

PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, July 15, 2021

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

AGENDA

CALL TO ORDER **9:30 a.m.**

AGENDA

- ## 1. Adoption of Agenda

PRESENTATIONS AND DELEGATIONS

2. Diane Henley, Sunshine Coast Bear Alliance Society ANNEX A
Regarding Proposal for the development of a separate wildlife attractant bylaw pp 1 - 2

REPORTS

- | | | |
|----|--|-----------------------|
| 3. | Planning and Community Development Department 2021 Q2 Report
General Manager, Planning and Development
General Manger, Community Services
Planning and Community Development Services (Voting - All) | ANNEX B
pp 3 - 19 |
| 4. | Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)
Planner / Senior Planner
Regional Planning Service (Voting - All) | ANNEX C
pp 20 - 29 |
| 5. | Frontage Waiver Application FRW00011 (4460 McIntok Road)
Senior Planner
Electoral Area A (Rural Planning Service) (Voting – A, B, D, E, F) | ANNEX D
pp 30 - 32 |
| 6. | Development Permit Application DP000197 – 996 Keith Road
Planner
Electoral Area E (Rural Planning Service) (Voting – A, B, D, E, F) | ANNEX E
pp 33 - 40 |
| 7. | Development Variance Permit Application DVP00071 – 3698 Beach Avenue
Planner
Electoral Area D (Rural Planning Service) (Voting – A, B, D, E, F) | ANNEX F
pp 41 - 52 |
| 8. | Development Variance Permit Application DVP00072 – 5432 Iska Road & 11329 Sunshine Coast Highway
Planner
Electoral Area A (Rural Planning Service) (Voting – A, B, D, E, F) | ANNEX G
pp 53 - 62 |
| 9. | Development Variance Permit Application DVP00073 – 7615 Cove Beach Road
Planner
Electoral Area B (Rural Planning Service) (Voting – A, B, D, E, F) | ANNEX H
pp 63 - 69 |

- | | | |
|-----|--|-----------------------|
| 10. | Shirley Macey Park Disc Golf Course Partnership Agreement with Sunshine Coast Disc Golf Association
Parks Planning Coordinator
Community Parks (Voting – A, B, D, E, F) | ANNEX I
pp 70 - 77 |
| 11. | Gibsons and District Fire Protection Commission Minutes of April 29, 2021
Gibsons and District Fire Protection Service (Voting – E, F and Gibsons) | ANNEX J
pp 78 - 79 |
| 12. | Electoral Area A (Egmont/Pender Harbour) APC Minutes of June 30, 2021
Electoral Area A (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX K
pp 80 - 81 |
| 13. | Electoral Area B (Halfmoon Bay) APC Minutes of June 22, 2021
Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX L
pp 82 - 85 |
| 14. | Electoral Area D (Roberts Creek) APC Minutes of June 21, 2021
Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX M
pp 86 - 87 |
| 15. | Electoral Area E (Elphinstone) APC Minutes of June 23, 2021
Electoral Area E (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX N
pp 88 - 91 |
| 16. | Electoral Area F (West Howe Sound) APC Minutes of June 22, 2021
Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX O
pp 92 - 94 |

COMMUNICATIONS

- | | | |
|-----|--|-----------------------|
| 17. | <u>Amanda Amaral, Board Chair, School District 46, dated June 16, 2021</u>
Regarding Active Travel on the Sunshine Coast | ANNEX P
pp 95 - 96 |
| 18. | <u>Kathleen Suddes, Chair, Board of Directors, Sunshine Coast community Forest, dated July 8, 2021</u>
Regarding 2021-2025 Community Forest Operating Plan Referral Staff Report (CRN00128) | ANNEX Q
pp 97 - 98 |

NEW BUSINESS

IN CAMERA

ADJOURNMENT

SCRD
RECEIVED

JUN 08 2021

CHIEF ADMINISTRATIVE
OFFICER

SUNSHINE COAST BEAR ALLIANCE

REPLACING FEAR *with* KNOWLEDGE

Sunshine Coast Regional District
Planning and Community Development Committee
1975 Field Road, Sechelt, BC V7Z 0A8

July 8, 2021

Re: Separate Wildlife Attractant Bylaw – Sunshine Coast Bear Alliance Society

Dear Planning and Community Development Committee Members,

The Sunshine Coast Bear Alliance is respectfully requesting that the Sunshine Coast Regional District consider the adoption of a Wildlife Attractant Bylaw and separate enforceable fine schedule.

A Wildlife Attractant bylaw can regulate attractants unrelated to refuse collection such as bird feeders, fruit and nut trees, composting, barbecue equipment and tools, beehives, grease, refrigerators and freezers, chickens, home food delivery, and feeding wildlife.

Bears are easily attracted to the above non-natural food sources, becoming food conditioned, spending extended periods of time in our neighbourhoods putting both bears and residents at risk of conflict.

Relocation is not seen as an effective management option in British Columbia at present so these bears meet their unjustifiable fate - being killed by the Conservation Service. It is for the safety of both residents and our bears that we make this request.

Well-enforced bylaws and ordinances prohibit the supply of unnatural foods to bears due to intent, neglect, or the irresponsible management of attractants. Enforcement with escalating penalties needs to be implemented to ensure compliance otherwise this intolerable cycle of conflict will continue.

At this time the Sunshine Coast Bear Alliance would like to respectfully request the following:

- 1) That the Sunshine Coast Regional District adopts a separate and enforceable wildlife attractant bylaw (examples in links below).
- 2) That the Sunshine Coast Regional District adopts a wildlife attractant fine schedule with an increasing rate of fines according to the type and number of infractions (examples in links below).
- 3) That the Sunshine Coast Regional District requires new and existing Short Term Rental accommodations to display permanent signage informing visitors that it is a finable offense under the BC Wildlife Protection Act to intentionally or unintentionally feed wildlife.

Examples of Wildlife Attractant Bylaws and Fine Schedules:

- 1) Town of Gibsons Draft Wildlife Attractant Bylaw No 1294, 2021 (includes Wildlife Proof Enclosure Specifications and Fine Schedule):

<https://gibsons.civicweb.net/filepro/documents/95593?preview=95657>

- 2) Model Ordinance Bear Proofing Whistler:

<http://www.bearsmart.com/docs/ModelOrdinanceBearProofing-API.pdf>

- 3) Squamish Wildlife Attractant Bylaw:

http://www.squamishfoodpolicycouncil.com/uploads/1/2/5/1/125138143/wildlife_attractant_bylaw_2053_updated_september_2014_.pdf

- 4) Squamish Wildlife Attractant Bylaw Fine Schedule:

https://www.slrd.bc.ca/sites/default/files/pdfs/bylaw_enforcement/Wildlife%20Attractant%20Bylaws%20Fee%20Schedule.pdf

- 5) Excerpt from British Columbia Wildlife Act:

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96488_01#section33.1

The link to the British Columbia Wildlife Act pertains to our request that short term rentals be required to post notification at their accommodations pertaining to the illegal feeding of any wildlife, whether intentionally or unintentionally.

Thank you for considering this request. I can easily be reached at Email: scbearalliance@gmail.com if you have any questions.

Most appreciatively,

Diane Henley

Diane Henley, Founding Member, Sunshine Coast Bear Alliance Society

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 15, 2021

AUTHOR: Ian Hall, General Manager, Planning and Development
Shelley Gagnon, General Manager, Community Services

SUBJECT: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 2021 Q2 REPORT

RECOMMENDATION

THAT the report titled Planning and Community Development Department 2021 Q2 Report be received.

BACKGROUND

The purpose of this report is to provide an update on activity in the Planning and Community Development Department for the Second Quarter (Q2) of 2021: April 1 to June 30, 2021.

The report provides information from the Planning and Development Department and Community Services Department. For the purposes of this report, divisions historically within these departments will be included in the Q2 report. The Q3 report will present information from the divisions added to the newly restructured departments.

The Planning and Development Department is now comprised of the following divisions:

- Planning & Development Services
- Building Inspection Services
- Sustainable Development
- Protective Services (information will be provided in Q3)

The Community Services Department is now comprised of the following divisions:

- Facility Services & Parks
- Recreation & Community Partnerships
- Pender Harbour Aquatic & Fitness Centre
- Ports & Docks
- Transit and Fleet (information will be provided in Q3)

PLANNING AND DEVELOPMENT DEPARTMENT

PLANNING AND DEVELOPMENT DIVISION

Regional Planning [500]

Key projects in Q1/Q2 included:

- Regional Growth Baseline Research: At the direction of the Board's Strategic Plan, staff undertook the process of investigating and evaluating the potential of proceeding with a RGS baseline research project.
- The RFP process has been completed, proposals received and evaluated, and staff are working on finalizing the contract with the successful bidder. Once finalized, staff will work closely to develop a timeline and process to scope out and proceed with the project.
- Recap: the general goals of the RGS process are as follows:
 - Develop a shared understanding between Coast local governments of historical growth patterns and anticipated future growth needs;
 - Understand what adequate, sustainable servicing capacity will be required;
 - Foster dialogue about opportunities (building blocks, roadmap) to ensure future growth aligns with/contributes to community goals as described in Official Community Plans and other high-level plans and strategies. Potentially, a collective vision can be defined for how best to sustainably manage anticipated growth in a way that advances livability and reflects shared goals, objectives and values.

Rural Planning [504]

Key projects in Q2 included:

- The Zoning Bylaw No. 310 Update project – the draft bylaw continues to receive focused work throughout Q2 and is being further refined/completed by staff with the goal of bringing it forward toward the end of Q3.
- Development Approvals Grant: The Province has developed a Local Government Development Approvals program, including a grant opportunity to support local governments achieve improve development processing and achieve critical housing needs. A total grant allocation of \$15-million (Province-wide) is part of the Province's ongoing work to give local governments the tools necessary to meet housing needs in their communities. Staff prepared the grant application and are awaiting the outcome from the Province.
- Recruitment and Training: One new staff member joined the Planning Division in Q2. Rui Tong, Planning Technician 2 and fulfills a critical role in the team in managing the backlog of enquiries and development applications.
- The volume of property inquiries remained extremely high throughout Q2. Staff are further refining dispatch roles and finding efficiencies utilizing the RT Planning inbox to improve response times. The RT system is being implemented across other divisions to create consistency and trackability of public enquiries.

OPERATIONS

Development Applications Statistics

Applications Received	Area A	Area B	Area D	Area E	Area F	Q2 2021	2021 YTD
Development Permit	11	3	1	3		18	39
Development Variance Permit	1	1				2	5
Subdivision	2	2	2	1	1	8	13
Rezoning/OCP				1		1	1
Board of Variance	2	1				3	4
Agricultural Land Reserve					1	1	2
Frontage Waiver	2	1				3	5
Strata Conversion						0	0
Total	18	8	3	5	2	36	69

There were 36 Development Applications received in Q2 2021 compared to 11 in Q2 2020.

- The 2020 total for Development Applications was 77.
- The 2019 total for Development Applications was 96.
- The 2018 total for Development Applications was 88.
- The 2017 total for Development Applications was 80.

Development Applications Revenue

Revenue Stats	Area A	Area B	Area D	Area E	Area F	Q2 2021	2021 YTD
Development Permit	\$5,480	\$1,580	\$500	\$1,578	\$0	\$9,138	\$19,338
Development Variance Permit	\$20*	\$170				\$190	\$1,690
Subdivision	\$1,895	\$2,390	\$1,730	\$865	\$865	\$7,745	\$15,370
Rezoning/OCP				\$2,420		\$2,420	\$2,420
Board of Variance	\$1,520	\$500				\$2,020	\$2,520
Agricultural Land Reserve					\$750	\$750	\$1,500
Frontage Waiver						\$0	\$450
Strata Conversion						\$0	\$0
Total	\$8,915	\$4,640	\$2,230	\$4,863	\$1,615	\$22,263	\$43,288

*DVP costs combined with DP application.

Development Applications revenue was \$22,263 in Q2 2021 compared to \$9,295 in Q2 2020.

- The 2020 total for Development Applications revenue was \$58,270.
- The 2019 total for Development Applications revenue was \$60,625.
- The 2018 total for Development Applications revenue was \$69,402.
- The 2017 total for Development Applications revenue was \$63,360.

Provincial and Local Government Referrals

Referrals	District of Sechelt	Town of Gibsons	Shíshálh Nation	Islands Trust	Skwxwú7mesh Nation	Province	Other*	Q2 2021	2021 YTD
Referrals						3*	1*	4	6

There were 4 Referrals received in Q2 2021 compared to 8 in Q2 2020.

- The 2020 total for Referrals was 25.
- The 2019 total for Referrals was 26.
- The 2018 total for Referrals was 24.
- The 2017 total for Referrals was 36.

Planning Division Public Inquiries

The statistics provided in the table below provide an overview of the quantity of planning / property related inquiries that the public submit to planning staff via email, front counter and phone.

Email Public Inquiries	#
January	151
February	372
March	263
April	353
May	289
June	285
2021 Year to Date Total	1713

There were 927 public inquiries in Q2 2021 compared to 614 in Q2 2020.
 The 2020 total for Public Inquiries was 2029.

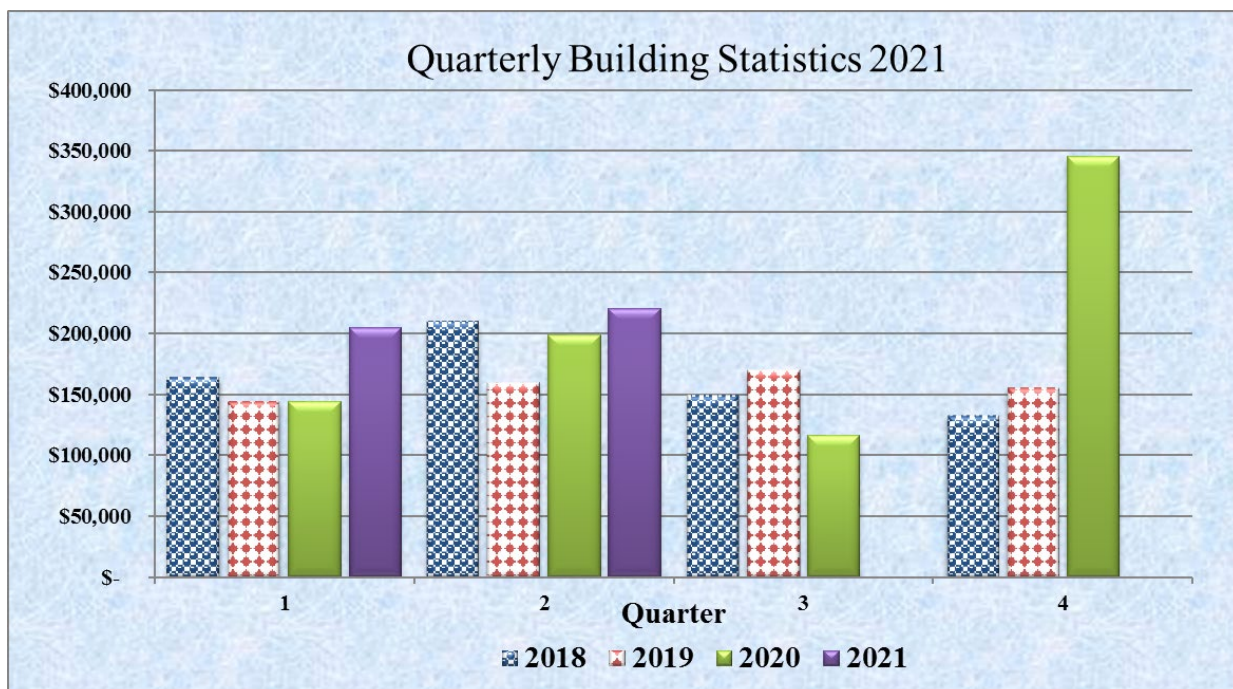
BUILDING INSPECTION SERVICES DIVISION

Construction activity within the SCRД continued to be strong in the Second Quarter of 2021. All indications point to a continuation of this trend.

Monthly Building Statistics 2021



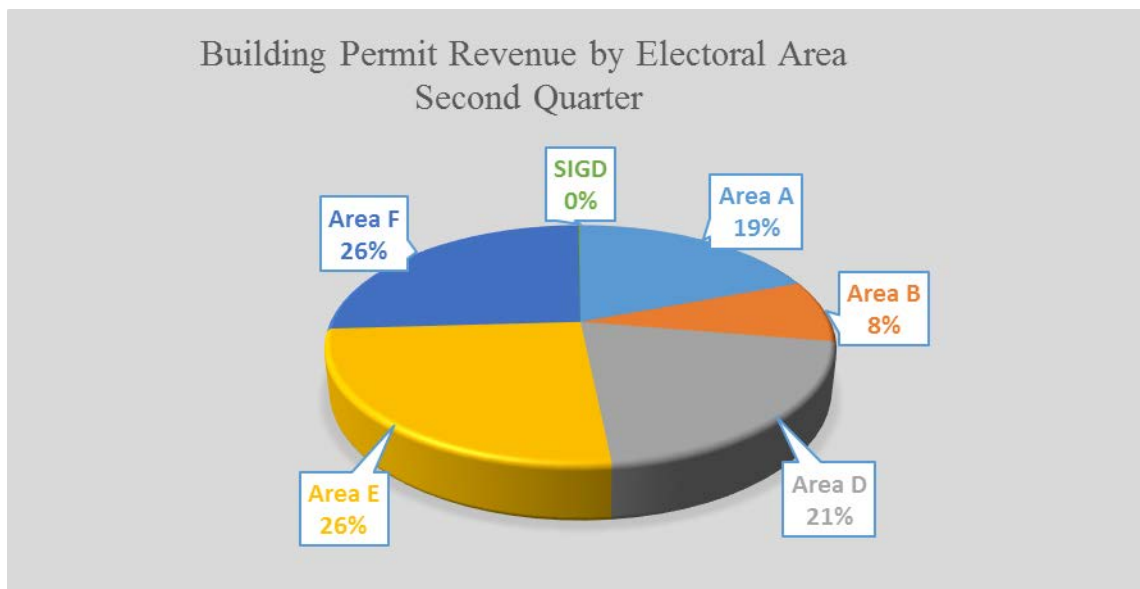
Quarterly Building Statistics Comparison 2018 - 2021



Q2 Building Revenue Comparison 2011 - 2021



Q2 2021 Building Permit Revenue by Electoral Area



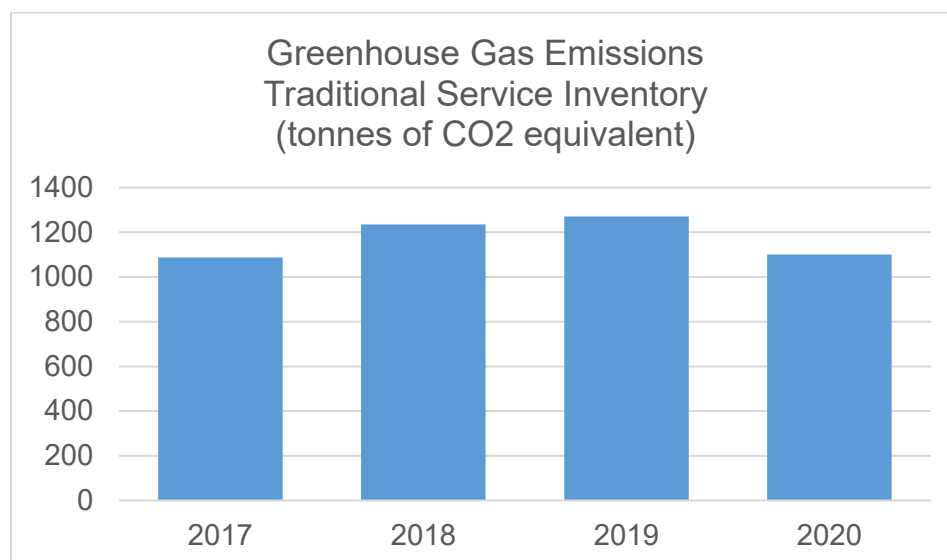
SUSTAINABLE DEVELOPMENT DIVISION

- A workshop outlining the Division's workplan was shared with the Board.
- The Electric Vehicle Charging Program Phase 1 is well underway with an agreed upon business process flow, asset ownership structure and costs, and the West Coast Electric Fleet Program Pledge. Updated quotes are being sought for application to the CleanBC Electric Fleet Program.
- Corporate carbon neutrality framework is being developed and the staff engagement phase was launched.
- A Partnership Agreement was signed with the Sunshine Coast Community Solar Association and project was initiated.
- A Partnership Agreement was signed with ICLEI Canada for support in the Building Adaptive and Resilient Communities Framework.
- Community greenhouse gas emissions inventory RFP is being completed.

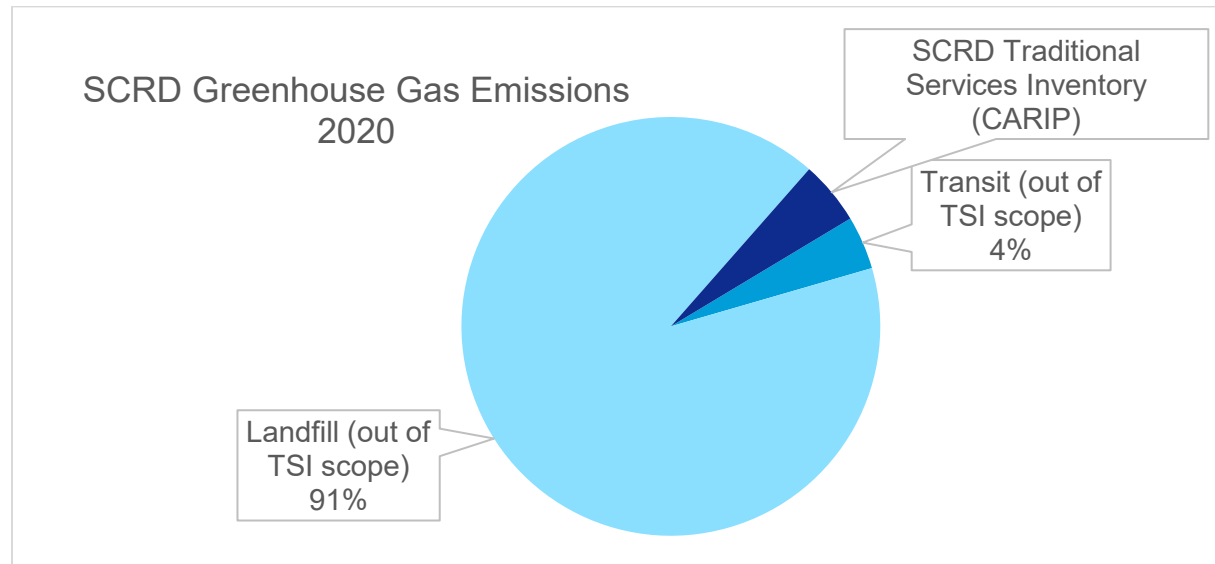
Corporate GHG Emissions – CARIP

As a signatory to the Climate Action Charter, the SCR D calculates corporate GHG emissions yearly. The amount of carbon tax paid directly is also calculated for the CARIP grant. However, the SCR D was notified that 2020 will be the final year for CARIP grants.

In 2020, the SCR D emitted 1,100 tonnes of carbon dioxide equivalent. 912 of those tonnes were from corporate activities and 188 were from contractors performing traditional services. The drop from previous years is associated with the four recreation centres being closed part of the year and staff driving less.



The SCR D also has ownership over emissions beyond the Traditional Services boundary. Most notable are the transit service and the landfill. The transit service was responsible for 925 tonnes while the landfill was responsible for 20,411 tonnes in 2020.



COMMUNITY SERVICES DEPARTMENT

Shelley Gagnon, General Manager of Community Services started with the SCRD on June 1, 2021.

FACILITY SERVICES AND PARKS DIVISION

Building Maintenance [313]

The focus continues to be on the successful completion of the preventative maintenance program for SCRD facilities maintained by Building Maintenance. General repairs and ongoing maintenance were completed at various facilities including Field Road, Mason Road Utilities building and Transit/Fleet building, recreation facilities, Half Moon Bay and Gibsons Fire Hall, and Gibsons Library.

Building Maintenance Tickets	Q1 2021 Jan - Mar	Q2 2021 Apr - Jun	Q2 2020 (for comparison)
Tickets received	52	30	23
Tickets resolved	37	30	15
Open (unresolved) tickets as of	24 (March 31)	27 (June 30)	19

Recreation Facilities Services [613 & 625]

Recreation Facility Services continues to provide routine preventative maintenance and ongoing repairs in all 5 of our recreation facilities.

Gibsons and Area Community Centre

- Ice out and ice plant projects and other projects around the facility underway.
- Responded to Technical Safety BC with mitigation strategies for the provincial orders and will complete necessary work in Q3.

Sunshine Coast Arena

- Ice out and ice plant projects and other projects around the facility underway.
- Tendering and award of scoreboard replacement project completed.
- Responded to Technical Safety BC with mitigation strategies for the provincial orders and will complete necessary work in Q3.

Sechelt Aquatic Centre

- Preparation for annual shutdown (August 3 – September 6) projects including:
 - Tendering and award of sound baffle replacement project.
 - Tendering and award of SAC filter replacement project.
 - Tendering of linear heat detection and fire alarm system
- Procurement process started for engineering review of shower hot water system.

Gibsons and District Aquatic Facility

- Planning for annual shutdown the beginning of Q3.
- Tendering and award of design for roof top HVAC unit completed. Site visit completed by engineer.

Pender Harbour Aquatic and Fitness Centre

- Annual shutdown projects in progress; gearing up to re-open mid-July.

Cemeteries [400]

- Increased sales and interments are due to provincial restart and the lifting of restrictions on gatherings for celebrations of life and funerals;
- Third columbarium “Heron” has been placed on-site at Seaview Cemetery and niches will be available for purchase in Q3;
- SCRD Cemetery Business Plan request for proposal still being drafted.

	Q1 2021 Jan - Mar	Q2 2021 Apr - Jun	Q2 2020 (for comparison)
Burials			
Plots Sold	6	7	1
Interments	3	3	4
Cremations			
Plots Sold	1	3	1
Niches Sold	0	0	0
Interments	2	2	4
Inurnments (Niche)	0	0	1

Parks [650]

Projects

- Working with IT/GIS division on parks mapping, inventory and data retrieval improvements.
- Succession project, ongoing-work planning and knowledge transfer within division.
- Comprehensive review and revisions of applicable COVID-19 safety plans.
- Updated operational first aid and risk assessments in coordination with SCRD Safety Coordinator.
- Team involvement with the SCRD Alternative Work Strategy/Space Planning.
- Representative involvement with the Mason Road Joint Health and Safety Committee.

Parks, Trails and Beach Accesses

- Regular maintenance, inspections and operation of all electoral area parks and amenities.
- Involvement with BCRPA and VIASport related to provincial restart plans and impacts to service sector;
- Upkeep and replacement of COVID-19 signage in all SCRD parks, trails and beach accesses.
- Performing additional cleaning of washrooms (due to COVID-19).
- Working on all trails and beach accesses drainage corrections, required ditching, trail grade improvements, culvert cleaning and vegetation management.
- All trails assessed regularly for seasonal storm damage, blowdown and safety concerns.
- Providing guidance and assistance to community event organizers in relation to pandemic
- Discussions with staff regarding carbon neutrality and achievable equipment options.
- Recruited two 2021 summer student positions.
- Re-decking of multiple boardwalks at various locations throughout SCRD trails and parks.
- Regular playground safety inspections.
- Removal of graffiti and tagging.
- Ongoing asset management work with inventory and data collection ongoing.

Area A – Egmont / Pender Harbour

- Placement of supplemental fill material to repair tenting sites at Katherine Lake Campground.
- Project planning with the community at Katherine Lake, Dan Bosch, Garden Bay and Madeira Park in relation to project priorities and initiatives.
- Developed and implemented an improved stats and data tracking for campground bookings at Katherine Lake Park. Tool is employed and in-use for this 2021 season.
- Inspected and performed interim repairs to the decking surface and stringer at the Vinebrook bridge crossing on the Suncoaster Trail.
- New road base material placed on access roadway in Lion's Park.
- Trail work and repaired steps at Pender Hill Park.
- Myers Creek bridge deck repair completed.
- AED installed and Rescue Tube/float installed at Katherine Lake and Dan Bosch park.
- Katherine Lake picnic tables repaired and dust control was applied.
- Dan Bosch Park – new roof on pit toilet, new cement pad and garbage can and dust control.

Area B – Halfmoon Bay

- Installed Rescue tube at Coopers Green park and Trout Lake.
- Fire mitigation and vegetation/debris removal at Crab Road Beach Access.
- Maintenance at Coopers Green volleyball court.
- Working with HMBCA on a proposal to enhance Mintie Road Park/Beach Access.
- Bridge inspections underway and in progress.

