



PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Thursday, September 2, 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

REPORTS

2. Water Supply Update *Verbal*
General Manager, Infrastructure Services
3. Service Agreement with Sechelt Indian Government District for Building Inspection and Regulation Services ANNEX A
pp 1 - 2
General Manager, Planning and Development
Chief Building Inspector
Building Inspection Services (Voting – A, B, D, E, F, SIGD)
4. Canadian Weather Radar – Request for Local Government Concurrence ANNEX B
pp 3 - 26
(Application 2412466)
Senior Planner
Electoral Area B (Rural Planning Service) (Voting – A, B, D, E, F)
5. Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020 ANNEX C
pp 27 - 37
(2284 Pixton Road) – Third Reading
Senior Planner
Electoral Area D (Rural Planning Service) (Voting – A, B, D, E, F)
6. Agricultural Land Reserve Application 61641 (SCRD ALR00015) ANNEX D
pp 38 - 127
Planning and Development Division
Electoral Area E (Rural Planning Service) (Voting – A, B, D, E, F)
7. Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.193, 2021 ANNEX E
pp 128 - 135
(1090 Reed Road) Consideration of First and Second Reading
Planner
Electoral Area E (Rural Planning Service) (Voting – A, B, D, E, F)
8. Sarah Wray Hall Roof Replacement – Request from the Pender Harbour Living Heritage Society ANNEX F
pp 136 - 139
Parks Planning Coordinator
Community Parks (Voting – A, B, D, E, F)
9. Sunshine Coast Policing and Public Safety Committee Minutes of July 15, 2021 ANNEX G
pp 140 - 141
(Voting – All)

- | | | |
|------------|---|-------------------------|
| 10. | Agricultural Advisory Committee Minutes of July 27, 2021
Rural Planning Services (Voting – A, B, D, E, F) | ANNEX H
pp 142 - 144 |
| 11. | Electoral Area E (Elphinstone) APC Minutes of July 28, 2021
Electoral Area E (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX I
pp 145 - 147 |
| 12. | Electoral Area F (West Howe Sound) APC Minutes of July 27, 2021
Electoral Area F (Rural Planning Services) (Voting – A, B, D, E, F) | ANNEX J
pp 148 - 150 |

COMMUNICATIONS

- | | | |
|------------|---|-------------------------|
| 13. | <u>Gail Woodean, Treasurer, Pender Harbour Living Heritage Society, dated July 21 2021</u>
Regarding Sarah Wray Hall Roof Replacement – Canada Community Revitalization Fund Grant | ANNEX K
pp 151 |
| 14. | <u>Paula Kusak, Deputy Corporate Officer, City of Langley, dated July 29, 2021</u>
Regarding Improvement to Pre-Hospital Care System | ANNEX L
pp 152 - 153 |

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90(1) (a), (f) and (i) of the Community Charter – “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.”, “law enforcement” and “the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose”

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 2, 2021

AUTHOR: Ian Hall, General Manager, Planning and Development
Allen Whittleton, Chief Building Inspector

SUBJECT: **SERVICE AGREEMENT WITH SECHELT INDIAN GOVERNMENT DISTRICT FOR BUILDING INSPECTION AND REGULATION SERVICES**

RECOMMENDATION(S)

THAT the report titled Service Agreement with Sechelt Indian Government District for Building Inspection and Regulation Services be received;

AND THAT the Sunshine Coast Regional District enter into an agreement with the Sechelt Indian Government District for Building Inspection and Regulation Services for up to 5 years;

AND THAT the delegated authorities be authorized to execute the proposed service agreement.

BACKGROUND

The Sechelt Indian Government District (SIGD) and the Sunshine Coast Regional District (SCRD) have been in discussions to develop a service agreement to provide building inspection and regulation services within the boundaries of SIGD for period of five years, 2021 through to December 31, 2025.

The agreement will formalize a longstanding working relationship for the benefit of both parties.

DISCUSSION

Background & Intergovernmental Implications

The SCRD has been providing building inspection and regulation services to the SIGD for more than 25 years. This is a valued arrangement that benefits both parties. This service relationship is seen by both parties as positive and generally delivers intended results of safe buildings and predictable development approvals.

Analysis and Benefits

This service agreement will provide improved documentation to address current and anticipated future needs. Although SIGD is a participant in SCRD's Building Inspection service, the District maintains its own Building Bylaw and an intergovernmental relationship exists, which yield a unique situation where increased clarity is beneficial.

An agreement will provide greater clarity to applicants, staff and elected decision makers and will document roles and responsibilities in a way that will help to manage succession risks. A five-year service agreement has the advantage of avoiding a renewal agreement negotiated and executed each year.

Service Process & Financial Implications

The agreement supports seamless service delivery of all building permitting and inspection services to SIGD. Owners/applicants seek service from SCRD through the same channels as owners/applicants in rural electoral areas. Fees are collected per SCRD's fee schedule and are retained in their entirety by the Regional District.

There are no financial implications directly associated with the agreement; it continues current and longstanding practice.

STRATEGIC PLAN AND RELATED POLICIES

The above report aligns with the SCRD Board's strategic focus area of Working Together.

CONCLUSION

By entering into a multi-year service agreement with the SIGD, the SCRD will have greater definition and understanding of roles and responsibilities to formalize and enhance the provision of building inspection and regulation.

Reviewed by:			
Manager		CFO/Finance	X -
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – D. McKinley		

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 2, 2021

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: CANADIAN WEATHER RADAR – REQUEST FOR LOCAL GOVERNMENT CONCURRENCE (APPLICATION 2412466)

RECOMMENDATIONS

THAT the report titled Canadian Weather Radar – Request for Local Government Concurrence (Application 2412466) be received;

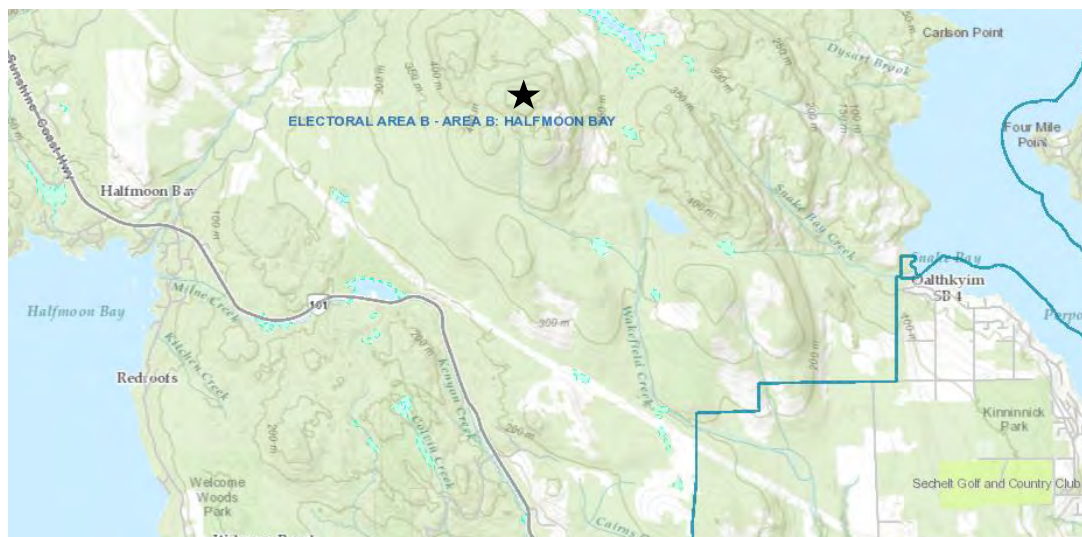
AND THAT the Sunshine Coast Regional District (SCRD) provide Environment and Climate Change Canada with the following statements respecting the proposed Canadian Weather Radar in Halfmoon Bay (Application 2412466):

- a. Environment and Climate Change Canada has satisfactorily completed consultation with the SCRD; and
- b. SCRD concurs with the proposal to construct the weather radar provided it is constructed substantially in accordance with the submitted plans and Environment and Climate Change Canada address any Shíshálh Nation archaeological or environmental concerns.

BACKGROUND

SCRD received a request from Environment and Climate Change Canada (ECCC) to provide local government land use concurrence on a proposed weather radar to be constructed at Halfmoon Peak in Halfmoon Bay (Application 2412466, Figure 1).

Figure 1 - Location of subject facility



To obtain the licences required to operate the radar, ECCC must complete public and land use authority consultation processes.

The Government of Canada is modernizing its weather-forecasting infrastructure and will proceed with the replacement of its aging weather radars with new modern radar systems by March 2024. This initiative will ensure that Canadians are better informed on changing weather, water, and climate conditions and that they have more lead time to take appropriate actions to protect themselves, their family, and their property from the effects of severe weather.

The proposed new Halfmoon Bay radar is to replace the former Mt. Sicker radar located on Southern Vancouver Island and will continue to provide coverage for southwestern British Columbia, including the northern part of the Strait of Georgia, and will consist of a 34-m open lattice steel tower with a 11.8-m diameter dome at the top (sphere covering the antenna), for a total height of approximately 47.3 m including lightning protection rods. This new radar will benefit many local sectors, including forestry, fishing, air and marine operations, construction, and will provide critical input into search and rescue operations as well as pollution and spill recovery activities.

The proposed facility and approval process are detailed in the proponent's information package (Attachment A), and reviewed in accordance with SCRD's land use regulations and policies similar to telecommunication facilities.

The proposed new radar is to be located on provincial land near the summit of Halfmoon Peak. The subject land is designated "Rural" in the Halfmoon Bay Official Community Plan, and zoned RU2 in Zoning Bylaw No. 310. Weather radars are considered public utilities that are permitted in any zone.

The proposed location is considered to be appropriate as the site is remote from existing settlement areas in Halfmoon Bay and the facility will have very little impact on them.

The Halfmoon Bay Advisory Planning Commission has reviewed the proposal and recommends support.

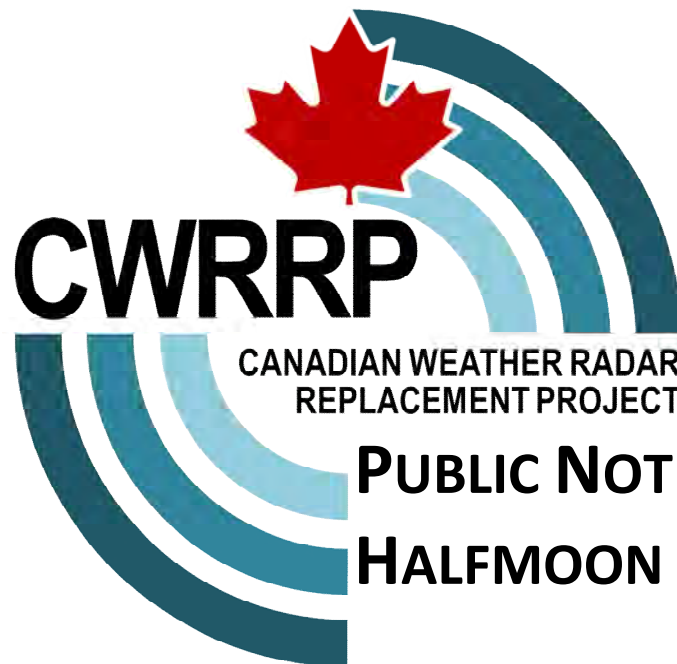
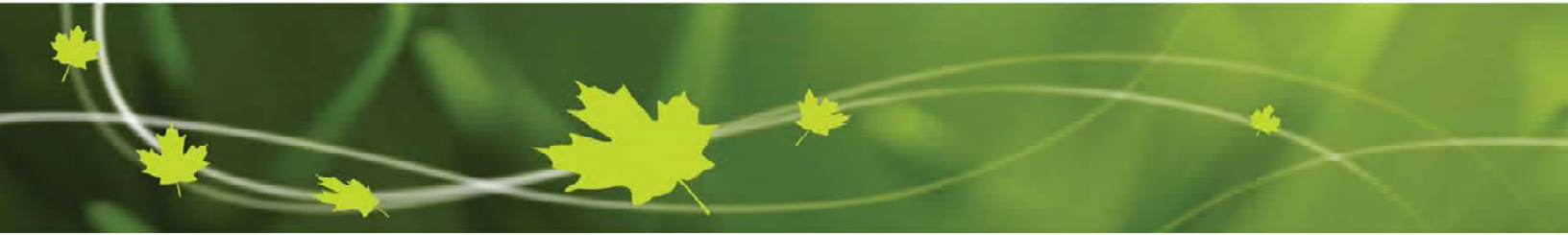
ECCC has conducted the required public consultation and received no written questions, comments or concerns from the public.

Based on the above discussion, staff consider the proposed facility appropriate for the location and consistent with SCRD policies, and recommend providing concurrence to ECCC regarding this proposal.

ATTACHMENTS

Attachment A – ECCC information package (Application 2412466)

Reviewed by:			
Manager		Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Protective Services	



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Section 1 Overview and purpose

1.1 Project background

The Canadian Weather Radar Replacement Project is a seven-year federal infrastructure project to replace Canada's existing aging network with modern new radars aimed at better informing Canadians of changing weather, water and climate conditions and giving them more time to take cover and to protect their families and property from severe weather.

Environment and Climate Change Canada's Meteorological Service of Canada (ECCC MSC) has provided Canadians with up-to-date information about the weather for 150 years. Meteorological radars are an important tool for diagnosing and forecasting some of the most severe and damaging weather that occurs in Canada. Most of the infrastructure and hardware in the network is beyond its 25-year life expectancy and is no longer supportable. The network has radars of several different generations, with some of them 30-40 years old. To revitalize Canada's weather services, the Government of Canada is investing in its weather forecasting infrastructure to further strengthen Canada's meteorological services through new federal infrastructure investments in radars.

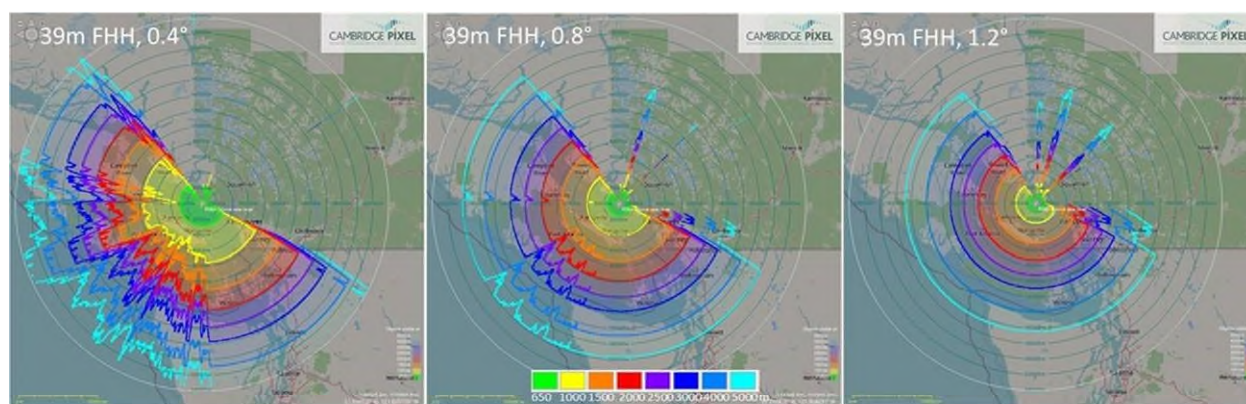
Canada's weather radar network currently has 32 radars, including two radars operated in partnership with the Department of National Defence. A contract has been awarded to buy and install 33 new radars by March 31, 2024. As part of this project, the new radar network will include a new radar in the lower Athabasca region and a training radar near Toronto.

1.2 Project description

The objective of this project is to install a new mission-critical weather radar system on Halfmoon Peak on the Sunshine Coast between Sechelt and Halfmoon Bay to replace the defective and outdated Victoria, BC Weather Radar (already decommissioned) on Mt. Sicker near Duncan. This proposed new weather radar will provide coverage for southwestern British Columbia, including the Strait of Georgia.

1.3 Project justification

The area surrounding the Central and Northern Strait of Georgia poses unique forecast challenges for providing accurate and timely weather warnings to the public. Weather radar availability in the Lower Mainland has demonstrated its critical role in helping to protect the safety and security of the public and their property in a severe weather situation. Extending this coverage with a radar on the Sunshine Coast will provide radar coverage to communities surrounding the Strait of Georgia from Nanaimo northwards on Vancouver Island and from Gibsons northwards on the Sunshine Coast as well as the Gulf Islands, Desolation Sound and surrounding waters.



Radar coverage maps at 0.4°, 0.8° and 1.2° scan elevations using a 39-metre feedhorn height (FHH).

This radar would be beneficial to public and marine forecasting and will allow the meteorologists to refine broad weather warnings. This will benefit many sectors including forestry, fishing, marine and coast guard operations, and the heavy sea/air traffic along the coast (e.g., commercial traffic, shipping, float planes and boats serving logging/fishing camps, ferries, sight-seeing and tourism operations) and will provide critical input into search and rescue operations as well as pollution and spill recovery operations. Real-time data from this area will significantly improve the ability of the BC River Forecast Centre to see and assess incoming storms for flood potential, and the Doppler Coverage of the radar will also be critical for BC Hydro in assessing and addressing severe wind storms and impact on power availability as it will capture, for example, extreme winds on the Strait of Georgia and the damaging “Qualicum” winds that occur between Port Alberni and Parksville.

The proposed radar will allow for the detection of weather and thunderstorms within a 240 km radius including those approaching Vancouver Island from the west, and it will be able to detect severe weather such as extreme low level winds, heavy snow, hail and freezing rain, and even water spouts often sighted in the fall and winter seasons in the area. There is presently no weather radar coverage for the airports at Sechelt, Campbell River and Powell River nor any of the busy Floatplane terminals. The military airbase located in the Comox area has the longest runway on Vancouver Island; this airfield is often used as the alternate for aircraft flying between YVR and Asia. Moreover, if the Aldergrove radar suffers an outage, this proposed new radar will provide backup coverage for Metro Vancouver and Victoria. The area is also a major tourist destination year round. The radar would provide effective coverage to a population of over 600,000 who don’t currently have weather radar coverage, including many First Nations communities.

1.4 Implementation approach and schedule

The replacement of the Canadian radar network has been following a ramp-up approach. The first radar was installed in December 2017 and the others will be replaced at a rate of four to seven per year. Several factors are taken into account to determine the radar replacement order and schedule. This includes current operational stability, local severe weather frequency, location, and access to the radar sites. System design and construction plans could also influence the decision-making process.

