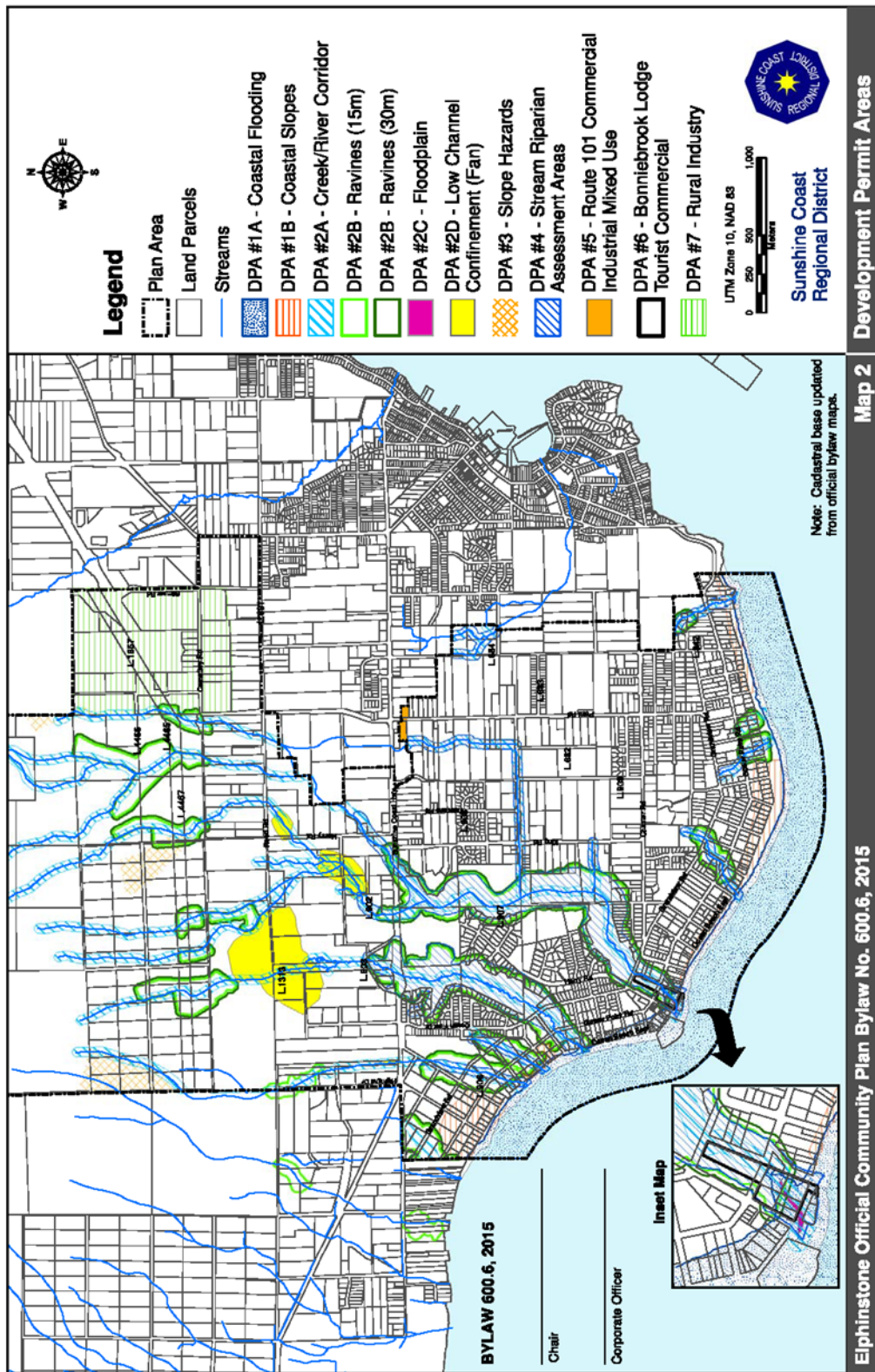
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