Area D – Roberts Creek

- Tree work completed near Roberts Creek Community Hall.
- Cliff Gilker park – dust control applied, field fertilized, aeration of sports field complete, bridge inspections, water sensor installed.
- Rescue tubes/float installed at Roberts Creek Pier Park.

Area E – Elphinstone

- Inspected and repaired vandalized trail signage on the Mahan Trail.
- Completed park bridge inspections.
- Installed memorial bench at Chaster House.
- Repaired memorial bench on Ocean Beach Esplanade.

Area F – West Howe Sound

- Goodwin House demolished and removed.
- Continued trail work at Sprockids park in coordination with Recreation Sites and Trails BC, BC FLNRORD and the Coast Mountain Bike Trail Association including deconstruction/remediation in area of unauthorized trails, additional signage upgrades and a comprehensive wildlife danger tree assessment and mitigation (currently in progress).
- Further work planning and coordinating contracted specialists for erosion and tree issues at park properties on Keats Island.
- Sections of Grantham's Community Park and trails continues to be closed due to unsafe geotechnical conditions and instability issues. Area has been cordoned off and closure/warning signage has been posted. Staff continue monitoring on a weekly basis and immediately after any significant weather events.
- Continual monitoring and documenting of situation at McNair Bridge.
- Repair and replaced steps at Soames Hill park and Tideview Beach Access.
- Repaired fence at Shirley Macey Park, aerated sports fields, dust control and dog park maintenance.

Parks Planning

- Working with RSTBC on relief funding project planning for partnered recreation sites.
- Working with planning on a review of proposed park land dedication near DL 1312.
- Site visits and discussions with DoS regarding key trail interfaces along the proposed Suncoaster Phase 2 trail route.
- Finalizing MOU with PHLHS for the Hotel Lake Park Trail, beach and dock project proposal;
- Continued communications with the Sunshine Coast Disc Golf Association to formalize working partnership and maintenance arrangements for the Shirley Macey Park Disc Golf course.
- Staff developing beach etiquette signage for Ocean Beach Esplanade.
- Continued discussions with Coast Mountain Bike Trail Association in regards to the proposal for the re-development of the pump track and bike skills park adjacent to Sprockids Recreation Site.
- Inventory and data collection as a part of parks asset management planning process.
- Staff working with community to examine trails in West Beach Park and erosion issue at entrance to Wreck Beach Park on Keats Island.
- Staff working with Province on new Provincial monitoring well at Welcome Woods Park in Area E.
- Staff working with Province on Ocean Beach Esplanade Lease renewal.

Sports Fields

Number of days booked per sports field in Q1 and Q2 2021 compared to Q2 2020 bookings:

Sports Field	Q1 2021 Bookings* Jan - Apr	Q2 2021 Bookings* Mar - Jun	Q2 2020 Bookings (for comparison)
Lions Field	39	0	0
Cliff Gilker	198	106	0
Connor Park	95	127	0
Maryanne West	51	0	0
Shirley Macey Park	244	163	0

*The 2021 count reflects the SCRD pre-booked sports field bookings. As part of the provincial restart plan, Phase 2 saw sports fields re-opened mid-June 2020 for non-organized events only, and permitted organized play began in early July 2020.

- Aerated Cliff Gilker, Shirley Macey and Connor sports fields.
- Maintenance seeding of Cliff Gilker.
- Constructed and implemented nail drag for baseball diamonds.
- Survey of Cliff Gilker sports field for drainage height.
- Ongoing vegetation thinning around sports fields to expose more light onto the fields and improve drainage issues.

Community Halls

Number of days booked in Community Halls in Q1 and Q2 2021 compared to Q2 2020 bookings:

Community Hall	Q1 2021 Bookings* Jan - Apr	Q2 2021 Bookings* Apr - Jun	2020 Q2 Bookings (for comparison)
Eric Cardinall	8	0	0
Frank West Hall	4	2	0
Coopers Green	0	2	0
Chaster House	0	6	0
Granthams Hall	0	0	0

*The 2021 count reflects the SCRD community hall closures as of March 17, 2020 as part of SCRD safety adjustments in service levels during the COVID-19 pandemic. Following PHO halls were reopened in October but then closed again in November.

- Divisional collaboration with Facility Services on preventative building maintenance to effectively coordinate share community hall safety and maintenance upgrades and priorities (ongoing).
- Annual Fire Safety Inspections completed.

Dakota Ridge [680]

Operations

- Dakota Ridge Winter Recreation Area closed for the season with summer maintenance activities underway (including one-time capital projects like new signage, facility entrance enhancements).
- Scheduling of annual maintenance of the Piston Bully and snowmobile groomers.
- Working to source and purchase new snowmobile and grooming drag.
- Staff working with Province on tenure renewal for Dakota Ridge Winter Recreation Area, Staff report forthcoming.

Volunteers

- Staff working on sending thank you letters to volunteers.

Access Road

- Annual spring inspection completed with maintenance work to be carried out in Q3.

RECREATION AND COMMUNITY PARTNERSHIPS DIVISION [614 & 625]

COVID-19 – All Facilities

Staff have been following the developments of the BC Restart Plan issued May 25, 2021 and June 29, 2021 and are preparing for a staggered safe return to normal operations.

Communications have been issued for the public about what they can expect from the SCRD Recreation Division as the BC Restart plan unfolds.

Parks Administration Support

- Recreation Staff facilitate the booking of Halls, Fields and Parks, the enquires for bookings has dramatically increased since the announcement of the BC Restart Plan. Communications have been issued for the public about what they can expect when they book SCRD facilities.
- The Liquor permitting process for events was revised on June 18, 2021 by the Province, transferring the responsibility to local governments. This has contributed to additional requirements when booking events with liquor. Staff continue to review this new information and how to implement these changes.

Gibsons and District Aquatic Facility (GDAF)

GDAF has been running smoothly with consistent attendance. Some intake times are more popular than others and aquafit is also running one day per week. Registration numbers are starting to be consistent.

GDAF's annual shutdown is currently scheduled from July 3 – August 2, this is in line with the historical shutdown dates for the Facility. A communication plan has been implemented around the shutdown and what options exist for those looking for alternative swimming options.

Admissions

GDAF	Q1 2021 Jan - Mar	Q2 2021 Apr - Jun	Q2 2020 (for comparison)	Q2 2019 (for comparison)
Admission Visits	2,790	2,884	Closed due to COVID-19	5,682

Included in this total are 20 L.I.F.E admissions for those living on a low income for Q2 2021.

Gibsons and Area Community Centre (GACC)

The GACC weight room remained open through Q2 and has experienced a steady increase in participation. Low intensity fitness classes were re-introduced the week of May 30 and Step 2 of the restart plan (began on June 15) allowed for the reintroduction of high-intensity fitness.

In April frontline staff from GACC and SAC participated in a COVID safe staff meeting held at GACC. Feedback from staff was that they really appreciated the training opportunity and felt it ran smooth and safe and included important and worthwhile topics.

GACC Arena operations continued through Q2 on the dry floor. Staff coordinated Public Roller Skating and Pickleball sessions, as well as Facility rentals. The PHO restrictions from the December 2nd, 2020 announcement continued into Q2. Adult user teams/groups, specifically the Sunshine Coast Roller girls, were not able to participate until Step 2 of the BC Restart plan which was announced on June 15.

Although youth groups were unable to play games or travel due to the PHO restrictions staff worked with Sunshine Coast (SC) Lacrosse in April to plan dry floor usage. SC Lacrosse started rentals at GACC on April 6th. The SC Lacrosse groups last confirmed rental at GACC is scheduled to be July 6th. SC Lacrosse is waiting for updates from their governing body (BCLA) about scheduling games in July.

Dry floor use will end at GACC on July 21st for ice install and ice operations will begin on August 3rd. The local youth groups (Sunshine Coast Minor Hockey and Sunshine Coast Skating Club) and two adult groups have committed to enough ice usage to cover the variable costs of Summer ice for the period of August 3rd to September 3rd.

Admissions

GACC	Q1 2021 Jan - Mar	Q2 2021 Apr - Jun	Q2 2020 (for comparison)	Q2 2019 (for comparison)
Admission Visits	6,038	4,223	Closed due to COVID-19	26,334

Included in this total are 69 L.I.F.E admissions for those living on a low income for Q2 2021.

Sunshine Coast Arena (SCA)

Spring ice was not provided at SCA this year due to the weekly incremental costs not being covered through ice rental requests and ice operations ended on March 28th.

SC Lacrosse moved their Tuesday rental times to SCA on April 20th in order to give their members living north of Sechelt a break on travel. The SC Lacrosse group's last confirmed rental at SCA was on June 22nd.

With the move to Step 2 of the BC Restart Plan on June 15, adults are now allowed to return to sport. Communication has begun with the adult groups (SC Roller girls and SC Pickleball) regarding a restart for the middle of July. The dry floor is available until the middle of September with ice install to start around September 17th and ice operations scheduled to start on September 27th.

Ice Allocation

The Ice Allocation meeting for the 2021/22 season occurred on June 9th 2021. Staff are excited to report that most groups pre-pandemic are returning to the ice in August/September.

The HEROS group unfortunately, will not return for the 2021/2022 season. The Acronym HEROS stands for Hockey Education Reaching Out Society, and is a volunteer driven charity that uses the game of hockey to teach life-skills and empower marginalized youth. The HEROS program has been on the Coast since 2008 and was run by volunteers including members of the local RCMP detachments. Staff realize the importance of this program to Sunshine Coast youth and are continuing dialogue with HEROS representatives with hopes the program will be able to return in the Fall of 2022.

The 2021/22 annual season (September 7th, 2021 to April 2nd, 2022) has been fully allocated using the new (advanced planning) scheduling process.

Admissions

SCA	Q1 2021 Jan - Mar	Q2 2021 Apr - Jun	Q2 2020 (for comparison)	Q2 2019 (for comparison)
Admission Visits	492	No spring ice offered due to low demand.	Closed due to COVID-19	14,630

Included in this total are 0 L.I.F.E admissions for those living on a low income for Q2 2021.

Sechelt Aquatic Centre (SAC)

The SAC weight room remained open through Q2 and has experienced a steady increase in participation. Low intensity fitness classes were re-introduced the week of May 30 and Step 2 of the restart plan (began on June 15) allowed for the reintroduction of high-intensity fitness.

In April staff participated in a COVID safe staff meeting; 28 staff attended from Aquatics and 4 staff attended from Facility Services. The meeting was run in small groups with all COVID safety precautions as a priority for staff safety. There was facility evacuation training where the Sechelt Fire Department attended and added some additional feedback and training around fire extinguisher use. The Aquatics team worked on their first aid skills with COVID precautions, team building, lifeguarding updates, information and fitness drills.

Aquafit was re-introduced after receiving confirmation that it was excluded from the PHO restrictions on group fitness. Aquafit continues to be popular and has full registration.

Several Lifesaving Society pre-requisite courses for lifeguarding were taught by Staff in June to ready candidates to participate in the National Lifeguard certification course in July. These courses are essential to becoming certified as a Lifeguard and eligible for future Aquatics related employment opportunities.

The Spring swimming lesson set ran at full registration and was very successful.

During Q2 there were several Red Cross Water Safety awareness campaigns including National Lifejacket Day and Water Safety Week.

Admissions

SAC	Q1 2021 Jan - Mar	Q2 2021 Apr - Jun	Q2 2020 (for comparison)	Q2 2019 (for comparison)
Admission Visits	22,894	19,894	0	42,584

Included in this total are 346 L.I.F.E admissions for those living on a low income for Q2 2021.

Pender Harbor Aquatic and Fitness Centre (PHAFC)

Originally, with an extended shutdown at SAC planned in Q3, the typical shutdown dates for PHAFC were shifted from August/September to May 31-July 18. The weight room remained open and has maintained participation levels through Q2 up to the closure on May 31. Accessing space large enough to host low and high intensity fitness programming under COVID-19 guidelines remains a barrier to fitness programming re-starting. The Spring swimming lessons had moderate registration with some classes being more popular than others. A communications plan was implemented around the shutdown and what options exist for those looking for alternative swimming options.

Admissions

PHAFC	Q1 2021 Jan - Mar	Q2 2021 Apr - Jun	Q2 2020 (for comparison)	Q2 2019 (for comparison)
Admission Visits	3,947	1,687	0	5,346

Included in this total are 22 L.I.F.E admissions for those living on a low income for Q2 2021.

PORTS AND DOCKS DIVISION

OPERATIONS

- In Q2, a number of urgent repairs were completed such as gangway repairs.
- Seasonal maintenance inspections were conducted at all nine facilities in May.
- Repair to catastrophic storm damage at the Gambier Harbour float was conducted.
- Repairs to the floatation at Keats Landing float were conducted.

PORTS MONITORS (POMO) COMMITTEE

The POMO approach of “eyes on the dock” to identify condition, maintenance or operation issues provided useful feedback that enables SCRD to respond to issues more quickly and more efficiently.

Currently 7 of the 9 POMO Committee positions are filled. The Port Graves position remains open. The Hopkins Landing representative resigned from the position on June 28, 2021.

MAJOR PROJECTS

An application for 2021 ports capital projects was made to the Investing in Canada Infrastructure Program (100% funding). Result pending.

Reviewed by:			
Manager	X - A. Whittleton X - K. Clarkson X - G. Donn X - D. Pady X - K. Robinson X - R. Shay	Finance	
GM	X - I. Hall X - S. Gagnon	Legislative	
CAO	X - D. McKinley	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 15, 2021

AUTHOR: Julie Clark, Planner 1/Senior Planner

SUBJECT: FORESTRY REFERRALS: BC TIMBER SALES (CRN00127), SUNSHINE COAST COMMUNITY FOREST (CRN00128)

RECOMMENDATIONS

THAT the report titled Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128) be received;

THAT FURTHER THAT SCRD respond to SCCF referral as follows:

THAT SCRD does not support Sunshine Coast Community Forest blocks EW-16, AN20, HM50 as proposed within Chapman and Milne Community Watersheds and near Gray Community Watershed.

AND FURTHER THAT SCCF work with SCRD Parks staff to mitigate potential impacts to any current or future proposed block in proximity to Suncoaster Trail.

AND FURTHER THAT SCRD does not support cut blocks within the area of proposed expansion of Mount Elphinstone Provincial Park.

THAT SCRD respond to BCTS referral as follows:

THAT SCRD does not support BCTS proposed block G043B4P2 on Mount Elphinstone or G053C42X within Dakota Community Watershed.

AND THAT SCRD's position on logging in Community (drinking) Watersheds and logging outside of watersheds that may affect community water sources be conveyed to the Sunshine Coast Community Forest and BC Timber Sales to request that a clear limit of zero risk to drinking water quality and quantity be established including:

- a. Define a drinking water protection strategy for proposed forestry operations that has the goal of achieving zero turbidity, zero sediment and zero pathogen input to nearby watercourses from forestry activities;**
 - b. Establish a monitoring and data sharing program**
-

BACKGROUND

SCRD receives an annual referral for [BC Timber Sales \(BCTS\) 5-year Operating Plan](#). SCRD and BCTS have a Communications Protocol which prescribes SCRD response within 90 days. SCRD has been granted a 2-week extension for the 2021 referral response.

Separately, and for the first time, [Sunshine Coast Community Forest 5-year Operating Plan](#) is referred to SCRD for comment. Based on the similar nature of the technical review for impacts to SCRD service areas, both referrals are addressed in this report.

SCRD referral-responses to BCTS in 2020, 2019, 2018 are available [here](#). Information about SCRD role in responding to BCTS Operating Plans, including the Communications Protocol is also included.

In an effort to keep this report concise, readers are encouraged to refer to the summary and background sections of the SCRD's 2020 referral response for an overview of BCTS mandate, SCRD mandate and SCRD's historical responses to logging in Community (drinking) Watersheds.

DISCUSSION

In the 2021-2025 Operating Plans, BCTS proposes 12 new blocks, totalling a gross area of 205.7 hectares. The new block harvest schedule spans 2021-2025. See highlighted area of Attachment A for a list of new blocks. SCRD has already provided comment on previously referred blocks. This report provides review of new blocks only.

In the 2021-2025 Operating Plan, SCCF proposes 10 new blocks totalling a gross area of 118.10 hectares. The operation plan in total contains 18 blocks and a total of 231 hectares of gross area. This report provides review of the whole SCCF Operations Plan, as it has not been previously referred to SCRD. The new block harvest schedule spans 2022-2025. See highlighted area of Attachment B for a list of new blocks.

The summary table below provides a list of SCRD service areas that are potentially impacted by proposed cut blocks. This table is followed by a map summary of cut blocks in areas with potential SCRD service impacts.

SCRD Service Area with Potential Impact	Newly Proposed Block	Size of Block in Hectares	SCRD Service Area Comments	Additional comments, non SCRD service areas
Community Watersheds				
Milne	SCCF HM50	13.27	Block proposed within community watershed	
Chapman	SCCF EW16	33.9	Block proposed within community watershed	
Gray Creek	SCCF AN20	8.6	SCRD water intake is immediately below proposed cut block, with steep	

			topography, known high turbidity creek	
Aquifer Recharge Area	BCTS G043B4P2	17.3	Addition of density to previously referred blocks in the area of the aquifer recharge	
Dakota and McNair			Not an active SCRD drinking water supply	Downstream licenses
SCRD Trails:				
Suncoaster	SCCF HM50		Proposed future extension to Suncoaster Trail	
				Impact to trail use / experience of Crowston Lake Area
OCP Policy				
Roberts Creek OCP Policy 8.2.5	SCCF EW19, EW18A, EW18B		Within Proposed Expansion to Elphinstone PP	

Community Watersheds

A 'Community Watershed' refers to surface water and is defined under the [Forest and Range Practices Act \(FRPA\)](#) as all or part of the drainage area that is upslope of the lowest point from which water is diverted for human consumption by a licensed waterworks.

To protect the water that is diverted for human consumption, such areas require special management to:

1. Conserve the quality, quantity and timing of water flow
2. Prevent cumulative hydrological effects having a material adverse effect on water

This legislation requires forestry licensees on Provincial land to include specific mitigation measures in their Forest Stewardship Plans and operating practices to protect drinking water.

Sunshine Coast Community Forest proposes cut blocks in the Community Watersheds of Chapman, Milne and immediately outside Gray Creek.

Chapman Creek

In Figure 1, the lower reaches of Chapman Community Watershed is outlined in blue hatch. SCCF blocks are purple. BCTS is green.

Chapman Creek is the Sunshine Coast's main source of drinking water supply. The water licenses from the Province is held by SCRD and drinking water provision is operated by SCRD. SCRD has a long history of opposing logging in Community Watersheds and Chapman in particular.

Staff understand SCCF is pursuing a watershed mapping amendment that could mean that this block is outside of the formal boundary. At the present time, it is located within.

SCRD does not support the harvest of the portion of the block EW16 that is within Chapman Community Watershed.

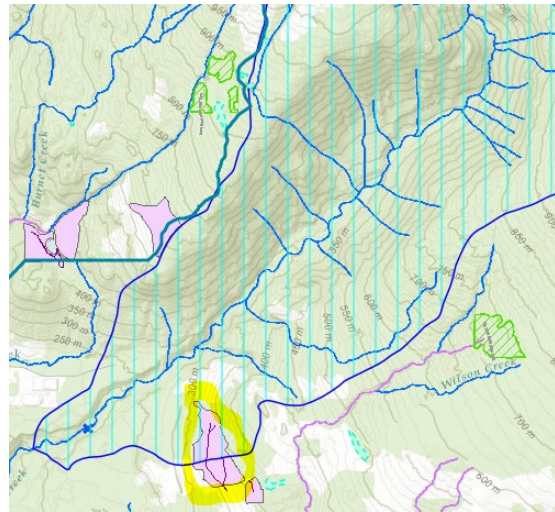


Figure 1: Chapman Community Watershed, SCCF Block EW16

Gray Creek

Gray Creek part of SCRD water supply with a water license provided by the Province. Gray Creek supply is used annually during more substantial supply shortages in the Chapman Water System.

Staff note that the Province's spatial information appears to not include SCRD water intake in the Community Watershed area: note the blue hatch area as Community Watershed and the blue X as SCRD water intake infrastructure on the creek.

Proposed cut block AN20 is upslope of SCRD water intake infrastructure, with a steep slope in between. SCCF has proactively conducted a hydrological assessment that does not foresee sedimentation impacts.

While AN20 is outside of the Community Watershed, SCRD remains concerned about the proximity of this proposed harvesting to SCRD water supply. With a view to protecting natural assets, increasing climate resilience and employing the precautionary principle, SCRD does not support the harvest of AN20.

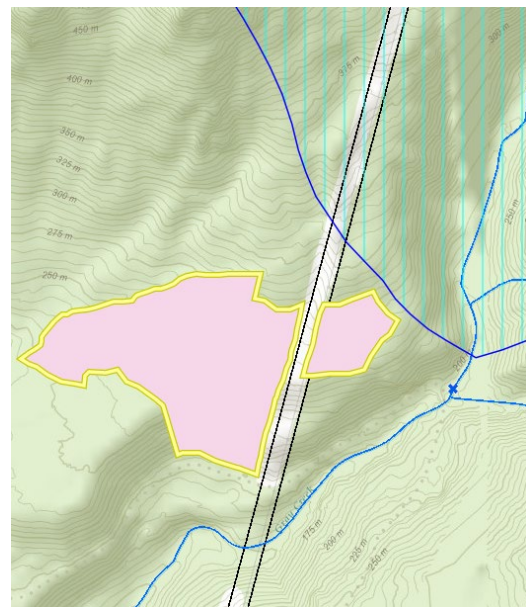


Figure 2: Gray Creek Community Watershed, SCCF Block AN20

Staff have adapted previously adopted 2018 forestry referral response to address drinking water concerns that are located outside of the Community Watershed. If harvesting were to proceed for AN20, that SCR D request a clear limit of zero risk drinking water quality and quantity be established including:

- a. Define a drinking water protection strategy for proposed forestry operations that has the goal of achieving zero turbidity, zero sediment and zero pathogen input to nearby creeks or streams from forestry activities;
- b. Establish a monitoring and data sharing program.

Milne

Milne Watershed includes Trout Lake and is an emergency water supply for SCR D.

Proposed SCCF block HM50 is within Milne Watershed boundaries and upslope from Trout Lake.

The proposed block is also proximal to the proposed extension of Suncoaster Trail and several other community trails. If an alternate proposal is envisioned for this area, within proximity to Suncoaster Trail plans, SCR D recommends that SCCF consider block location and design after consultation with SCR D Parks staff.

SCR D does not support the proposed cutblock HM50 in Milne Community Watershed.

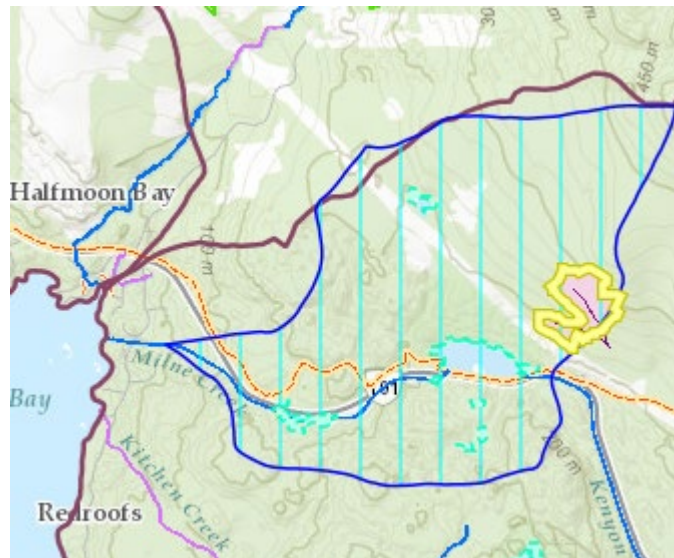


Figure 3: Milne Community Watershed, SCCF Block AM50

Aquifer Recharge Area

Logging on steep slopes, in headwaters areas, above developed communities adds to the existing identified risk of slope instability, flooding, debris flows, ravine instability and aquifer recharge potential. This risk increases again when it is coupled with the new normal of increased frequency of winter storms and increased intensity of rain events. SCRD provided comments about these risks on Mount Elphinstone in the 2020-2025 referral response.

BCTS block G043B4P2 (highlighted in yellow) adds to the density of previously referred blocks on the steep areas of Mount Elphinstone, located above the Gibsons Aquifer, a community drinking water source.

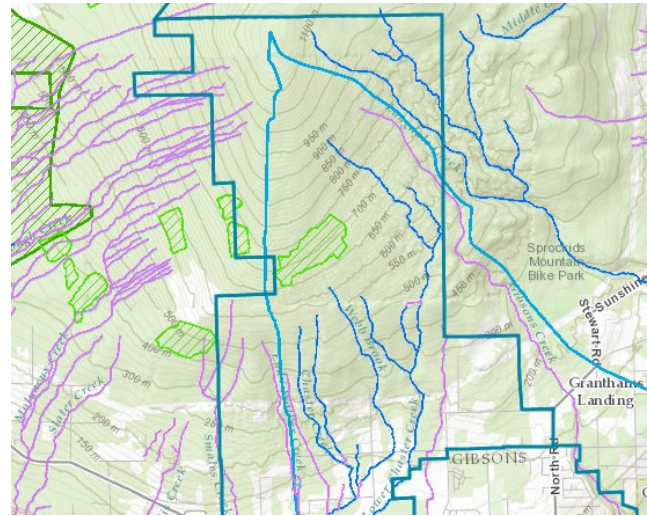


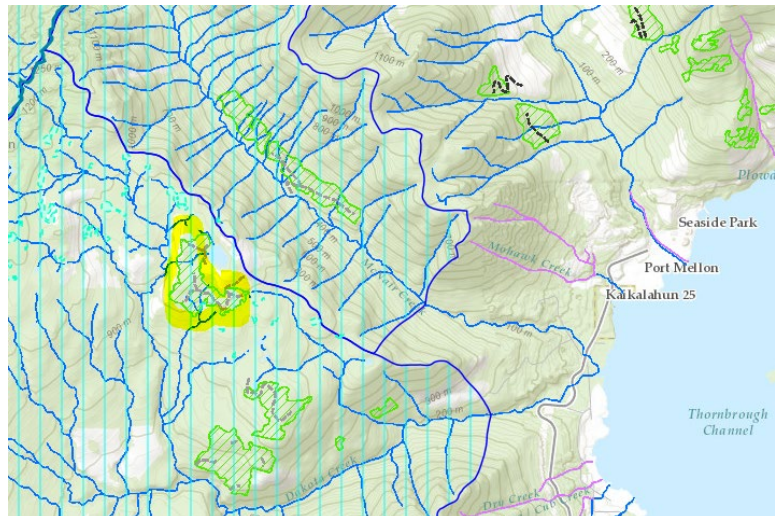
Figure 4: BCTS proposed blocks (light green) on Mount Elphinstone, with aquifer recharge zone light blue outline.

The Aquifer and the corresponding recharge zone are shared interests of SCRD and Town of Gibsons, as purveyors of community drinking water supply. The aquifer and the corresponding recharge areas are identified in [The Gibsons Aquifer Mapping Study](#) (2013).

Further to 2020 recommendations, SCRD does not support the harvest of G043B4P2 on Mount Elphinstone slopes in the Gibsons aquifer recharge area.

Dakota Community Watershed

Dakota Community Watershed is identified by the Province as serving community for drinking water. The licenses are not related to the current SCRD water service provision. As they are identified community watersheds, SCRD does not support logging block G053C42X.

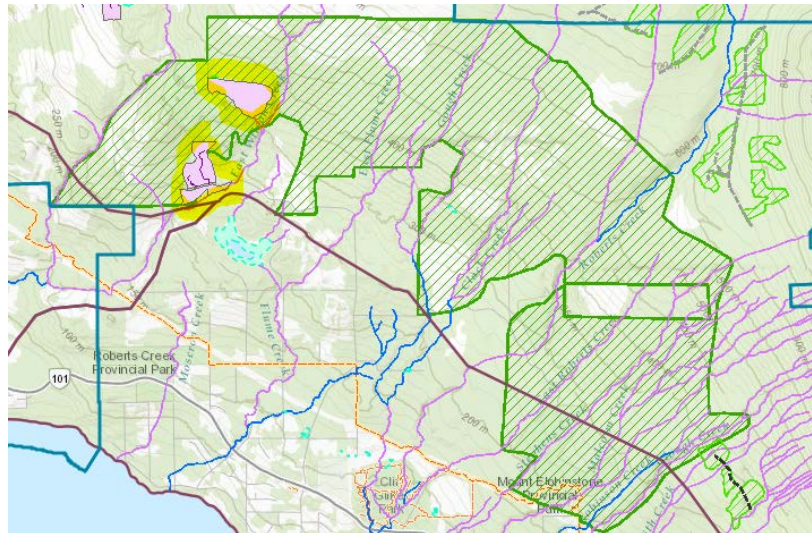


Roberts Creek Official Community Plan (OCP)

Policy 8.2.5: Elphinstone
Provincial Park (pg. 37)

[Roberts Creek OCP](#) provides a vision to unite the 3 separate 'islands' of Provincial Park in Roberts Creek through working with First Nations and the Province to acquire the land in between for protection.