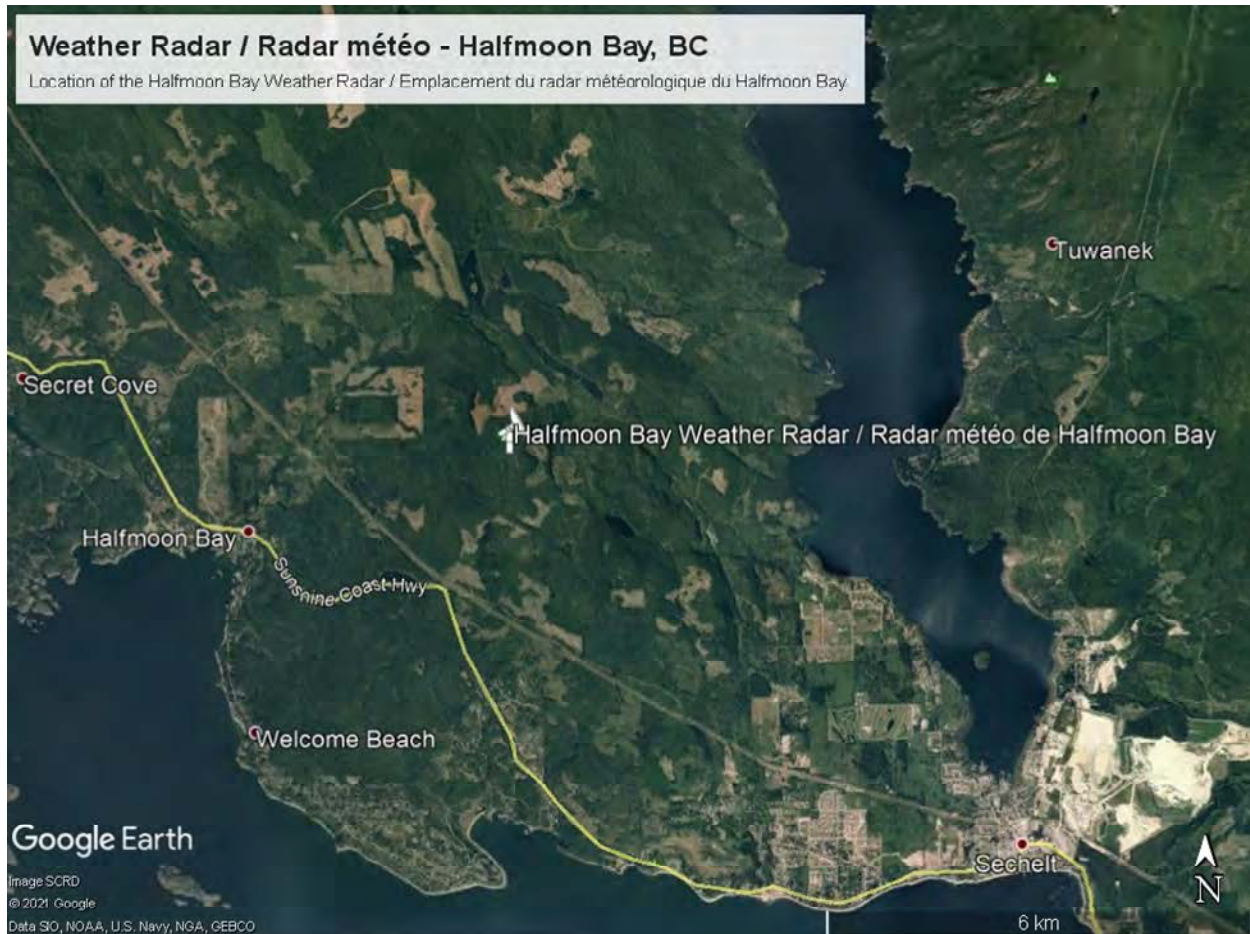
This proposed new weather radar near Halfmoon Bay was initially scheduled to be installed in 2022 (baseline date) with the intent to start building the foundation in early winter 2022 and be completed in the summer/fall of 2022 in order to be operational by the end of the same year. Based on the work required, the implementation activities will be divided into three phases:

Phases and activities	Baseline date (estimated)
1. Pre-construction/consultation activities	
a. Environmental Site Assessment (ESA)	Summer 2021
b. Preliminary Archaeological Field Reconnaissance (PAFR)	Summer 2021
c. Geotechnical Investigation (required for foundation design)	No later than October 2021
d. Site Preparation Work (e.g., grading, levelling, road upgrade, clearing vegetation)	Winter – Spring 2022
2. Obtain the radiocommunication licence	
a. Agreement from the Land-Use Authority (LUA) and Shared Decision Making (SDM) Process	No later than December 2021
b. Public Consultation	No later than fall 2021
c. NAVCAN and Transport Canada Approval	No later than December 2021
3. Construction & Installation	
a. Excavation and Foundation	Winter – Spring 2022
b. Tower Erection	Spring 2022 – to be confirmed
c. Radar Installation	Summer 2022 – to be confirmed
d. Final Site Finishing (e.g., fencing, gravel fill)	Summer 2022 – to be confirmed

However, depending on the duration of the land use application process, the radar installation could be completed in 2023 instead but cannot be postponed further as no funding would be available in 2024.

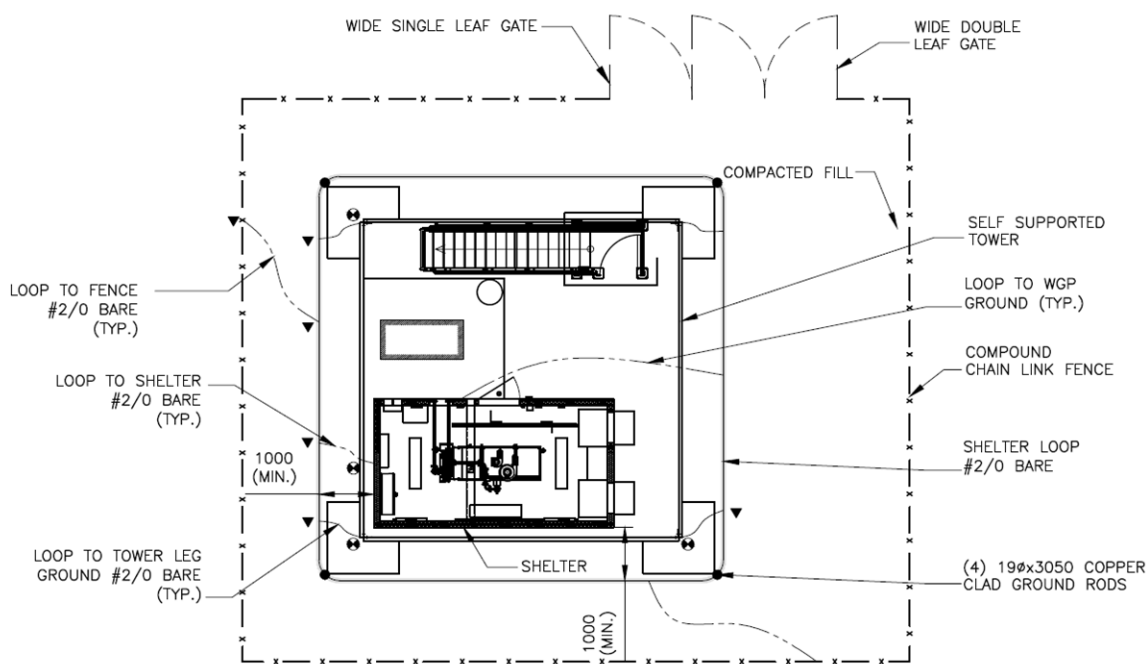
Section 2 Radar location

The radar will be located near the summit of Halfmoon Peak, Sunshine Coast B, British Columbia V0N 3A5, a property that ECCC requested the right to occupy from the Government of British Columbia. The geographic coordinates of the proposed radar site are $49^{\circ}31'37.26''\text{N}$, $123^{\circ}51'12.90''\text{W}$, and it is located approximately 120 metres northeast of an existing 41-metre tall Telus cell tower.



Section 3 Access and demarcation measures to control public access

For safety reasons, access to the radar will be limited to ECCC's employees and contractors. Fencing (2.4 meters high) will be installed to ensure that physical security and integrity is maintained at all times. In addition to fencing, a security camera will be installed on site with proper lighting. Finally, signage will be installed to inform the public to stay outside the perimeter of the fence. The diagram below is a sample of the radar site layout to be built at the proposed site. All areas inside the fence will be restricted from public access.



Section 4 Health Canada's Safety Code 6 Attestation

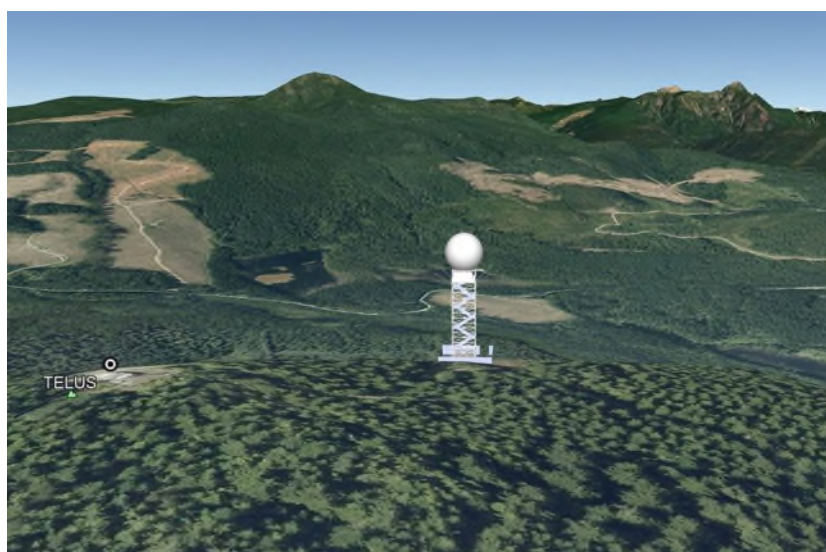
ECCC attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 in all modes of operation. In addition to the main contractor's simulation during the design phase, ECCC mandated a third-party engineering firm to perform calculations and computer modelling that demonstrate compliance with Safety Code 6. Once the weather radar is operational, on-site measurements will be performed to confirm modelled results. This compliance with Safety Code 6 is an ongoing obligation. Therefore, ECCC will conduct measurements of exposure levels through the radar's operational life. ECCC's weather radars could also be subject to compliance audits at any time by Innovation, Science and Economic Development Canada (ISED).

Access to areas with hazardous levels of radiofrequency radiation will be restricted through locked access points and monitored interlock switches to disable the radar if access is breached. The perimeter fence at the radar site will include warning signage in compliance with ISED guidelines.

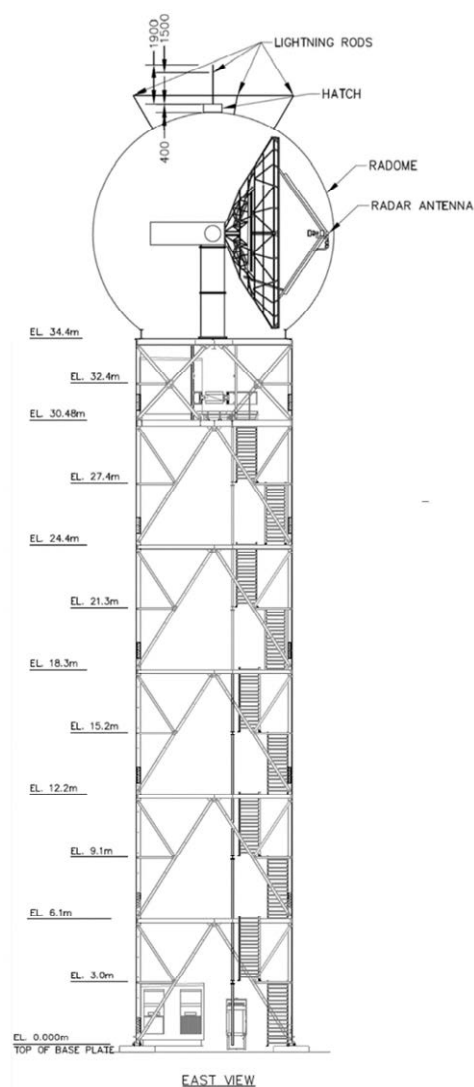
Section 5 Technical description

5.1 Radar description

The proposed new weather radar will provide coverage for southwestern British Columbia, including the communities surrounding the Strait of Georgia. It will consist of a 34-metre open lattice steel tower with a 11.8-metre diameter radome at the top (sphere housing the antenna), for a total height of approximately 47.3 metres including lightning protection rods. It will operate at a frequency of 2715MHz. On the right is a sample diagram of the tower design and below is a modelled simulation of the radar.

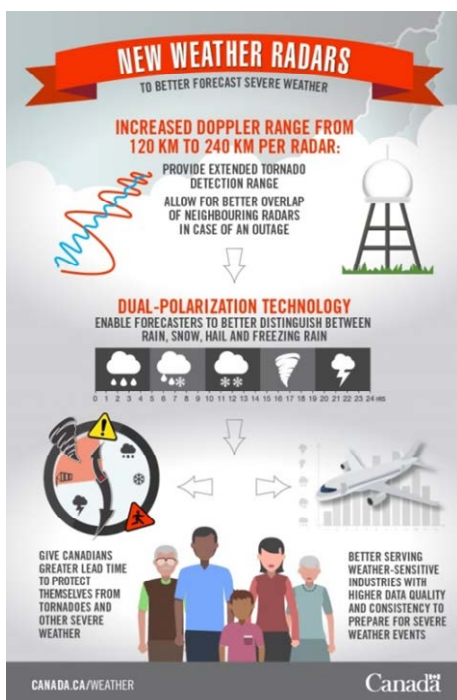


3D view of the new tower.



5.2 Dual polarization: a leading-edge technology

These state-of-the-art radars will have fully integrated dual-polarization technology, which will enable forecasters to better distinguish between rain, snow, hail, and freezing rain as well as better discern the size, shape, and variety of precipitation particles. This technology will also enable better identification and removal of non-meteorological targets such as birds, bugs, and debris from the data. As a result, ECCC will issue more precise and timely weather watches and warnings for these significant weather events, giving Canadians more lead time to take appropriate actions to protect themselves, their family, and their property from the effects of severe weather.



5.3 Extended tornado-detection range

The new radars will also have an extended severe-weather detection range to cover more of Canada by increasing the Doppler range to 240 kilometres per radar from the current 120 kilometres. Doubling the Doppler range will give Canadians greater lead time to protect themselves and their families from tornadoes and other severe weather. Extending Doppler coverage of the weather-radar network will also allow for better overlap of neighbouring radars in case of an outage.

5.4 Better serving weather-sensitive industries

Economic sectors sensitive to weather events such as agriculture, natural resources, fisheries, construction, aviation, tourism, transportation, retail, and investors will benefit from higher data quality and consistency for severe-weather events as weather information is an important part of their strategic planning. For example, weather-radar imagery is used to help in safely routing planes around severe weather.

The improved weather data quality will also allow for more effective use of the information in other areas, such as water management, as radar images are used to understand the effects of precipitation on drainage basins, in particular in support of flood forecasting by the provinces.

5.5 Radar structure

Structural adequacy will be verified by a third party in order to respect good engineering practices and ensure public safety.

General information relating to antenna systems and siting in Canada is available on Innovation, Science and Economic Development Canada's (ISED) Spectrum Management and Telecommunications website (<http://www.ic.gc.ca/towers>).

5.6 Transport Canada's aeronautical obstruction marking requirements

ECCC is required to coordinate tower markings with Transport Canada, who will perform an assessment of the proposed construction with respect to potential hazards to air navigation. Given the location and height of this proposed new weather radar, special lighting or tower painting requirements are to be confirmed by Transport Canada; however, ECCC will voluntarily include dual steady burning low intensity red LED lights on the top of the tower as this is standard practice for all weather radar sites.

Section 6 Environmental impact

Given that the installation of the proposed weather radar will not be carried out on federal lands, sections 84 and 86 of the [Impact Assessment Act of 2019](#) (IAA) do not apply to this project.

The position of ECCC (and CWRRP) is as follows: due to the nature of radar installations, it has been determined that these do not pose significant environmental effects under the repealed Canadian Environmental Assessment Act, 2012 (CEAA) and is not likely to cause significant adverse environmental effects in general.

It is understood that during the construction and decommissioning phases, machinery will emit noise and vibrations which should subside once the project is completed. In regards to Environmental Site Assessments (ESAs), ECCC is currently looking into hiring a third-party firm to conduct a Phase I and Preliminary Phase II ESA.

In addition, ECCC has internal environmental guidelines established. These guidelines will be followed to ensure best practices are applied. The site is not within 30 metres of a water body and will not release any polluting substance. To ensure operation of the weather radar during critical periods of severe weather, a back-up diesel generator will be installed on site. The fuel cell for this generator will comply with all applicable regulations and will be inspected as part of the sites regular bi-annual maintenance. Remote monitoring will be used to detect leaks and unauthorized access to the fuel storage.

Section 7 Public and land-use authority consultation requirements

To obtain the licences required to operate the radars, ECCC must also complete Public and Land-Use Authority (LUA) Consultation processes. The expectations are that the two processes will normally be completed within 120 days from official launch.

7.1 Land-use authority consultation process

The objectives of this process are to discuss site options, ensure that local processes related to antenna systems are respected, address reasonable and relevant concerns from both the LUA and the community they represent, and obtain LUA concurrence in writing. To ECCC's understanding, the exact approach is flexible as long as the objectives are met and the written concurrence is obtained.

The 120-day consultation period commences only once ECCC have formally submitted, in writing, all plans required by the land-use authority, and does not include preliminary discussions with land-use authority representatives. The aim of this consultation is to:

- a. discuss site options;
- b. ensure that local processes related to antenna systems are respected;
- c. address reasonable and relevant concerns from both the land-use authority and the community they represent; and
- d. obtain land-use authority concurrence in writing.

For this location, the Land-Use Authority is the Sunshine Coast Regional District.