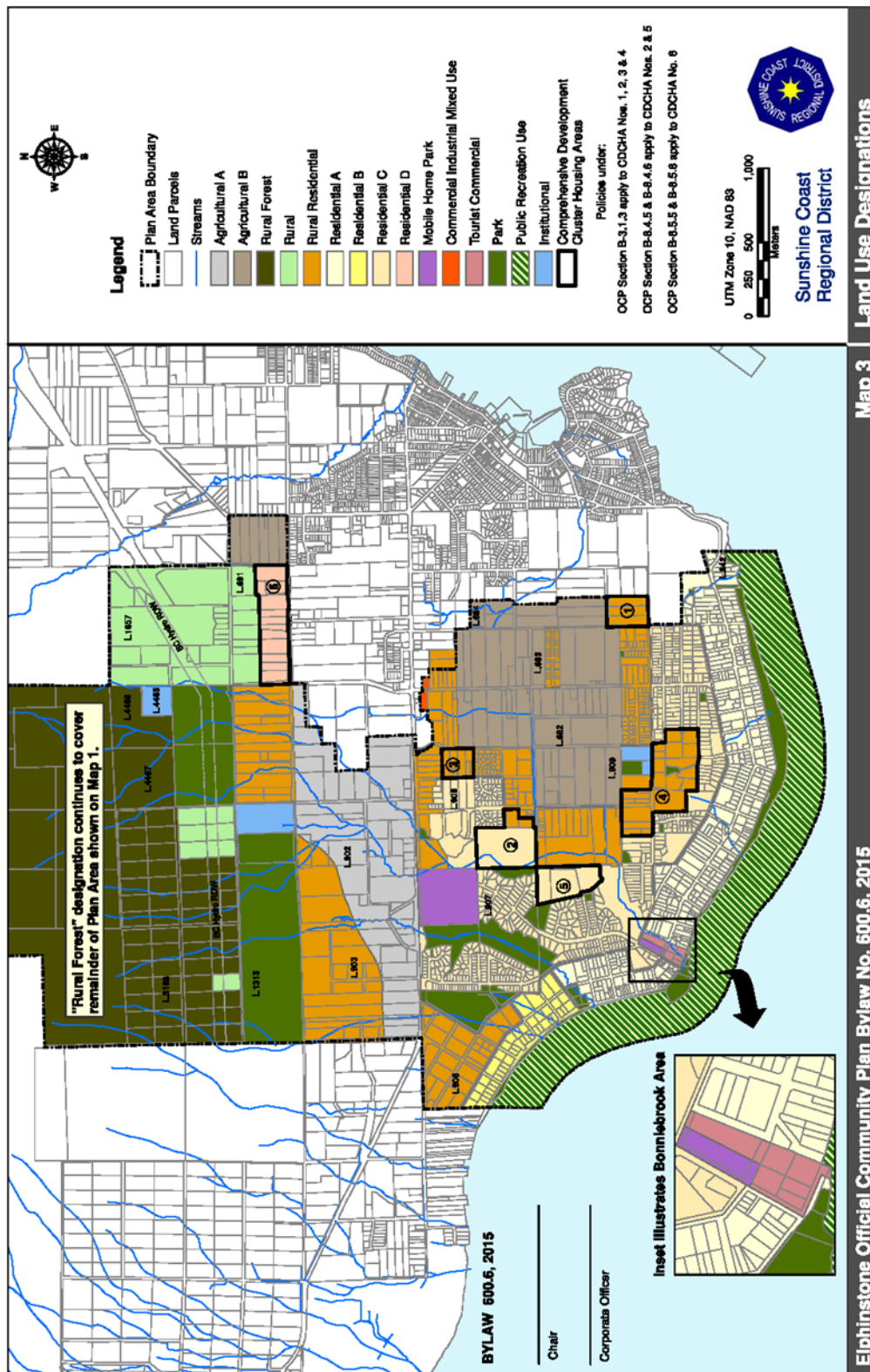
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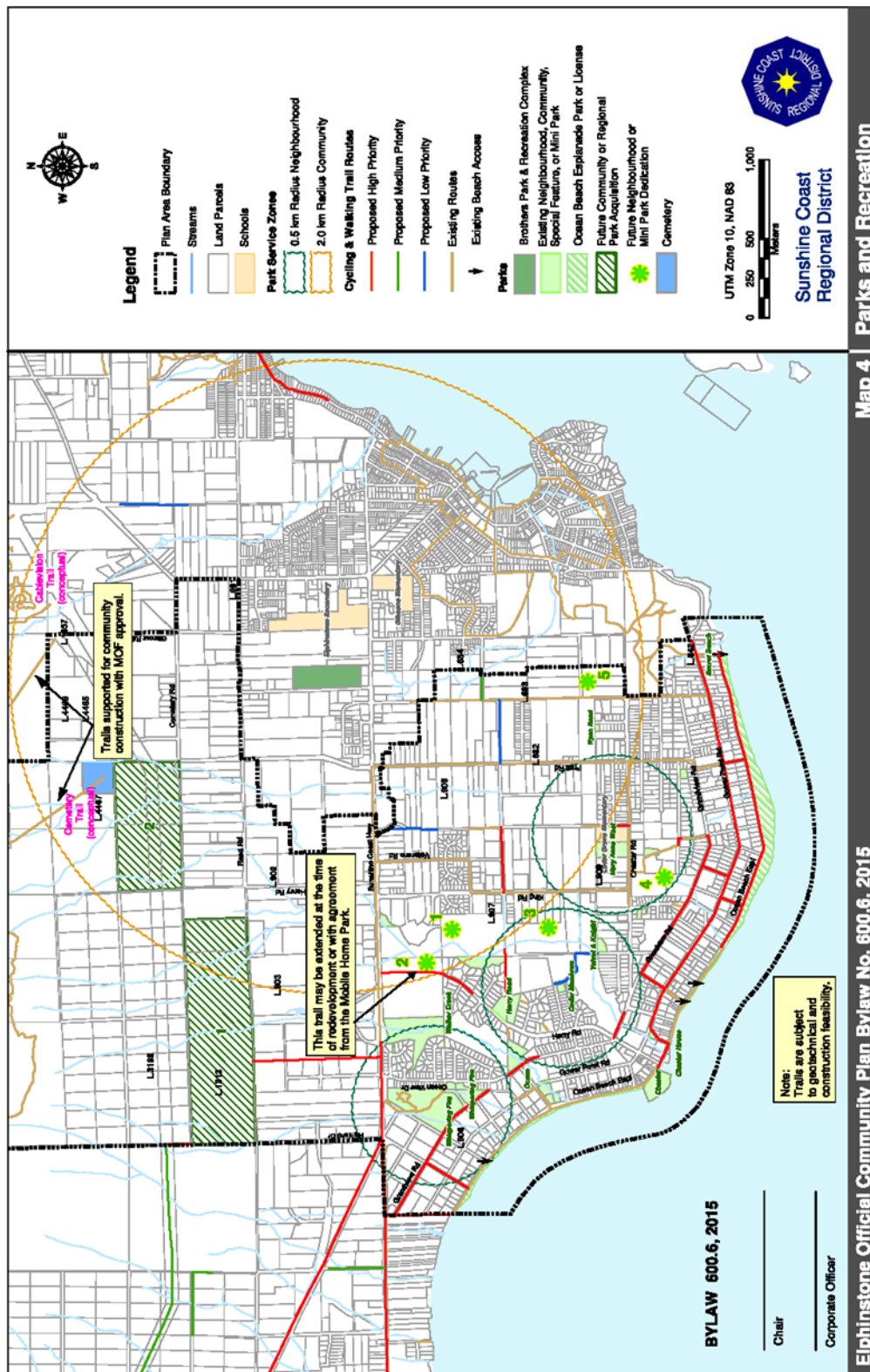