The dark green hatch area is the proposed future Elphinstone Provincial Park. The 3 purple blocks are proposed by SCCF. The proposal to log here contravenes the community's vision and objectives to see this area protected, as identified in the Roberts Creek OCP policy 8.2.5.



Organization and Intergovernmental Implications

Harvesting in or near drinking water sources may have water quality impacts in the short or long term and or increased costs for SCRD.

Timeline for next steps or estimated completion date

Recommendations from this report will be submitted in response to each forestry referral once adopted by SCRD Board. BCTS has extended the deadline to July 27, 2021 to permit response after the 90-day timeline of the Communications Protocol.

Consultation

Referral comments were received from all 5 APCs and Roberts Creek Official Community Plan Committee (OCPC).

Areas A, E, D and OCPC provided support for staff recommendations as is. Area F APC recommended a more nuanced approach to BCTS's proposed harvest within Dakota Community Watershed, recommending support for harvest with criteria of zero impact to watercourses.

Area B indicated support for recommendations as prepared and requested stronger opposition language than "does not support" harvest in community watersheds.

Communications Strategy

Staff (infrastructure, parks, planning) will coordinate further communications with each agency as needed.

STRATEGIC PLAN AND RELATED POLICIES

Responding to BCTS and SCCF forestry referrals aligns with the SCRD Strategic Plan focus areas of advocacy for watershed governance, collaborative regional land use planning, natural asset management and climate resilience.

CONCLUSION

SCRD received forestry referrals from BC Timber Sales and Sunshine Coast Community Forest regarding 2021-2025 Operating Plans. SCRD analysis shows potential impact to drinking water services and proposed extension to Suncoaster Trail. SCRD recommends not supporting the specific blocks with potential impacts to SCRD Service Areas such as drinking water and trails.

Attachments

Attachment A – BCTS Block List 2021-2025
Attachment B – SCCF Block List 2021-2025

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

BC Timber Sales , Chinook Business Area, Powell River: Block Summary - Sunshine Coast 2021-2025 Operating Plan Summary of Blocks Relevant to the SCRD

Timber Sale Area	Timber Sale	Block ID	Operating Plan Map/Lot	Planned Harvest	Previously Harvested	Block State	Gross Area (ha)	Cruise Volume	Age Class	Species Composition (%)
Sunshine Coast	TA1631	K010B46Y	Brittain West	9/1/2025	2017	Proposed	40.0	8000	61-80	Fd50Hw20Dr20Cw10
Sunshine Coast	TA0048	G043C3ZH	Mount Elphinstone	10/1/2024	2018	Proposed	10.8	6000	61-80	Hw60Cw20Fd20
Sunshine Coast	TA0521	G043B4P8	Mount Elphinstone	4/1/2023	2020	Proposed	15.9	11000	81-100	Fd90Hw5Cw5
Sunshine Coast	TA0520	G043B4NN	Mount Elphinstone	5/1/2024	2020	Proposed	30.4	14500	61-80	Hw60Cw15Fd13Ba12
Sunshine Coast	TA0981	McNR001	McNair/Rainy	6/1/2024	2020	Proposed	42.4	17225	61-80	Hw52Ba38Cw7Fd3
Sunshine Coast	TA0048	G043B4PE	Mount Elphinstone	8/1/2024	2020	Proposed	8.2	6300	61-80	Fd71Hw14Cw14
Pacific	TA0525	GRAN001	Granville	8/1/2024	2020	Proposed	17.8	7000	61-80	Fd55Hw35Cw10
Sunshine Coast	TA0526	G052B4R8	Mount Elphinstone	5/1/2025	2020	Proposed	13.5	6000	61-80	Fd65Hw25Cw10
Sunshine Coast	TA0526	G042B4RC	Mount Elphinstone	5/1/2025	2020	Proposed	19.4	8000	61-80	Cw50Hw40Ba10
Sunshine Coast	TA0519	G043B4NV	Mount Elphinstone	10/1/2025	2020	Proposed	26.2	16000	61-80	Hw50Cw30Fd10Ba10
Sunshine Coast	TA1125	G064C3UY	McNair/Rainy	10/1/2025	2020	Proposed	22.6	9900	61-80	Hw44Fd31Cw17Dr8
Sunshine Coast	TA1125	McNA001	McNair/Rainy	10/1/2025	2020	Proposed	7.0	4000	61-80	Hw65Fd25Cw10
Sunshine Coast	TA1775	BRITE001	Brittain East	8/1/2021	-	Proposed	5.5	1000	81-100	Fd80Hw20
Sunshine Coast	TA1776	BRITW002	Brittain West	8/1/2021	-	Proposed	7.7	500	61-80	Fd40Hw40Dr20
Sunshine Coast	TA1630	RAIN003	McNair/Rainy	10/1/2022	-	Proposed	22.1	10000	61-80	Hw78Fd12Cw10
Sunshine Coast	TA1630	RAIN012	McNair/Rainy	10/1/2022	-	Proposed	23.2	11000	61-80	Hw55Cw45
Sunshine Coast	TA0521	G043B4P2	Mount Elphinstone	4/1/2023	-	Proposed	17.3	8400	81-100	Fd71Cw18Hw11
Pacific	TA1697	GRAN004	Lois North	8/1/2023	-	Proposed	22.3	13900	61-80	Fd65Hw14Cw14Dr7
Pacific	TA1697	GRAN005	Lois North	8/1/2023	-	Proposed	19.3	7500	61-80	Fd60Hw25Cw15
Pacific	TA1697	GRAN006	Lois North	8/1/2023	-	Proposed	33.9	13500	141-250	Cw50Fd40Hw10
Pacific	TA1073	GRAN003	Granville	7/1/2024	-	Proposed	5.7	3000	61-80	Cw33Fd33Hw33
Sunshine Coast	TA1631	K010B46Z	Brittain West	9/1/2025	-	Proposed	14.3	10000	61-80	Fd50Hw50
Sunshine Coast	TA1719	SECH001	Sechelt South	11/1/2025	-	Proposed	11.9	5500	81-100	Fd60Hw20Cw20
Sunshine Coast	TA1719	SECH002	Sechelt South	11/1/2025	-	Proposed	28.3	15000	81-100	Fd80Cw10Hw10
							205.7	99300		

TABLE 1

SCCF Operating Plan #2021-2025 Summary (Block List)

Date2021-04-15

Block ID	Operating Plan #	Previously Info-Shared under OP #	Planned Harvest Date	Block Status	Location	Mapsheet (1:20,000 Grid)	5 Yr. Plan Op Area (1:20,000 Grid)	LU	Biogeoclimatic Zone	Age Class	Species Composition (%)	Area Gross (Ha)	Estimated Area Net (Ha)	Estimated Volume (m3)	Planned Assess	Plan Assess	Plan Assess	Plan Assess	Plan Assess	Plan Assess	Plan Assess	Plan Assess	Harvest Method	Silviculture System
															Watershed	Gully	VIA	AIA	Terrain	Riparian	Hab	Other		
HM50	2021	2018	2021	Engineered	Trout Lake	92G.051	Halfmoon Bay	Sechelt	CWHxm	5	F60C20H10	19.8	10.0	7,500	X	-----	X	X	X	X	X	-----	GB	Retention
AN27	2021	-----	2022	Proposed	Angus Creek	92G.052	Angus/Burnett	Chapman	CWHdm	4	C100	16.2	16.2	3,200	-----	-----	X	X	X	X	X	-----	GB	Intermediate Cut
EW24	2021	-----	2022	Proposed	Chapman Creek	92G.042	East Wilson	Chapman	CWHdm	6	F70H30	11.7	11.7	9,300	-----	-----	X	X	X	X	X	-----	GB	Clearcut
HM70	2021	2019	2022	Engineered	Trout Lake	92G.051	Halfmoon Bay	Sechelt	CWHxm	5	F60H30C10	8.7	8.7	5,200	-----	-----	X	X	X	X	X	-----	GB	Retention
HM70A	2021	-----	2022	Proposed	Trout Lake	92G.051	Halfmoon Bay	Sechelt	CWHxm	4	F40H40C20	9.2	9.2	6,000	-----	-----	X	X	X	X	X	-----	GB	Retention
AN03	2021	-----	2023	Proposed	East Gray Creek	92G.052	Angus/Burnett	Chapman	CWHdm	3	F60C20H10	9.1	6.0	5,200	-----	-----	X	X	X	X	X	-----	GB	Retention
AN12A	2021	2018	2023	Proposed	Burnett Creek	92G.052	Angus/Burnett	Chapman	CWHdm	5	F60C20H10	25.2	25.2	17,840	-----	-----	X	X	X	X	X	-----	GB/CA	Retention
AN14	2021	2018	2023	Engineered	Gray Creek	92G.052	Angus/Burnett	Chapman	CWHxm	4/8	F60C20H10	5.0	5.0	3,000	-----	-----	X	X	X	X	X	-----	GB	Retention
AN20	2021	2018	2023	Engineered	Gray Creek	92G.052	Angus/Burnett	Chapman	CWHdm	4	F60C20H10	8.6	5.9	3,200	-----	-----	X	X	X	X	X	-----	GB	Retention
AN15B	2021	-----	2023	Proposed	East Gray Creek	92G.052	Angus/Burnett	Chapman	CWHdm	3	F60C20H10	12.0	6.9	5,000	-----	-----	X	X	X	X	X	-----	GB	Retention
AN3A	2021	-----	2023	Proposed	Angus Creek	92G.052	Angus/Burnett	Chapman	CWHdm	3	H40F30C30	16.2	14.4	7,000	-----	-----	X	X	X	X	X	-----	GB	Retention
EW16	2021	2014	2024	Engineered	Chapman Creek	92G.042	East Wilson	Chapman	CWHdm	5	F60H20C20	13.0	12.0	8,400	-----	-----	X	X	X	X	X	-----	GB	Retention
AN5A	2021	-----	2024	Proposed	Angus Creek	92G.052	Angus/Burnett	Chapman	CWHdm	3	F50H10C40	9.1	9.1	6,500	-----	-----	X	X	X	X	X	-----	GB/CA	Retention
EW18A	2021	-----	2024	Proposed	East Wilson Creek	92G.042	East Wilson	Chapman	CWHdm	8	F60H30C10	12.3	12.3	10,000	-----	-----	X	X	X	X	X	-----	GB	Retention
EW18B	2021	-----	2024	Proposed	East Wilson Creek	92G.042	East Wilson	Chapman	CWHdm	8	F40H30C20	5.0	5.0	4,000	-----	-----	X	X	X	X	X	-----	GB	Retention
EW19	2021	-----	2025	Proposed	East Wilson Creek	92G.042	East Wilson	Chapman	CWHdm	8	F40H30C20	17.3	17.3	15,000	-----	-----	X	X	X	X	X	-----	GB	Retention
HM64	2021	2019	2025	Proposed	Wakefield Creek	92G.051	Halfmoon Bay	Sechelt	CWHdm	5	H40F30C30	16.6	16.6	11,000	-----	-----	X	X	X	X	X	-----	GB	Retention
HM66-1A	2021	2019	2025	Proposed	Wakefield Creek	92G.051	Halfmoon Bay	Sechelt	CWHdm	5	H40F30C30	16.3	16.3	13,000	-----	-----	X	X	X	X	X	-----	GB	Retention
												231.3	207.8	140,340										

Assessment Definitions:

AIA: Archaeological Impact Assessment

CA: Cable harvest system

GB: Ground base harvest system

HAB: Habitat Survey by a qualified professional

HE: Helicopter Harvest System

HS: Helicopter Select

TSFA (THA): Terrain Field Assessment, also known as Terrain Hazard Assessment.

VIA: Visual Impact Assessment

WATER: A Hydrologic Assessment when working within community watershed (FSP Result & Strategy)

Block Status:

Proposed Review and Comments

Engineered Assessment completed

Cutting Permit Cutting Permit acquired

Note:

The gross area of the cutblocks are shown on the maps and tables. The gross area includes Wildlife Tree Retention Areas (WTRAs), riparian reserves, and other buffers or reserves that may be required depending on the site. As such, the total area shown on the map may not be fully harvested. Site specific comments or concerns of potential impacts to your interests can help SCCF relate your comments to our operations so we are better able to assess them and where appropriate manage for these values in our final plans.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 15, 2021

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Frontage Waiver Application FRW00011 (4460 McIntock Road)

RECOMMENDATIONS

THAT the report titled Frontage Waiver Application FRW00011 (4460 McIntock Road) be received;

AND THAT the required 10% perimeter road frontage for proposed Lot 2 be waived in order to facilitate a proposed 2-lot subdivision of Lot K, Block D, District Lot 1390, Plan VAP12850.

BACKGROUND

The SCRD has received a Frontage Waiver Application in relation to a 2-lot subdivision of a parcel located at 4460 McIntock Road in the Egmont / Pender Harbour Electoral Area (Attachment A – Subdivision Plan).

Section 512 of the *Local Government Act* requires that all new parcels created by subdivision provide a public road frontage equivalent to at least 10% of their perimeter unless a local government waives the requirement. Lot 2 of the proposed 2-lot subdivision does not meet the 10% perimeter road frontage requirement and, therefore, the applicant is requesting the SCRD Board to consider waiving the road frontage requirement in order to permit the proposed subdivision.

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

Table 1 - Application Summary

Owner / Applicant:	Kelly Reid
Civic Address:	4460 McIntock Road
Legal Description:	Lot K, Block D, District Lot 1390, Plan VAP12850
Electoral Area:	A – Egmont / Pender Harbour
Parent parcel Area:	1.2 Acre
OCP Land Use:	Residential A
Land Use Zone:	Residential 2 (R2)
Subdivision District:	C (minimum lot size 2000 m ²)
Application Intent:	To waive the requirement for 10% frontage along Pollock Road for the proposed Lot 2

Figure 1 - Location of subject subdivision



DISCUSSION

The intent of the subdivision is to create two parcels from the parent parcel. Each new parcel will need to have access to a different public Road. The parent parcel is long and narrow. The frontage of the proposed Lot 2 fronting on Pollock Road is less than 10% of the perimeter of the lot, therefore, a frontage waiver is required.

The Ministry of Transportation and Infrastructure has no concerns with the lot layout and has issued preliminary layout review approval for the proposed subdivision.

The proposed subdivision conforms to zoning regulations and issuance of the frontage waiver will enable the subdivision to receive final approval.

CONCLUSION

Based on the above, staff consider the proposed 2-lot subdivision, including the panhandle access, appropriate and recommend approval of the frontage waiver.

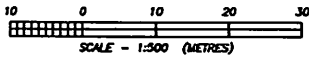
ATTACHMENTS

Attachment A – Proposed Subdivision Plan

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

**SUBDIVISION PLAN OF LOT K, EXCEPT PART IN PLAN 11121,
BLOCK D DISTRICT LOT 1390 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12850.**

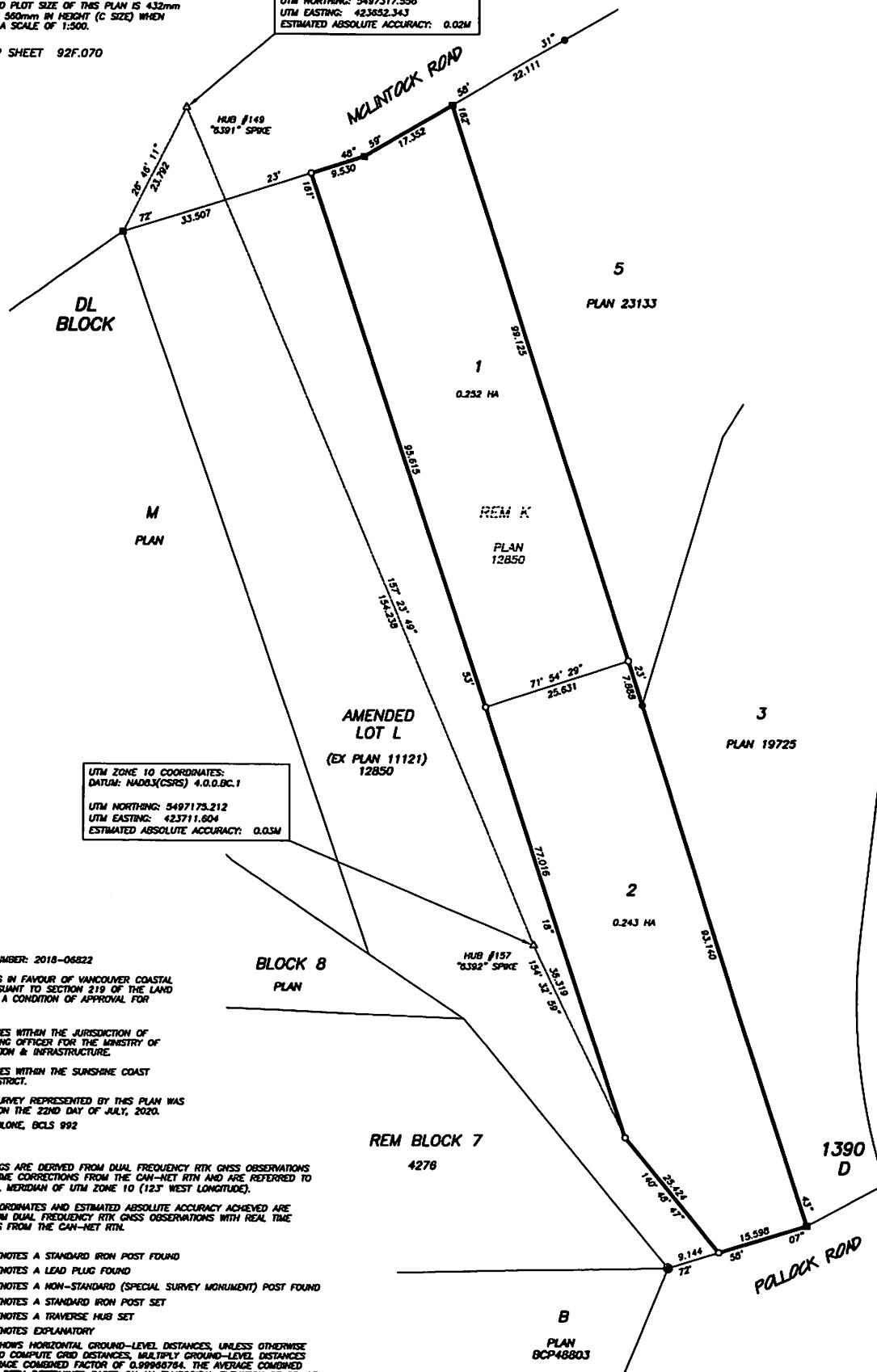
PLAN EPP105094



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm
IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN
PLOTTED AT A SCALE OF 1:500.

BCGS MAP SHEET 92F.070

UTM ZONE 10 COORDINATES:
DATUM: NAD83(CSRS) 4.0.0.BC.1
UTM NORTHING: 5497317.556
UTM EASTING: 423452.343
ESTIMATED ABSOLUTE ACCURACY: 0.02M



UTM ZONE 10 COORDINATES:
DATUM: NAD83(CSRS) 4.0.0.BC.1
UTM NORTHING: 5497173.212
UTM EASTING: 423711.604
ESTIMATED ABSOLUTE ACCURACY: 0.03M

MOTI FILE NUMBER: 2018-06822

4 COVENANTS IN FAVOUR OF VANCOUVER COASTAL
HEALTH PURSUANT TO SECTION 219 OF THE LAND
TITLE ACT IS A CONDITION OF APPROVAL FOR
SUBDIVISION.

THIS PLAN LIES WITHIN THE JURISDICTION OF
THE APPROVING OFFICER FOR THE MINISTRY OF
TRANSPORTATION & INFRASTRUCTURE.

THIS PLAN LIES WITHIN THE SUNSHINE COAST
REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE 22ND DAY OF JULY, 2020.
RAFAEL REDOLONE, BCLS 992

LEGEND

GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY RTK GNSS OBSERVATIONS
WITH REAL TIME CORRECTIONS FROM THE CAN-NET RTN AND ARE REFERRED TO
THE CENTRAL MERIDIAN OF UTM ZONE 10 (123° WEST LONGITUDE).

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE
DERIVED FROM DUAL FREQUENCY RTK GNSS OBSERVATIONS WITH REAL TIME
CORRECTIONS FROM THE CAN-NET RTN.

- DENOTES A STANDARD IRON POST FOUND
- DENOTES A LEAD PLUG FOUND
- DENOTES A NON-STANDARD (SPECIAL SURVEY MONUMENT) POST FOUND
- DENOTES A STANDARD IRON POST SET
- △ DENOTES A TRAVERSE HUB SET
- EX DENOTES EXPLANATORY

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE
SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES
BY THE AVERAGE COMBINED FACTOR OF 0.99986764. THE AVERAGE COMBINED
FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 25.117
METRES.

STRAIT LAND SURVEYING INC.
RAFAEL REDOLONE, BCLS
BOX 81 (5629 DOLPHIN ST)
SECHelt, BC V6N 3A0
T. 604.683.3237

18241-412.50

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 15, 2021

AUTHOR: Nick Copes - Planner 1

SUBJECT: Development Permit DP000197 (996 Keith Road)

RECOMMENDATION

THAT the report titled Development Permit DP000197 (996 Keith Road) be received;

AND THAT Development Permit Application DP000197 (Form and Character DPA), to allow for the construction of a washroom and laundry facility, located at 996 Keith Road be issued.

BACKGROUND

A Development Permit application (DP000197) has been received to facilitate the construction of a 58 m² building containing a washroom and laundry facility for a campground located at 996 Keith Road which is included within Development Permit Area #7 – Rural Industry. The proposed development plans are included in Attachment A. Table 1 below provides a summary of the application.

The purpose of this report is to present this application to the Planning and Community Development Committee for consideration and decision.

Table 1: Application Summary

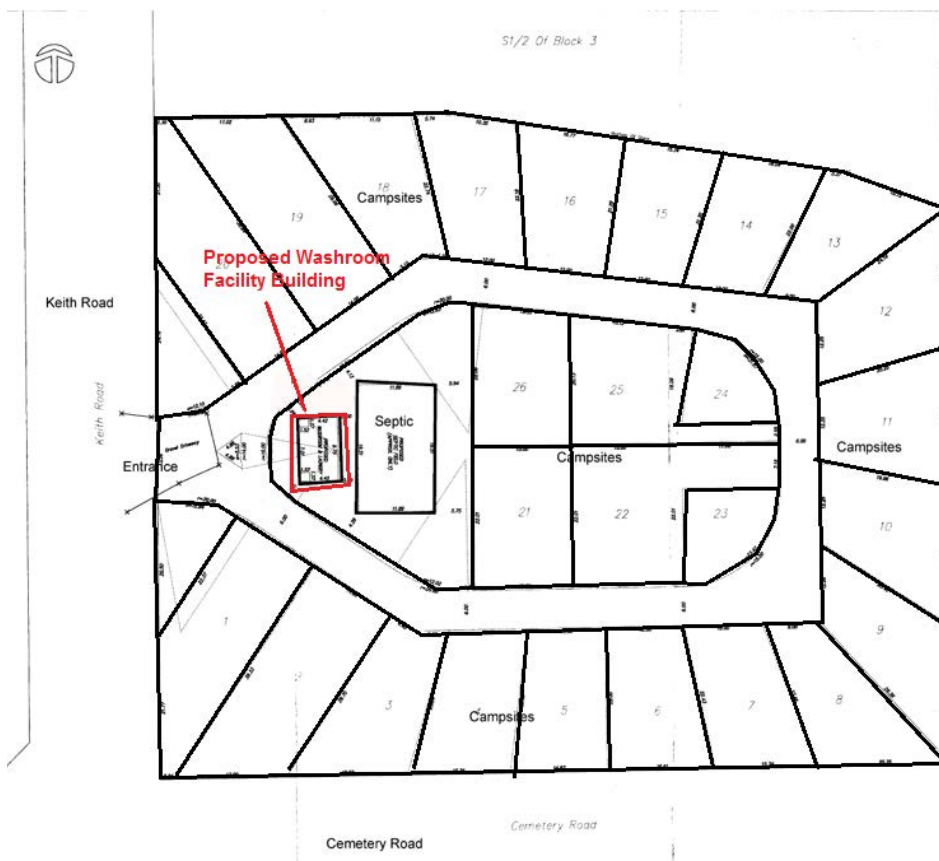
Owner/Applicant:	Cory Dew
Legal Description:	THAT PART OF BLOCK 3 LYING TO THE SOUTH OF A LINE BISECTING THE EAST AND WEST BOUNDARIES OF SAID LOT DISTRICT LOT 1657 PLAN 4563
PID:	011-494-018
Electoral Area:	Area E
Civic Address:	996 Keith Road
Zoning:	RU2 (Rural Two)
OCP Land Use:	Rural
Proposed Use:	Washroom and laundry facility for campground

The property is bordered by RU2 (Rural Two) properties to the north and east, Keith Road to the west and Cemetery Road to the south. The property will be used as a campground.

Figure 1 - Location Map



Figure 2 – Site Plan



DISCUSSION

The property is located at the intersection of Keith Road and Cemetery Road and comprises 6.4 acres of land. The site will be used as a campground and the owner wishes to construct an auxiliary building to provide washroom and laundry facilities. As the property is located within form and character Development Permit Area #7 - Rural Industry, a development permit is required for the construction of all buildings over 10 m².

Analysis

Elphinstone Official Community Plan No. 600

The objective of development permit area #7 is to provide landscape, signage and design limitations on rural industrial and commercial uses in this area that forms a future gateway to the Sunshine Coast. These guidelines include:

Building Form

The DPA #7 guidelines intend to encourage a building form for industrial/commercial uses which is more consistent with the form and character of single family dwelling in rural area. The guidelines focus mostly on a compatible building size and scale by varying the building height, shifting rooflines, breaking down the building mass into smaller sections/blocks and adding design elements to walls facing highways.

The proposed development consists of only one building, which at 58 m² is small in size. The building materials consist of charcoal metal siding and cedar shingles which are appropriate in design.

Figure 3: Example of proposed building materials



Signage and Lighting

The OCP guidelines note that free standing signs must not exceed 2 metres in height with a surface area on each side not exceeding 3 m². Bases made of stone, brick, wood or other natural materials are encouraged. Lights shall be directed downward to avoid light spill on neighbouring properties and should be neutral in colour.

The applicant has stated that a wooden sign of approximately 2 ft x 4 ft (approximately 0.75m²) would be posted. A lighted pathway with lights directed at the ground would be placed on site to guide people to the washroom building at night. These proposals are in line with OCP guidelines.

Siting and Landscaping

The OCP guidelines note that buildings should be sited to afford maximum privacy to neighbouring properties to avoid noise, glare and shadows. Portions abutting highways, residential and rural zoned parcels should be landscaped with dense shrubbery with a minimum height of 2 metres and minimum width of 1 metre to create an effective buffer.

The applicant proposes to plant a few trees and shrubs around the building site as shown on the landscape plan. This proposed landscaping is suitable based on the scale of the development. Figures 5 and 6 show that the site is surrounded by a berm along Cemetery Road and tall trees adjacent to neighbouring properties, which effectively buffer the site and meet the objectives of the OCP guidelines. Fencing will also be placed on top of the berm facing the road.