7.2 Public consultation process

Proponents must follow ISEDC's Default Public Consultation Process where the local LUA does not have an established and documented public consultation process applicable to antenna siting. ISEDC's default process has three steps whereby the proponent:

1. provides written notification of the proposed antenna system installation or modification (i.e. public notification) to the public, the LUA and ISEDC;
2. engages the public and the LUA in order to address relevant questions, comments and concerns regarding the proposal (i.e. responding to the public); and
3. provides an opportunity to the public and the LUA to formally respond in writing to the proponent regarding measures taken to address reasonable and relevant concerns (i.e. public reply comment).

Following publication of the public notification, the public will then have a period of thirty (30) days from the date of the public notice to provide written comments. ECCC must acknowledge receipt in writing within 14 days and must respond to all questions, comments or concerns received within 60 days. A copy of the draft public notice is attached to this document in Annex A and will be published in the local newspaper (to be determined) at a later date.

The notice is published in accordance with ISEDC's Radiocommunication and Broadcasting Antenna Systems process (CPC-2-0-03). More details on the consultation requirement processes can be found on the ISEDC web site: <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>

Section 8 Land use application

ECCC has submitted a land use application (lands file number: 2412466) to the Government of British Columbia, Ministry of Forests, Lands, Natural Resource Operations and is working closely with the assigned Land Officer. As part of this authorization process, ECCC was advised to engage and consult with the following stakeholders:

- Sunshine Coast Regional District in regards to any planning and permitting requirements (see Section 7);
- Ministry of Energy, Mines and Petroleum Resources;
- Transport Canada in regards to any authorizations in relation to air transportation (see Section 5.6);
- The local public (see Section 7);
- Community Forest Agreement (CFA) holder (Sunshine Coast Community Forest Ltd); and
- The Local First Nations community, the shíshálh Nation (Sechelt First Nation).

ECCC acknowledges that coordination with the shíshálh Nation will be of mutual benefit, and ECCC would like to work closely with the shíshálh community to complete the Preliminary Archaeological Field Reconnaissance (PAFR) for the proposed site as part of the Shared Decision Making (SDM) process between the Government of British Columbia and the shíshálh Nation.

Section 9 Contact information

More information on weather radars can be found on the following website: <http://ec.gc.ca/meteo-weather/default.asp?lang=En&n=12F77134-1>

Proponent

Sylvain Laramée, Director
Canadian Weather Radar Replacement Project
Environment and Climate Change Canada
4905 Dufferin St
North York, Ontario M3H 5T4
E-mail: ec.prrmc-cwrrp.ec@canada.ca

Land Owner Representative – Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Government of British Columbia

Brian Kukulies, Land Officer
Sunshine Coast Resource District, Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Government of British Columbia
7077 Duncan Street
Powell River, British Columbia V8A 1W1
E-mail: Brian.Kukulies@gov.bc.ca

Land-use Authority Office – Sunshine Coast Regional District

Yuli Siao, Senior Planner
Sunshine Coast Regional District
1975 Field Road
Sechelt, British Columbia V7Z 0A8
Telephone: 604-885-6804 ext 3
E-mail: yuli.siao@scrd.ca / planning@scrd.ca

shísháhlh Nation Representatives - Sechelt Indian Government District

Connie Graham and Christina Gwilliam
5545 Sunshine Coast Highway, Box 740
Sechelt, BC V0N 3A0
E-mail: SIGD@shishalh.com

Regional Office - Innovation, Science and Economic Development Canada

Lower Mainland District Office
13401 – 108 Avenue, Suite 1700
Surrey, BC V3T 5V6
Telephone: 1-800-667-3780 or 604-586-2521
E-mail: ic.spectrumsurrey-surreyspectre.ic@canada.ca

Annexes

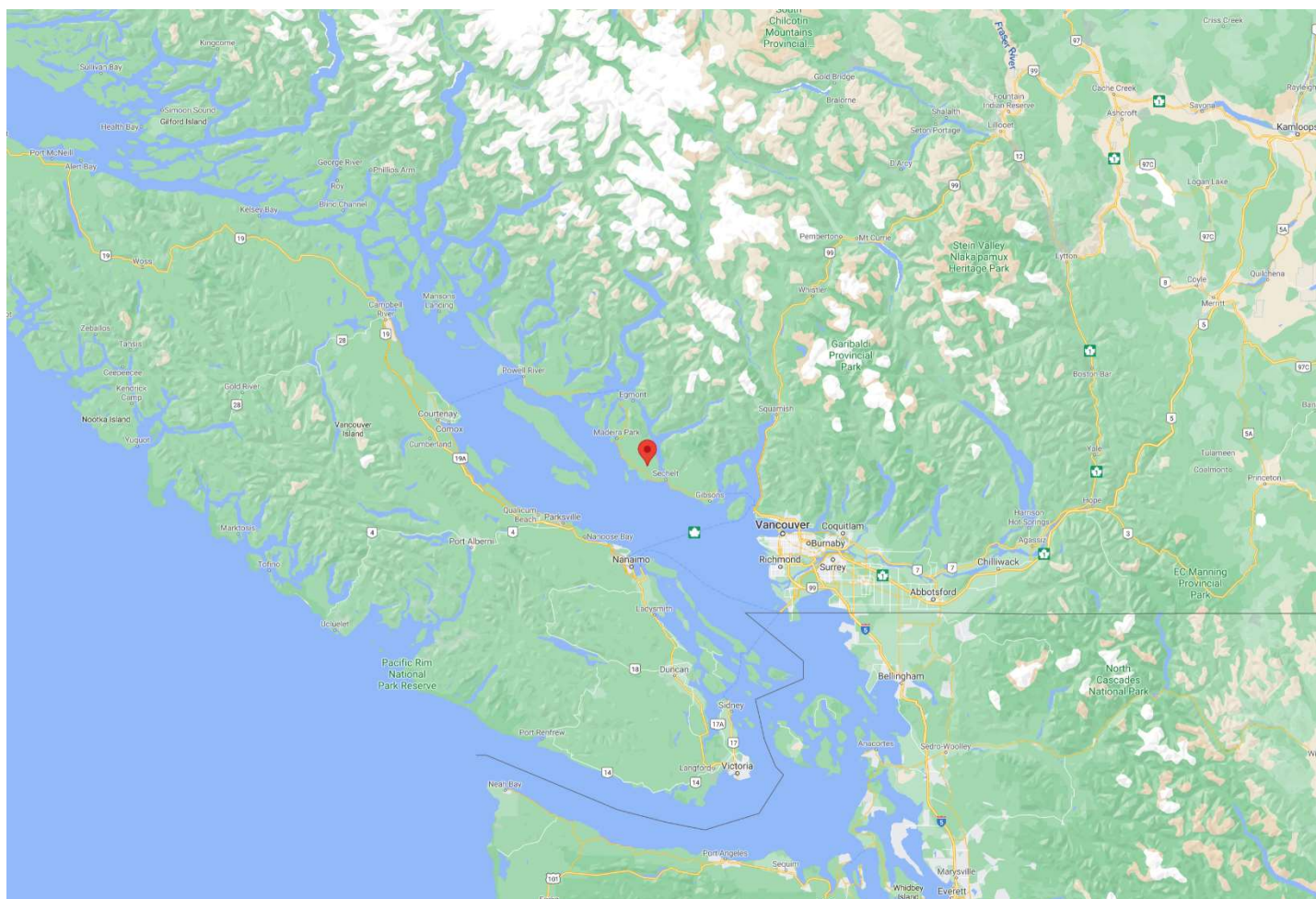
Annex A: Newspaper Notice

Annex B: Draft Site Layout Package

DUAL POLARIZED S-BAND WEATHER RADAR STATION

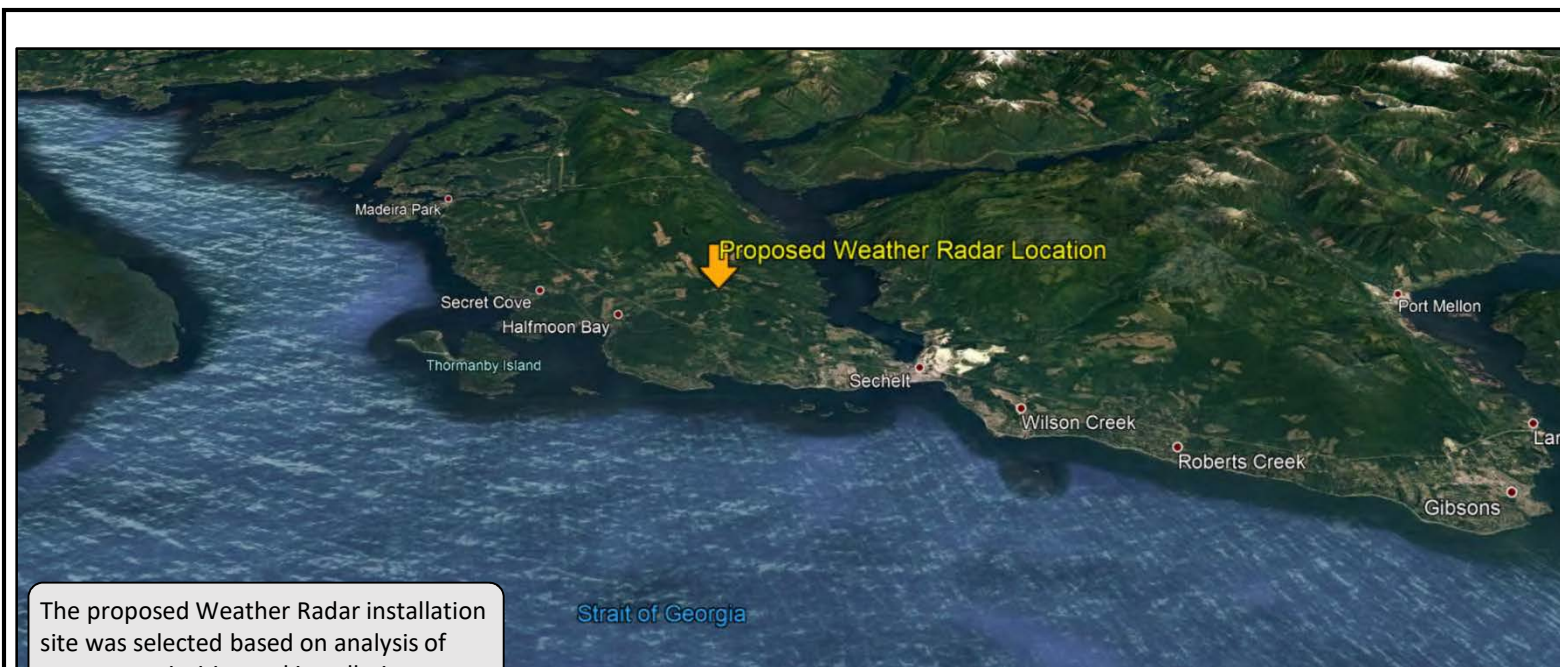
PROPOSED INSTALLATION NEAR HALFMOON BAY, BC

THIS INFORMATION PACKAGE IS PROVIDED TO DESCRIBE THE PROPOSED LOCATION AND SCOPE OF WEATHER RADAR INFRASTRUCTURE INSTALLATION, INCLUDING ANTICIPATED SPACE REQUIREMENTS DURING CONSTRUCTION. INFORMATION IS PRELIMINARY. FINAL DESIGNS ARE PENDING APPROVALS OF LAND TENURE.

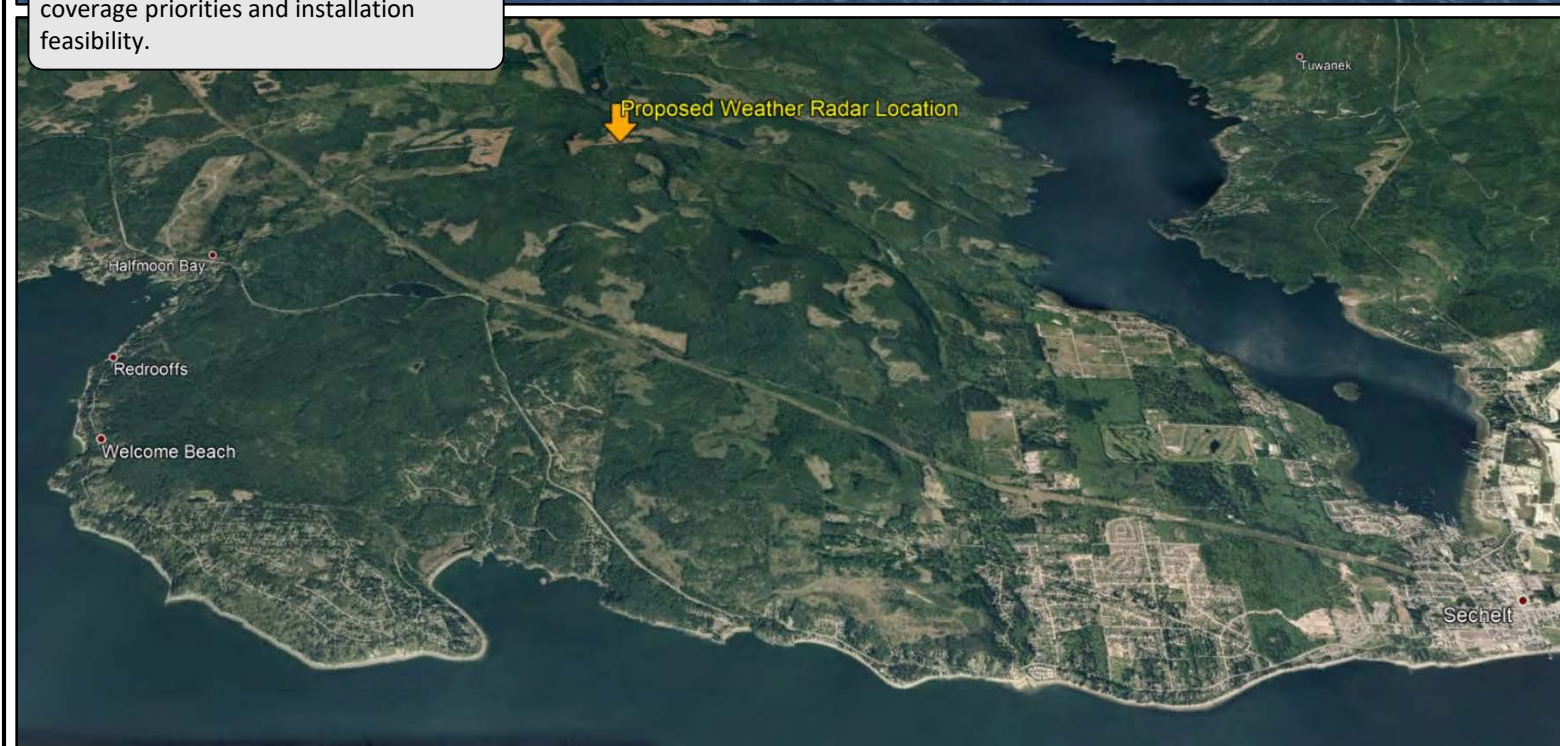


COVER PAGE





The proposed Weather Radar installation site was selected based on analysis of coverage priorities and installation feasibility.



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SITE LOCATION



A 3-Dimensional Drone Scan survey was conducted to determine the appropriate tower height relative to existing topography and tree growth. The location selected is adjacent ($\approx 115\text{m}$) to an existing TELUS communication tower site.

Existing TELUS site

Proposed Weather Radar Location



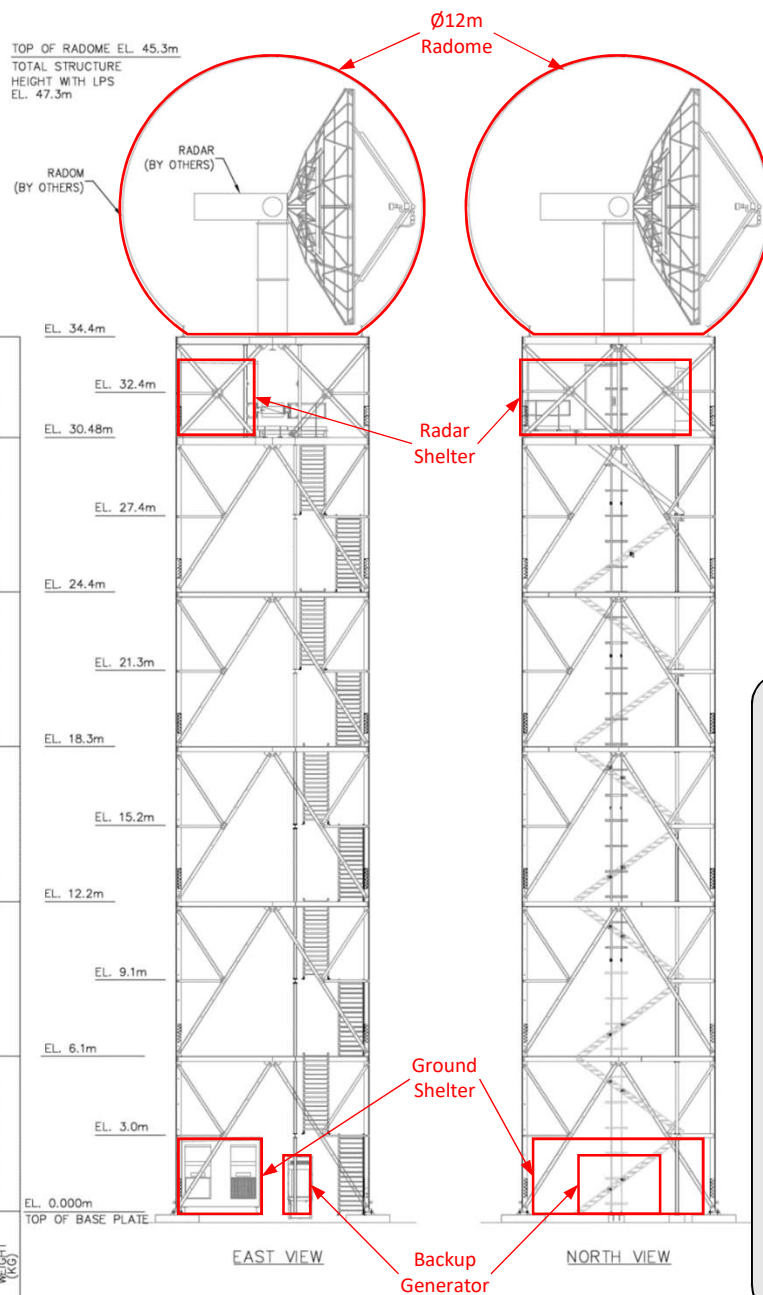
Pictured here is a Weather Radar site currently operating in Alberta, near Grand Prairie. **The proposed installation near Halfmoon Bay BC will use a 34m steel tower – 12m taller than what is pictured here.** The perimeter fence and tower footprint will be essentially the same.