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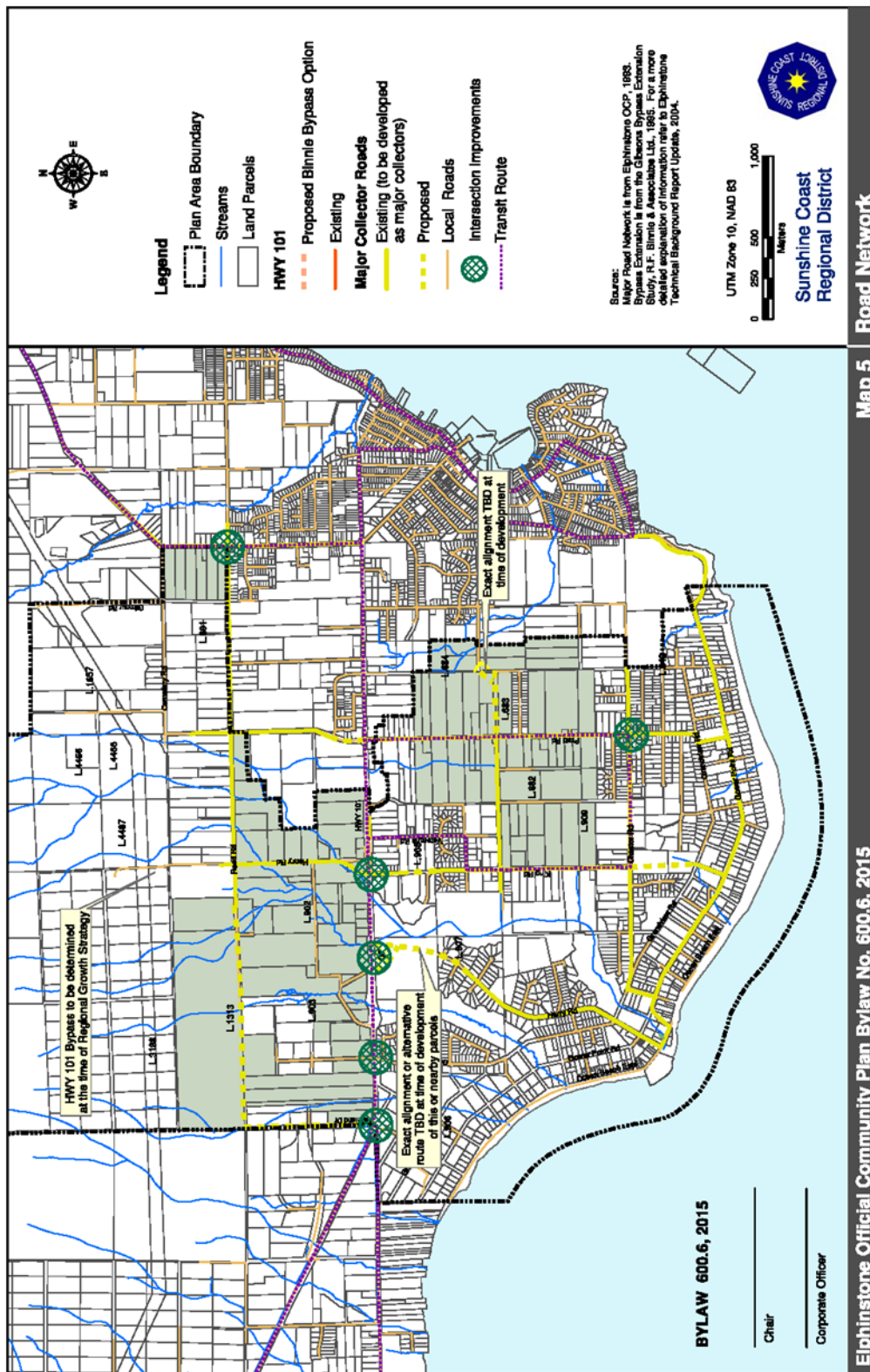