Figure 4: Landscape plan

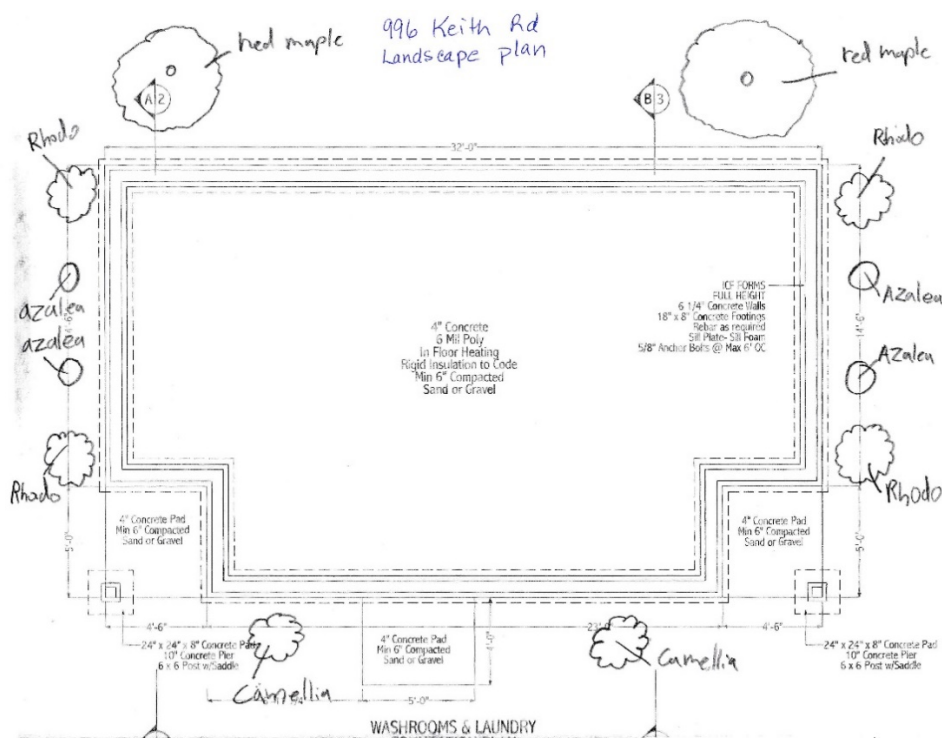


Figure 5: Berm along road



Figure 6: Trees along property boundary



Zoning Bylaw No. 310

Section 1011.4 of the zoning bylaw notes that a campground is a permitted use in the RU2 on parcels over 1.75 Hectares, with a maximum of 10 campsites per hectare of land. The site is approximately 2.6 Hectares and 26 campsites are proposed. Auxiliary buildings are limited to 250 m². The proposed building is 58 m².

Consultation

The development permit application was referred to the June 23, 2021 Elphinstone Advisory Planning Commission. The Area E APC is not in support of the location as presented for the following reasons:

- The proposed washroom is visible from Keith Road and Cemetery Road.
- The landscaping plan was not created by a professional.
- Landscaping plan needs trees.
- Does not include information about bear safe garbage collection, septic, electricity, and water. Site plan should also show where utility hook-ups, water, and electricity would be placed as a whole.
- Need water run-off plan.
- Show bear-proof and rat-proof measures.
- Need clarification of definition of campground.

The Area E APC recommended that the applicant provide a rationale statement regarding the proposal as a whole, and that staff share that with the APC for their consideration and review.

Staff Comments

The development permit was triggered by the construction of a washroom and laundry facility on the site. The development proposal is in line with the OCP. Campground uses are not a trigger for a development permit and would not be subject to any scrutiny when located outside of development permit areas.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit

This would permit the proposed development on the property to proceed.
Planning staff recommend this option.

Option 2: Deny the permit

The zoning bylaw regulation would continue to apply, which would allow the development of a campground, without buildings over 10 m².

Option 3: Request applicant to revise proposal

The applicant would be requested to revise their proposal by submitting additional information at the direction of the board. A new proposal could be

referred to the Area E APC prior to board approval.

CONCLUSION

The applicant has submitted a development permit application to construct a 58 m² washroom and laundry facility to facilitate a campground use at 996 Keith Road. The Elphinstone OCP designates the property as DPA #7 – Rural Industry. The proposal is consistent with DPA guidelines and zoning bylaw regulations.

Staff recommend issuing the development permit.

ATTACHMENTS

Attachment A – Proposed building plans

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

Attachment A



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 15, 2021

AUTHOR: Nick Copes - Planner 1

SUBJECT: Development Variance Permit DVP00071 (3698 Beach Avenue)

RECOMMENDATION

THAT the report titled Development Variance Permit DVP00071 (3698 Beach Avenue) be received;

AND THAT Development Variance Permit DVP00070 to vary Zoning Bylaw No. 310, Table 1 (ii) to increase the maximum permitted combined gross floor area of auxiliary buildings from 100m² to 231.75m², to allow for the construction of a new two-storey auxiliary building containing a garage and gym, located at 3698 Beach Avenue be issued subject to:

- A demolition permit being issued prior to final approval of the new building.
-

BACKGROUND

The SCRD received a Development Variance Permit application (DVP00071) to increase the maximum permitted combined gross floor area of auxiliary buildings from 100m² to 231.75m², to allow for the construction of a new two-storey auxiliary building containing a garage and gym, located at 3698 Beach Avenue in Electoral Area D. The purpose of this report is to present this application to the Planning and Community Development Committee for consideration and decision. The proposed development plans are included in Attachment A.

Table 1: Application Summary

Owner/Applicant:	Matt Elliott
Legal Description:	LOT 2 OF LOT 35 DISTRICT LOT 1321 PLAN 17414
PID:	007-280-891
Electoral Area:	Area D
Civic Address:	3698 Beach Avenue
Zoning:	R1 (Residential One)
OCP Land Use:	Residential A
Proposed Use:	New Auxiliary Building

Figure 1 - Location Map



Figure 2 – Site Plan

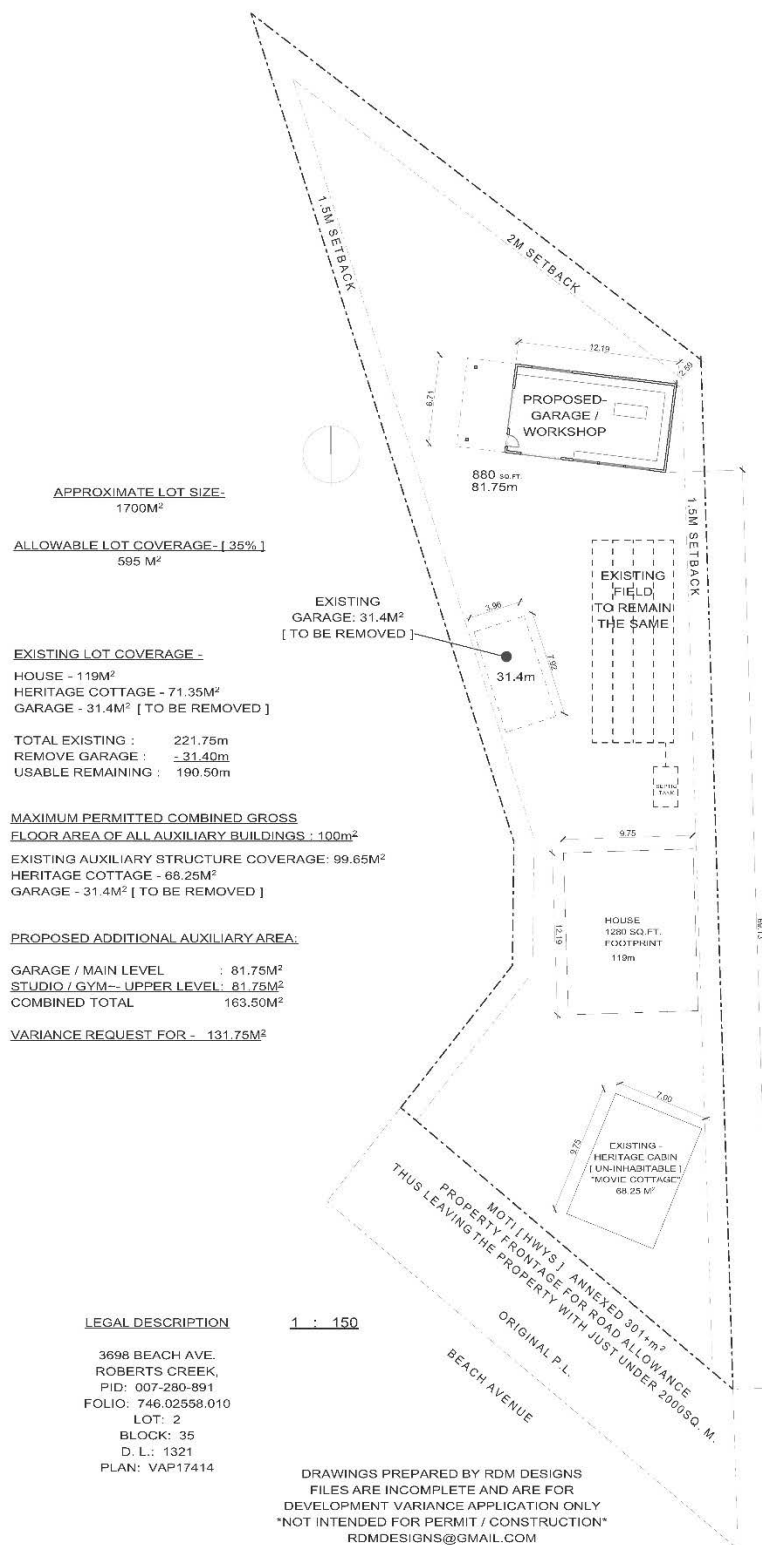


Figure 3 – Site Photos



Existing Heritage Cabin



Existing Garage (to be removed)



Proposed building site

The property is bordered by residential one (R1) properties to the west, east and north and Beach Avenue to the south. There are existing auxiliary buildings and a house on the property; a new auxiliary building is proposed.

DISCUSSION

Analysis

Zoning Bylaw No. 310

Table 1 (ii) of the zoning bylaw notes that the maximum permitted gross floor area for auxiliary buildings on a property between 1500m² and 3500m² is 100m². The applicant's proposed new building would exceed this allowance.

The site currently contains two auxiliary buildings, a heritage cabin and a garage, with a combined floor area of 99.65m². The applicant is proposing to construct a 163.50m² auxiliary building and to remove the existing 31.4m² garage, bringing the new total combined floor area to 231.75m². Staff are recommending that a demolition permit be issued for the existing garage prior to final approval of the new building, as the applicant has stated the need for storage in the existing garage until completion of the new one.

It is worth noting the existing cottage does not meet the required front yard setback due to a road dedication taken by the Ministry of Transportation and Infrastructure and it is thus grandfathered. The applicant does not know the current setback.

Applicant's Rationale

The applicant has noted the need for additional storage on the property and additional space to conduct hobbies. The building location is in a private area which would not be visible to neighbours. A new building is more practical than an addition to the existing house, due to the location of the septic field and because a garage addition would reduce light entering the house.

The proposed location is private and safe, being outside of the Coastal Flooding development permit area. This location works well in regards to the septic field, natural light and site conditions, considering the shape of the lot.

Consultation

The development variance permit application has been referred to the following agencies for comment:

Referral Agency	Comments
SCRD Building Division	No concerns. Building permit required.
shíshálh Nation	Referred on April 29, 2021. Preliminary Archeological Field Reconnaissance required.
Neighbouring Property Owners/Occupiers	Notifications were distributed on May 7, 2021 to owners and occupiers of properties within a 50m radius of the subject property. One comment was received.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. One comment relating to tree removal and privacy based on the proposed location was received citing concerns over the removal of trees and loss of greenspace. The proposed setbacks are in conformance with the zoning bylaw. Those who consider their interests affected may attend the Planning and Community Development Committee meeting and speak at the call of the Chair.

The application was referred to the June 21, 2021 Roberts Creek APC. The Area D APC recommends approval of the Development Variance Permit, subject to a demolition permit.

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

Staff Comments

While the applicant is requesting a large variance to the auxiliary building area, the parcel coverage would conform to the zoning bylaw. The proposed location is private and does not have a visual impact to the neighbours. The proposal appears to be the best solution based on lot characteristics.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit

This would permit the proposed residential development on the property to proceed.

Planning staff recommend this option.

Option 2: Deny the permit

The zoning bylaw regulation would continue to apply, and no new development would be permitted on the property without a variance. The applicant could, as an alternative option, seek relief through the SCRD Board of Variance.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The proposed development variance permit would facilitate the construction of a new auxiliary building. The applicant notes that the proposal is the best solution for their needs and staff do not foresee any negative impacts as a result of the requested variance.

Staff recommend issuing the development variance permit.

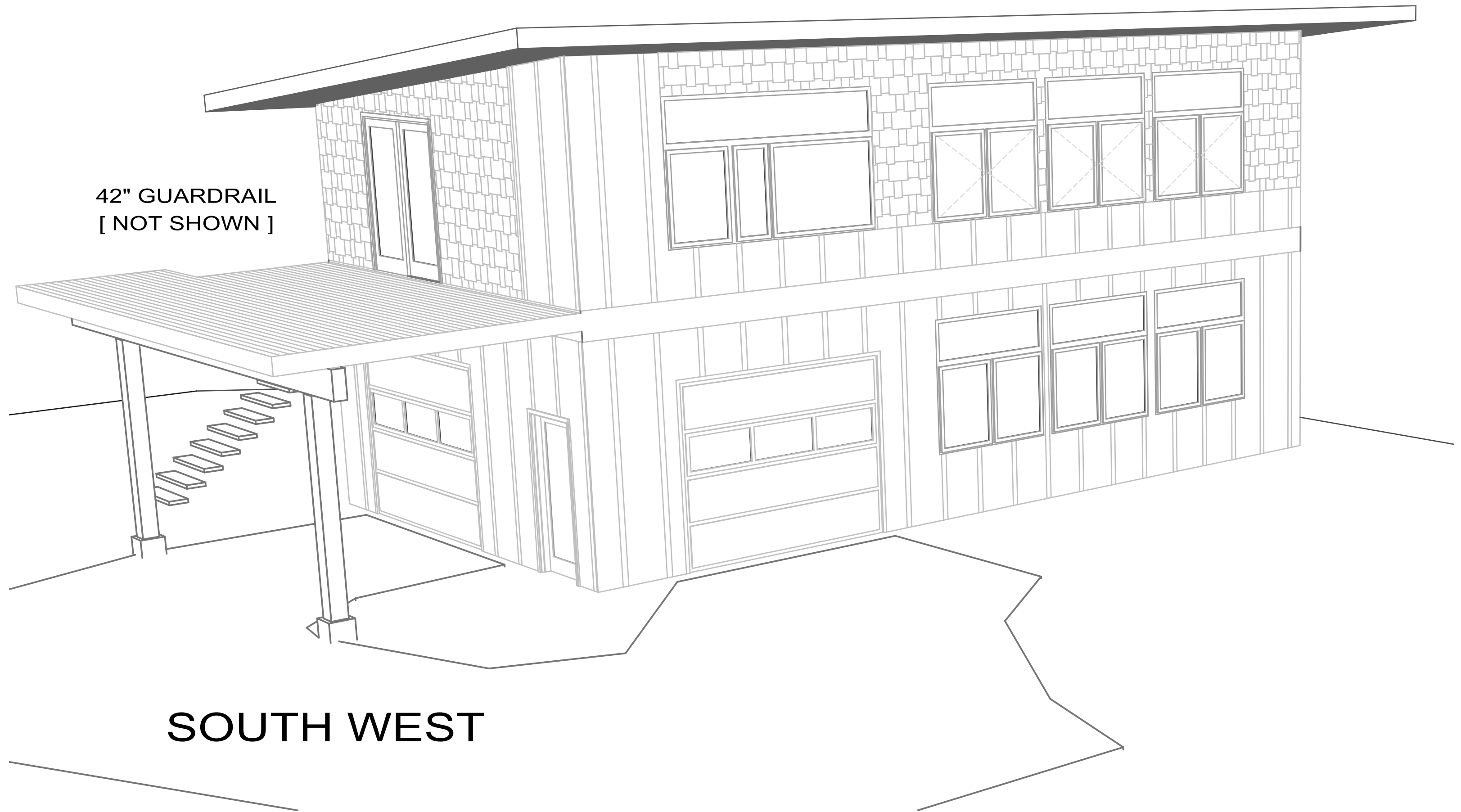
ATTACHMENTS

Attachment A – Proposed development plans

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

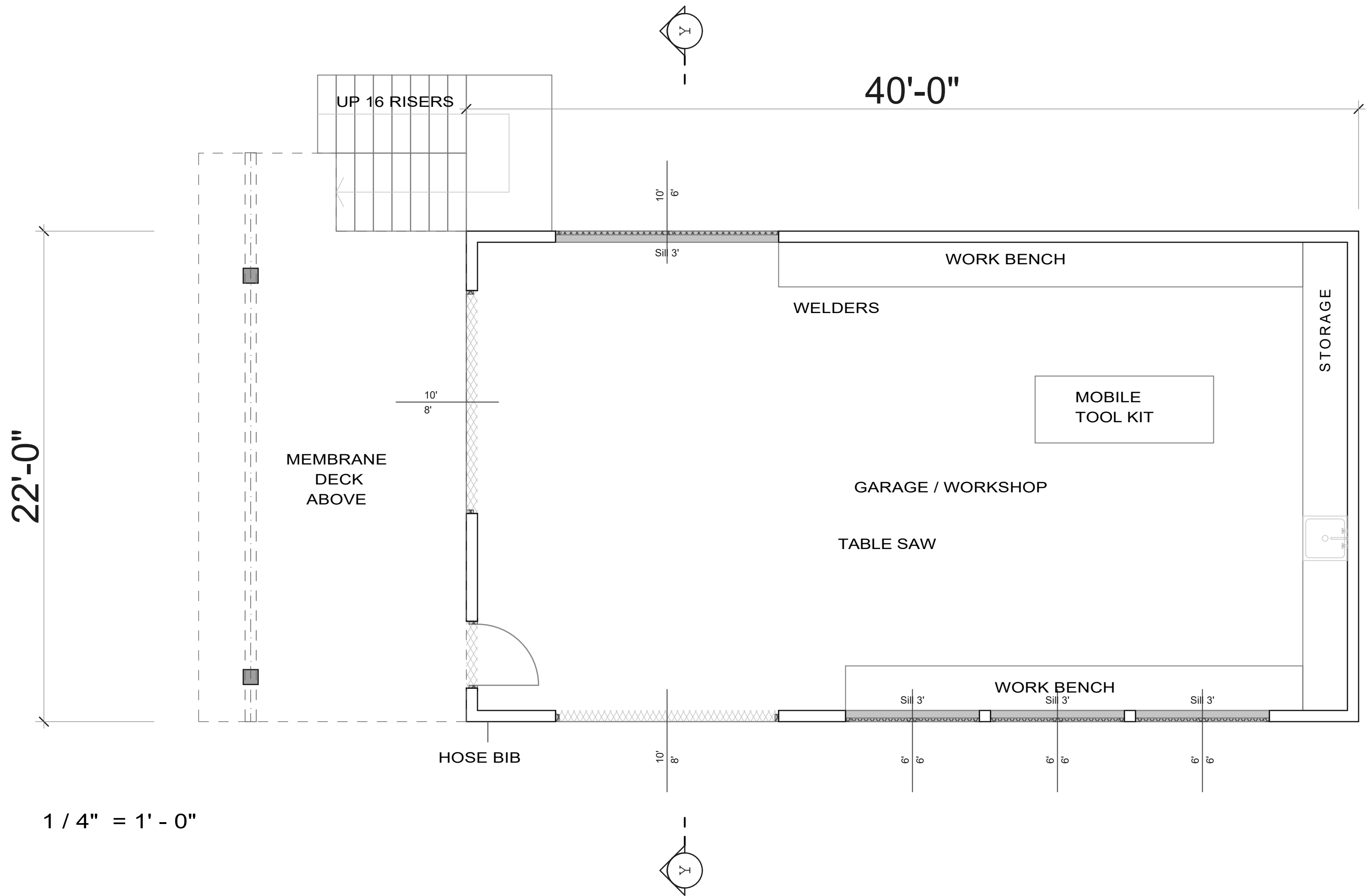


SOUTH
1 / 4" = 1' - 0"

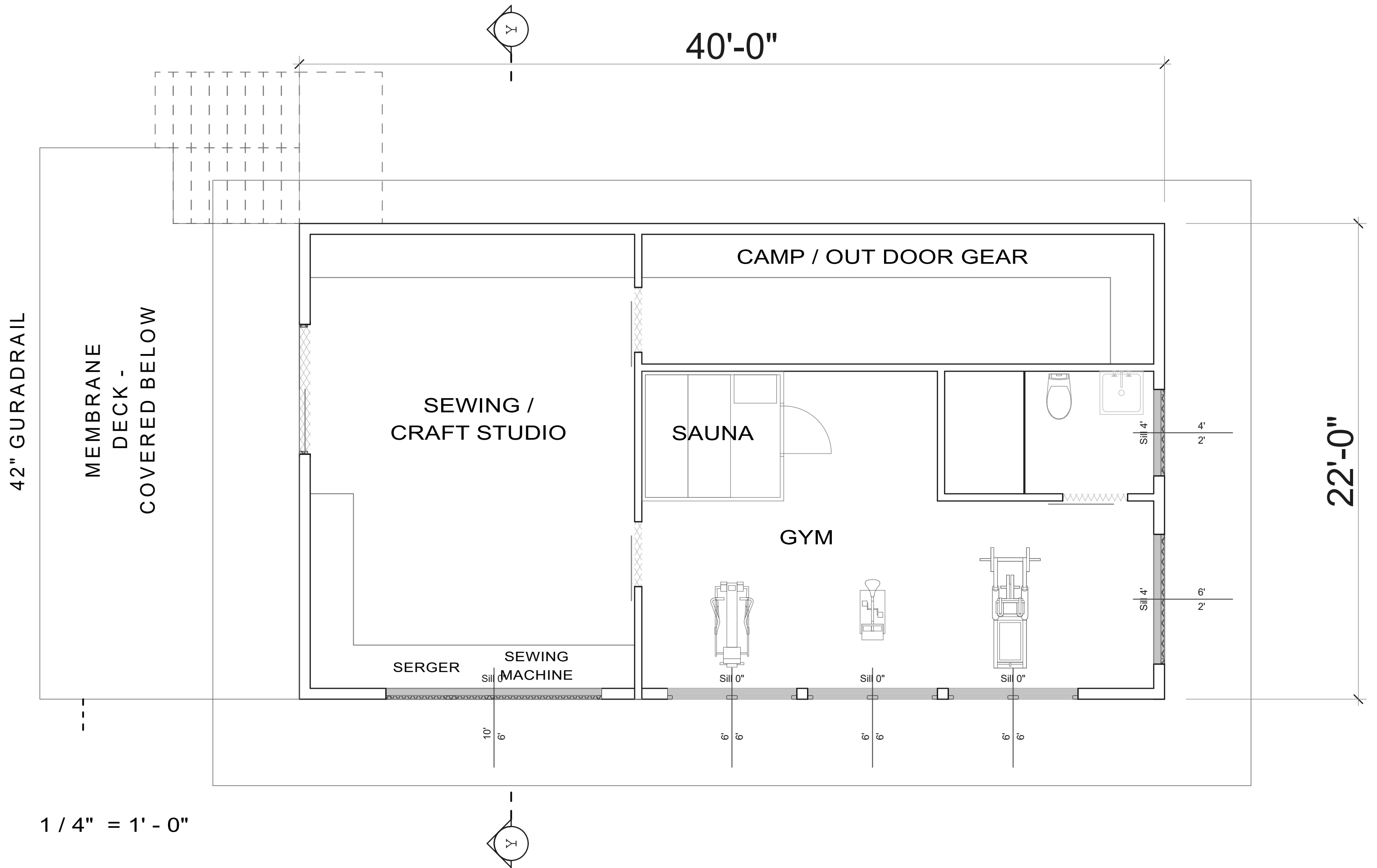




SOUTH EAST



1 / 4" = 1' - 0"



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 15, 2021

AUTHOR: Nick Copes, Planner 1

SUBJECT: Development Variance Permit DVP00072 (5432 Iska Road & 11329 Sunshine Coast Highway)

RECOMMENDATION

THAT the report titled Development Variance Permit DVP00072 (5432 Iska Road & 11329 Sunshine Coast Highway) be received;

AND THAT Development Variance Permit DVP00072 to vary Zoning Bylaw 337, Section 611.4 (b & c) to reduce the required rear parcel line setback for a structure from 2.0 metres to 0 metres for Lot 4 (5432 Iska Road) and to reduce the required side yard setback for a structure from 1.5 metres to 0 metres for Lot W (11329 Sunshine Coast Highway) in order to permit the construction of an elevated boardwalk be issued.

BACKGROUND

The SCRd received a Development Variance Permit application (DVP00072) to reduce the side parcel line setback for a structure from 1.5m to 0m for the purpose of a boardwalk connection between homes, located at 5432 Iska Road & 11329 Sunshine Coast Highway in Electoral Area A.

The purpose of this report is to present this application to the Planning and Community Development Committee for consideration and decision.

Please note that May 20, 2021 report incorrectly stated that the application was to vary the *side* parcel line setback for Lot 4 (5432 Iska Road) from 1.5 metres to 0m, instead of the required variance to the *rear* parcel line setback from 2.0 metres to 0 metres. The intent of the application remains the same.

Staff have received updated plans indicating the required rear yard setback which have been attached at the end of this referral (replacing the original plans attached to the May PCD report). This staff report has been updated with the required variance and updated plans. Statutory notifications indicating the revised variance request were sent out on June 30, 2021.

The proposed development plans are included in Attachment A. Table 1 below provides a summary of the application.

Table 1: Application Summary

Owner/Applicant:	Soren Rasmussen Architect Inc.
Legal Description:	LOT 4 DISTRICT LOT 6086 PLAN LMP3584, LOT W DISTRICT LOTS 6085, 6280 AND 8088 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP44778
PID:	017-797-268, 028-219-589

Electoral Area:	Area A
Civic Address:	5432 Iska Road & 11329 Sunshine Coast Highway
Zoning:	R2 (Single and Two Family Residential)
OCP Land Use:	Residential B
Proposed Use:	Boardwalk connection between homes on both properties

Figure 1 - Location Map

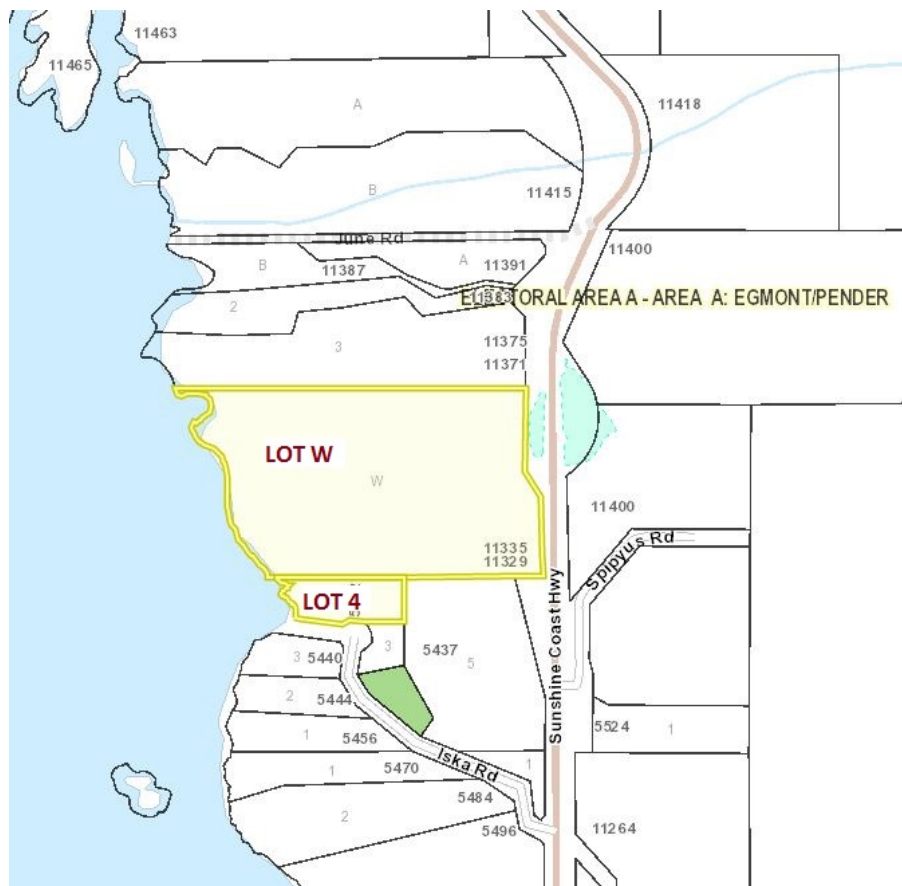


Figure 2 – Site Photo



The property is bordered by Country Residential B properties to the north and south, the Sunshine Coast Highway to the east and the ocean to the west. There are existing auxiliary buildings and a home on both properties. The proposed application is for an ocean front boardwalk that connects the two properties (Lot W & Lot 4). The design will be a steel framed boardwalk with a timber deck, supported by concrete pillars to match existing boardwalk located on Lot W. The total span is approximately 275ft long by 6ft wide.