THIS INFORMATION PACKAGE IS PROVIDED TO DESCRIBE THE PROPOSED LOCATION AND SCOPE OF WEATHER RADAR INFRASTRUCTURE INSTALLATION, INCLUDING ANTICIPATED SPACE REQUIREMENTS DURING CONSTRUCTION. INFORMATION IS PRELIMINARY. FINAL DESIGNS ARE PENDING APPROVALS OF LAND TENURE.

SITE LOCATION DETAILS

**Total Structure Height
47.3m (155')**

SECTION NO.	1	2	3	4	5	6
LEGS (350W)	L203x203x29	L203x203x25	L203x203x25	L203x203x19	L203x203x16	L203x203x16
DIAGONALS (300W)	2L152x152x6.5 (B/B)	2L152x152x6.5 (B/B)	2L127x127x7.9 (B/B)	2L127x127x7.9 (B/B)	2L127x127x7.9 (B/B)	2L127x127x7.9 (B/B)
HORIZONTALS (300W)	W200x46	W200x46	W200x46	W200x46	W310x79	W310x118
PLAN BRACE (350W)	W200x27	W200x27	W200x27	W200x27	W200x27	VARIES
RED. DIAG. (300W)	2L102x102x6.4 (B/B)	2L102x102x6.4 (B/B)	2L102x102x6.4 (B/B)	2L102x102x6.4 (B/B)	L89x89x6.4	L89x89x6.4
RIGID BRACE (300W)	L76x76x6.4	L76x76x6.4	L76x76x6.4	L76x76x6.4	L76x76x6.4	L76x76x6.4
SPLICE (300W)	SP1A	SP1	SP2	SP3	SP4	SP5
WEIGHT (KG)						



DESIGN PARAMETERS:

DESIGN SPECIFICATION: CSA S37-18
WIND PRESSURE (1/50): 698 Pa (Qh, E.C.)
RADIAL ICE: 25 mm
SERVICE WIND PRESSURE (1/10): 540 Pa (Qh, E.C.)
TERRAIN CATEGORY: OPEN
IMPORTANCE FACTOR: 1.0
SERVICEABILITY FACTOR: 0.5
TWIST & TILT: MAX. < 0.1°

FOUNDATION LOADING (FACTORED):

MAXIMUM INDIVIDUAL FOOTING (S37-18):
DOWNLOAD (kN): 2132
UPLIFT (kN): 1620
SHEAR (kN): 240
TOTAL FOUNDATION LOADS (S37-18):
DOWNLOAD (kN): 1700
SHEAR (kN): 920
MOMENT (kN.m): 19,410

MAXIMUM TOWER LEG USAGE: 85%
MAXIMUM TOWER DIAGONAL USAGE: 80%
RADAR SUPPORTING PLATFORM ROTATION: 0.098°

The overall tower footprint is approximately **7.5m x 7.5m (25' x 25')**. The total structure height proposed for this installation, with a Lightning Protection System (not shown) is **47.3m (155')**.

The tower is a steel lattice construction with a **Ø12m (39')** spherical fiberglass dome placed on top.

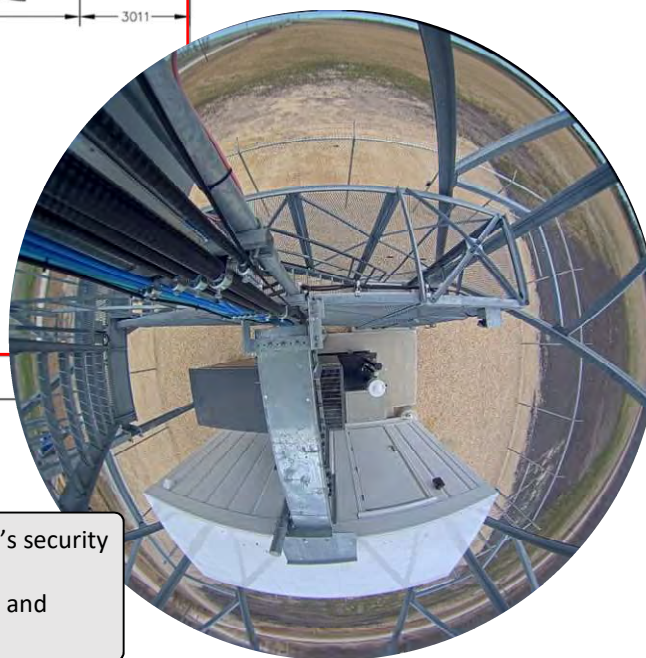
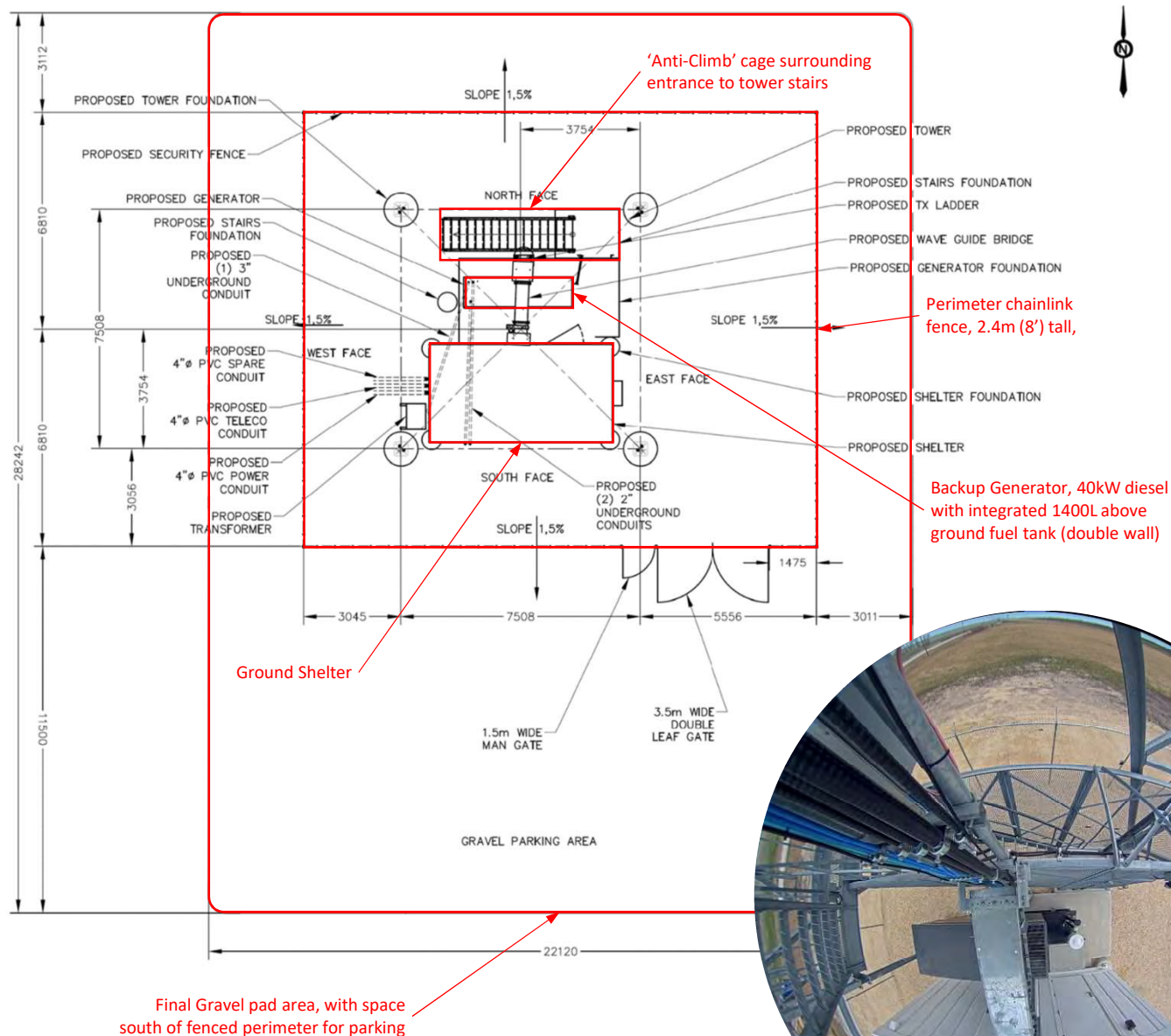
The tower includes two steel equipment shelters and a 40kW diesel backup generator

Access to the tower is restricted through multiple locked gates with signage, and can be monitored via a security camera near ground level.

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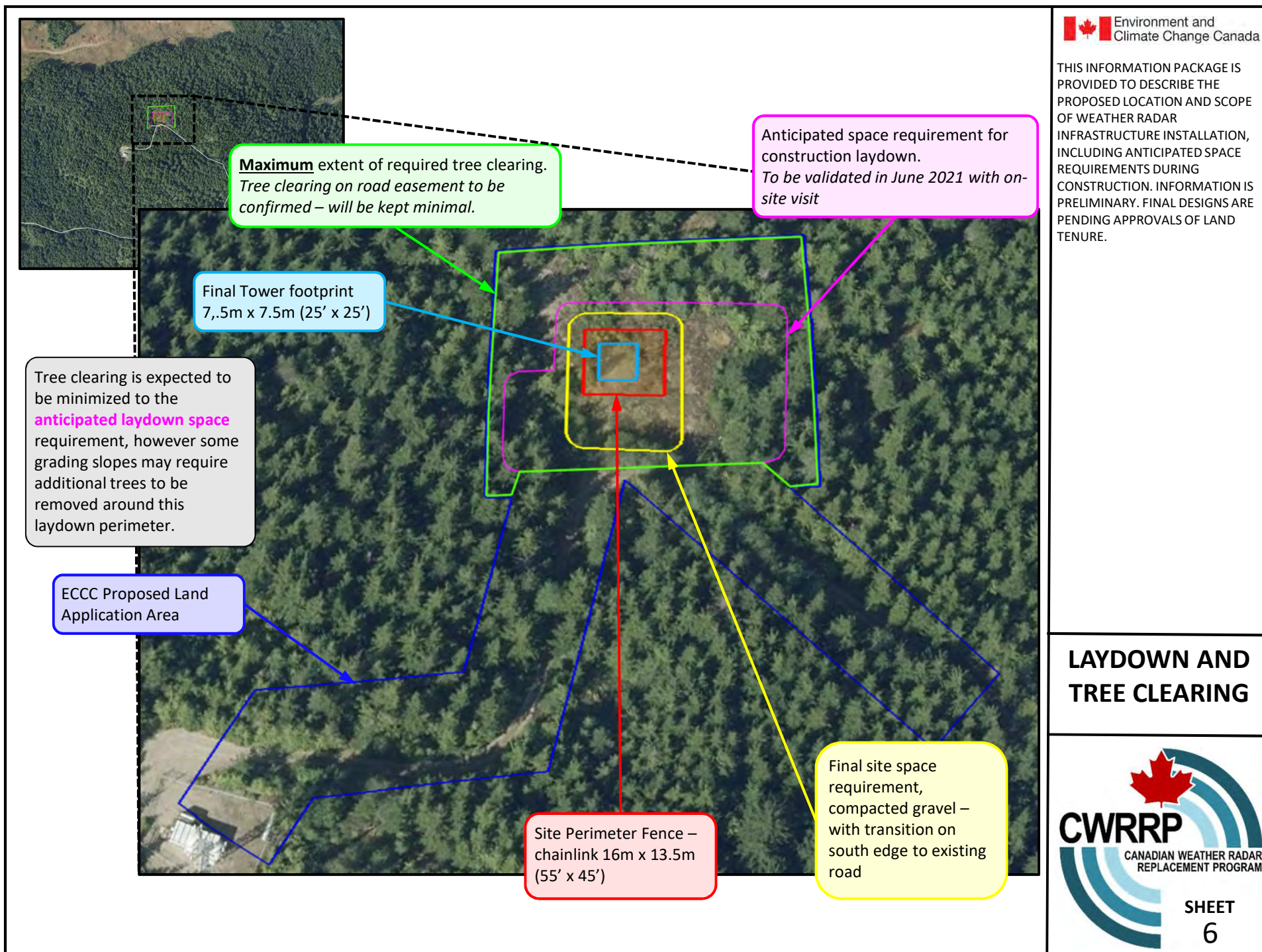
34m TOWER PROFILE

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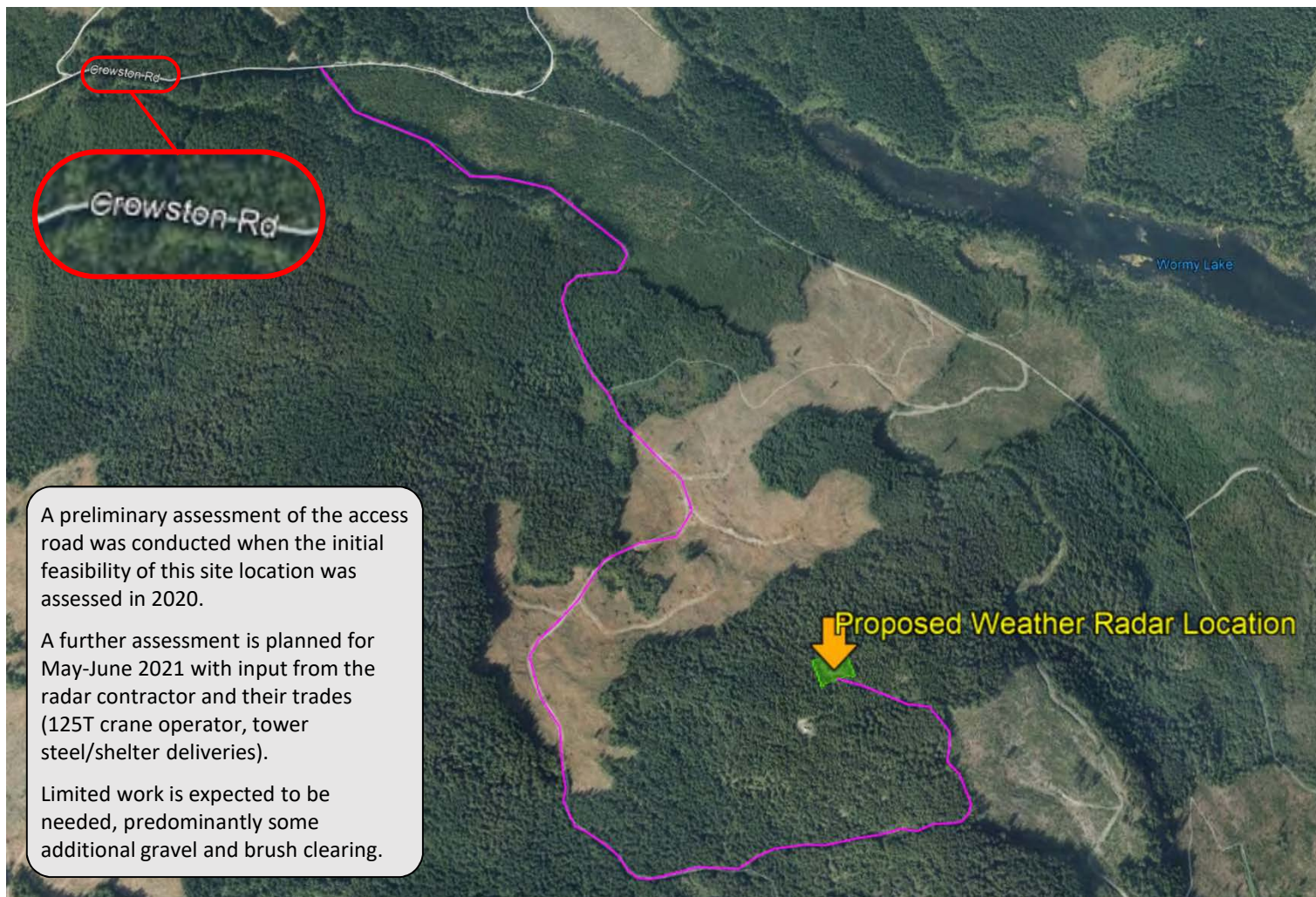


Sample image from existing site's security camera showing ground based infrastructure, perimeter fence, and graveled area.

SITE FOOTPRINT DETAIL



THIS INFORMATION PACKAGE IS PROVIDED TO DESCRIBE THE PROPOSED LOCATION AND SCOPE OF WEATHER RADAR INFRASTRUCTURE INSTALLATION, INCLUDING ANTICIPATED SPACE REQUIREMENTS DURING CONSTRUCTION. INFORMATION IS PRELIMINARY. FINAL DESIGNS ARE PENDING APPROVALS OF LAND TENURE.