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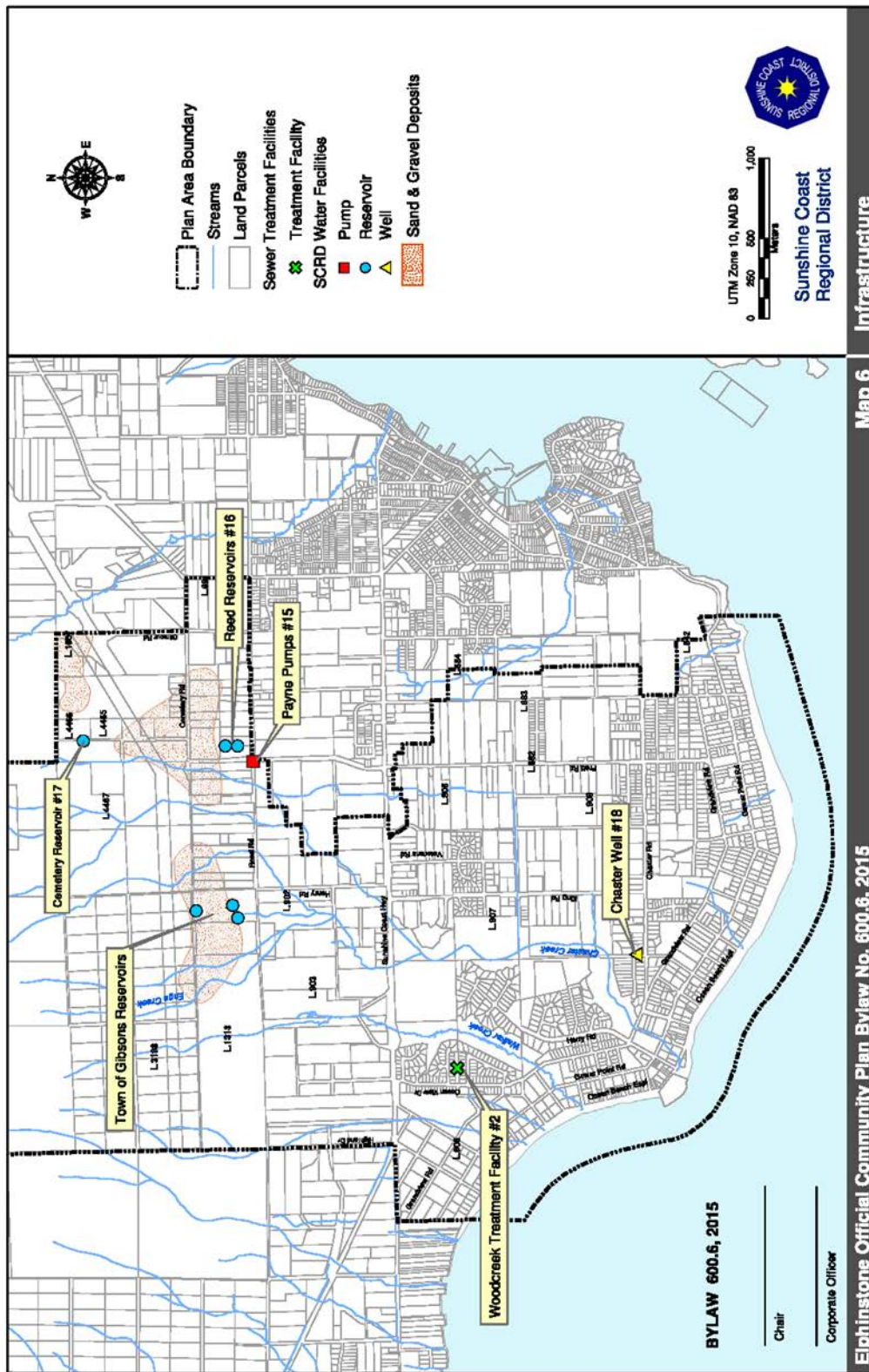