DISCUSSION

Analysis

Zoning Bylaw No. 337

Section 6.11.4 of the zoning bylaw states that:

“No structure may be located within:

- (a) 5 metres of a front parcel line;*
- (b) 2 metres of a rear parcel line;*
- (c) 1.5 metres of a side parcel line; or*
- (d) 4.5 metres of an exterior side parcel line.”*

The applicant's proposed addition does not meet the required 2.0 m rear parcel line setback from lot 4 (5432 Iska Road) or the required 1.5m side parcel line setback for lot W (1329 Sunshine Coast Highway).

Applicant's Rationale

The applicant notes the boardwalk is a low importance structure and does not present a hazard to either property due to the distance from existing dwellings and its intended use. As both properties have the same owner and are quite large, impacts to neighbours are not a concern. As Lot 4 has a live-in caretaker, the boardwalk will provide a direct connection between the two properties to facilitate the maintenance, safety and security of the buildings on Lot W.

Due to the existing contours and dense forest on the lands, the proposal is the most practical way to provide a direct connection between the properties that is the least impactful to the existing landscape.

Consultation

The development variance permit application has been referred to the following agencies for comment:

Referral Agency	Comments
SCRD Building Division	No concerns. Building permit will be required.
shíshálh Nation	Referred on April 23, 2021. No response received to date.
Neighbouring Property Owners/Occupiers	Notifications were distributed on May 7, 2021 and June 30, 2021 to owners and occupiers of properties within a 50m radius of the subject property.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. Those who consider their interests affected may attend the Planning and Community Development Committee meeting and speak at the call of the Chair.

The application was referred to the June 30, 2021 Egmont/ Pender Harbour Advisory Planning Commission. The Area A APC recommended approval of Development Variance Permit DVP00072 with the following conditions:

- The applicant must agree to the filing of a caveat on the certificate of title of each lot (5432 Iska Rd. and 11329 Sunshine Coast Hwy) confirming that the encroachment for which a variance is sought, will be removed or corrected should either lot be sold to a third party at any time in the future.
- SCRDC requirements are met

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

Staff Comments

The proposal is acceptable to staff as there appears to be no impact to other neighbours adjacent to these adjoining parcels owned by the same owner. This may cause issues should the individual properties be sold in the future. As per Section 3.10.9 of the Egmont/Pender

Harbour Official Community Plan, a development permit is not required for this low importance structure.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit

This would permit the proposed residential development on the property to proceed.

Planning staff recommend this option.

Option 2: Deny the permit

The zoning bylaw regulation would continue to apply, and no new development would be permitted on the property without a variance. The applicant could, as an alternative option, seek relief through the SCRD Board of Variance.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The proposed development variance permit would facilitate the development of a boardwalk connecting buildings on both properties. The proposal is the most practical way to meet the owner's need for movement around both properties. There are no negative impacts to neighbours. Due to the proposed building location, a certain level of risk is present; the owner has received a preliminary geotechnical assessment and is to determine if further studies are necessary based on suitable risk tolerance.

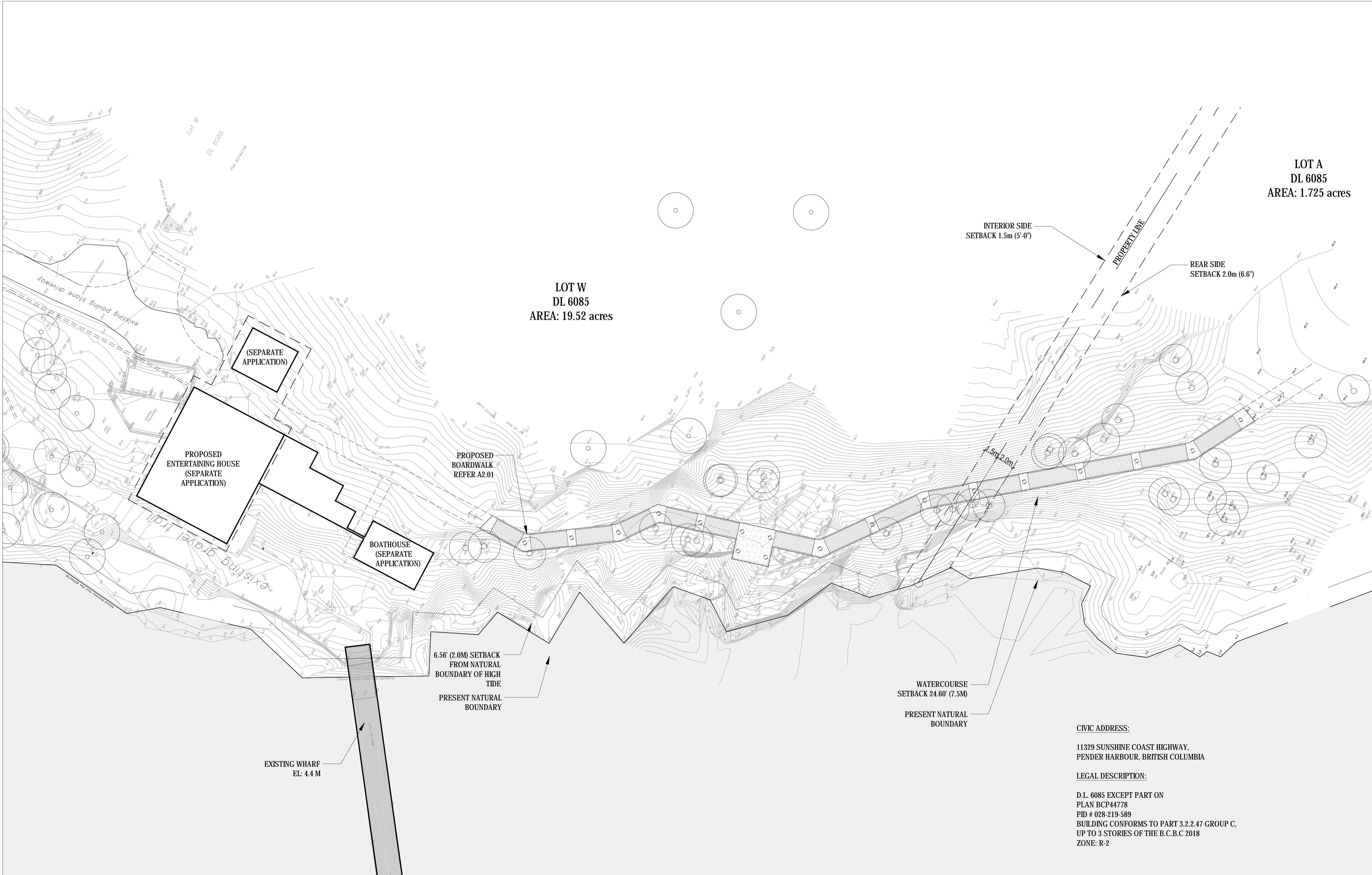
Staff recommend issuing the development variance permit.

ATTACHMENTS

Attachment A – Proposed development plans

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

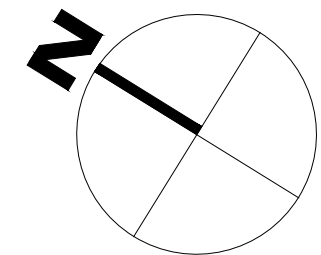
FILE LOCATION: USER: ARI PLOTTED: 6/29/2021 3:58 PM Y:\Active Projects\01829 - Wilson Pender Harbour\3.0 CAD\3.0 Boardwalk\3.0 Wilson Pender Harbour Boardwalk.dwg LAYOUT: A0.01 SITE PLAN



1 SITE PLAN
SCALE 1/16" = 1'0"

© Copyright Reserved. This drawing and design are, and at all times remain, the property of Soren Rasmussen Architect Inc., and can be reproduced only with written consent. This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and any omissions or discrepancies shall be reported to the Architect

REVISION	DATE	ISSUE FOR
△ CHANGE		SCALE FOR CIP
△ DELETE		ADD DIMENSIONS IN METRIC



TRUE NORTH

**WILSON
BOARDWALK**
PENDER HARBOUR
SUNSHINE COAST, BC

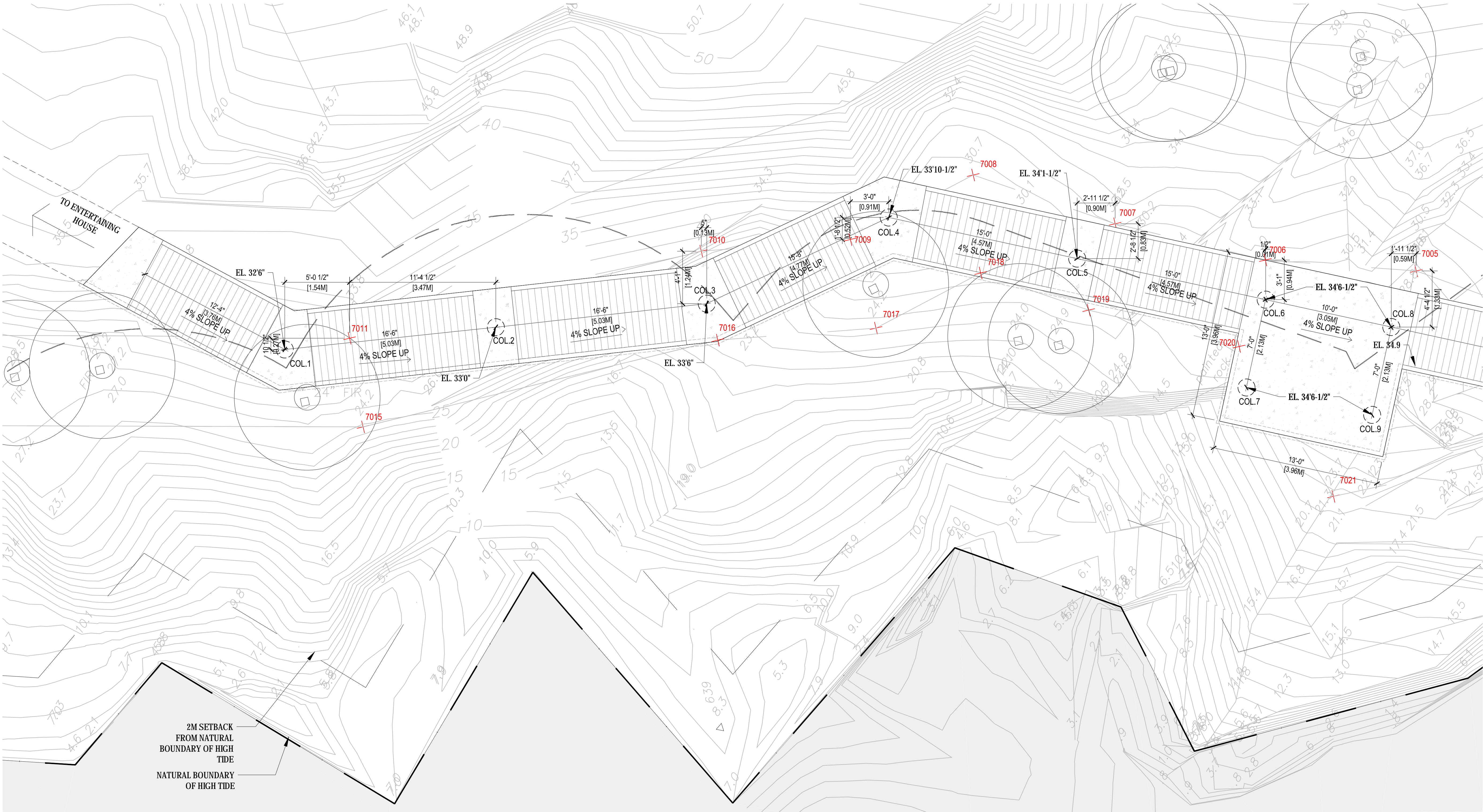


#120 - 1412 W 7TH AVENUE,
VANCOUVER BRITISH COLUMBIA,
CANADA V6H 1C1
TEL: 604-681-4292, FAX: 604-681-4257
EMAIL: ADDRESS: srarch@srarch.net

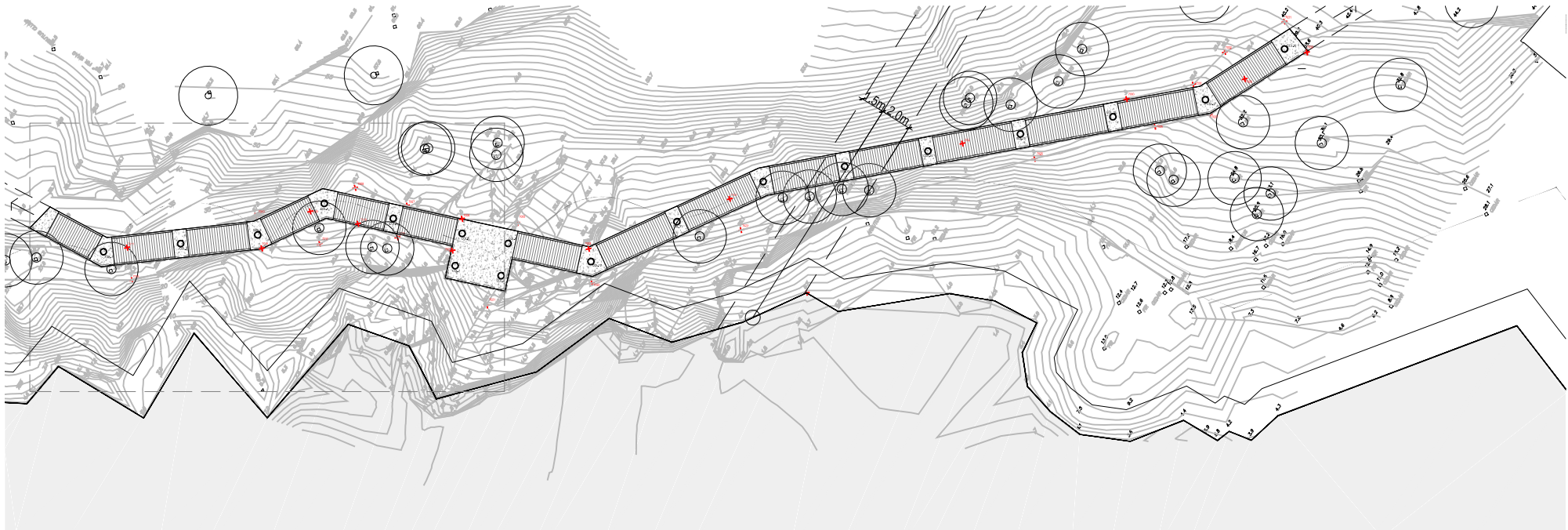
SITE PLAN

DEVELOPMENT PERMIT	
PROJECT No.:	16129
SCALE @ 22x34:	1/16" = 1'0"
DRAWN BY:	AD
DATE:	03JUN21
REVISION No.:	2

A0.01



1 BOARDWALK PLAN A
SCALE 1/4" = 1'0"

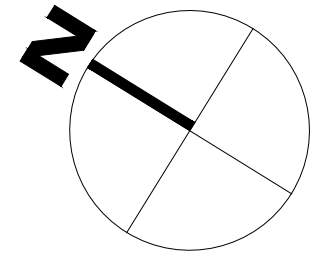


2 KEY PLAN
SCALE 1/32" = 1'0"

SEAL

© Copyright Reserved. This drawing and design are, and at all times remain, the property of Soren Rasmussen Architect Inc., and can be reproduced only with written consent. This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and any omissions or discrepancies shall be reported to the Architect

REVISION	DATE	ISSUE FOR
AWARD		SCALE FOR CLP
ISSUE		ADD DIMENSIONS IN METRIC



TRUE NORTH

**WILSON
BOARDWALK**
PENDER HARBOUR
SUNSHINE COAST, BC



#120 - 1412 W 7TH AVENUE,
VANCOUVER BRITISH COLUMBIA,
CANADA V6H 1C1
TEL: 604-681-4292, FAX: 604-681-4257
EMAIL: ADDRESS: srarch@srarch.net

**BOARDWALK
PLAN (A)**

DEVELOPMENT PERMIT

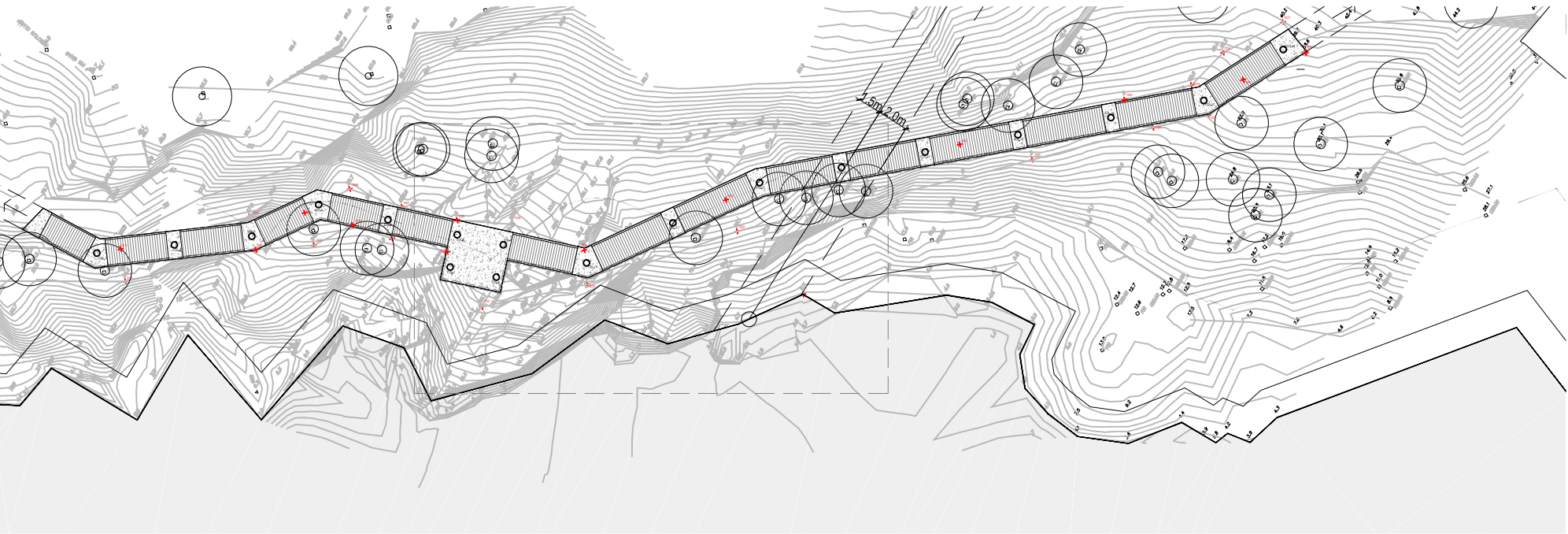
PROJECT No.:	16129
SCALE @ 22x34:	1/4" = 1'0"
DRAWN BY:	AD
DATE:	03JUN21
REVISION No.:	2

A1.01



FILE LOCATION: USER: ARI PLOTTED: 6/29/2021 3:53 PM Y:\Active Projects\016129 - Wilson Pender Harbour Boardwalk\A2.02 Boardwalk\A2.02 Boardwalk.dwg LAYOUT: A2.02 BOARDWALK PLAN

1 BOARDWALK PLAN (B)
A2.02 SCALE 1/4" = 1'0"

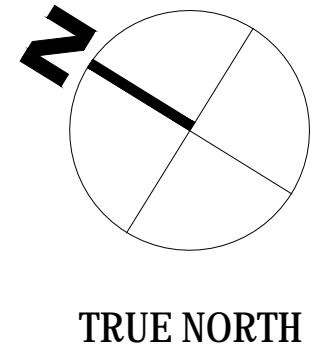


2 KEY PLAN
A2.02 SCALE 1/32" = 1'0"

SEAL

© Copyright Reserved. This drawing and design are, and at all times remain, the property of Soren Rasmussen Architect Inc., and can be reproduced only with written consent. This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and any omissions or discrepancies shall be reported to the Architect

REVISION	DATE	ISSUE FOR
1	6/29/2021	SCALE FOR CIP
2	6/29/2021	ADD DIMENSIONS IN METRIC



WILSON
BOARDWALK
PENDER HARBOUR
SUNSHINE COAST, BC



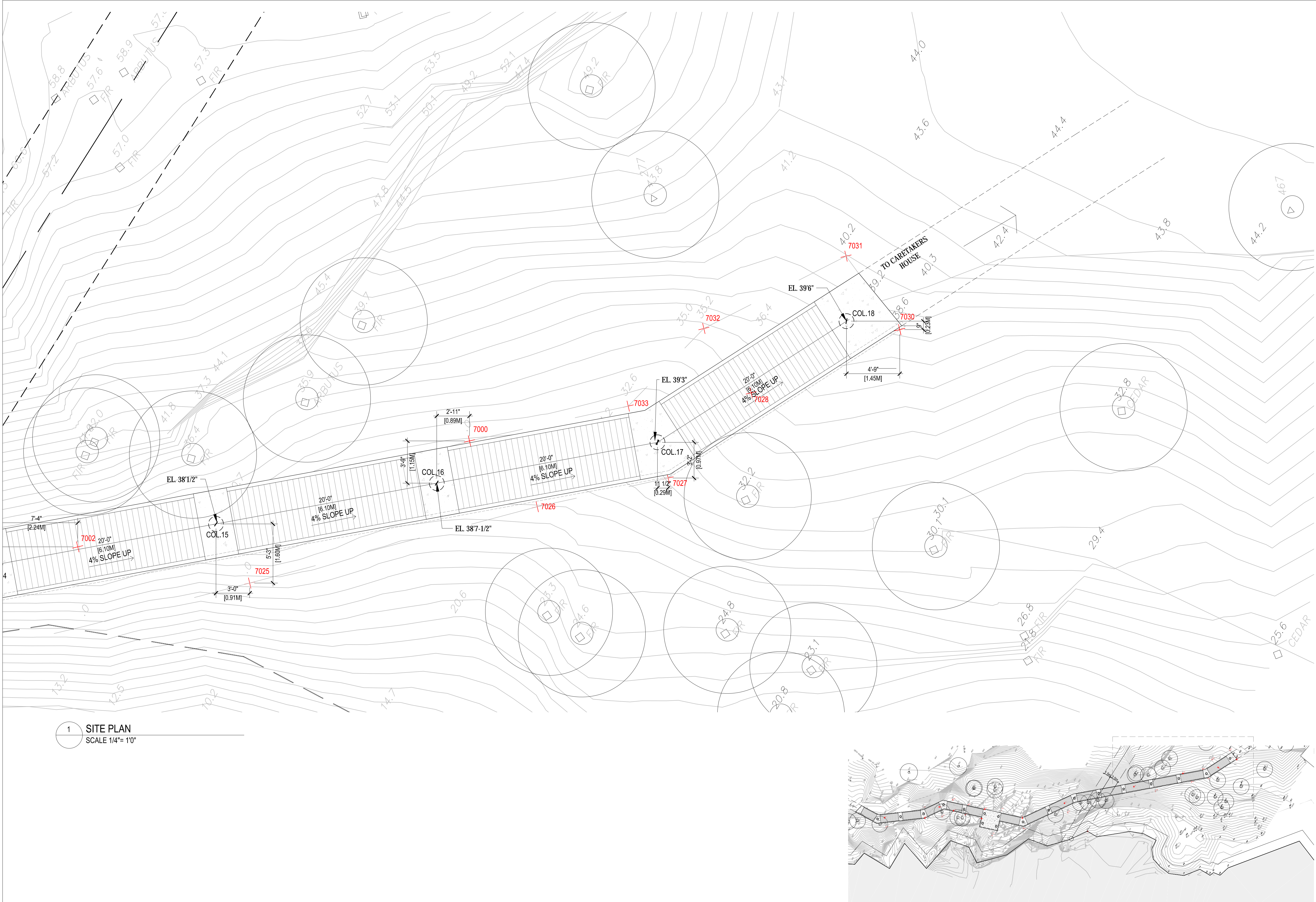
#120 - 1412 W 7TH AVENUE,
VANCOUVER BRITISH COLUMBIA,
CANADA V6H 1C1
TEL: 604-681-4292, FAX: 604-681-4257
EMAIL: ADDRESS: srarch@sraarchi.net

BOARDWALK
PLAN (B)

DEVELOPMENT PERMIT	
PROJECT No.:	16129
SCALE @ 22x34:	1/4" = 1'0"
DRAWN BY:	AD
DATE:	03JUN21
REVISION No.:	2

A1.02

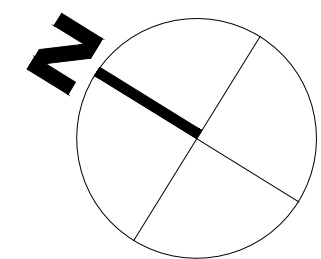
FILE LOCATION: USER: ARI PLOTTED: 6/20/2021 3:53 PM Y:\Active Projects\016129 - Wilson Pender Harbour Boardwalks\0 Boardwalks\0 Wilson Pender Harbour Boardwalk.dwg LAYOUT: A1.03 BOARDWALK PLAN



SEAL

© Copyright Reserved. This drawing and design are, and at all times remain, the property of Soren Rasmussen Architect Inc., and can be reproduced only with written consent. This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and any omissions or discrepancies shall be reported to the Architect

REVISION	DATE	ISSUE FOR
△ CHANGE		SCALE FOR CIP
△ DELETE		ADD DIMENSIONS IN METRIC



TRUE NORTH

**WILSON
BOARDWALK**
PENDER HARBOUR
SUNSHINE COAST, BC



#120 - 1412 W 7TH AVENUE,
VANCOUVER BRITISH COLUMBIA,
CANADA V6H 1C1
TEL: 604-681-4292, FAX: 604-681-4257
EMAIL: ADDRESS: srarch@srarch.net

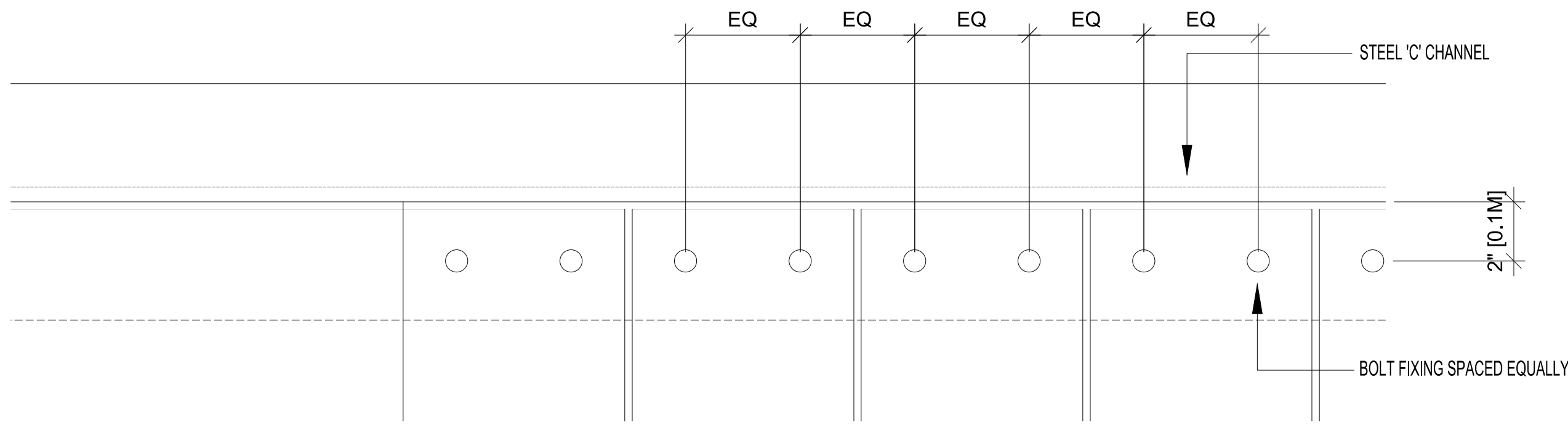
**BOARDWALK
PLAN (C)**

DEVELOPMENT PERMIT

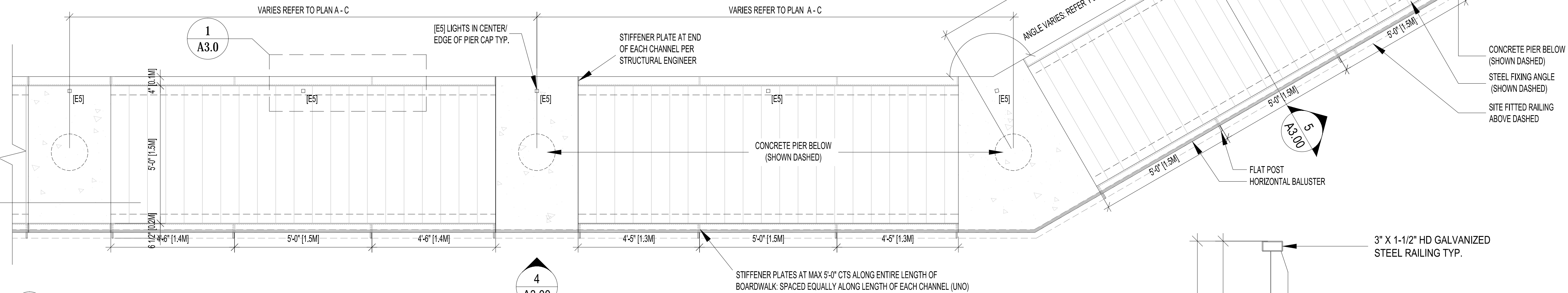
PROJECT No.:	16129
SCALE @ 22x34:	1/4" = 1'0"
DRAWN BY:	AD
DATE:	03JUN21
REVISION No.:	2