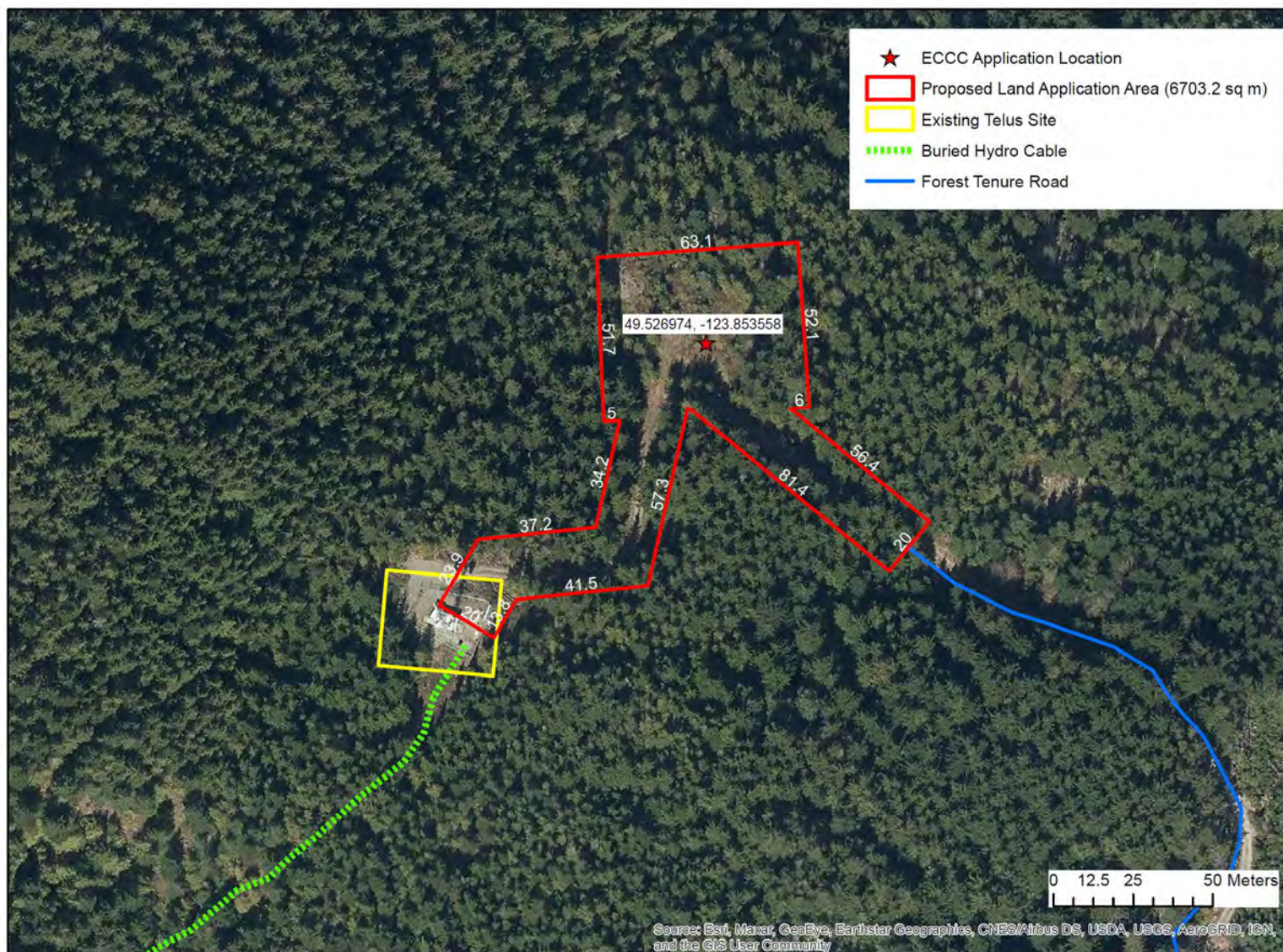
A preliminary assessment of the access road was conducted when the initial feasibility of this site location was assessed in 2020.

A further assessment is planned for May-June 2021 with input from the radar contractor and their trades (125T crane operator, tower steel/shelter deliveries).

Limited work is expected to be needed, predominantly some additional gravel and brush clearing.

**SITE ACCESS
ROAD**

THIS INFORMATION PACKAGE IS PROVIDED TO DESCRIBE THE PROPOSED LOCATION AND SCOPE OF WEATHER RADAR INFRASTRUCTURE INSTALLATION, INCLUDING ANTICIPATED SPACE REQUIREMENTS DURING CONSTRUCTION. INFORMATION IS PRELIMINARY. FINAL DESIGNS ARE PENDING APPROVALS OF LAND TENURE.



Environment and
Climate Change Canada

Environnement et
Changement climatique Canada

Projection: NAD_1983_BC_Environment_Albers
Date: May 2021

Scale: 1:1,500



LAND APPLICATION DETAIL



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 2, 2021

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road)
Consideration of Third Reading and Adoption

RECOMMENDATIONS

1. THAT the report titled Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road) Consideration of Third Reading and Adoption be received;
2. AND THAT either of the following options of Zoning Amendment No. 310.192, 2020 be forwarded to the Board for Third Reading:

Option 1 – originally proposed Zoning Amendment No. 310.192, 2020 as provided in Attachment A, or

Option 2 – revised Zoning Amendment No. 310.192, 2020 with decreased density as provided in Attachment B

3. AND FURTHER THAT prior to consideration of adoption of Zoning Amendment No. 310.192, 2020, the following condition be met:

Approval by the Ministry of Transportation and Infrastructure pursuant to Section 52 of the Transportation Act.

BACKGROUND

On May 27, 2021 the SCRD Board adopted the following resolution:

150/21 **Recommendation No. 2** *Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road)*

THAT the report titled Zoning Amendment Bylaw No. 310.192, 2020 (2284 Pixton Road) – Consideration of First and Second Readings be received for information;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020* be forwarded to the Board for First and Second Readings;

AND THAT a Public Hearing to consider *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020* be arranged;

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

This report provides a summary of the public hearing, further addresses key issues around this application, and recommends Third Reading and Adoption of one of two options of the Bylaw.

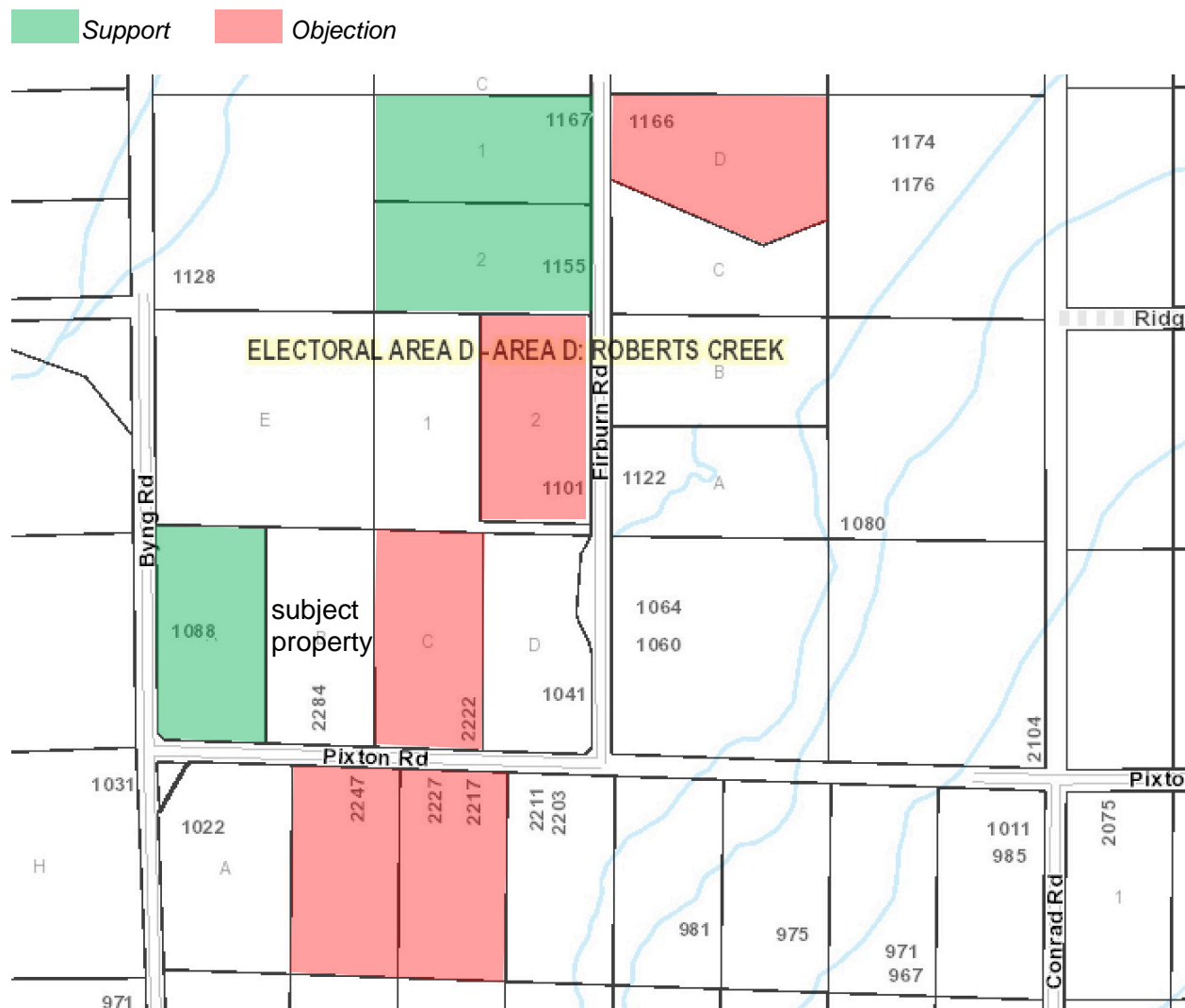
DISCUSSION

Public Hearing Summary

A public hearing was held on June 22, 2021 electronically by Zoom, with approximately 15 people attending and viewing the meeting. Written submissions were also received before the closing of the public hearing. A Public Hearing Report can be found in Attachment C.

In total, residents of three properties in the neighbourhood expressed support for the bylaw, whereas residents of five properties in the neighbourhood, two residents outside of this neighbourhood and the Roberts Creek OCP Committee expressed objection to the bylaw. Figure 1 illustrates the allocation of responses within the neighbourhood.

Figure 1 Allocation of public responses within the neighbourhood



Supporters of the bylaw do not think that allowing two dwellings on the subject property will negatively affect the spatial density, roads, infrastructure and the general rural feel in this neighbourhood. They consider that population growth on the Sunshine Coast is inevitable, and population growth is needed to support small businesses as well as the Regional District's tax base and services for its citizens, while in turn the Regional District should consider densification and diverse and affordable housing options to support the growing population.

Opponents of the bylaw are concerned about the development's potential negative impacts on roads, infrastructure, privacy, spatial separation and the rural environment, as well as precedent setting for potential densification of the neighbourhood in the future.

Pixton Road Maintenance

Maintenance of Pixton Road is one of the main concerns of neighbouring residents throughout the public consultation process. The Ministry of Transportation and Infrastructure (MOTI) has confirmed that Pixton Road is a road being maintained by MOTI through its contractor Capilano Highways. The road is currently classified as 8F in the MOTI system for administrative purpose. Class 8F roads are typically unconstructed and not often maintained, but MOTI will soon update the class of Pixton Road to reflect its status of being maintained. MOTI has no concerns with impact of the proposed development on road maintenance.

Option of Decreased Density

In consideration of public hearing feedback and in order to further reduce negative impacts perceived by some of the neighboring residents, the applicant proposed an alternative option to reduce residential density, by changing the originally proposed second dwelling with a floor area of 130 m² to an auxiliary dwelling with a maximum floor area of 55 m² as required by the zoning bylaw. This would have the effect of decreasing the spatial density of residential buildings on the parcel.

The applicant indicated consent to such density decrease should this option be adopted. This option is reflected in the revised zoning bylaw amendment in Attachment B.

Consideration of such density decrease is consistent with Section 470 (1) of the *Local Government Act*, which provides that after a public hearing, a board may, without further notice or hearing, alter and then adopt a bylaw provided that the alteration does not alter the use or increase the density, or decrease the density of any area from that originally specified in the bylaw *without the owner's consent*. In this case, consider to consider decreased density has been granted.

STRATEGIC PLAN AND RELATED POLICIES

The zoning bylaw amendment process supports the SCRD's strategy for engagement and collaboration.

CONCLUSION

Through the public hearing process, the proposed bylaw has received further input from the community. Most issues raised at the public hearing had been discussed and addressed in detail from a land use planning perspective in the previous staff report on the application.

Staff maintain the position that the proposed bylaw and development will not have significant or negative impacts on infrastructure, transportation, environment or rural character of the area and could enhance housing affordability for the property owner and facilitate a site-specific, limited and incremental land use change in this area. The proposed option of decreased density may also be considered as it could further lessen impacts of the development.

Staff recommend that either option of the bylaw proceed to Third Reading, and prior to considering of adoption, approval from the Ministry of Transportation and Infrastructure be obtained with respect to a zoning bylaw affecting areas within 800 m of an intersection with a controlled access highway, pursuant to Section 52 of the Transportation Act.

ATTACHMENTS

Attachment A – Zoning Amendment Bylaw No. 310.192, 2020 (Option 1, originally proposed)

Attachment B – Zoning Amendment Bylaw No. 310.192, 2020 (Option 2, decreased density)

Attachment C - Public Hearing Report

Reviewed by:			
Manager	X – D. Pady	CFO/Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – D. McKinley	Solid Waste	

ATTACHMENT A Option 1 - Originally Proposed

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 310.192**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:

Insert the following section immediately following Section 1000A.6:

Site Specific Uses

1000A.7 Notwithstanding Section 1000A.3 and Section 1000A.4, on Lot B, District Lot 1621, Group 1 New Westminster District, Plan EPP34685, two single family dwellings are permitted, one of which shall be subject to all of the following provisions:

- (1) maximum gross floor area: 130 square metres
- (2) maximum building height: 7 metres
- (3) minimum setback from the east side parcel line: 15 metres
- (4) minimum setback from the front parcel line: 15 metres
- (5) minimum setback from the rear parcel line: 170 metres
- (6) minimum setback from the west side parcel line: 70 metres
- (7) Bed and breakfast is not be permitted

PART C – ADOPTION

READ A FIRST TIME this	27TH DAY OF MAY ,	2021
READ A SECOND TIME this	27TH DAY OF MAY ,	2021

PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT this 22ND DAY OF JUNE , 2021

READ A THIRD TIME this ##### DAY OF MONTH , YEAR

APPROVED PURSUANT TO SECTION 52 OF
THE *TRANSPORTATION ACT* this ##### DAY OF MONTH , YEAR

ADOPTED this ##### DAY OF MONTH , YEAR

Corporate Officer

Chair

ATTACHMENT B Option 2 - Decreased Density

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 310.192**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*

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

PART A – CITATION

3. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020*.

PART B – AMENDMENT

4. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:

Insert the following section immediately following Section 1000A.6:

Site Specific Uses

1000A.7 Notwithstanding Section 1000A.3 and Section 1000A.4, on Lot B, District Lot 1621, Group 1 New Westminster District, Plan EPP34685, one auxiliary dwelling is permitted subject to all of the following provisions:

- (1) maximum building height: 7 metres
- (2) minimum setback from the east side parcel line: 15 metres
- (3) minimum setback from the front parcel line: 15 metres
- (4) minimum setback from the rear parcel line: 170 metres
- (5) minimum setback from the west side parcel line: 70 metres
- (6) Bed and breakfast is not be permitted

PART C – ADOPTION

READ A FIRST TIME this	27TH DAY OF MAY ,	2021
READ A SECOND TIME this	27TH DAY OF MAY ,	2021
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	22ND DAY OF JUNE ,	2021

READ A THIRD TIME, as AMENDED this #### DAY OF MONTH , YEAR

APPROVED PURSUANT TO SECTION 52 OF
THE *TRANSPORTATION ACT* this #### DAY OF MONTH , YEAR

ADOPTED this #### DAY OF MONTH , YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD ONLINE VIA ZOOM IN ACCORDANCE WITH BC
GOVERNMENT MINISTERIAL ORDER M192
June 22, 2021

Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020

PRESENT:	Chair, District of Sechelt Director Alternate Chair, Electoral Area D Director	A. Toth A. Tize
ALSO PRESENT:	Senior Planner Recording Secretary Members of the Public	Y. Siao A. O'Brien 15+/- (part)

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Amendment Bylaw No. 310.192, 2020* was called to order at 7:00 p.m.

The Chair introduced elected officials and staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing. In response to COVID-19 and in accordance with the BC government Ministerial Order M192 to authorize local governments to hold public hearings electronically, the public hearing was held electronically via ZOOM and open to members of the public.

PRESENTATION OF THE PROPOSED BYLAWS

The Senior Planner provided a presentation summarizing the proposed bylaw *Sunshine Coast Regional District Amendment Bylaw No. 310.192, 2020*.

The Chair called a first time for submissions.

PUBLIC SUBMISSIONS AT PUBLIC HEARING

Aaron Morrissey, 2264 Pixton Road, Roberts Creek

Applicant explained the rationale for the application.

Danielle Hegy, 2264 Pixton Road, Roberts Creek

Addressed concerns regarding the road maintenance.

Valerie McQueen, 2217 Pixton Road, Roberts Creek

Is opposed to the application. Would like the zoning designation to be upheld. The change would alter the rural nature of the neighbourhood. Questions about the road classification.

Jane Braun, 2222 Pixton Road, Roberts Creek

Is opposed to the application.
Would like the zoning designation of CR2 be upheld.
Believes there will be spatial separation issues.
Pressure on the road, water resources and municipal services.
Will impact privacy.
This application sets precedent for future rezoning and undermines the OCP.
Majority of neighbourhood is in opposition.

Nigel Langley, 1101 Firburn Road, Roberts Creek

Is opposed to the application.
Concern regarding the densification of the neighbourhood.
Questions regarding the road classification.

Senior Planner clarified the road standard and maintenance regarding Pixton Road. The road is built to rural road standards, "user maintained". The Right of Way is managed by MOTI.

Rolf Braun, 2222 Pixton Road, Roberts Creek

Neighbour to the subject property.
Is opposed to the application.
Secondary dwelling already exists on the property, why are they allowed to have a third?
This proposal will increase the traffic, noise, resources.
Will devalue their property and enjoyment of their property.

Zack Dockstader, 1167 Firburn Road, Roberts Creek

Is in support of the application.
Believes that two homes on 5 acres is not an issue.
Privacy is not really an issue.
The road is only an issue on Firburn and not a problem on Pixton.
All of upper Roberts Creek is zoned Rural and is allowed two homes and is not over-developed.

Russ Proudman, 1166 Firburn Road, Roberts Creek

Spoke about the history of the change in zoning agreement. One dwelling was only allowed.
This is not affordable housing.
Is opposed to this application.
Application is not supported by the APC, Roberts Creek OCP.

The Chair called a second time for submissions.

Christopher Langley, 1101 Firburn Road, Roberts Creek

Cited policy 17.15 from Roberts Creek OCP.
The development would decrease spatial density.
Road maintenance needs to be considered with this application.

Jane Braun, speaking on behalf of Leanne Smith, 2247 Pixton Road, Roberts Creek

Does not want increased density in this area.

The subject property already has a rental unit and he does not want more to be allowed.

Valerie McQueen, 2217 Pixton Road, Roberts Creek

Well water quantity has changed since the development of lots in the neighbourhood.

Water supply needs to be addressed prior to future development.

Southern street properties have a different zoning to allow two homes.

Rolf Braun, 2222 Pixton Road, Roberts Creek

If rental units are the motivation, it should be done in other areas that are appropriately zoned.

Elaine Futterman, 1738 Lockyer Road, Roberts Creek

Spoke about the history of subdivision of parent 10-acre lot into two 5-acre parcels.

The agreement was that only 1 dwelling was permitted.