I

**SUNSHINE COAST REGIONAL DISTRICT
ROBERTS CREEK OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW NO. 641.4, 2015**

A bylaw to amend the "Roberts Creek Official Community Plan Bylaw No. 641, 2011".

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 the "Roberts Creek Official Community Plan Amendment Bylaw No. 641.4, 2015".

PART B – AMENDMENT

2. Roberts Creek Official Community Plan Bylaw No. 641, 2011 is amended as follows:
 - A. Renumber Development Permit Area 1: Stream Riparian Assessment Areas to DPA 4
 - B. Delete Development Permit Area 2: Beach Front And Ravine Slopes
 - C. Delete Development Permit Area 3: Creek Flooding and Associated Debris Flow And Erosion
 - D. Renumber Development Permit Area 4: Roberts Creek Shoreline to DPA 5
 - E. Renumber Development Permit Area 5: Multi-Family/Cluster Housing Development to DPA 6
 - F. Renumber Development Permit Area 6: Roberts Creek Village Commercial Core Area to DPA 7
 - G. Renumber Development Permit Area 7: Agricultural Buffering to DPA 8
 - H. Page 75 - Insert the following into the preamble to Section 16 after the first paragraph:

“In 2012 and 2013 Kerr Wood Leidel Associates Ltd. Consulting Engineers (KWL) conducted an inventory of hazardous lands within the Roberts Creek electoral area including creek flow areas and coastal and open slopes. In addition to the inventory of hazardous lands, KWL provided recommendations on the safe use of these lands.

Coastal zone hazards include flooding of lower-lying terrain (DPA 1A) and erosion and instability of oceanfront slopes (DPA 1B). Provincial Guidelines prepared by Ausenco Sandwell in 2011 establish the flood control guidelines and are further described below.

Creek hazards include flooding (DPA 2A), debris floods (DPA 2B), debris flow (DPA 2C) and slope instability associated with ravine sidewalls (DPA 2D). There are three categories within this DPA: creek corridor, ravines, and floodplain. Creeks in the Roberts Creek OCP area were examined by the Kerr Wood Leidel consulting engineers; each creek contains its own set of potential hazards.

Slope hazards (DPA 3) include slope failure/landslides and rock falls. It is important to note that this DPA encompasses areas in the OCP where slope hazards have the highest probability to occur. However, slope hazards may occur in other areas not identified here due to changes in land use, land disturbance or extreme precipitation events.

Seismic-initiated slope hazards (earthquakes) need to be considered under the current guidelines for assessment of slope hazards developed by the Association of Professional Engineers and Geoscientists BC (2008). No map-based screening tool is currently available to identify seismic slope hazard areas and therefore is not a Development Permit area.

There may be spatial overlap between some DPA categories.”