A1.03

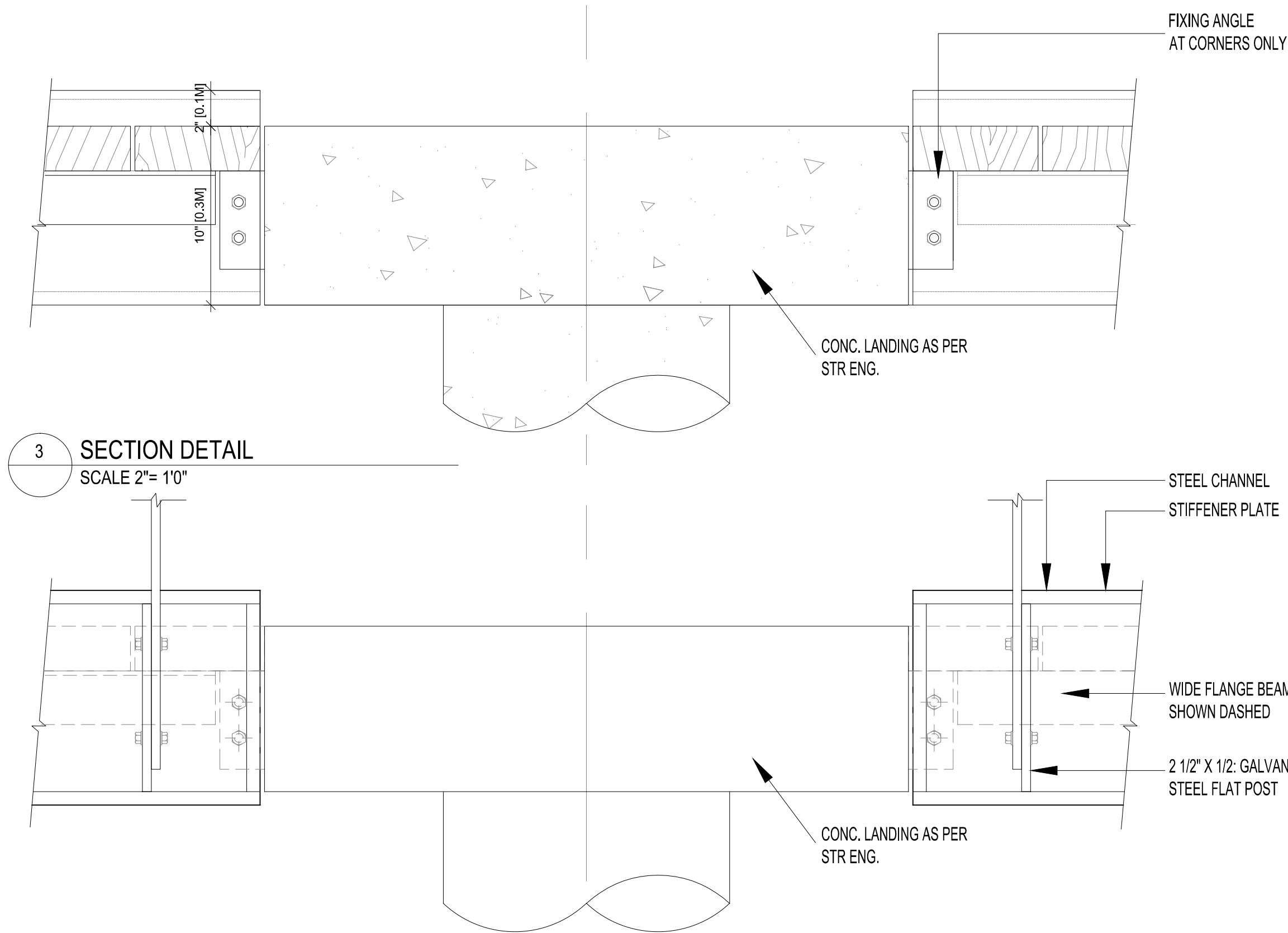
FILE LOCATION: USER: ARI PLOTTED: 6/29/2021 3:50 PM Y:\Active Projects\016129 - Wilson Pender Harbour\3.0 CAD\3.0 Boardwalk\3.0 Wilson Pender Harbour Boardwalk.dwg LAYOUT: A5.01 DETAILS



1 BLOW-UP PLAN DETAIL
SCALE 3"= 1'0"

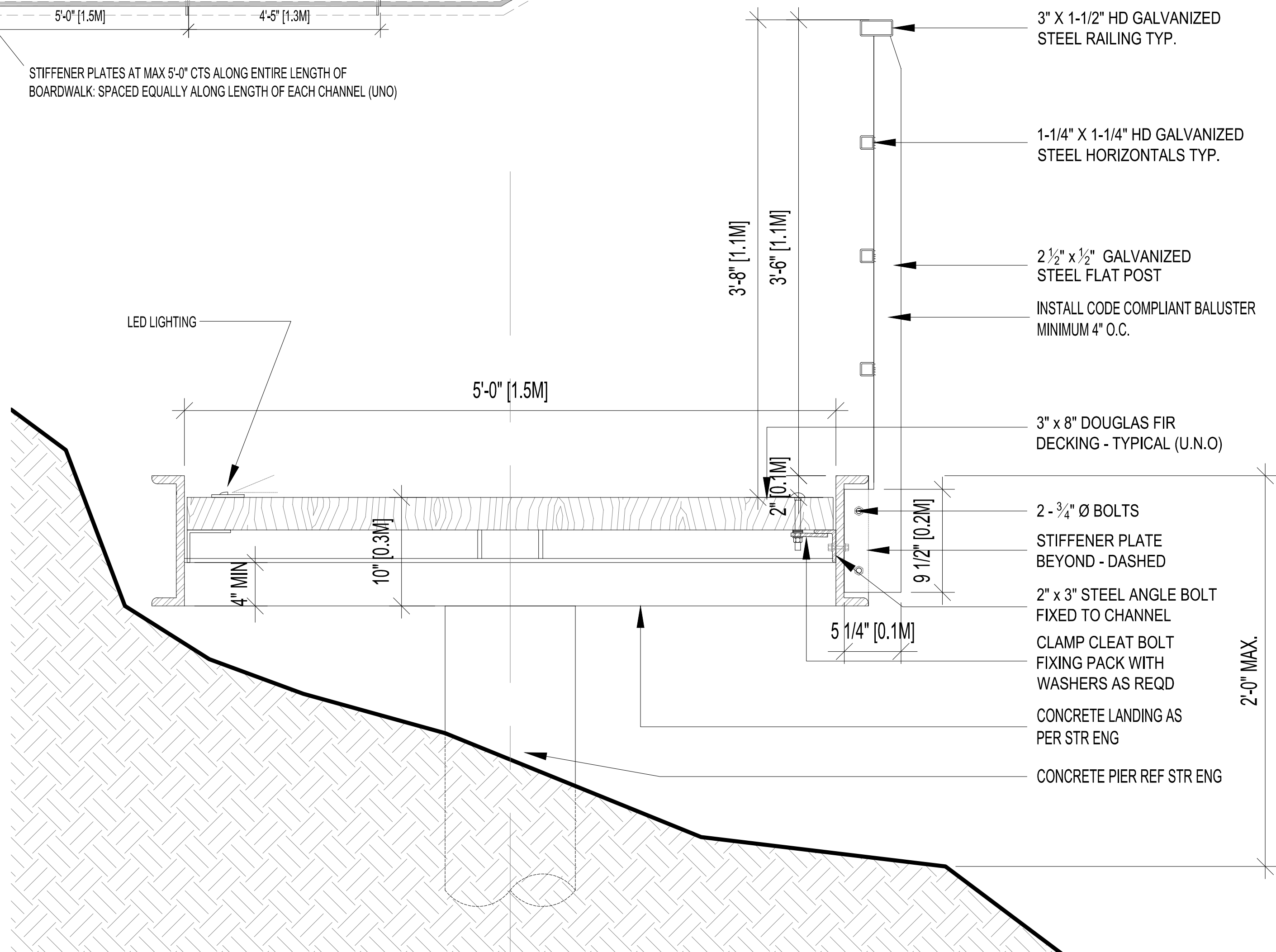


2 FLOOR PLAN
SCALE 1/2"= 1'0"



3 SECTION DETAIL
SCALE 2"= 1'0"

4 SECTION DETAIL
SCALE 2"= 1'0"



5 SECTION
SCALE 1 1/2"= 1'0"

SEAL

© Copyright Reserved. This drawing and design are, and at all times remain, the property of Soren Rasmussen Architect Inc., and can be reproduced only with written consent. This drawing must not be scaled. Contractors shall verify all dimensions prior to commencement of work, and any omissions or discrepancies shall be reported to the Architect

REVISION	DATE	ISSUE FOR
[X] [X] [X]		SCALE FOR CP
[X] [X] [X]		ADD DIMENSIONS IN METRIC

WILSON
BOARDWALK
PENDER HARBOUR
SUNSHINE COAST, BC



#120 - 1412 W 7TH AVENUE,
VANCOUVER BRITISH COLUMBIA,
CANADA V6H 1C1
TEL: 604-681-4292, FAX: 604-681-4257
EMAIL: ADDRESS: srarch@srarch.net

DETAILS

DEVELOPMENT PERMIT

PROJECT No.:	16129
SCALE @ 22x34:	3/32" = 1'0"
DRAWN BY:	AD
DATE:	03JUN21
REVISION No.:	2

A5.01

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 15, 2021

AUTHOR: Nick Copes - Planner 1

SUBJECT: Development Variance Permit DVP00073 (7615 Cove Beach Road)

RECOMMENDATION

THAT the report titled Development Variance Permit DVP00073 (7615 Cove Beach Road) be received;

AND THAT Development Variance Permit DVP00073 to vary Zoning Bylaw No. 310, Section 503 (7) to increase the maximum permitted height of a building separate from the principal residence containing an auxiliary dwelling unit from 4.5 m to 6.05 m to permit the proposed construction of an auxiliary dwelling unit, located at 7615 Cove Beach Road be issued subject to:

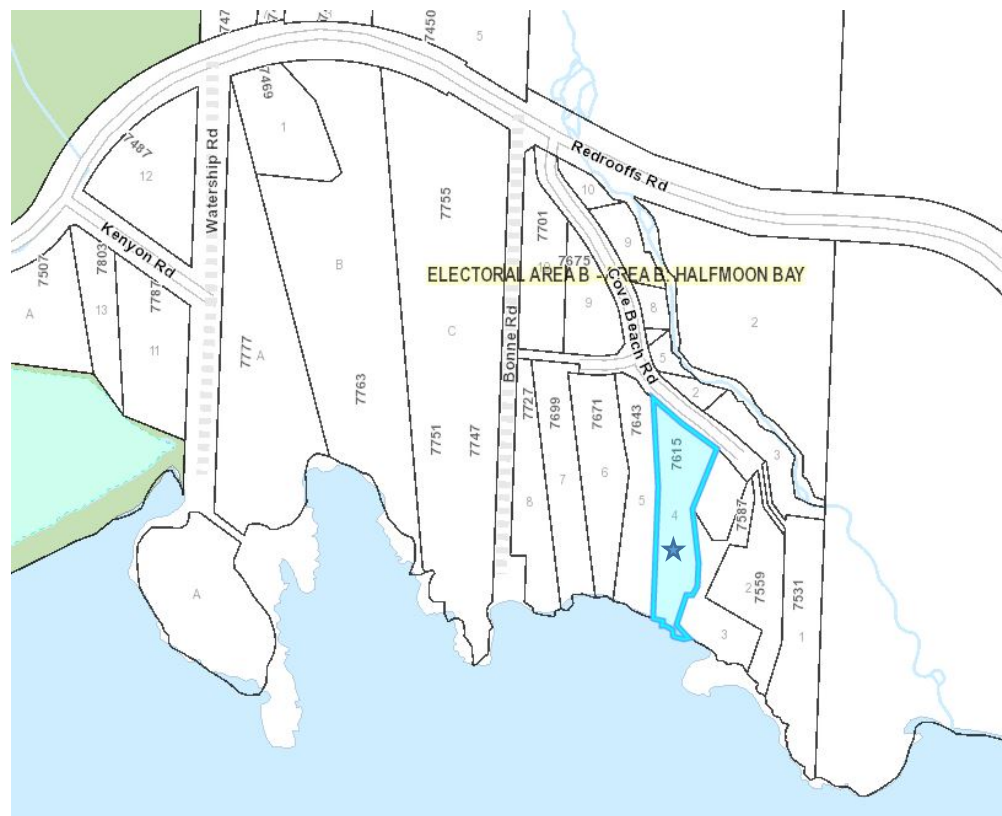
BACKGROUND

The SCRD received a Development Variance Permit application (DVP00073) to increase the maximum permitted height of a building separate from the principal residence containing an auxiliary dwelling unit from 4.5 m to 6.05 m to permit the proposed construction of an auxiliary dwelling unit, located at 7615 Cove Beach Road in Electoral Area B. The purpose of this report is to present this application to the Planning and Community Development Committee for consideration and decision. The proposed development plans are included in Attachment A.

Table 1: Application Summary

Owner/Applicant:	Ray Des Harnais
Legal Description:	STRATA LOT 4 DISTRICT LOT 1582 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5814 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID:	031-056-849
Electoral Area:	Area B
Civic Address:	7615 Cove Beach Road
Zoning:	RU1 (Rural One)
OCP Land Use:	Residential B
Proposed Use:	New Auxiliary Dwelling Unit

Figure 1 - Location Map



The property is bordered by RU1 zoned properties to the west and east, Cove Beach Road to the north and the ocean to the south. The property is vacant and a single family dwelling, auxiliary dwelling unit, carport and shed are proposed.

DISCUSSION

Analysis

Zoning Bylaw No. 310

Section 503 (7) of the zoning bylaw notes that “The maximum height of a building which is separate from the principal residence and which contains an auxiliary dwelling unit shall not exceed 4.5 metres.” The applicant’s proposed new auxiliary dwelling unit would exceed this allowance, with a height of 6.05 metres.

Applicant’s Rationale

The applicant has noted the variance is only needed due to the steep slope which affects the average grade calculation. The auxiliary dwelling unit would be located on the only available flat bedrock area compliant with the natural boundary setback requirements. The building itself is

intended to meet maximum height requirements when measured from height of floor to top of roof. The piles in the bedrock cause the height to exceed the permitted maximum.

The applicant has also noted that the variance would not have a negative effect on neighbouring properties, as the building would not be visible to the neighbours and the natural topography allows for privacy. The proposed variance is the best solution due to the unique topography of the site and the need to comply with the 7.5 m setback requirement from the natural boundary of the ocean.

Consultation

The development variance permit application has been referred to the following agencies for comment:

Referral Agency	Comments
SCRD Building Division	No concerns. Building permit required.
shíshálh Nation	Referred on June 15, 2021. Preliminary Archeological Field Review and biological assessment recommended.
Neighbouring Property Owners/Occupiers	Notifications were distributed on June 30, 2021 to owners and occupiers of properties within a 100 m radius of the subject property. One comment was received in support of the variance.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. Those who consider their interests affected may attend the Planning and Community Development Committee meeting and speak at the call of the Chair.

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

Staff Comments

While the applicant is requesting a variance for the height of an auxiliary dwelling unit, the proposed building height as measured from floor to top of roof would be under the 4.5 m maximum. It is only due to the calculation of the average natural grade that the height exceeds the permitted maximum. The proposed location is private and does not have a visual impact to the neighbours. The proposal appears to be the best solution based on lot characteristics.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit

This would permit the proposed residential development on the property to proceed.

Planning staff recommend this option.

Option 2: Refer the application to the Area B APC for recommendation

The APC would discuss the proposed variance and provide a recommendation to the PCDC. Further notification is not required with this option.

Option 3: Deny the permit

The zoning bylaw regulation would continue to apply, and no new development would be permitted on the property without a variance. The applicant could, as an alternative option, seek relief through the SCRD Board of Variance.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The proposed development variance permit would facilitate the construction of a new auxiliary dwelling unit. The applicant notes that the proposal is the best solution for their needs and staff do not foresee any negative impacts as a result of the requested variance.

Staff recommend issuing the development variance permit.

ATTACHMENTS

Attachment A – Proposed development plans

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

WWW.ARCHITECTURALCOLLECTIVE.COM

GENERAL CONTRACTOR RESPONSIBILITY TO LAYOUT WORK

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAY OUT AND CARRY OUT THE WORK AS DETAILED IN THE CONTRACT DOCUMENTS. IT IS THEREFORE NECESSARY FOR THE GENERAL CONTRACTOR TO PAY VERY CLOSE ATTENTION TO ACTUAL SITE DIMENSIONS, GEOMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE ASSUMED ON THE DRAWINGS.

ANY DISCREPANCIES WHICH THE GENERAL CONTRACTOR DISCOVERS WITHIN THE CONTRACT DOCUMENTS THEMSELVES OR BETWEEN THE CONTRACT DOCUMENTS & SITE CONDITIONS, ARE TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK.

WRITTEN DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF ARCHITECTURAL COLLECTIVE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

REVISIONS

[illegible]

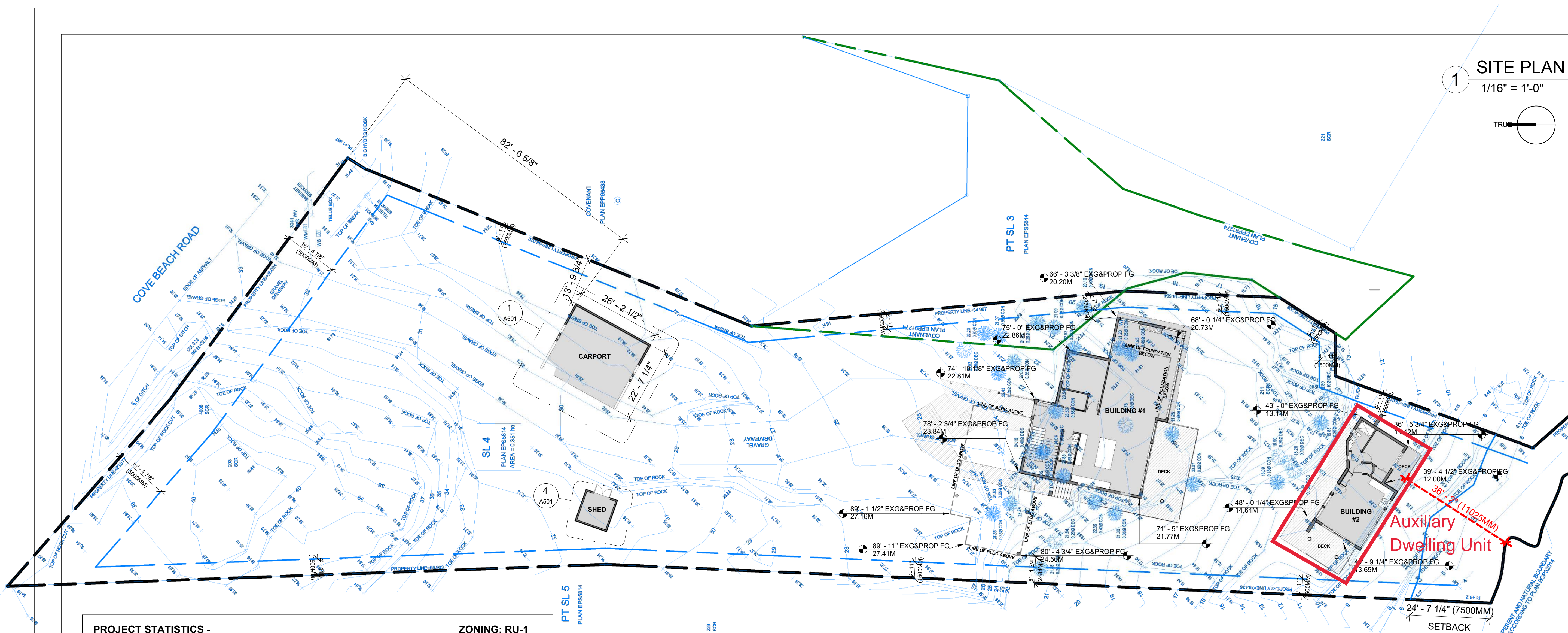
PROJECT:
COVE BEACH LOT 4, DISTRICT LOT
1582, PLAN EPS5814 SCR D

7615 COVE BEACH RD,
SARGEANT BAY, SUNSHINE COAST,
BC

DRAWING TITLE

SITE PLAN

Date	2021 MAR 30	Project number	2109
Scale	1/16" = 1'-0"	A101	
Drawn by	HD/CK/SB		
Approved by	CK		



PROJECT STATISTICS -

ZONING: RU-1

FLOOR SPACE RATIO CALCULATION:

- 1. SITE AREA = 37,781SF(3,510SM)**
37,781SFx0.30=11,334 SF(1,053SM)
ALLOWABLE (FOR LOTS LESS THAN 1500SM)

2. BUILDING AREAS

	<u>LVL 1</u>	<u>LVL 2</u>	<u>TOTAL</u>
BLDG #1	1751SF	2115SF	3,866SF(359SM)
BLDG #2	592SF		592 SF (55SM) MAX ALLOWABLE 55SM

3. CARPORT AREA 498SF + SHED 106SF +BLDG #2 AREA 592SF =
1196SF (111SM) PROPOSED
1615SF (150SM) ALLOWABLE (MAX.) FOR AUXILIARY BLDGS

PARCEL COVERAGE:

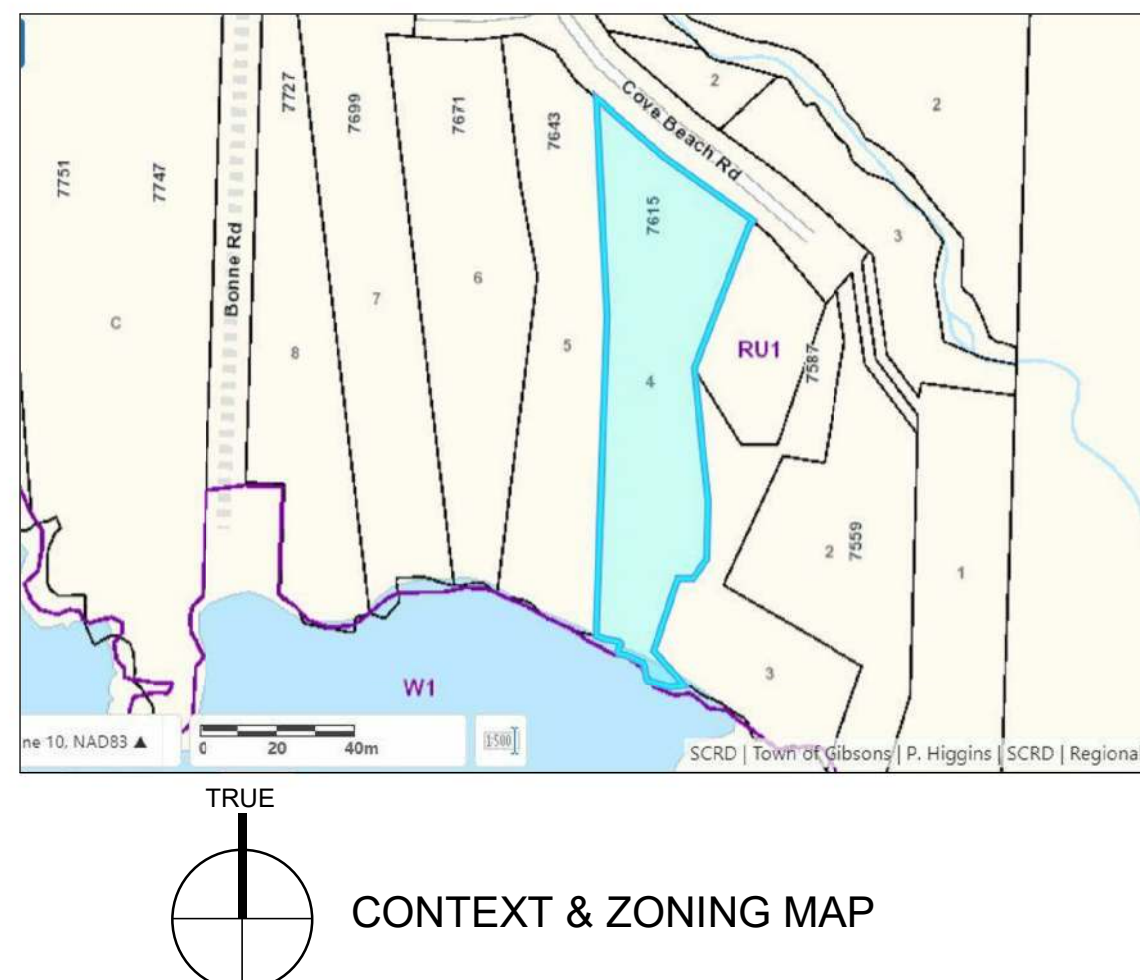
1. PARCEL COVERAGE **ALLOWABLE** = **15%**
2. PARCEL COVERAGE **PROPOSED** = 3,810SF / 37,781 SF = **10%**

SETBACKS

- | | <u>ALLOWABLE</u> | |
|------------------------------|-------------------------|---------|
| 1. FRONT SETBACK | 16.4' | (5.0 M) |
| 2. EAST & WEST SIDE SETBACKS | 4.9' | (1.5 M) |
| 4. REAR SETBACK | 16.4' | (5.0 M) |
| 5. NATURAL BOUNDARY SETBACK | 24.6' | (7.5 M) |