Christopher Langley, Firburn Road, Roberts Creek

Clarified CR2 zoning for subject parcel, Rural 1 zone across the street.

Why does the proximity allow for density alignment?

The Chair called a third time for submissions.

CLOSURE

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District Amendment Bylaw No. 310.192, 2020* closed at 7:50 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:



A. Toth, Chair

Prepared by:



A. O'Brien, Recording Secretary

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 2, 2021

AUTHOR: Planning and Development Division

SUBJECT: AGRICULTURAL LAND COMMISSION APPLICATION 61641 (SCRD ALR00015)

RECOMMENDATIONS

THAT the report titled Agricultural Land Commission Application 61641 (SCRD ALR00015) be received;

AND THAT the SCRD forward the ALC Application 61641 regarding fill to the ALC for decision;

AND FURTHER THAT SCRD recommends to the Agricultural Land Commission that the Commission coordinate with MOTI to ensure the applicant's property drainage is compliant with MOTI requirements.

BACKGROUND

SCRD has received a referral from the Agricultural Land Commission (ALC) regarding an application seeking retroactive approval for fill added without permission in Area E, Elphinstone.

The referral review process for ALC files requires the following steps:

- local government is the first agency to review the ALC application
- the application is reviewed as it relates to local policy and regulation
- local government has the first opportunity to decide if the application is supported or denied
- if local government does not support the application, the process ends
- if a resolution is forwarded to ALC, the application process proceeds to ALC review for decision

The purpose of this report is to provide information about the fill application 61641 for SCRD Planning and Development Committee consideration

Discussion

Analysis – Application review:

The property is located at 758/754 Henry Road, within Agricultural Land Reserve. The southeast corner of the property is included within a Development Permit Area for riparian assessment, as shown in Figure 1. As far as SCRD is aware, the riparian area has not been affected by the recent addition of fill.

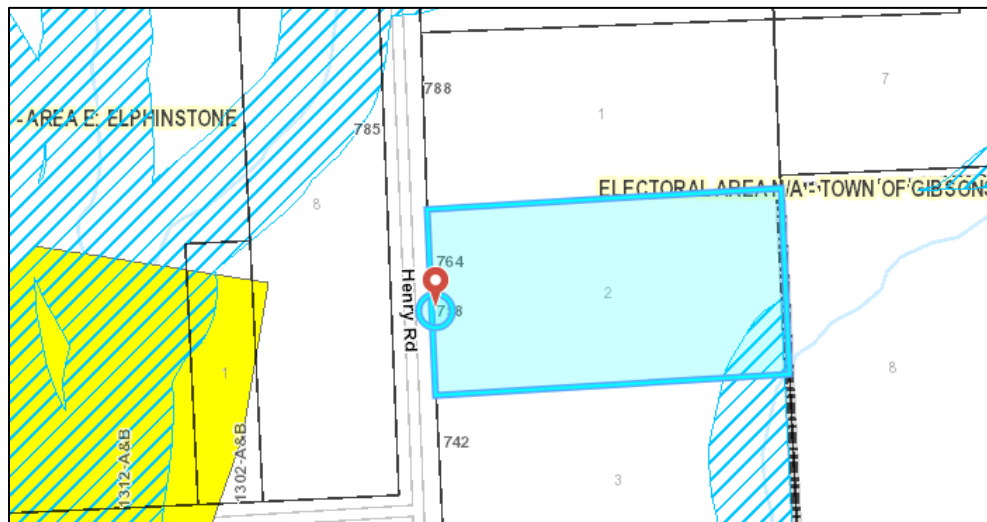


Figure 1 – location of 758/764 Henry Rd. (Blue hatch area is a Development Permit Area for Riparian Area.)

File number:	ALC 61646 (SCRD File ALC00015)
Civic Address:	758/764 Henry Road
Legal Description:	LOT 2, BLOCK B VAP4573
Electoral Area:	E, Elphinstone
Parcel Area:	5 acres
OCP Land Use:	Agricultural A
Land Use Zone:	Agriculture
Application Intent:	To place fill and asphalt to facilitate “Danroth Feed and Supply”

Table 1 - Application Summary

The site plan and application documents provided to SCRD by ALC indicate 2 areas where fill was added as outlined below:

Proposed Use	Fill Material	Estimated Area Covered	Estimated Volume
Quonset hut agricultural storage area	Compacted crushed rock, road mulch	375m ²	150m ³
Greenhouses for horticultural produce production	Road mulch, asphalt	1050m ²	157m ³

The fill area amounts were later updated by email correspondence from the applicant to be:

1. *Asphalt paved pad 24m x 26m = 624 m²*
2. *apron around the asphalted pad 2m x 24m = 48m²*
3. *Quonset pad - there was pre-existing gravel - was enlarged and added a road mulch topping on total of 9m x 24 m = 216m²*
4. *Where there are 2 sea cans, on 2.4m x 12m = 29m²*
5. *Total = 624 + 48 + 216 + 29 = 927m²*
6. *Not included - whatever existed before possession of the property in 2020 includes a farm road, old fill, house footprints.*

Per provincial regulations, if the area of fill is less than 1,000m² and certain other conditions are met, the placement may be exempted from regulation by the Agricultural Land Commission. Nonetheless, the ALC has referred the matter to SCR D on the basis of an applied-for fill area of 1,425m². This area forms the basis of staff's review.

Analysis: Policy Review

The Planning division has reviewed the application, the relevant policies in the Sunshine Coast Agricultural Area Plan, the Elphinstone Official Community Plan and Zoning Bylaw No. 310.

The "Agrologist Opinion Report: Assessment of Impact of Farm Improvements on Farm Potential" (January 2021) provided to SCR D speaks to a proposed farm concept for the property and potential agricultural uses such as feed and supply sales, raising poultry, berries, tree fruits and horticultural produce. The report also refers to a second Agrologist report and to a (draft) Agricultural Capability / Soils Assessment (November 2020) for soils and drainage needs.

The application documents and reports are included in Attachment A.

SCR D's Agricultural Advisory Committee considered the referral of this application on May 25, 2021. During this meeting the applicant provided a verbal update of information for the committee to consider during their review.

Asphalt may not protect existing and future agricultural activities from potentially-conflicting non-agricultural uses within the Agricultural Land Reserve (ALR), which is a policy objective of the [Area E Official Community Plan](#) and the [Agricultural Area Plan](#).

The Elphinstone Official Community Plan outlines that this area is known to have high agricultural potential.

Analysis: Policy Direction

- The policy direction of SCR D Area E OCP and Agricultural Area Plan is to proactively protect future agricultural capability of this area, and specifically to protect larger parcels with class 1-4 soils.
- Retaining and improving soil ecology is important to protecting existing and future agricultural activities including adapting to climate change.
 - Applying the policy direction to this application, there is not sufficient information to assure that the fill added to this parcel protects or enhances future agricultural capability. The addition of asphalt is not consistent with the policy direction above.

- On the other hand, building farm structures that support the agricultural development of land may, at times, require the placement of fill.
- The expertise of the ALC, at a future review stage, may be helpful to addressing these conflicting perspectives.

Other related Analysis:

- *ALC Use Regulation, s. 36.* Includes asphalt in the definition of “Prohibited Fill”:
 - “(a) construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste; (b) asphalt; (c) glass; (d) synthetic polymers; (e) treated wood; (f) unchipped lumber...”
 - If SCRD advances the application to the ALC, the Commission will need to consider whether the type of fill used is acceptable under their regulations.
- Drainage: The (draft) Agriculture Capability / Soils Assessment includes a drainage plan to address pooling water on the property:
 - The report outlines a drainage plan that captures surface water through trenching on the property and empties it to the ditch on Henry Road.
 - This plan is not compliant with MOTI drainage standards which require handling of drainage on private property or a special permission through MOTI as per MOTI’s [BC Supplement to TAC guidelines](#).
 - SCRD is concerned about the potential for farm runoff being directed to MOTI ditches which also connect with other properties, natural water courses and downstream fish habitat.

SCRD recommends that ALC work with MOTI to ensure the applicant’s property drainage is compliant with MOTI requirements, regardless of the ALC fill application outcome.

The proposed uses, as stated in the fill application, appear compliant with the uses permitted in Zoning Bylaw No. 310 and the ALR. **Staff recommend forwarding the application for fill to the ALC for decision.**

The SCRD’s scope of review for ALC fill applications includes the fill area only and does not include a full development review. At the time of SCRD applications, proposed development on this property will undergo the following reviews, in the areas overtop of the fill and beyond:

- Building permit applications: for proposed buildings and structures
- Zoning review for siting, additional uses and other development regulations will take place with each development application.

SCRD will require a comprehensive site plan for these evaluations.

Organization and Intergovernmental Implications

This and subsequent applications for this property requires integrated analysis from ALC, MOTI, SCRD Building, Planning and Bylaw divisions.

The enforcement of ALC regulations is conducted by ALC.

Communications Strategy

SCRD's AAC was consulted on May 25, 2021. The recommendation from that meeting was:

Recommendation No. 2 *ALC Application 61646 (SCRD ALR00015)*

The Agricultural Advisory Committee recommends the SCRД receive more information from the applicant regarding ALC Application 61646 (SCRД ALR00015).

The Area E Advisory Planning Commission was consulted on May 26, 2021. The recommendation from that meeting was:

Recommendation No. 1 *ALC Application 61641 (SCRД ALR00015).*

The Area E APC recommended that ALC Application 61641 (SCRД ALR00015) be denied based on the facts provided and for the following reasons, as stated in the staff report:

- The application documents are not sufficient to confirm that placement of fill protects or enhances future farming capability on this parcel (Elphinstone Official Community Plan policy objective);
- Addition of asphalt does not protect the future agricultural capability of this parcel;
- The application recommends implementation of a non-compliant drainage plan.

Staff invited further information from the applicant and had several phone meetings with the applicant subsequent to AAC/APC meetings. No significant new information was provided.

STRATEGIC PLAN AND RELATED POLICIES

The review of ALC applications for fill relates to the 2019-2023 SCRД strategic focus areas of climate resilience, natural asset stewardship, and intergovernmental collaboration.

CONCLUSION

SCRД received a referral from the ALC for retroactive approval of fill that was placed without permission. Policies from the Area E OCP and Sunshine Coast Agricultural Area Plan set the direction for protecting current and future farming capability on the Sunshine Coast.

The farm uses proposed over the fill areas are compliant with the permitted uses in Agricultural zone for this parcel under SCRД Zoning Bylaw No. 310. SCRД is concerned about the volume of fill added to the parcel as well as the asphalt surface added. SCRД policy regarding agricultural properties is to protect the future agricultural capability of this parcel, the addition of asphalt in particular may not support this policy direction. Specific regulations about fill are the jurisdiction of the Agricultural Land Commission. As such, SCRД recommends forwarding this application and updated documentation to the ALC for decision.

Further, SCRД recommends that ALC work with MOTI to ensure that the drainage works for the parcel are consistent with MOTI regulations, regardless of the application outcome.

ATTACHMENTS

Attachment A – ALC 61646 Application package: Application, Site Plan, Agricultural Capability / Soils Assessment, Agrologist Opinion Report: Assessment of Impact of Farm Improvements on Farming Potential.

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

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61641

Application Status: Under LG Review

Applicant: 1264233 BC Ltd.

Agent: Zbeetnoff Agro-Environmental Inc.

Local Government: Sunshine Coast Regional District

Local Government Date of Receipt: 01/06/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use (Placement of Fill)

Proposal: A forested area has been cleared, top soil has been stockpiled on site, drain rock and road mulch have been applied to create a foundation to support a greenhouse and Quonset

Agent Information

Agent: Zbeetnoff Agro-Environmental Inc.

Mailing Address:

15787 Buena Vista Avenue

White Rock, BC

V4B 1Z9

Canada

Primary Phone: (604) 535-7721

Mobile Phone: (604) 612-8786

Email: zbeetnoffdarrell16@gmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 011-479-612

Legal Description: L 2 BK B DL 690 PL 4573

Parcel Area: 2 ha

Civic Address: 758 Henry Road, Gibsons, V0N 1V2

Date of Purchase: 09/14/2020

Farm Classification: No

Owners

1. **Name:** 1264233 BC Ltd.

Address:

22(1)

[Redacted Address]

Phone: 22(1)

Email: 22(1)

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

This land is being improved for agriculture. To date, a few chickens and pigs are on the property. The area for horticultural production requires drainage and/or clearing.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

40 yd³ of rubbish, debris and junk have been removed from the property

Stumps and cleared trees have been removed from a portion of the property

An area comprising 375 m² has been graveled to support a quonset and seacans.

An area comprising 1,000m² has been prepared as a base (graveled and asphalted) to receive a greenhouse structure.

Cement lock blocks have been brought to the property to be used to provide a base for fencing along the perimeter of the property.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Non-agricultural uses consist of pre-existing rural residential in a detached house and double wide mobile home.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Sheep

East

Land Use Type: Agricultural/Farm

Specify Activity: Equine, livestock, vegetables

South

Land Use Type: Residential

Specify Activity: Non-farm use

West

Land Use Type: Agricultural/Farm

Specify Activity: Mixed vegetable and poultry

Proposal

1. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?

No

2. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.

A forested area has been cleared, top soil has been stockpiled on site, drain rock and road mulch have been applied to create a foundation to support a greenhouse and Quonset

3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.14 ha*

Maximum depth of material to be placed as fill *0.4 m*

Volume of material to be placed as fill *307 m³*

Estimated duration of the project. *1 Months*

4. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.

No

5. What alternative measures have you attempted before proposing to place fill?

The soil and moisture conditions were deemed to be unsuitable to support structures on the property. While the owner made the improvements without ALC approval, the attached Soils Report by a Professional Agrologist supports the owner's determination.

6. Describe the type of fill proposed to be placed.

The 375 m² Quonset area of was underlain by 25 cm of drain rock (rock crush) and 15 cm of road mulch. The 1,050 m² asphalted area was underlain by 15 cm of road mulch.

7. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.

Fill consisted of drain rock and road mulch obtained from a local gravel pit. The fill was not assessed by a QP prior to placement to verify agricultural suitability. The Soils Report indicates that the fill material is suitable for agricultural application.

8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.

The fill was trucked in, spread with an excavator, and compacted with a vibrator.

9. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?

No negative impacts on surrounding lands are expected.

10. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.

No dust, contouring, or weed control issues were encountered. Site drainage is an issue as the Stop Work order discouraged the owner from completing planned drainage improvements. However, the owner is taking emergency site drainage measures in January, 2021 to protect the farm driveway from excessive water on the property. The stockpiled topsoil will be used on other area of the property that will be used for fruit trees and vegetable production, once the land is cleared. The stock piles have not been seeded, to date.

Applicant Attachments

- Agent Agreement-Zbeetnoff Agro-Environmental Inc.
- Other correspondence or file information-Zbeetnoff Statement of Disclosure
- Site Plan / Cross Section-61641
- Other correspondence or file information-Hughes-Games Statment of Disclosure
- Professional Report-Soils and Land Capabiity
- Professional Report-Farm Plan Assessment
- Proposal Sketch-61641
- Certificate of Title-011-479-612

ALC Attachments

None.

Decisions

None.

758 Henry Road, Gibsons BC

Agriculture Capability / Soils Assessment



Prepared by:

Geoff Hughes-Games, PAg, Soil Specialist / Senior Agrologist
Abbotsford, BC

Prepared For:

1264233 BC Ltd

22(1)

DRAFT: November 30, 2020

Summary

Geoff Hughes-Games was requested by 22(1) to investigate and prepare an soils and agricultural capability assessment for 758 Henry Rd, Gibson BC. This report highlights the mapped soils and agricultural capability. It provides a summary of the findings of a site visit on November 18, 2020. That site visit included examination of soils, landscape and inventory of current activities on the property. It also included discussions with landowner regarding proposed or potential agricultural activities.

A review of those findings is presented in relation soil and non-soil bound agricultural use, including some suggestion soil management activities related to water and nutrients.

The report is intended to assistance in resolving the BC Agricultural Land Commission (ALC) enforcement actions (ALC C&E File 159198), as such there are some suggested actions provided.

Limitations:

This report was prepared by Geoff Hughes-Games, PAg. I am a Professional Agrologist registered with the BC Institute of Agrologists (member #616). My areas of expertise include soil science, including classification and management as well as agriculture environmental risk assessment. I am not trained as a climatologist, biologist or land use planner and as such, any comments in this report related what maybe defined as climatology, vegetation, land use planning are restricted solely to my expertise in soil classification and management for agricultural purposes.

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Subject Property

CIVIC ADDRESS: 758 & 64 Henry Road, Gibsons BC V0N 1V2
LEGAL: Lot 2, Block B, Plan VAP4573, District Lot 690 Westminster Land District
PID: 011-479-612

Scope

The site visit and review of available mapping resources was intended to investigate soil and drainage conditions at the **subject property**. The report was to include a desktop review of available soil, agricultural capability and landscape mapping and available historic aerial imagery. Including review of zoning and bylaws related to agricultural land use of the subject property.

The on-site investigation of existing soils on the property to be based on ALC P-10 Policy (Criteria for Agricultural Capability Assessments¹). This was to include a review of areas that are “undisturbed” and areas that have been disturbed by human activity. The criteria require soil pit and auger hole descriptions as well as general landscape descriptions. The investigation was to primarily focus on soil-based agricultural activities. Soil samples were to be taken from areas that could be used for soil based agriculture for fertility analysis.

A review of the agricultural capability and soil/landscape drainage was to be completed. The report was to provide recommendation for drainage and capability improvements related to soil and non-soil based agriculture.

A review of any rationale to support improvements for non-soil based agriculture. General comments on agricultural-environmental risks on the property will be included as appropriate.

Active Regulatory Items

The above noted property is the subject of enforcement action by the BC Agricultural Land Commission (ALC). ALC C&E File 159198, including a Stop Work Order issued by the ALC on October 26, 2020. Correspondence related to this file from the ALC are attached in **Appendix X**.

In addition, another Stop Work Order (under Bylaw 687) was issued by Sunshine Coast Regional District on November 9, 2020.

¹ ALC - CRITERIA FOR AGRICULTURAL CAPABILITY ASSESSMENTS Policy P-10 October 2017
https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_p-10_-_criteria_for_agricultural_capability_assessments.pdf

Desktop Assessment

A desk top assessment of available soil, agricultural capability, terrain and climate and zoning information was completed for the property. The results of that assessment are summarized in the following sections.