- I. Delete Policy 16.1 and insert the following:
- “16.1 Development Permits shall be required prior to the subdivision of land; commencement of the construction of, addition to or alteration of a building or other structure; or alteration of land within a designated development permit area as shown on Map 5.”
- J. Amend Policy 16.3 as follows:
1. Delete the text in (iii) and add the following text:

“to a subdivision or rezoning application, where an existing registered covenant or proposed covenant with reference plan based on a geotechnical engineer and/or qualified environmental professional’s review, relating to the protection of the hazardous or environment conditions outlined in the subject development permit area, is registered on title or its registration secured by a solicitor’s undertaking;”
 2. Delete sections (v) and (vi)
 3. Insert the following:

“(v) to the removal of 2 trees over 20 centimetre diameter breast height or 10 square metres of vegetated area of per calendar year per lot, provided there is replanting of 4 trees or re-vegetation of the same amount of clearing;”
 4. Amend the numbering in Policy 16.3 as needed.
 5. In (x) and (xi) delete:

“for “a” protection of the natural environment, its ecosystems and biological diversity only”

and add the following text in its place:

“for Development Permit Area 4: Stream Riparian Assessment Areas”;
 6. Insert the following:

“(xv) for DPA 1A, DPA 1B, DPA 2A, DPA 2B, DPA 2C, DPA 2 D and DPA 3 “Low Importance” structures, as defined in the BC Building Code: Buildings that represent a low direct or indirect hazard to human life in the event of failure, including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences, or minor storage buildings.”
 7. Insert the following:

“(xvi) Development Permit Area designations do not apply to shíshálh Nation or Skwxwú7mesh Nation Band Land or reserves and any guidelines or requirements that would otherwise be applicable are only advisory in nature to these lands.”

- K. Insert the following after Policy 16.6:

“Protection of Development from Hazardous Conditions

Coastal Zone Hazards

16.7 Development Permit Area 1A: Coastal Flooding

Rising sea level has been considered in the development of DPA 1A, but the impact of sea level rise on ocean slope erosion and stability is difficult to anticipate. Consideration should be given to a regional study to define future coastal flood construction levels incorporating sea level rise.

DPA 1A extends from the ocean to eight metres Canadian Geodetic Datum (CGD – national reference standard for heights across Canada). Within this DPA, development applications require a coastal flood hazard assessment to define the coastal flood components, namely wave runoff, wave setup and wind setup.

Guidelines to address coastal flood hazard and sea level rise have been released by the provincial Ministry of Forests, Lands and Natural Resource Operations. The guidelines define the coastal flood construction level (FCL) as the sum of a number of components, such as tide, sea level rise, storm surge, wave effects and freeboard.

A coastal flood hazard assessment within this development permit area would estimate the FCL for construction on a property. The following chart summarises the components that make up the flood construction level:

Component	Note
Tide	Higher high water large tide
Sea Level Rise	Recommended allowance for global sea level rise: 1 m for year 2100, 2 m for year 2200
Storm Surge	Estimated storm surge associated with design storm event
Wave Effects	50% of estimated wave run up for assumed design storm event. Wave effect varies based on shoreline geometry and composition
Freeboard	Nominal allowance = 0.6 m
Flood Construction Level = Sum of all components.	

If areas on the property are below 8 metres CGD a coastal flood hazard assessment is required, that would include: estimation of coastal flood levels, consideration of future sea level rise and wave run-up effects as outlined in the Provincial Guidelines.

A report within DPA 1A shall include an analysis of the coastal flood hazard including the following:

- (a) An estimation of coastal flood levels for the expected life of the development; and
- (b) An outline all protective measures required to achieve the FCL (e.g. engineered fill or foundations or coastal bank protection or building envelope design).

16.8 Development Permit Area 1B: Coastal Slopes

Slope stability issues on oceanfront slopes has been considered in the development of the Coastal Slopes DPA 1B. Hazards may arise as a result of coastal erosion (e.g. undermining of the toe), poor or mismanaged drainage, gradual weakening, or seismic shaking.

Land is located within DPA 1B if the future estimated natural boundary is located 15 metres or less seaward of the toe of the bluff. If this is the case then the assessment area shall extend from the future estimated natural boundary will be located at a horizontal distance of at least 3 times the height of the bluff.

In some conditions, setbacks may require site-specific interpretation and could result in the use of a minimum distance measured back from the crest of the bluff. The setback may be modified provided the modification is supported by a report, giving consideration to the coastal erosion that may occur over the life of the project, prepared by a suitably qualified professional engineer.