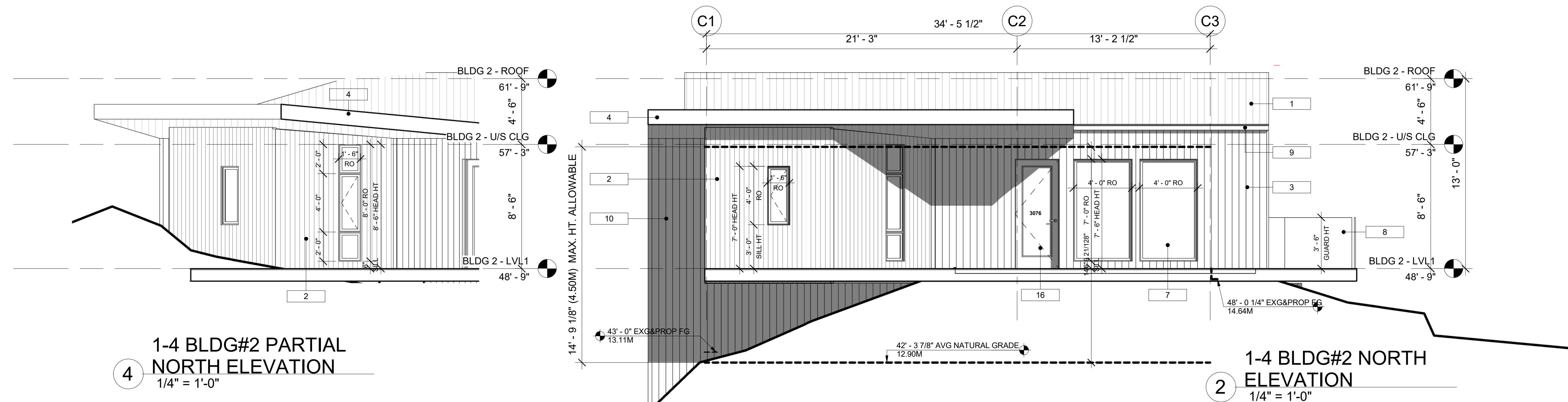
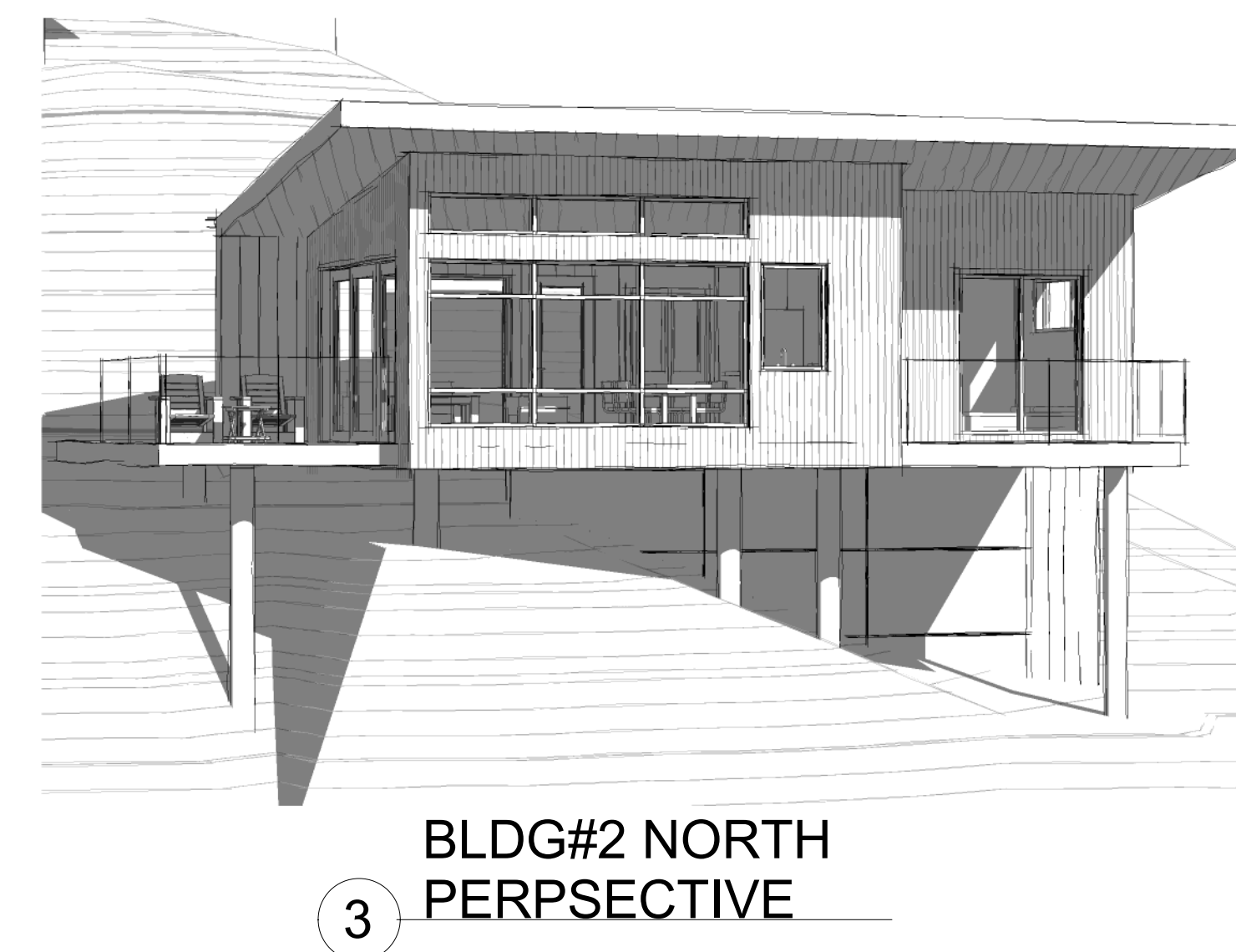
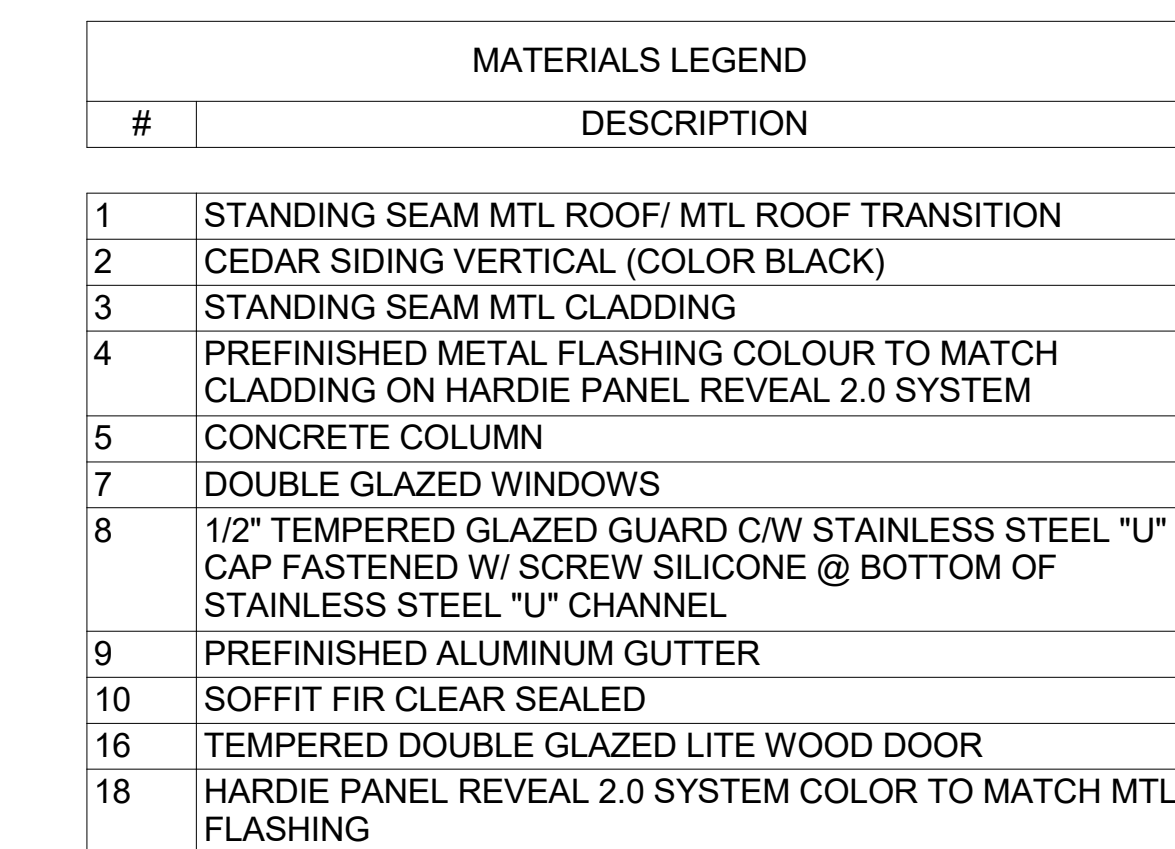
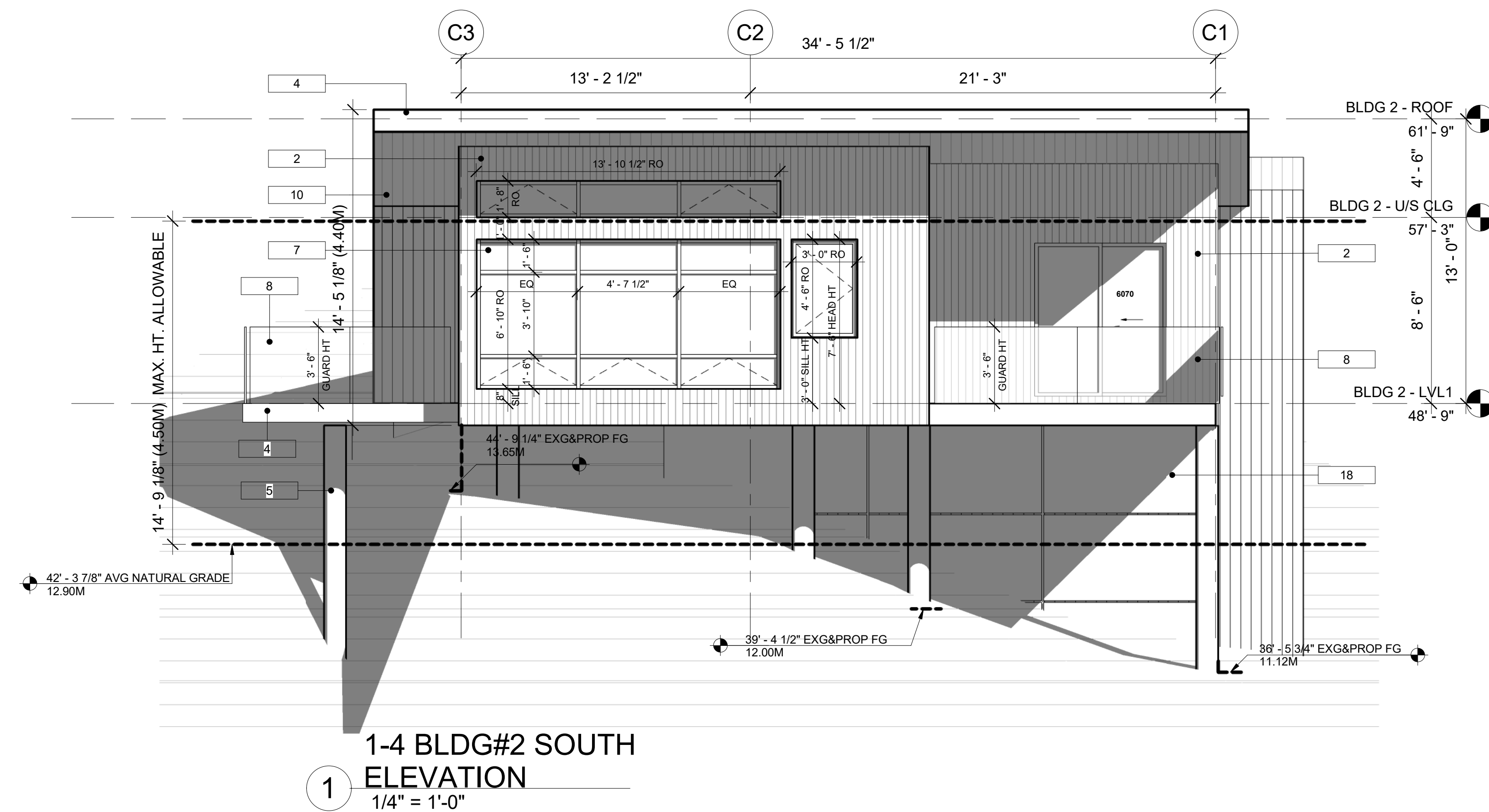
HEIGHTS

- BUILDING #1:**
1. ALLOWABLE 36'-1 1/8" (11.0 M)
2. PROPOSED 32'-11 3/4" (10.05 M)
- BUILDING #2**
1. ALLOWABLE 14' - 9 1/8" (4.5 M)
2. PROPOSED 19' - 10 1/4" (6.05 M)
- (VARIANCE REQUEST DUE TO LOW & EXTREME SLOPE OF EXG NATURAL GRADE. ACTUAL HEIGHT OF BUILDING 4.4M)***



DRAWING LIST

DWG #	DESCRIPTION
A101	SITE PLAN
A200	FSR & PARCEL COVERAGE CALCULATIONS
A200a	PERSPECTIVES
A201	BLDG#1 LEVEL 1 FLOOR PLAN
A202	BLDG#1 LEVEL 2 FLOOR PLAN
A203	BLDG#1 ROOF PLAN
A210	BLDG#2 FLOOR & ROOF PLANS
A301	BLDG #1 SOUTH ELEVATION
A302	BLDG #1 NORTH ELEVATION
A303	BLDG#1 WEST & EAST ELEVATIONS
A310	BLDG#2 ELEVATIONS (SOUTH & NORTH)
A311	BLDG#2 ELEVATIONS (EAST & WEST)
A401	BLDG#1 SECTIONS
A402	BLDG# 2 SECTIONS
A501	ACCESSORY BUILDINGS



224-2323 QUEBEC STREET
VANCOUVER, BC V5T 4S7
PH: 604.266.4679
E: INFO@ARCHITECTURALCOLLECTIVE.COM

WWW.ARCHITECTURALCOLLECTIVE.COM

GENERAL CONTRACTOR RESPONSIBILITY TO LAYOUT WORK

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAY OUT AND CARRY OUT THE WORK AS DETAILED IN THE CONTRACT DOCUMENTS. IT IS THEREFORE NECESSARY FOR THE GENERAL CONTRACTOR TO PAY VERY CLOSE ATTENTION TO ACTUAL SITE DIMENSIONS, GEOMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE ASSUMED ON THE DRAWINGS.

ANY DISCREPANCIES WHICH THE GENERAL CONTRACTOR DISCOVERS WITHIN THE CONTRACT DOCUMENTS THEMSELVES OR BETWEEN THE CONTRACT DOCUMENTS & SITE CONDITIONS, ARE TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK.

WRITTEN DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

COPYRIGHT RESERVED.

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF ARCHITECTURAL COLLECTIVE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

REVISIONS

[illegible]

PROJECT:
COVE BEACH LOT 4, DISTRICT LOT
1582, PLAN EPS5814 SCRD

7615 COVE BEACH RD,
SARGEANT BAY, SUNSHINE COAST,
BC

DRAWING TITLE

BLDG#2
ELEVATIONS
(SOUTH &
NORTH)

Date	Project number
2021 MAR 30	2109
Scale	A310
$1/4" = 1'-0"$	
Drawn by	
CK	
Approved by	
CK	

A310

Table 1



WWW.ARCHITECTURALCOLLECTIVE.COM

GENERAL CONTRACTOR RESPONSIBILITY TO LAYOUT WORK

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LAY OUT AND CARRY OUT THE WORK AS DETAILED IN THE CONTRACT DOCUMENTS. IT IS THEREFORE NECESSARY FOR THE GENERAL CONTRACTOR TO PAY VERY CLOSE ATTENTION TO ACTUAL SITE DIMENSIONS, GEOMETRIES AND CONDITIONS WHICH MAY VARY FROM THOSE ASSUMED ON THE DRAWINGS.

ANY DISCREPANCIES WHICH THE GENERAL CONTRACTOR DISCOVER WITHIN THE CONTRACT DOCUMENTS THEMSELVES OR BETWEEN THE CONTRACT DOCUMENTS & SITE CONDITIONS, ARE TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK.

WRITTEN DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

WRITTEN DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE
PRECEDENCE OVER SCALED DIMENSIONS.

COPYRIGHT RESERVED.

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF ARCHITECTURAL COLLECTIVE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

REVISIONS

PROJECT:
COVE BEACH LOT 4, DISTRICT LOT
1582, PLAN EPS5814 SCR D

7615 COVE BEACH RD,
SARGEANT BAY, SUNSHINE COAST,
BC

DRAWING TITLE

BLDG#2
ELEVATIONS
(EAST & WEST)

Date	Project number
2021 MAR 30	2109
Scale	A311
$1/4" = 1'-0"$	
Drawn by	
CK	
Approved by	
CK	

1880



MATERIALS LEGEND	
#	DESCRIPTION
2	CEDAR SIDING VERTICAL (COLOR BLACK)
4	PREFINISHED METAL FLASHING COLOUR TO MATCH CLADDING ON HARDIE PANEL REVEAL 2.0 SYSTEM
5	CONCRETE COLUMN
8	1/2" TEMPERED GLAZED GUARD C/W STAINLESS STEEL "U" CAP FASTENED W/ SCREW SILICONE @ BOTTOM OF STAINLESS STEEL "U" CHANNEL
10	SOFFIT FIR CLEAR SEALED
13	EXTERIOR DOUBLE GLAZED FOLDING OR STACKING SLIDING DOORS
18	HARDIE PANEL REVEAL 2.0 SYSTEM COLOR TO MATCH MT FLASHING

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – July 15, 2021

AUTHOR: Rebecca Porte, Parks Planning Coordinator

SUBJECT: **SHIRLEY MACEY PARK DISC GOLF COURSE - PARTNERSHIP AGREEMENT WITH SUNSHINE COAST DISC GOLF ASSOCIATION**

RECOMMENDATION(S)

THAT the report titled Shirley Macey Park Disc Golf Course Partnership Agreement with Sunshine Coast Disc Golf Association be received;

AND THAT the delegated authorities be authorized to sign a Memorandum of Understanding (MOU) with the Sunshine Coast Disc Golf Association (SCDGA) to support the stewardship, operations and maintenance of Shirley Macey Disc Golf Course.

BACKGROUND

This report recommends entering into a Memorandum of Understanding with Sunshine Coast Disc Golf Association (SCDGA) to support the stewardship and maintenance of the Shirley Macey Disc Golf course.

Shirley Macey Park is a 34-acre SCR D park located in West Howe Sound (Electoral Area F). The site includes a sports field, off-leash dog area, wheelchair accessible playground with seasonal spray park, natural habitat and view platform, community hall, washroom facilities and disc golf course situated within the forested area.

In 2003 SCR D entered into an agreement with BC Disc Sports Society (BCDSS) to erect a 9-hole disc golf course at Shirley Macey Park. Development and maintenance of the course were the responsibility of the Society, with any proposed changes requiring consent of the SCR D. The Society has not been active for many years, and the course has been maintained on an ad-hoc basis by parks operations crew, local disc golf players and volunteers. This functioned well while interest in the sport was relatively low. However, in recent years disc golf has grown in popularity on the lower Sunshine Coast, with use on this course increasing significantly. Use of the area by other recreational user groups, like hikers and dog walkers, has also expanded.

Through recent site inspections, staff have identified a need for improved signage and re-routing of some of the course to address increased use. As well, there have been additional, informal, installations within the course, and an expansion of the disc golf footprint as a result. Concerns about potential user conflict, public safety and environmental impacts resulting from both the increased use and the informal disc golf course expansion, highlights the need to develop a more robust maintenance and improvement plan for the disc golf course at Shirley Macey Park.

The Sunshine Coast Disc Golf Association (SCDGA) is a registered not for profit society that formed in 2019 with the purpose of building, maintaining and advocating for disc golf on the Sunshine Coast. The group has been providing informal maintenance and stewardship of the Shirley Macey Disc Golf course over the past couple of years. The association is interested in

partnering with the SCRD in a volunteer stewardship agreement for the Shirley Macey Disc Golf Course.

DISCUSSION

Options and Analysis

After engagement with SCDGA and a preliminary review of property history and information, staff have prepared two options for Committee consideration.

Option 1: Enter into a Memorandum of Understanding (MOU) with SCDGA towards the maintenance of Shirley Macey Disc Golf course. (Staff Recommended option)

Over the years SCRD Parks has engaged with volunteer groups who are committed to helping with stewardship and improvements of parks, trails, and facilities. Relationships such as these can improve the service offered, provide community value, and help engage the community in our parks in meaningful ways. As well, engaging local volunteers in the park can provide a more frequent set of eyes and ears in the area, helping to identify and respond to issues more quickly as they arise.

SCRD could enter into an MOU with SCDGA such that the Society would be responsible for general stewardship of the disc golf course. This would include maintenance and improvements, with direction and administrative support offered by SCRD Parks. Any proposals for work would then be vetted and agreed upon through an annual planning process that would produce and operating plan agreed upon by both parties. This annual operating plan will be a requirement of the MOU as well as all the necessary insurance to protect the volunteers and SCRD. This approach is similar to partnerships recently-developed for other Parks sites, such as Sprockids.

The course will remain free and accessible to all.

Option 2: Do not enter into a Memorandum of Understanding with SCDGA towards the stewardship of Shirley Macey Disc Golf course. (Staff do not recommend this option)

Under this option the informal arrangement for stewardship of the disc golf course would remain status quo. SCRD would continue to do regular inspections and occasional clean-up of the disc golf course and it is anticipated that informal volunteer maintenance and upkeep will continue.

Financial Implications

There are no direct financial implications for SCRD associated with entering into an MOU. The agreement may offset some maintenance/operations work, with the equivalent staff time reinvested in partnership management.

Timeline for next steps or estimated completion date

The next steps would be to finalize the MOU. This could be completed during the summer of 2021.

Communications Strategy

If the Memorandum of Understanding proceeds, signage on site would include both the SCRD and SCDGA logo. This would help the public be informed of the partnership, and direct the public

to the organization if they would like to become involved with the stewardship of the disc golf course.

STRATEGIC PLAN AND RELATED POLICIES

The recommendations of this report consider the priority to ensure fiscal sustainability.

Communication and collaboration with community groups facilitates community development and supports SCRD values of collaboration, respect and transparency.

Outdoor recreation opportunities facilitate community development and support sustainable economic development.

CONCLUSION

Staff recommend Option 1. SCDGA is a community group who has expressed an interest and capacity to enter into a community partnership. This agreement would be detailed in a signed memorandum of understanding between the SCRD and SCDGA.

ATTACHMENTS

Attachment A – Draft MOU between SCRD and SCDGA for Shirley Macey Disc Golf Course

Reviewed by:			
Manager	X - K. Robinson	Finance	
GM	X – S. Gagnon	Legislative	X – S. Reid
CAO	X- D. McKinley	Risk Mgmt	X – V. Cropp



This Memorandum of Understanding ("MOU")
is dated for reference
(*insert date*).

BETWEEN:

Sunshine Coast Regional District
1975 Field Road
Sechelt, BC
V7Z 0A8
(the "Regional District")

AND:

Sunshine Coast Disc Golf Association
(insert mailing address)
(the "SCDGA")

WHEREAS:

1. Shirley Macey Disc Golf Course (herein referred to as the 'Course') is a recreation resource located within Shirley Macey Park which is a Regional District park;
2. Shirley Macey Park is within the territory of the Skwxwú7mesh Nation;
3. The Regional District is responsible for the overall management and maintenance of Shirley Macey Park;
4. SCDGA is a registered not-for-profit society and an organization devoted to building, maintaining, protecting and advocating for disc golf courses on the southern Sunshine Coast;
5. The SCDGA wishes to enter into an agreement with the Regional District to regarding the ongoing maintenance and operations of the Course;
6. And the Regional District is supportive of SCDGA taking on this new role to improve the maintenance program and enhance user experience and help educate members of the public on responsible use within the Course.

NOW THEREFORE, the parties agree as follows:



AUTHORIZED SCOPE OF WORK:

SCDGA WILL BE RESPONSIBLE TO:

1. Conduct and document annual Course assessments.
2. Develop an annual work plan, guided by the Course assessment and recommendations from the Regional District.
3. Present the annual work plan to the Regional District by August 1st.
4. Conduct all Course maintenance, repairs, reconstruction, decommissioning and improvements as per the approved annual work plans.
5. Provide the Regional District notification in writing of the date and planned scope of work for all Course maintenance days.
6. Provide the Regional District notification in writing upon completion of the scope of work.
7. Ensure all maintenance and construction conform to the procedures and standards outlined in:
 - a) <https://www.pdga.com/course-development>
 - b) <https://www.pdga.com/course-development/skill-level-guidelines>
 - c) <https://www.pdga.com/course-development/references>
 - d) <https://www.innovadiscs.com/course-development/>
 - e) Standards and Practices for Instream Works
<http://www.env.gov.bc.ca/wld/documents/bmp/iswstdsbpsmarch2004.pdf>
 - f) Water Sustainability Act
<http://www.bclaws.ca/civix/document/id/complete/strateg/14015>
 - g) Government Actions Regulation
http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/582_2004
8. Provide a list of signage requirements, and install all approved signage as per the Regional Districts standard.
9. Cover all costs and resources related to any enhancements of the Course, subject to the Regional Districts pre-approval



Further, the SCDGA acknowledges that:

10. Any construction, rehabilitation and maintenance of any new portions of the Course, re-routes and bypass routes not listed in an annual work plan is not authorized.
11. Any work outside of the scope of the annual work plan, including repairs, trail closures, re-routing or modifications, must be communicated with and agreed to by the Regional District prior to implementation.
12. They shall not transfer or subcontract the authorized scope of work without written consent from the Regional District. If consent is given, a copy of the contract must be submitted to the Regional District as well as a copy of indemnity and insurance documents demonstrating that the sub-contractor has Comprehensive General Liability Insurance in an amount no less than \$2,000,000 inclusive per occurrence against personal injury, property damage and liability assumed under the contract. Further, the Regional District is to be added as an insured under this policy.
13. Use of tools by volunteers and/or subcontractors must be preceded by proper training, and where applicable, certification.
14. Course information signs and warning signs must be approved by Regional District prior to their installation.

THE REGIONAL DISTRICT WILL BE RESPONSIBLE TO:

15. Maintain and install signage at public entry points to the Course that will include a notice of voluntary assumption of risk.
16. Conduct annual site visits and inspections.
17. Assess and manage any hazardous trees and vegetation.
18. Coordinate an annual meeting with SCDGA to review the annual work plan and determine priorities.
19. Complete trail repairs outside of the scope of SCDGA work plan.



TERMS AND CONDITIONS:

20. This Memorandum of Understanding is for a two year period commencing Sept 1, 2021 and ending December 31, 2023.
21. Either party may terminate this agreement by giving 60-days written notice. The parties shall meet during that 60-day period to discuss and attempt to resolve the reasons for termination. The party that issued the notice of termination may withdraw that notice at any point prior to the conclusion of the 60-day period, in which case this agreement continues in force and effect.
22. No amendment or modification to this agreement shall take effect unless consented to in writing by both parties.
23. Each party will delegate a primary contact for communicating all matters pertaining to this agreement.
24. The parties shall meet annually to review work completed, and to confirm the next year's annual work plan and budget considerations.
25. Nothing in this agreement creates or shall be interpreted as creating a relationship of agency or contractor between the Regional District and the SCDGA.
26. SCDGA shall, without limiting its obligations or liabilities and at its own expense, provide and maintain and continuously carry throughout the term of this Agreement, the following policies of insurance with insurers licensed in British Columbia and in forms and amounts acceptable to the Regional District:
 - a) Commercial General Liability in an amount not less than \$2,000,000.00 inclusive per occurrence against bodily injury, personal injury and property damage and including liability assumed under this Agreement and this insurance must (i) include the Regional District as an additional insured, and (ii) be endorsed to provide the Regional District with 30 days advance written notice of cancellation or material change



IN WITNESS WHEREOF the Corporate)
Seal of the SUNSHINE COAST)
REGIONAL DISTRICT was hereunto)
affixed in the presence of:)

Chair)

Corporate Officer)

C/S

IN WITNESS WHEREOF the NAMED)
PARTY was hereunto affixed in the)
presence of:)

TITLE)

TITLE)

C/S

IN WITNESS WHEREOF NAMED)
PARTY was hereunto affixed in the)
presence of:)

TITLE)

TITLE)

C/S

GIBSONS & DISTRICT FIRE PROTECTION COMMISSION

April 29, 2021

MINUTES OF THE GIBSONS & DISTRICT FIRE PROTECTION COMMISSION MEETING HELD AT THE GIBSONS #1 FIRE HALL

PRESENT:

(Voting Members)	Director, Electoral Area F	Mark Hiltz
	Director, Electoral Area E	Donna McMahon
	Councillor, Town of Gibsons	David Croal

ALSO PRESENT:

(Non-Voting)	Sunshine Coast Regional District	
	Manager of Protective Services	Matt Treit
	Gibsons & District Volunteer Fire Department	
	Fire Chief / Recorder	Rob Michael
	Town of Gibsons CAO	Mark Brown
	Public	0

CALL TO ORDER David Croal assumed the Chair and called the Gibsons & District Fire Protection Commission meeting to order at 9:32 a.m.

AGENDA The agenda was adopted as amended to add an item of New Business as follows:

- Social Accounting of Volunteer Contributions

MINUTES

Recommendation No. 1 *Minutes*

The Gibsons & District Fire Protection Commission recommended that the minutes of October 23, 2020 be received.

REPORTS

Recommendation No. 2 *2021 GDVFD First Quarter Report*

The Gibsons & District Fire Protection Commission recommended that the 2021 Gibsons & District Volunteer Fire Department First Quarter Report be received.

Town of Gibsons CAO Brown left the meeting at 10:30 a.m.

Recommendation No. 3 *Open Burning in the West Howe Sound Fire Protection District*

The Gibsons & District Fire Protection Commission recommended that the Open Burning in the West Howe Sound Fire Protection District Report be received.

Discussion ensued regarding the boundary of the West Howe Sound Fire Protection District.

Recommendation No. 4 *West Howe Sound Fire Protection District Boundary*

The Gibsons & District Fire Protection Commission recommended that expansion of the West Howe Sound Fire Protection District Boundary not be pursued at this time for the following reasons:

- Lack of available water supply infrastructure
- Desire to complete an internal service review of the West Howe Sound Fire Protection Area
- Upcoming bylaw revisions

NEW BUSINESS**Social Accounting of Volunteer Contributions**

Discussion ensued regarding social accounting of volunteer contributions.