Soils Mapping

The following available soil mapping was reviewed:

- **BC SIFT (British Columbia Soil Information Finder Tool)**

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/land/soil/soil-information-finder>

- Report reference from **Soils of the Langley-Vancouver Map Area, BC Soil Survey Report 15, 1980 (RAB Bulletin 18) Volumes 2, 3 and 6.**

<https://sis.agr.gc.ca/cansis/publications/surveys/bc/bc15/index.html>

This mapping (Figure 1) indicated the presence of three soil series (Summer (SR), Sunshine (SS), and Heron (HN)). on the assessed parcel. These are primarily developed on glacial-fluvial deposits. A summary of the mapped soils series is provided below. Soils, (Albion (AB), Nicholson (N) and Sunshine (SS)) on the adjacent soil polygon are dominated by soils developed on glaciomarine sediments.



Figure 1 Mapped soil polygons

Table 1 Mapped Soil Series

Soil Series name (% of map polygon)	Classification	Description	Map Label
Summer (SR) 40%	Gleyed Ortstein Humo-Ferric Podzol	Sandy loam to fine sandy loam fluvio-glacial deposits in the topsoil are underlain by sandy subsoil layers usually changing to clayey glaciomarine sediments (~1 m depth). Subsoils are often strongly cemented often leading to root restrictions with 30 cm of surface. Extremely to strongly acid surface layers and slightly acid in the subsoil. Generally, stone free to slightly stony near the surface and stone free at depth. A variable thickness of forest litter (LFH) is present on areas with limited disturbance from logging or agriculture. Nearly level to gently undulating slopes (less than 5% slopes). Often in depressional areas and tend to be imperfectly to moderately poorly drained with water tables present in non growing season. Developed mainly under forest cover vegetation (western red cedar, western hemlock, red alder and salmonberry).	<u>SR-SS-HN bc</u>
Sunshine (SS) 30%	Orthic Humo-ferric Podzol	Sandy loam to sandy loam fluvio-glacial topsoil layers are underlain by sandy subsoil materials and at depth (> 1 m) texture changes to clayey glaciomarine or sandy gravelly glacial till. Strongly to very strongly acid surface layers and slightly acid in the subsoil. Generally stone free. A thin layer of forest litter (LFH) is present on areas with limited disturbance from logging or agriculture. Nearly level to gently undulating slopes (less than 5% slopes). Soils are generally well to moderately well drained with occasional perched water tables appearing during heavy rainfall events. Developed mainly under forest cover vegetation (western red cedar, western hemlock and red alder).	
Heron (HR) 30%	Rego Humic Gleysol	Sandy loam or fine sandy loam fluvio-glacial topsoil layers are underlain by loamy sand or sandy subsoil materials and at depth (< 1 m) texture changes to clayey glaciomarine or glacial till. Extremely to very strongly acid surface layers and medium to strongly acid in the subsoil. Patched of cemented material maybe present in subsoil. Generally stone free. A thin layer of forest litter (LFH) is present on areas with limited disturbance from logging or agriculture. Nearly level to gently undulating slopes (less than 5% slopes). Soils are poorly drained and often found in depressional areas. Perched water tables are often at the contact between the sandy upper layers and the underlying clay. These water tables rise to the surface is heavy rainfall events. Rooting depth is often restricted by the water tables and dense subsoil. Developed mainly under forest cover vegetation (western red cedar, western hemlock, red alder, willow and black cottonwood).	
Landform:	<i>Glaciofluvial or fluvial over glaciomarine or glacial till</i>		
Topography:	bc = gently undulating to undulating complex slopes ranging between 0.5 and 5%		
Data source: BC SIFT and Soil Survey Report 15			

Climatic Data

The property lies within the warm summer Mediterranean climate zone. Characterized by mild wet winters and moderate dry summers. The annual precipitation is just over 1350 mm with over 70% of this falling primarily as rain during November and March. Mean annual temperature is 10 °C with winter temperatures averaging above 4 °C and summer temperatures averaging below 22 °C. A long frost free period and high growing degree days make for favourable growing conditions. Heavy winter rains and dry summers lead to the need for water management systems that include drainage infrastructure for winter and irrigation for summer months.

Weather data is available a station at Gower Point, (ECCC) approximately 2.7 km south and ~100 m lower in elevation.

Table 2 Climate Normals

Climate Normal 1981-2010 (source: Environment Canada)													
STATION NAME: GIBSONS GOWER POINT							CLIMATE ID: 1043152						
LATITUDE	49°23'08.090" N			LONGITUDE	123°32'29.000" W				ELEVATION	34.0 m			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Temperature (°C)													
Daily Average	4.6	5.2	7.1	9.5	12.7	15.3	17.6	17.9	15.1	10.5	6.5	4.2	10.5
Daily Maximum	6.7	7.8	10	12.9	16.1	18.7	21.1	21.4	18.6	13.1	8.7	6.3	13.5
Daily Minimum	2.5	2.6	4.1	6.1	9.2	11.9	14	14.3	11.7	7.9	4.3	2.1	7.6
Precipitation													
Rainfall (mm)	178.2	118	118.2	95.7	81.5	67.2	41.4	40.5	58	140.2	214.8	170.1	1323.6
Snowfall (cm)	8.8	6.1	3.4	0.5	0	0	0	0	0	0.2	3.7	8.2	30.9
Precipitation (mm)	187	124.1	121.6	96.2	81.5	67.2	41.4	40.5	58	140.4	218.5	178.3	1354.5
Climate Normal (source: BC SIFT)													
Frost free period (days)	240												
Degree days above 5°C (days)	2077												
Summer Heat Index	60												

Projected Changes in Climate

Some insights as to the projected changes in climate and the impacts of those changes. The source is the data and modelling completed by the Pacific Climate Consortium. The table below summarizes the potential changes to temperature and precipitation in the Sunshine Coast Region. Overall (for the period 2010 to 2039) temperatures and growing degree days are expected to increase while and annual precipitation, winter snow fall and heating degree days will decline.

These changes in precipitation and temperature may have moderate changes to the types of crops that can be grown and the availability of water for late season irrigation. Reductions in annual precipitation will not reduce the need for a drainage system. Variability and number of extreme weather events will likely occur, and this will drive the need for more careful management of soil cover to reduce risk of erosion or nutrient run-off losses.

Table 3 Projected Climate Change Impacts

Climate Variable	Season	Projected Change from 1961-1990 Baseline for period 2010-2039	
		Median Sunshine Coast	Range (10 th to 90 th percentile)
Temperature* (°C)	Annual	+1.6 °C	+1.2 °C to +2.0 °C
Precipitation (%)	Annual	-2.5%	-6.4% to +0.035%
	Summer	-11.0%	-27% to +3.5%
	Winter	+0.98%	-4.7% to +8.2%
Snowfall* (%)	Annual	-38%	-43% to -27%
	Winter	-32%	-43% to -24%
	Spring	-24%	-47% to -19%
Growing Degree-Days* (degree days) >5 °C	Annual	+376 degree days	+231 to +465 degree-days
Heating Degree-Days* (degree days) >18 °C	Annual	-535 degree days	-721 to -432 degree-days
Frost-Free Days* (days)	Annual	+33 days	+23 to +37 days
Pacific Climate Consortium – projected changes in temperature and precipitation PLAN2ADAPT – 2020s (2010 to 2039) https://services.pacificclimate.org/plan2adapt/app/ * These values are derived from temperature and/or precipitation.			

Agricultural Capability

Table 4 provides an indication of the mapped agricultural capability ratings for the subject property. There is one capability polygon covering the property. It has three ratings which relate directly to the three mapped soil series .

Table 4 Mapped Agricultural Capability

Agriculture Capability (source: BCSIFT)	
Capability Class (CC) Label	4:4AWD~3:4A~3:4WA
Class	Class 4 = land has more severe limitations that require reduce the range of crops and require special management practices or inputs
Improved Class (IC) Label	4:2AD~3:2AT~3:2WA
Class	Class 2 = land has minor limitations that would require on going management practices in order to achieve good crop growth for a range of crops
Limitations (subclass):	A = soil and/or climatic moisture deficiency (improvable with irrigation) W = excess soil moisture due to highwater table or seepage/runoff (improvable with drainage) T = adverse topography due to steepness or complexity of slopes (not improvable) D = degree of stoniness or low perviousness restricting rooting and cultivation (somewhat improvable with various types of management)

Site Visit Results

A site visit was carried out on November 18 , 2020. Weather conditions on that day were not ideal for soil pit installation, but due to time and travel restrictions related to the currently regulatory and COVID pandemic stressors the date was chosen as the best option.

Weather on November 18th included rain (at times heavy) during the site visit, with just over 14 mm report at the nearby Gibsons Gower Point Station (ECCC Stn # 10143152). Precipitation in the preceding 5 days (~39 mm) and preceding 10 days (~88 mm) totalled over 105 mm including the day of the site visit.

This may have contributed to the overall level of excess moisture on the site. However, this moisture did provide an indication for the potential drainage issues.

Overall Site Observations

The subject parcel is approximately 5 acres. Observations from historic aerial imagery (Google Earth) prior to 2020 indicated the presence of various structures including, a single family house, a mobile home, separate garage, several small sheds and a driveways to both the house and mobile home. The latter of which formed a “S” shape transecting the length of the property.

Prior to 2020, historical imagery and observations made on Nov 18, provided some indication that the land had been logged and partially cleared. Other than lawn areas adjacent to the house and mobile home had regrown to red alder and various shrubby species with some scattered Western Red Cedar, Hemlock and Big Leaf Maple.

Site conditions November 18th, 2020

As noted above the site was very wet due to recent and ongoing rainfall. Water was ponded in various locations. In particular a significant amount of water was ponded north of the existing “S” driveway and within the forested area between the grassed area surrounding the mobile home and the Quonset/house area and the west end of the property.

At the time of the site visit the following structure or items were observed. These are noted on Figure 2 Overlay of 2004 Google Earth Image).

- Single family home and separate two vehicle garage
- Mobile home, attached carport and nearby pumphouse
- Two driveways (one circular drive to house and one long gravel “S” driveway to mobile home
- Gravelled pad near SE corner (part of existing driveway to mobile home) with two roll off bins, a small excavator, truck, large excavator and small trailer
- Two soil berms, one along south property boundary (east end) and another adjacent to lawn area around house. Also, a small soil pile (<15 m³) across the “S” drive from the asphalt pad.
- Asphalt pad (~30 m x 35 m) underlain by ~ 15 cm depth of road mulch near south east end of parcel
- Large concrete lock block wall (~3 blocks high x 16 blocks long) separating asphalt pad from recently cleared area to west
- Road mulch pad (~15 cm depth) , underlain by coarse rock crush (~25 cm depth) near house (~25 m x 15 m) on this pad:
 - A temporary Quonset structure containing equipment

- Four sea cans of various lengths, three pieces of small equipment (compressor/generators/welder units (all mobile))
- Recently cleared and leveled areas south of “S” driveway (~ 40 m x 45 m)
- Small piles of logs (2 stacks), wood debris (1 pile) and rocks (3 piles) left from recent clearing
- Two scattered piles of construction materials (lumber and pipe) that are to be used for agricultural operation
- Linear stockpile of large concrete lock blocks (approximately 150) along “S” driveway across from Quonset

Discussion of Observed Site Conditions/Structures

Topsoil removed from two areas. Those areas being under the temporary Quonset and under the asphalt pad. This soil was salvaged into two berms. The soil (~150 m³) from the Quonset area was placed in a berm west of the Quonset and adjacent to the house. The soil (~350 m³) from the asphalt pad area was placed in a berm along the south property line adjacent to the pad.

These volumes of topsoil would be roughly equivalent to a 30 cm soil removal from each of the two areas impacted by fill.

If necessary, this soil could be moved to the currently cleared area or forest area north of the “S” driveway if it were to be cleared and required levelling. At present the berms are not planted to any vegetative cover. This would be advisable in order to prevent erosion loss.

Road mulch under asphalt pad. Since the soil in this area appears to be very poorly drained, an extensive drainage system and/or footings for the structures and/or a stable base for the floor would likely be required to support intensive cropping activities. The road mulch is estimated to be 15 cm thick (~150 m³) and was placed to create a stable base for the asphalt. If poly or glass greenhouses are to be erected, they would require stable footings. The pad could provide this. Having the hard asphalt floor will facilitate movement of raised greenhouse production beds/trays, allow for nutrient run-off capture and reduce pest management issues.

Crushed rock and road mulch pad under temporary Quonset. The soil under this area is poorly drained and would very quickly become a quagmire if surface and subsurface water flow were not diverted and a stable base installed. These materials (total of ~ 150 m³) were placed in order to provide a stable footing for machine/equipment movement, storage and a floor for the Quonset. A surface ditch could still be constructed to collect surface flow from east and north of the pad area. The area is an ample size for the proposed agricultural activities on the property.

Gravelled area at east end of property. This area appears to have been covered with gravel for a extended period of time. It has been historically used as driveway, vehicle parking, and storage. As it is adjacent to the riparian area of Chaster Creek it should be managed carefully in term of use. Any activity that could result in sediments or pollutants (nutrients or petroleum products) moving over the surface or leaching through the gravel towards the creek should be avoided. A suggestion would be to place a berm between the gravelled area and the riparian vegetation.

This are could be used for non-soil based activities such as container nursery or “mushroom growth chambers” as had been suggested as options in discussions with landowner.

Lock block wall adjacent to asphalt pad. This wall has some limited potential agricultural use. It could be used as a push wall if composting or agriculture residue management were to be carried out on the asphalt pad. It could also be used to anchor the poly greenhouses or provide a headwall. It is currently acting as a separation between two potential land use areas (cropping and greenhouse).

Lock blocks, log pile and small piles of rocks along driveway. At the present time there is no agricultural use for these materials. The logs could be removed for wood fiber salvage. Some of the blocks could be used to create a partial fence or visible screen along Henry Road. As some of the rocks are native to the site and some are angular imported materials these could be blended and used as riprap at outlets of ditch/culverts to reduce erosion risk.

Stored equipment. In discussion it was noted that some of the equipment does not belong to the landowner but was in place as it had been in use as part of the site clearing, leveling and utilities (waterline) installation. Much of this equipment is mobile and easily moved off site if it is no longer required.

Recently cleared area and forest covered area. These areas will be discussed later in terms of cropping activities. They will require water and nutrient management inputs to be activity and intensively used for soil bound agriculture.

Residential dwellings and immediately adjacent land. Both the house and mobile home have grassed areas surrounding them that have historically been used for residential purposes. This includes septic fields, vehicle access/parking and some limited evidence of gardening and recreation.



Figure 2 Location of various Items and structures (white line approximate property extent)

Surrounding Land Uses

The adjacent parcels have a variety of agricultural land uses. Some are soil bound, while others are non-soil bound. Greenhouse and poly hoop house structures have been constructed on at least two nearby properties. It is unclear from a roadside survey as to whether these structures have hardened floors or footings.

West (across Henry Road) – mixed farm including; poly greenhouses, vegetables, berries, pasture (sheep) and poultry

South – mixed mainly rural residential with horse paddocks and forest

East – riparian area along Chaster Creek and horse paddocks further east

North – sheep pasture and then further north a organic produce farm (soil and non-soil bound)

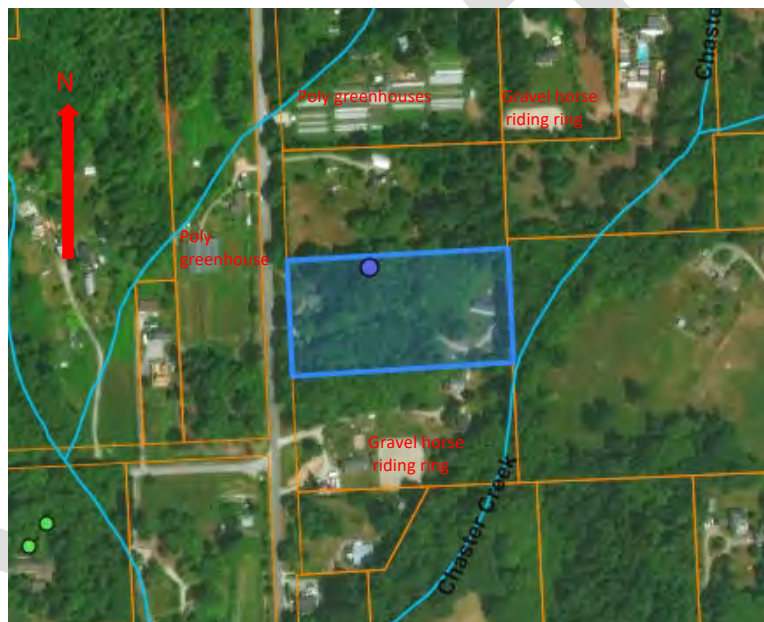


Figure 3 Surrounding land use

Soils

Three soil pits were installed using a small backhoe. Two additional shallow observation holes were hand dug. See Figure 4 for location of soil observation points. Details of field observations for each location are indicated in Appendix 1.

Two soil pits (West and East) were installed in previously 'undisturbed' areas north of "S" driveway. A third pit was installed in the recently cleared area. The hand dug pits were located near the western end of the property, one in the lawn of the house and one in the forest south of the entrance driveway.

Due to the rainfall and recent precipitation a significant amount of ponded water was present north of “S” driveway. As a result, the two pits excavated in this area filled immediately with water. The third pit south of the driveway was very wet but did not flood. (See Appendix 2 for images of the three pits.)



Figure 4 Soil Pit Locations

Soil Pit 1 - West

Pit located on small hummock (attempt to avoid ponded water) in forested area just east of area containing Quonset and sea cans. A thin forest floor lay overlaying sandy horizons with a gravel free sandy parent materials observed at approximately 100 cm. No coarse fragments noted although ‘very gritty’ sounds as pit was excavated to 130 cm depth. Free flowing shallow groundwater at about 100 cm depth. A very firm B horizon may indicate the presence of an Ornstein or cemented layer on which some of the surface water maybe ponding – however this was difficult to establish under the weather water table conditions. Limited evidence of gleyed conditions in upper 100 cm. Pit filled amounts instantaneously to with 50 cm of surface. Abundant roots in upper layers.