A report within DPA 1B shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability.
Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of land alteration and development shall also be considered. As well, slope stability assessments should consider potential coastal erosion under conditions of future sea level rise;
- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems and footing drains on local slope stability;
- (d) A recommendation of required setbacks based on slope height, erosion susceptibility, and stability from the crest of steep slopes, and a demonstration of suitability for the proposed use;
- (e) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works; and
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation.

Creek Hazards

16.9 Development Permit Area 2A: Creek Corridor

DPA 2A applies to all creeks and extends 30 metres from the streamside natural boundary. Flood, debris flow and debris flow hazard assessments will be required within this development permit area. Riparian assessments, as described below in DPA 4 are also required.

A development permit in DPA 2A shall include a review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist as part of a development permit review process. The report shall include an analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration, including tree removal.

Flooding and associated creek processes are subject to assessment and hydrologic investigation at the time of subdivision or building permit or land alteration application. The assessment and investigation shall include a survey of the natural boundary of the creek, and the degree of confinement (e.g. typical cross-sections) and shall consider upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features.

Analysis shall include an estimate of the 200-year return period peak flow and corresponding flood elevation. In addition, consideration shall be given to potential for overbank flooding due to blockages in the creek, such as at upstream road crossings, or areas where debris accumulates.

16.10 Development Permit Area 2B: Ravines

Ravine areas were defined using the crest lines mapped in the SCRD GIS mapping and based on consideration of stable angles of repose and the typical terrain seen on the Sunshine Coast. A 30 metre assessment from ravine crests defines the area that falls within DPA 2B. A 15 metre setback line is also indicated.

A report within DPA 2B shall include the following:

- (a) A recommendation of required setbacks from the crests and/or toes of ravine or other steep slopes, and a demonstration of suitability for the proposed use;
- (b) A field definition of the required setback from the top of a ravine or other steep slope; and
- (c) The required setback to top of bank and recommendations relating to construction design requirements for the above development activities, on-site storm water drainage management and other appropriate land use recommendations.

16.11 Development Permit Area 2C: Floodplain

Floodplain areas are distinguished from the creek/river corridor based on their spatial extent. The creek corridor flood hazard applies to relatively well-confined creeks while DPA 2C applies where there is a large area of low-lying land susceptible to flooding located adjacent to watercourses, which is not captured in DPA 2A. Flood and erosion hazard assessment will be required within DPA 2C. The report requirements are set out in Policy 16.13.

16.12 Development Permit Area 2D: Low Channel Confinement

DPA 2D delineates alluvial fans or areas of low channel confinement. These may exist at several locations on a single creek, although typically at the mouth. These areas are either current or former deposition zones that provide opportunities for channel avulsions (significant erosion) to occur.

Available air photographs and contour mapping were used to identify potential areas of low channel confinement, which are included in DPA 2D. Flood and erosion, and channel avulsion hazard assessment will be required within DPA 2D. The report requirements are set out in Policy 16.13.

16.13 A report within DPA 2C and 2D shall include the following:

- (a) A review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist;
- (b) An analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration including tree removal;
- (c) A hydrologic investigation and assessment of flooding and associated creek processes at the time of subdivision or building permit or land alteration application;
- (d) A survey of the natural boundary of the creek and degree of confinement (e.g. typical cross-sections) and consideration of upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features; and;
- (e) An estimate of the 200-year return period peak flow and corresponding flood elevation.

In addition, consideration shall be given to potential for overbank flooding due to creek blockages such as at upstream road crossings, or areas where debris accumulates.

Slope Hazards**16.14 Development Permit Area 3: Open Slope Failure and Rockfalls**

Potential for open slope failures in the Roberts Creek OCP were identified where there are areas of moderately steep and steep terrain. Potential landslide impact areas were only estimated for slopes of 10 m in height or greater. Impact areas were estimated based on the landslide travel angle details. Open slope crests where initiation of a landslide may occur (bluffs higher than 10 m) are delineated in the DPA map. Landslide risk assessments will be required within DPA 3.

Different hazards have been identified within the general category of “steep slope hazards”; applications for subdivision, building permit or land alteration shall include a report from an appropriately qualified professional.

Within the OCP area, there are no extensive, tall rock bluff areas that present a significant rockfall hazard. However, there are small, isolated steep areas that consist of low rock hummocks projecting from surficial material cover. These areas present a low hazard and have not been specifically mapped.

Areas of potential rockfall hazard coincide with the open slope failure areas delineated for DPA 3. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered.

A report within DPA 3 shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered;
- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems, footing drains, etc. on local slope stability;
- (d) A recommendation of required setbacks from the crests and/or toes of steep slopes, and a demonstration of suitability for the proposed use;
- (e) A field definition of the required setback from the top of steep slope;
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation; and
- (g) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works."