ADJOURNMENT 11:54 a.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA A - EGMONT/PENDER HARBOUR
ADVISORY PLANNING COMMISSION****June 30, 2021**

RECOMMENDATIONS FROM THE AREA 'A' ADVISORY PLANNING COMMISSION MEETING HELD
ONLINE VIA ZOOM

PRESENT:	Chair	Peter Robson
	Members	Gordon Littlejohn Alan Skelley Catherine McEachern Janet Dickin Yovhan Burega Gordon Politeski Alex Thomson Jane McQuat
ALSO PRESENT:	Electoral Area A Director (Non-Voting Board Liaison) Recording Secretary Public	Leonard Lee Kelly Kammerle 1
REGRETS:	Members	Dennis Burnham Tom Silvey Sean McAllistar

CALL TO ORDER 7:00 p.m.

ELECTION OF VICE CHAIR

There were no nominations received to fill the vacant position of Vice-Chair.

AGENDA The agenda was adopted as presented.

MINUTESArea A Minutes

Approval of the Egmont/Pender Harbour (Area A) APC Minutes of April 28, 2021 was deferred pending acceptance of corrections to fully reflect the APC's concerns and recommendations.

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of April 27, 2021
- Roberts Creek (Area D) APC Minutes of April 19 & May 17, 2021
- Elphinstone (Area E) APC Minutes of April 28 & May 26, 2021
- West Howe Sound (Area F) APC Minutes of April 27, 2021
- Planning and Community Development Committee Minutes of April 15 & May 20, 2021

REPORTS

Development Variance Permit DVP00072 (5432 Iska Road & 11329 Sunshine Coast Highway)

Key points of discussion:

- Why are neighbours' responses not added into the DVP?

Recommendation No. 1 *Development Variance Permit DVP00072 (5432 Iska Road & 1132 Sunshine Coast Highway)*

The Area A APC recommended approval of Development Variance Permit DVP00072 with the following conditions:

- The applicant must agree to the filing of a caveat on the certificate of title of each lot (5432 Iska Rd. and 11329 Sunshine Coast Hwy) confirming that the encroachment for which a variance is sought, will be removed or corrected should either lot be sold to a third party at any time in the future.
- SCRD requirements are met

Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)

Recommendation No. 2 *Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)*

The Area A APC recommends supporting the SCRD's stand to protect water sheds.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING July 28, 2021

ADJOURNMENT 8:30 p.m.

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

June 22, 2021

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

PRESENT:	Chair	Frank Belfry
	Members	Barbara Bolding (recorder) Nicole Huska Eleanor Lenz Alda Grames Kelsey Oxley
ALSO PRESENT:	Electoral Area D Director	Lori Pratt (Non-Voting Board Liaison)
	Canadian Weather Radar Replacement Representatives	Alvin Au Duong (Invited Guest) Pat Wong (Invited Guest) Sylvain Savard (Invited Guest)
REGRETS:	Members	Bruce Thorpe Dieter Greiner
ABSENT:	Members	Catherine Ondzik

CALL TO ORDER 7:05 p.m.

AGENDA The agenda was amended to change the order of business and to add New Business item: Election of APC Chair.

MINUTESArea B APC Minutes

The Area B APC minutes of April 27, 2021 were amended as follows:

- Change Attendance to: Eleanor Lenz was absent
- Change Recommendation No. 1 to: With the exception of 1 member, the Area B APC supports the application for modification of the TELUS Tower in Secret Cove as proposed.

Minutes

The following minutes were received for information:

- Egmont / Pender Harbour (Area A) APC Minutes, April 28, 2021
- Roberts Creek (Area D) APC Minutes, May 17, 2021

- Elphinstone (Area E) APC Minutes, April 28 and May 26, 2021
- West Howe Sound (Area F) APC Minutes, April 27, 2021
- Planning and Community Development Committee Minutes, April 15 and May 20, 2021

REPORTS

Three representatives from Environment and Climate Change Canada attended the meeting.

Alvin Au Duong presented a short Power Point presentation summarizing the key points of the Weather Radar Replacement plans outlined in the Public Notification Package received with the APC meeting agenda. The Power Point reiterated the following:

- Need and reasons for the application
- Proposed location
- Capabilities of the new unit
- Steps taken to mitigate possible environmental effects

Canadian Weather Radar Replacement—Request for Local Government Concurrence (File#2412466)

The APC discussed the staff report regarding Weather Radar Replacement—Request for Concurrence. Questions were answered by the three ECCC representatives. The following points were noted:

- Location:
 - To be located on Crown land, able to share existing services including access road with nearby TELUS installation.
 - 10 minutes from Sechelt.
 - The site has many favourable features:
 - Five or six other sites were considered but none have as many positive attributes.
- Local benefit
 - No specific local benefit. Benefit is for the greater (wider community) good.
 - Once installed no local jobs because servicing requirements:
 - Should be much less than those of the current generation of equipment.
 - Are quite technical and will likely be provided by an agent based in Richmond.
- Need for the service
 - Replaces former service which was defective, outdated and has been decommissioned.
 - Wider range than former service.
 - Invaluable to both commercial and recreational users.

Recommendation No. 1 *Canadian Weather Radar Replacement – Request for Local Government Concurrence (File #2412466)*

The Area B APC recommends that the SCRD supports that Request for Concurrence as outlined in the Staff Report attached to the meeting agenda;

AND THAT the Area B APC supports the *Weather Radar Replacement proposal* for the reasons related to Location and Need for Service outlined in the preceding discussion.

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

The APC discussed the letter dated April 28, 2021, sent to the SCRD from Area A APC in response to Planning Staff Proposed Changes.

The following points were noted:

- Mixed opinions amongst the members. Some felt that it was a good letter and should be supported as is. Others felt able to support some, but not all parts. Positive parts included the need for better definitions/terms of reference for APCs and the need for a wider net to gather public input. All recognized the need to improve department efficiencies including the use of staff's time.
- A number commented on the manner in which the changes addressed by the letter were introduced at the April 2021 APC orientation meeting i.e. the process:
 - Unilateral
 - No APC discussion before changes implemented

The APC recommended that the letter not be approved as written and instead the APC would write our own, carefully worded letter to address our concerns with the current situation regarding the APCs' role, and with the Area A letter itself

- Kelsey Oxley APC member volunteered to draft an Area B letter to the SCRD Board.

Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)

The APC discussed the staff report regarding Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128).

The following concerns/points were noted:

- All proposed cut blocks are in community watersheds of the SCRD.
- If complete, three blocks in Roberts Creek would preclude any future possibility of creating a Protected Area.
- A member reminded the APC that
 - There is no "old growth" left on the Sunshine Coast. What is often called "old growth" is old second growth.
 - Most Sunshine Coast recreational trails follow old logging roads.

Recommendation No. 2 *Forestry Referrals: BC Timber Sales (CRN00127),
SunshineCoast Community Forest (CRN00128)*

The Area B APC recommended that the Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128) be denied because:

- There should be no logging in community watersheds

AND THAT the SCRD should consider a more strongly worded recommendations than just "...does not support..."

NEW BUSINESSElection of a replacement Chair-

In January 2021, the current Chair Frank Belfry, indicated his wish to resign from the position due to competing commitments. Between that time and now, there has not been a meeting at which a replacement could be elected or appointed.

During the discussion of a replacement, it became clear that there were no APC members willing to take on the role. Consequently, Frank agreed to extend his Chairmanship until December 2021. He was confirmed following three requests for nominations. The area director thanked Frank for his service in the role of chair, and for extending his time in the role beyond what he had intended.

Barbara Bolding was confirmed in her role as vice-chairperson until December 2021.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING July 27, 2021

ADJOURNMENT 8:44 p.m.

SUNSHINE COAST REGIONAL DISTRICT**ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION****June 21, 2021**

RECOMMENDATIONS FROM THE AREA D ADVISORY PLANNING COMMISSION MEETING
HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Mike Allegretti
	Members	Gerald Rainville Meghan Hennessy Eric Ansley
ALSO PRESENT:	Electoral Area D Director	Andreas Tize (Non-Voting Board Liaison)
	Recording Secretary	Vicki Dobbyn
REGRETS:		Nicola Kozakiewicz Alan Comfort
ABSENT:		Chris Richmond

CALL TO ORDER 7:03 p.m.

AGENDA The agenda was adopted as presented

MINUTES

The Roberts Creek (Area D) APC Minutes of May 17, 2021 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 28, 2021
- Halfmoon Bay (Area B) APC Minutes of April 27, 2021
- Elphinstone (Area E) APC Minutes of April 28, 2021
- West Howe Sound (Area F) APC Minutes of April 27, 2021
- Planning and Community Development Committee Minutes of May 20, 2021

REPORTS

Development Variance Permit DVP00071 (3698 Beach Avenue)

Key Points of Discussion:

- One neighbour concerned about green area.
- Increasing building in neighbourhood when neighbours might have felt it was already built out.
- Seems to be a fair trade-off
- The question arose as to whether when you plan house on bare land do you have to make allowance for a secondary area for a septic field if the first field fails, but it was discussed that new septic field technology allows you to build a new septic field where the old one was.

Recommendation No. 1 *Development Variance Permit DVP00071 (3698 Beach Avenue)*

The Area D APC supports the approval of the Development Variance Permit as recommended by the SCR D subject to the taking out of demolition permit.

Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)

Key Points of Discussion:

- Members were concerned about the issue of watersheds in the proposed areas.
- Members were also concerned about infringement on the proposed expansion of Mount Elphinstone Provincial Park.
- Members reviewed the Summary and Draft recommendations on pages 6 and 7 of the staff report and the Conclusion on page 7 of the staff report and were in agreement with these sections.
- Members were concerned about the potential impact to drinking water services and proposed Suncoaster Trail based on the SCR D analysis.

Recommendation No. 2 *Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)*

The Area D APC recommends that SCR D not support the specific blocks with potential impacts to SCR D Service Areas such as drinking water and trails, and further recommends that the SCR D responds to SCCF referral as follows:

- THAT SCR D does not support Sunshine Coast Community Forest blocks EW-16, AN20, HM50 as proposed within or near Chapman, Gray and Milne Community Watersheds.
- THAT SCCF work with SCR D Parks staff to mitigate potential impacts to any current or future proposed block in proximity to Suncoaster Trail.
- THAT SCR D does not support cut blocks within the area of proposed expansion of Mount Elphinstone Provincial Park.
- THAT SCR D does not support BCTS proposed block G043B4P2 on Elphinstone or G053C42X within Dakota Community Watershed.

DIRECTORS REPORT

The Director's Report was received.

NEXT MEETING July 19, 2021

ADJOURNMENT 7:48 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION****June 23, 2021**

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING
HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Mary Degan
	Members	Bob Morris Rod Moorcroft Nara Brenchley Anne Cochran Rick Horsley Urszula Dragowska Kasha Janota-Bzowska
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Representative, Subdivision Application	Dustin Christmas (Guest) (part)
	Representative, Subdivision Application	Roan Blake (Guest) (part)
	Recording Secretary	Diane Corbett
	Public	2
ABSENT:	Member	Karen Mahoney

CALL TO ORDER 7:00 p.m.

Chair Degan gave an opening statement acknowledging that the meeting was being held within the territories of the Squamish and Sechelt Nations.

Chair Degan announced that long time APC member Dougald Macdonald had resigned; he had been honoured to participate on the APC and appreciated the work done together.

AGENDA The agenda was adopted as presented.**DELEGATIONS**

Dustin Christmas and Roan Blake regarding Subdivision Application SD000085 (1430 Bonniebrook Heights)

Dustin Christmas of Creus Engineering Ltd. and Roan Blake addressed comments and inquiries of Advisory Planning Commission members regarding Subdivision Application SD000085 (1430 Bonniebrook Heights).

MINUTES

Area E Minutes

The Area E APC minutes of May 26, 2021 were approved as circulated.

Minutes

Minutes received for information included:

- Egmont/Pender Harbour (Area A) APC Minutes of April 28, 2021
- Halfmoon Bay (Area B) APC
- Roberts Creek (Area D) APC Minutes of May 17, 2021
- Planning and Community Development Committee Minutes of May 20, 2021

REPORTS

Subdivision Application SD000085 (1430 Bonniebrook Heights)

The APC discussed Subdivision Application SC000085 (1430 Bonniebrook Heights) to subdivide the parent parcel into fifteen new legal parcels within the Residential C and Comprehensive Development Cluster Housing Area land use designation.

Dustin Christmas, Creus Engineering Ltd., explained that the subdivision application involved the extension of existing Solaz Place road for the 15-lot subdivision, with the majority of lots being half-acre lots with health covenants, proposed to be serviced by SCRD water.

The following points were noted:

- Intention of developer is to provide a pedestrian corridor between proposed lots 6 and 7 connecting Solaz place with Bonnie Brook Heights Road. A trail on private property has been used by the public for years to access nearby park.
- Importance to community to have a secure walking path between Bonniebrook Heights and Solaz Place, in terms of access to flat walking and connecting our communities. In the community there is interest in leaving the wildlife corridor along the north end of the property. Consideration for the green corridors is really important to me.
- Inquiry about possibility of having footpath extending to and through adjacent Lot B, to have access to green spaces.
- Concern that as the development grows the public will not have access towards the ravine area. There is private property between the parent lot and the ravine.
- Request that the developer consider widening the pedestrian easement that exists on properties to the north.
- Suggestion that the developer explore modifying the lot lines to dedicate a strip to provide a walking trail. It was noted Lot 10 is twice the size of the requirement in Subdivision District C.
- When Lot B to the south comes up for development, then that little strip on its east side would be steep and unusable to them. Request that the developer consider putting a road or right of way rather than panhandle driveways to lots 14 and 15 through to Lot B, rendering the possibility for citizens of the area to access green space.
- There is lots of interest here in walking and cycling. Developer has opportunity to add to this community. Appreciate that the developer is open to collaborating with the community. This is one of the last lots left in the Harry Road community. It has lots of

potential. There could be an opportunity to develop a trail network through to Georgia Crest and Cedar Meadows Park.

Recommendation No. 1 *Subdivision Application SD000085 (1430 Bonniebrook Heights)*

The Area E APC recommended that planning staff advise the APC as to whether the easement to the north is private or with the Regional District and whether it can be revoked at the property owner's whim.

Recommendation No. 2 *Subdivision Application SD000085 (1430 Bonniebrook Heights)*

The Area E APC recommended support for this development and would like to see that there are pathways, a bit more than what is being offered, to make sure that in future development of the area people can access and maintain the pathways for getting to the green spaces.

Development Permit DP000197 (996 Keith Road)

The APC discussed the staff report regarding Development Permit application DP000197 (996 Keith Road) to facilitate the construction of a 58 m² building containing a washroom and laundry facility for a campground located within Development Permit Area #7 – Rural Industry.

The following points were noted:

- Didn't see a playground area; often people coming to these have children; there is nowhere where people can get out and burn some energy.
- Discussion of the kinds of uses and the definition of campground.
- Importance of landscape features and vegetation.
- The permit they have to get is only to form and character. This whole area in our OCP hasn't been identified. Urge SCRD to reconsider Development Permits and update DPA's in this whole area; all issues identified are being looked at in this application.
- Have seen it called a camp, then referred to as a trailer park. How long can people stay in that spot? Need to clarify.
- Do a thorough investigation... have a zone specifically for RVs, and separate it.
- You've got to have lots of shrubbery to isolate the visual impact to the neighbourhood. Berm to the highway would cut traffic noise and people noise out to the neighbours.
- These will be long term; are we creating instant slum housing? There should be some requirement. They should be required to have buffer ones. Should have more thought put into the proposal.
- Will the sites have water hook up?
- We haven't been given enough information to review this application. Only looking at the washroom. How do we ensure this site is properly developed?
- Recommend a landscape plan by landscape architect, reviewed by staff prior to approval.
- Would like to see more trees that hide the washroom from Keith & Cemetery Road; can be achieved by doing landscape plan. Have more trees to create visual buffer from the road, and separation from passers-by and customers of the site.
- Landscaping seems to be peripheral in the proposal. There seems to be nothing between the pads.
- The proposal doesn't identify electrical lines and where the power comes from.
- Make provision for people in the community. List some things we'd like to see under the proposal, for things not stated or not clear that need to be paid attention to.
- Would be curious to know if a site profile has been submitted. Has the soil been

contaminated?

- There is no proposal for refuse or an enclosed protective area for garbage and recycling.
- Concerns noted by resident living close to the proposed development:
 - Need more information about how site is governed, maintained, monitored, and a clear definition of campground and permitted uses
 - Number of residents on site
 - Increase in traffic volume and noise
 - Rodent control
 - Landscaping requirements in OCP guidelines not met in landscaping proposal
 - Need information about type of fence on top of berm
 - Soil brought in may be contaminated

Recommendation No. 3 *Development Permit DP000197 (996 Keith Road)*

The Area E APC recommended that at this time members are not in support of the application as presented for the following reasons:

- The proposed washroom is visible from Keith Road and Cemetery Road.
- The landscaping plan was not created by a professional.
- Landscaping plan needs trees.
- Does not include information about bear safe garbage collection, septic, electricity, and water. Site plan should show where utility hook-ups, water, and electricity would be placed as a whole.
- Need water run-off plan.
- Show bear-proof and rat-proof measures.
- Need clarification of definition of campground.

Recommendation No. 4 *Development Permit DP000197 (996 Keith Road)*

The Area E APC recommended that the applicant provide a rationale statement regarding the proposal as a whole, and that staff share that with the APC for their consideration and review.

Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)

The APC discussed the staff report regarding Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128).

Recommendation No. 5 *Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)*

The Area E APC recommended support for all the staff recommendations noted in the report regarding the current forestry referrals.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING July 28, 2021

ADJOURNMENT 9:10 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****June 22, 2021**

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

PRESENT:	Chair	Susan Fitchell
	Members	Doug MacLennan Fred Gazeley Kate-Louise Stamford Alicia Lavalle (part)
ALSO PRESENT:	Director, Electoral Area F	Mark Hiltz (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
REGRETS:	Members	Sarah Macdonald Al Hyland

CALL TO ORDER 7:01 p.m.

AGENDA The agenda was adopted as presented.

MINUTESWest Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of April 27, 2021 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of April 28, 2021
- Halfmoon Bay (Area B) APC Minutes of April 27, 2021
- Roberts Creek (Area D) APC Minutes of April 19 & May 17, 2021
- Elphinstone (Area E) APC Minutes of April 28 & May 26, 2021
- Planning and Community Development Committee Minutes of April 15 & May 20, 2021

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESSPlanning and Community Development Committee Minutes, April 15 & May 20, 2021

There was discussion of Planning and Community Development Committee recommendations

made regarding the following:

- Proposed changes to planning processes
- Risk assessment for Grantham's Community Park
- Housing on the Sunshine Coast
- Agricultural Land Commission applications
- Proposed subdivision of District Lot 1312 forest lands in Area E

REPORTS

APC member Alicia Lavalley recused herself from discussion of the forestry referrals at <insert time she left the meeting to avoid a perception of conflict of interest, as she was recently appointed to the Board of Directors of Sunshine Coast Community Forest (SCCF). She clarified that the information in the forestry referrals report pre-dated her involvement with the SCCF, and that she had no financial interest in the project.

Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)

The APC discussed the staff report regarding Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128). The following points were noted:

- A main issue is the quality of the maps and tables; some tables are so small you can't read them, so it is difficult to identify the cut blocks. There is so little detail it is hard to really comment, or to understand some of the referral.
- The only blocks for Area F are McNair and Rainy River; the Commission has no comments on those.
- Disagree with recommendation opposing logging in Dakota Creek; it is watershed reserve not community watershed. The cut block is only 20 hectares; it is in a huge watershed that has recovered hydrologically. There is zero impact from those timber blocks. Last year SCRD agreed they could log in the watershed reserve, but had to meet zero turbidity guidelines; this year SCRD are saying no. This is a reserve for the very distant future. Yet recommendation is to oppose as a blanket any harvesting within this community watershed reserve, without qualifiers. If you don't have good qualifiers to any argument, the ministry will ignore you.
- Would like to keep the recommendations noted in the report. If concerns are expressed around the watershed at Dakota Ridge, it is important to keep that clarified.
- There are no comments in the staff report on the look of the logging.
- People need to see what the logging looks like; there could be impacts on the overall visual quality of Howe Sound.
- We understand the value of good paying jobs that can support families, and that don't have huge negative impacts on anything; it is still really important on the coast.
- Appreciate the BCTS-SCRD protocol; it is working. At least now we/the SCRD Board are getting some information, whereas in the past, the only time you found out was when you drove up the hill and saw the opening.

Recommendation No. 1 *Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)*

The Area F APC recommended that, in general, the APC supports the Regional District recommendations for the referrals; and that, particularly on the proposed Dakota Ridge community watershed block, the SCRD give very specific criteria on why they have not

approved it, so that, if the province does go ahead in allowing it, there are more specific criteria that have to be met.

Recommendation No. 2 *Forestry Referrals: BC Timber Sales (CRN00127), Sunshine Coast Community Forest (CRN00128)*

The Area F APC recommended that the proposed Dakota Ridge cut block meet the zero silt and turbidity guidelines.

DIRECTOR'S REPORT

The Director's report was received.

There was discussion of the Marine Reference Guide for Howe Sound, available at <https://howesoundguide.ca/>.

NEXT MEETING July 27, 2021

ADJOURNMENT 8:32 p.m.



SCHOOL DISTRICT 46 - SUNSHINE COAST
Excellence in all we do!

SCRD
RECEIVED

JUN 21 2021

CHIEF ADMINISTRATIVE
OFFICER

BOARD OF EDUCATION

Delivered via email: council@sechelt.ca, board@scrd.ca,
mayorandcouncil@gibsons.ca, wpaul@shishalh.com

June 16, 2021

District of Sechelt
 Attn: Mayor Siegers and Council
 2nd Floor, 5797 Cowrie Street
 Sechelt, BC V0N 3A0

Sunshine Coast Regional District
 Attn: Chair Pratt and Board
 1975 Field Road
 Sechelt, BC V0N 3A1

Town of Gibsons
 Attn: Mayor Beamish and Council
 474 South Fletcher Road
 Gibsons, BC V0N 1V0

shishálh Nation
 Attn: Chief Paull and Council
 PO Box 740
 Sechelt, BC, V0N 3A0

Dear Elected Officials,

RE: Active Travel on the Sunshine Coast

Our School District recognizes the value in supporting active travel in our community, especially student active travel to schools. Research shows a strong link between active modes of travel for children and youth and stronger physical and mental health, improved cognitive development, and increased feelings of community belonging. The impact of the pandemic on this age group - particularly in the realm of mental well-being, heightens the need to create environments that support and promote wellness. These benefits go beyond this age group and beyond the individual to improve overall population health, community safety, environmental quality, and social cohesion. Active modes of travel can also level the playing field and improve equity, helping to support the upcoming Poverty Reduction Plan."

In a survey issued in January 2021, the Board asked families if they would consider active travel options to and from schools. Responses were generally favourable across the region, with some exceptions at our more rural schools. Safety concerns were the most frequently indicated "roadblock" to active travel options. You can find that and additional information here: <https://sd46.bc.ca/wp-content/uploads/sd46-transportation-review.pdf>.

Many of your organizations have planning staff who are already engaged with the Vancouver Coastal Health Regional Population Health Team and their active travel tactical/strategy group. The Town of Gibsons' also took a leadership role a few years ago, initiating their Active Travel Project which looked at how to improve active travel to schools. Since then the Town has continued to move forward in that realm. The Town of Gibsons and the District of Sechelt have also collaborated with the School District on a few initiatives to improve active travel for younger population groups. Many local governments have representatives who attend the Active Travel

for Kids Tactical/Strategy group along with representatives from the Ministry of Transportation and Infrastructure (MOTI), BC Transit, the School District and others. We value the participation and support that you have already shown to this initiative. However, we would love to see stronger cross government collaboration and commitment to increasing active travel for kids and families and hope to see more collaboration between local governments and the School District to this end.

We would like to strongly encourage all local governments to work together to:

- Commit to infrastructure improvements and other initiatives to support active travel for all age groups on the Coast.
- Add support for active travel to your strategic and community plans.
- Join us in advocating to other levels of Government, including the Ministry of Transportation and Infrastructure (MOTI), for safety improvements and better infrastructure to support active travel.

One current opportunity to work together is the Public Health Agency of Canada's Intersectoral Action Fund, which may provide an opportunity for funding. Additional information is available at: <https://www.canada.ca/en/public-health/services/funding-opportunities/grant-contribution-funding-opportunities/call-for-applications-intersectoral-action-fund.html>. The grant deadline is July 12, 2021.

We feel that that there is now increasing interest across many sectors to build vibrant and sustainable communities with health-promoting components and we would like to make sure that our younger age groups are not left out of the equation when it comes to planning and policies. Please encourage your executive staff to contact our Secretary-Treasurer, Nicholas Weswick, to discuss how we can further work together as "Team Sunshine Coast" to better support active travel initiatives.

Thank you for your consideration of this request.

Sincerely,



Amanda Amaral
Board Chair

cc: Patrick Bocking, Superintendent
Board of Education of School District No. 46 (Sunshine Coast)



SUNSHINE COAST COMMUNITY FOREST BOARD OF DIRECTORS

July 8, 2021

Planning And Community Development Committee
Sunshine Coast Regional District
1975 Field Road
Sechelt, BC
V0N 3A1



Sent by email: planning@scrd.ca; tracey.hincks@scrd.ca

Re: 2021-2025 Community Forest Operating Plan Referral Staff Report (CRN00128)

Dear SCRDC Planning and Community Development Committee,

We appreciate the Committee and SCRDC staff's consideration of our 2021-2025 Operating Plan. We understand that a referral such as our Operating Plan is a considerable undertaking, and particularly this year being our first referral containing 5 years of new planning material. Our staff has now had the opportunity to discuss the referral process and the Advisory Planning Commissions Report dated June 1st with the SCRDC's planning department. We have learned that the referral needs more time than our planned feedback period allowed for, and look forward to a more refined process and APC Report next year. The role of the APC report in obtaining citizen feedback is important, but it is also providing information to the citizens who receive it and so we ask that the final report on this referral, once accepted by the Board, be circulated to anyone who received the APC Report of June 1st so they may benefit from the knowledge of any amendments.

We would like to provide some context around our block HM50, where your staff report indicates concern around proximity to Trout Lake and operating within the Milne Community Watershed. We would like to point out that there are no streams in the block, and the surface runoff does not drain into Trout Lake. Additionally, we have commissioned a 2021 Community Watershed Assessment by Statlu Environmental Consulting. We accept and will follow their professional recommendations. We have provided the Assessment to your planning department. The Assessment highlights the primary risks for the watershed as being the highway, power line corridor, and gas pipeline and states that risk to the watershed "will not be changed by the forestry activity." We ask that the SCRDC consider a more nuanced approach to responding to such referrals, as this example highlights that the conventional response to any block within a Community Watershed is the same, despite that the relative risks may be dramatically different.

With respect to trails, we pride ourselves on having an excellent relationship with trail users in our Community. Our staff and Directors are all trail users themselves and are also involved with the

Sunshine Coast Trails Society. In our recently harvested block HM68, we required the use of an old logging road which had been repurposed into the DeSoto trail. We kept the interruption to a minimum, provided signage for detours, posted notices online, in the Coast Reporter, and circulated the information to trail groups. We decommissioned the road back into a trail as soon as possible afterwards. Our staff will welcome an opportunity to work with your parks department to mitigate any impacts our operations may have on SCRD trails as well. There may also be opportunity to forward SCRD initiatives while we have equipment in areas of interest.

We would also like to share with you that we have met with the Roberts Creek Official Community Planning Committee, and we ended the meeting planning to meet with them again to discuss how we might plan the blocks in the proposed park area in a way that respects the values of the community. The action plan arising from the public feedback on our operating plan also calls for a community committee to enhance public engagement around planning in this area of importance to the community. Our obligations under our Community Forest license do not allow for us to consider this area a park, if it is not being made into a park – to do so means we are overharvesting in other areas of the Community Forest, because the area remains part of our cut calculation until it is removed as a park. In our conversations with your staff, the RCOCP Committee, and community groups, we have not encountered anyone who has been engaged in conversations with either the shíshálh Nation or the Province around making this area a park since 2018. In light of the above we ask that you allow us to proceed with meaningful community engagement around planning this area over the next 3-4 years, unencumbered by any political predisposition.

Please feel free to reach out if you have any outstanding concerns around our planning. The SCRD plays a valued governance and planning leadership role within our Community and we hope to have a respectful relationship. Thank for your time and consideration of our requests, it is greatly appreciated.

Respectfully,

Kathleen Suddes, Chair
Board of Directors
Sunshine Coast Community Forest