L. Amend the following references to development permit areas throughout the OCP as follows:

- 1. Update Table of Contents
 - 2. Policy 6.1.2 – "Development Permit Area 6 (ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA)" to "Development Permit Area 7 (Roberts Creek Village Commercial Core Area)"
 - 3. Policy 6.1.3 – "Development Permit Areas 6 (Roberts Creek Village Core Area)" to "Development Permit Area 7 (Roberts Creek Village Commercial Core Area)"
 - 4. Policy 9.4.15 – "Development Permit Area 7" to "Development Permit Area 8: Agricultural Buffering"
 - 5. Policy 12.4 – "Development Permit Area (Stream Habitat)" to "Development Permit Area 4: Stream Riparian Assessment Areas"
 - 6. Policy 16.3 xii – " DEVELOPMENT PERMIT AREA 4: ROBERTS CREEK SHORELINE" to "Development Permit Area 5: Roberts Creek Shoreline"
 - 7. Policy 16.3 xiii – DEVELOPMENT PERMIT AREA 4: ROBERTS CREEK SHORELINE" to "Development Permit Area 5: Roberts Creek Shoreline"
- and
- "Policy DPA4" to "DPA 5"

8. Policy 16.3 xiv – “DEVELOPMENT PERMIT AREA 6: ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA” to “Development Permit Area 7 (Roberts Creek Village Commercial Core Area)”
 9. Page 78, first sentence – “DPA 1” to “DPA 4”
 10. Page 78, first sentence after JUSTIFICATION – “DEVELOPMENT PERMIT AREA 1: STREAM RIPARIAN ASSESSMENT AREAS” to “Development Permit Area 4: Stream Riparian Assessment Areas”
 11. Page 78, JUSTIFICATION (b) – “Development Permit Area 1” to “Development Permit Area 4”
 12. Page 89, first sentence – “DPA4 is shown on Map 5” to “DPA 5 is shown on Map 5”
 13. Page 89, first sentence after JUSTIFICATION – “DEVELOPMENT PERMIT AREA 4: ROBERTS CREEK SHORELINE” to “Development Permit Area 5: Roberts Creek Shoreline”
 14. Page 89, second sentence after JUSTIFICATION – “DEVELOPMENT PERMIT AREA 4: ROBERTS CREEK SHORELINE” to “DPA 5”
 15. Page 91, first sentence – “DPA5 is shown on Map 5” to “DPA 6 is shown on Map 5”
 16. Page 91, first sentence after JUSTIFICATION – “DEVELOPMENT PERMIT AREA 5: MULTI-FAMILY/CLUSTER HOUSING DEVELOPMENT” to “Development Permit Area 6: Multi-Family/Cluster Housing Development”
 17. Page 94, first sentence – “DPA6 is shown on Map 5” to “DPA 7 is shown on Map 5”
 18. Page 94, first sentence after JUSTIFICATION – “DEVELOPMENT PERMIT AREA 6: ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA” to “Development Permit Area 7: Roberts Creek Village Commercial Core Area”
 19. Page 94, first sentence after APPLICATION OF GUIDELINES – “Development Permit Area No. 6” to “DPA 7”
 20. Page 100, first sentence – “DPA7 is shown on Map 5” to “DPA 8 is shown on Map 5”
 21. Page 100, first sentence after Description – “Development Permit Area 7” to “Development Permit Area 8”
 22. Page 100, second sentence after Description – “Development Permit Area 7: Agricultural Buffering” to “DPA 8”
 23. Page 100, first sentence after Guidelines – “Development Permit Area 7” to “DPA 8”
 24. Policy 17.9 b – “such as DPA 5” to “such as “DPA 6”
 25. Policy 17.15 4 a) – “Development Permit Area 15: Riparian Assessment Areas” to “Development Permit Area 4: Stream Riparian Assessment Areas”
- M. Delete Map 5 and replace it with Map 5 shown in Appendix A to this bylaw.
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PART C - ADOPTION

PURSUANT TO SECTION 879 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this

25th DAY OF JUNE 2015

READ A FIRST TIME this

25th DAY OF JUNE 2015

READ A SECOND TIME this

14th DAY OF JANUARY 2016

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO SECTION 882 OF THE *LOCAL GOVERNMENT ACT* this

14th DAY OF JANUARY 2016

PUBLIC HEARING HELD PURSUANT TO THE *LOCAL GOVERNMENT ACT* this

16th DAY OF FEBRUARY 2016

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

Chair