Soil Pit 2 – Center

Pit located in middle of recently cleared/levelled area. A thin Ap (mixed LFH/Ah) topsoil overlaying a sandy subsoil which was then underlain by a dense clayey parent material layer at about 75 cm. Upper horizons likely glacial fluvial and lower parent material likely glaciomarine. Pit was excavated to ~105 cm – not ‘gritty’ sounds observed during excavation. C horizon showed definitive gleying and mottles. Profile was very wet with minor seepage at 20 cm (in coarser sandy layer) and at again more prominent at 75 cm at contact between sandy and clayey layers. Some surface ponding in areas impacted by recent clearing. Abundant roots in upper layers.

Soil Pit 2 – East

Pit located on small hummock (attempt to avoid ponded water) in forested area near south west corner of lawn adjacent to mobile home. A thick forest floor layer overlying sandy subsoil which was then underlain by gravelly sandy loam to gravelly sand parent material. Pit was excavated to just over 120 cm but back filled with water within minutes to about 60 cm from surface. C horizon and lower portions of B horizon showed evidence of gleying and mottling. Primary flow of water into hole appeared to come from C horizon. Abundant roots in upper layers.

Hand Pit – NW

Shovel pit dug to ~45 cm depth in lawn area. No free water observed in hole. Sandy loam topsoil (Ah) about 15 cm over sandy loam Bf horizon. Abundant fine to medium roots. No water ponded on surface.

Hand pit – SW

Shovel pit dug to ~ 45 cm depth in forest cover. No free water, No ponded water on forest floor. Moderate forest floor (LFH) layer >10 cm over Ahe (~12 cm) and Bf horizon. Abundant roots.

Review of Soil Survey and Agricultural Capability Assessment

As noted above, the soil survey mapping indicated the potential presence of three soil series. From the pit observations it appears that all three soil series are present on the property. Pits West and East appear to fit the Summer (SR) soil series. The Center pit is most like the Heron (HN) soil series and the two and dug pits on the western end of the property are most like the Sunshine (SS) soil series.

The West and East pits showed some evidence of gleying and mottling below the root zone and high water table at the time of the visit – leading to the conclusion they are imperfectly to poorly drained with seasonal high water during periods of heavy rainfall. The Center pit showed stronger evidence of gleying and mottles within 50 cm of the soil surface. This would indicate longer periods of poor drainage although a water table, just seepage, was present at the time of the site visit.

Mapping indicates the subject property is primarily Class 4 due to a variety of limitations. It is improvable to primarily Class 2. Again, with a variety of limitations. The dominate limitations are indicated as excess soil moisture in the 'off' season and soil moisture deficit in the growing season. These limitations can generally be overcome by 'standard' water management activities such drainage and irrigation.

These Classes and limitations were confirmed based on presence of water table or gleying (W – limitation) in all three pits and the coarse nature of the upper layers (A – limitation) of the soil profile in all pits. The mapped topographic limitation (T) was not observed, as the entire site was level to very slightly sloping with some minor hummocks (likely old stump mounds) present in the forested areas.

Suggestions on the range of suited crops and how these three soils series can be managed is detailed in the Soil Management Handbook for the Fraser Valley. Excerpts pretraining to these soils can be found in Appendix 5. There are no well suited crops, however, there are a wide range of suited crops. Inputs such as lime, fertilizer, water management and organic matter incorporation are recommended.

Review of Soil Nutrient Test Results

Grab samples of the 0 - 15 cm depth were taken from each of the three excavated pits. Lab results are found in Appendix 4 and summarized below. In general, the soils are deficient in macro nutrients (N, P, K) and below optimal for most micronutrients. Soil pH in all three locations was 5.6 or lower – indicating very acidic conditions typical of forested soils of the region. Organic matter contents were above 10% and up to 18%. Again, this is typical of forest floor conditions. The soils are non-saline (EC less than 2dS/m). Lab test of Center pit confirmed the surface texture as sandy loam (54% sand, 34% silt 12% clay).

Table 5 Table 6 Summary of Soil Test Results

Location		Pit 1 – West	Pit 2 – Center	Pit 3 – East
pH		5.6	5.5	5.1
EC	dS/m	0.06	0.1	0.1
OM	%	10.9	14.8	18.3
Nitrate-Nitrogen(N)	ppm	<2	<2	4
Phosphorus (P)	ppm	<5	<5	<5
Potassium (K)	ppm	27	97	56
Sulfate-Sulfur (S)	ppm	<1	<1	2
Calcium (Ca)	ppm	102	281	308
Magnesium (Mg)	ppm	13	39	30
Iron (Fe)	ppm	29.2	205	67.4
Copper (Cu)	ppm	0.3	0.7	0.7
Zinc (Zn)	ppm	<0.5	2.9	4.1
Boron (B)	ppm	0.1	0.2	0.3
Manganese (Mn)	ppm	1.7	59.2	6.1
Chlorine (Cl)	ppm	6.3	9.1	4
Colour codes		Deficient	Marginal	Optimum

Note: Colour codes are based on nutrient levels on lab results.

Nutrient management suggestions

As these soil test results show a significant deficiency of nutrients, in order for cultivated (soil bound) cropping to occur, a soil nutrient program is required. This would include the addition of fertilizers and/or manure or compost to provide a full spectrum of macro and micro-nutrients. Cover cropping, crop rotation and mulching cropping would be recommended to improve moisture and nutrient holding capability in the topsoil. In addition, for most soil bound crops a liming program would be recommended to raise soil pH to closer to 6.5.

Review of Drainage

Excess water management is clearly a concern of the property based on the level of surface ponding and high water tables. The area between the House and Mobile home on the north side of the driveway had significant ponding in many locations. Water tables were within 60 cm of surface in both soil pits

excavator in the area. Shallow groundwater appears to be flowing in shallow coarse sand or gravelly sandy layers. Surface water was flowing west along the north side of the driveway.

South of the driveway, in the recently cleared area (Center pit), there was evidence of high water table (no free water but gleying and mottles). This area is underlain by finer textured glacial marine sediments within 60 cm of the surface. Although some ponding was occurring it was likely related to puddled/compacted surface soil layers resulting from the recent clearing activity. Some water was flowing through a small culvert near the stored lock block stacks and finding its way southward to the remaining forest area.

The three areas that had been altered with application of fill were not showing any significant ponding.

- Quonset Pad:
 - underlain by about 20 – 30 cm broken rock and overlain with about 15 cm road mulch gravel
 - no surface ponding – water visible in broken rock on margins of pad, some water flowing across driveway
- Paved pad:
 - Catch basins in pad collecting water and flowing southward and discharging to partially constructed ditch on south property boundary
- Gravel pad (east):
 - Some puddles – this is an ‘old’ parking area that has a mix of gravel and native soil that gently slopes to south east.

Suggested Drainage System

Soil bound agriculture is definitely an option if excess soil and surface water is managed. Depending on the agricultural activities that take place in the area north of the “S” driveway and the current cleared area, a system of subsurface drains (Big-O) and surface ditches are required to manage excess water in winter months.

The current land use plan suggested was for soil bound cropping in the current cleared area and possible free range poultry pasture if the forested area north of the driveway was cleared.

In order to facilitate drainage, two surface ditches should be constructed. One along the north side of the driveway. This should collect surface water and deliver it through a larger culvert under the driveway. This would then connect to a second surface ditch along the southern property boundary (partially constructed). This second ditch would collect water from the asphalt pad and the cleared area and discharge to the Henry Road municipal ditch. (see Figure 4)

If the current cleared area and/or the forested area are to be cropped to a perennial crop, other than forage grass, a drainage system of 100 mm (4”) Big-O subsurface drain lines is recommended. These should be installed at a depth of at least 70 cm, spaced at about 14 m and on a grade of between 0.2 and 1.5%

Since the eventual plan is to use the asphalt pad for greenhouses, water coming from this area should be diverted to a catchment pond in the event there are nutrients being lost via runoff from the greenhouse crops. The catchment pond could be constructed as a wetland to filter these nutrients.

As irrigation water will be required, a roof gutter collection system could also be installed to salvage some runoff water for irrigation purposes.

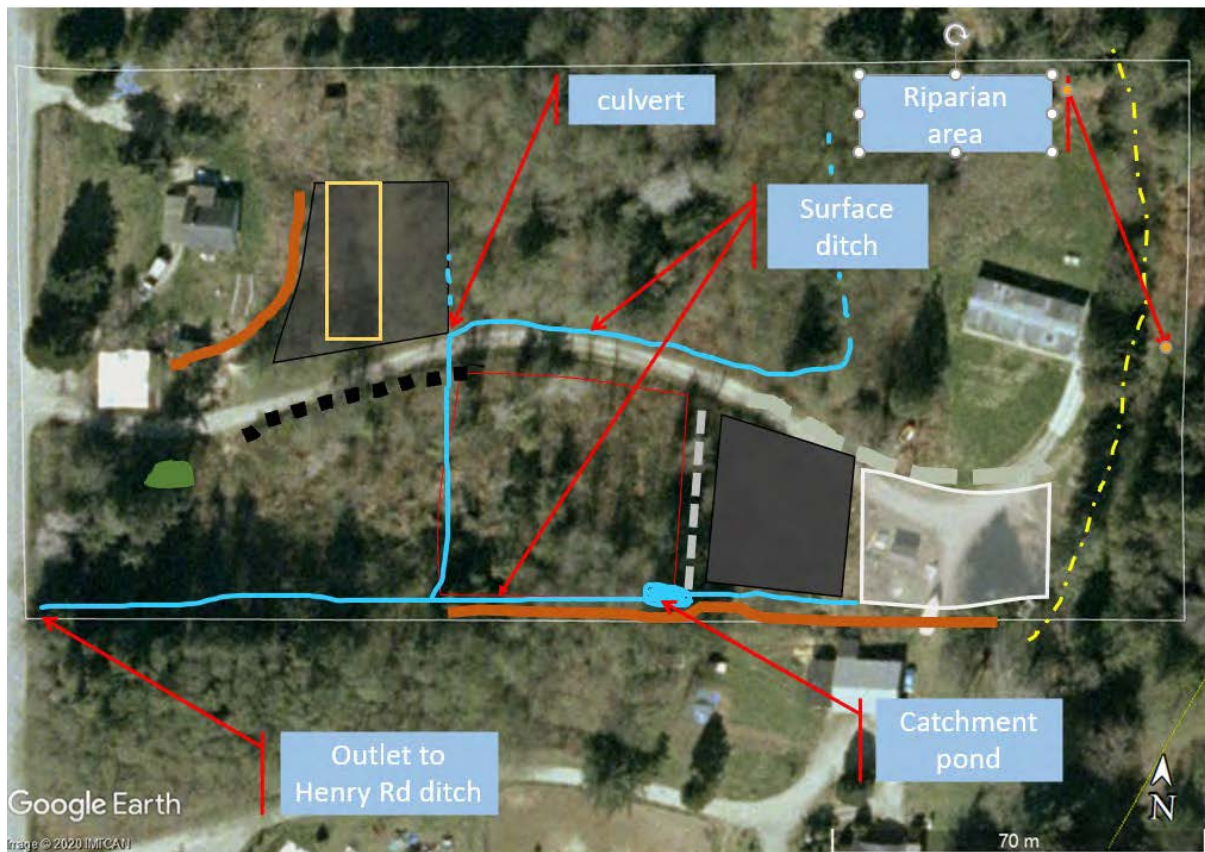


Figure 5 Drainage Scheme

Review of Regulatory Issues

As noted, the Agricultural Land Commission (ALC) has a compliance action (ALC C&E File: 159198) on going for the property. The two item of concern for the ALC are:

1. The placement of fill or removal of soil pursuant to Section 20.3 of the *Agricultural Land Commission Act (ALCA)*², and
2. Non-farm use of the land pursuant to Section 20 (1) of the *ALCA*.

These issues will have to be resolved directly with the ALC, however, the following suggestions may assist in resolving the issues.

² *Agricultural Land Commission Act* https://www.bclaws.ca/civix/document/id/complete/statreg/02036_01

- Submission of Notice of Intent – providing details of the intended use of the land for agriculture both soil and non-soil bound agricultural activities. This should include detailed plans for greenhouses, pastured poultry, soil bound cropping and nursery/mushroom production.
- Removal of any mobile equipment (e.g., trucks, compressors, excavators, roll off bins and sea cans) not designed for immediate use in land preparation for agricultural uses.
- Removal of the majority of the linear stored pile of large concrete lock blocks along the “S” driveway. A small number could be retained for fencing or visual screening near Henry Road.
- Removal of piled logs and brush and any other debris from land clearing or preparation other than soil.
- Installation of surface drainage system (noted previously in this report) to manage excess water flowing across the property – utilizing any stored rock as riprap at culvert exits.

Zoning and Land Use

The subject property falls within Electoral Area E: Elphinstone and SCRD Land Use Zone AG (Agriculture) and SCRD Subdivision district I (minimum parcel size 4 ha).

The *Sunshine Coast Regional District Zoning Bylaw 310*³ provides details of the allowed uses of land within the agriculture zone. It also provides details of setback requirements related to specific uses and activities. Section 1021 of the bylaw lists the Permitted Uses in the AG Zone including; agriculture, farm operation and agriculture product sales.

Section 1021.9 of the bylaw provides specific regarding setbacks. At a minimum structures must be 5 m from front and back lot lines and 1.5 m from side lot lines, however these stretch up to 15 meters for some of the specific activities proposed. Those being:

- Greenhouses using artificial light..... 15 m (no artificial light 5 m)
- Mushroom production..... 10 m
- Soilless media preparation 15 m
- Agricultural (waste) residue storage..... 10 m
- Intensive confined livestock (poultry) housing .. 15 m

Refer to Appendix 7 for excerpts from Section 1021 and 1021.9 of Bylaw 310. Setback requirements within the Bylaw may require adjustment of the location or design of some of the proposed activities. In addition, the riparian area along the east edge of the property requires a minimum setback of 15 m and up to 30 m for intensive agricultural activities.

³ Sunshine Coast Regional District Zoning Bylaw 310

https://www.scrd.ca/files/File/Community/Planning/Bylaws/Zoning%20Bylaw%20310%20Zones/2020-October-08%20Bylaw%20310%20Consolidation_1.pdf

Appendix 1 – Field Notes and Soil Pit Descriptions from Site Visit November 18, 2020

Depth	Horizon	Texture	Apparent Parent material	Colour	Structure	Roots	Coarse Fragments	CF (%)	Description
West Pit – 1 (49.410616 N, 123.539328 W)									
4 - 0	LFH		Forest floor			abundant	Stone free		2 nd growth forest cover, Cedar, alder, shrubs, ferns
0 - 5	Ah	SL - LS	glacial-fluvial	5YR3/5	granular	many	Stone free		Ponded surface water around hummock that pit was excavated in
5 - 16	Bf	L - SL	glacial-fluvial	5YR4/4	Fine SBK-granular	many	Stone free		Few small concretions
12 - ?	BC ?								Water table at 50 cm, slightly cemented (could not be sampled or described as under water and excavated material mixed)
>100	Cgj	S - SL	glacial-fluvial	7.5YR4/3	Single grain	none		< 1%	Gravelly sounds
									Pit dug to 130 cm Filled with water instantaneously from layer at about 100 cm
Central Pit – 2 (49.410368 N, -123.53946 W)									
0 – 15	Ap	SL	glacial-fluvial	5YR4/3 – 5YR3/4	Med. SBK breaking to granular	Many fine	Stone free		Recently cleared and levelled – LFH, Ah/Ae and some B mixed)
15 - 25	Bh	L	glacial-fluvial	5YR2.5/2	Med - fine SBK	Few fine		<1 %	Ponded surface water (puddled)
25 - 50	Cg	SL	glacial-fluvial	7.5YR3/2 (mottles 10YR 6/3)	SBK – fine SBK	none	Stone free		Some seepage at 20 cm and more at 75 cm – no free water table
80 +	II Cg	CL	glacial-marine	5YR6/1 (matrix)	SBK	none	Stone free		Pit dug to 105 cm, no gravelly sounds

Depth	Horizon	Texture	Apparent Parent material	Colour	Structure	Roots	Coarse Fragments	CF (%)	Description
East Pit – 3 (49.410517 N, -123.538216 W)									
18 - 0	LFH		Forest floor			abundant	Stone free		2 nd growth forest cover mainly alder, some cedar, blackberry and salmonberry
0 - 20	Ah	LS-S	glacial-fluvial	5YR3/2	SBK tending to slightly columnar	Many fine	Mostly stone free	<10%	No ponded surface water, pit on slight rise, gravel less than 3 cm
20 - 45	Bh	SL	glacial-fluvial	5YR3/3		Many fine	Stone free		Hole filled to less than 60 cm depth within minutes
45 – 100 (?)	Bfg	LS-SL	glacial-fluvial	5YR4/4 (mottles 2.5YR3/4)		some		<5%	Free water flowing at 100 cm level as hole excavated
100+	Cg	S	glacial-fluvial	5YR4/4 (mottles 2.5YR4/6)		none	Visible gravel	50%	Gravelly sands at 100 cm +, CF rounded to subrounded less than 10 cm size
Hand dug – NW near house									
0 - 15	Ap		glacial-fluvial			Abundant fine	Stones on surface		Lawn are near house, stones may have been deposited by humans
15 +	Bf		glacial-fluvial			Many fine	Stone free		Hole dry to > 45 cm
Hand dug – SW in forest near corner of property									
10 – 0	LFH					abundant	Stone free		2 nd growth forest cedar and hemlock
0 – 12	Ahe		glacial-fluvial			abundant	Stone free		Hole dry to > 35 cm
12 +	Bf		glacial-fluvial			Many fine			No ponded water in area

Appendix 2 – Photos of Soil Pits and Adjacent Landscapes⁴



Soil Pit 1 – West: Abundant roots and water table



Soil Pit 1 – West: Landscape looking east (note ponding)

⁴ Note black and white pole in images is divided in 10 cm increments for scale



Soil Pit 1 – West: Sandy subsoil materials



Soil Pit 2 – Center: Glacial fluvial over glacial marine (~75 cm)



Soil Pit 2 – Center: Landscape looking southwest (recent clearing - puddled due to recent rain)



Soil Pit 2 – Center: Gleyed/mottled glacial marine parent material



Soil Pit 3 – East: North (water table at 65 cm)



Soil Pit 3 – East: Landscape looking northwest



Soil Pit 3 – East: Coarse fragments in sandy gravelly subsoil (>100 cm)

Appendix 3 – Photos of Various Areas of Property



Photo: Western extent: Existing House, topsoil berm, temporary Quonset



Photo: Temporary Quonset and sea cans(area w/crushed rock and road mulch)



Photo: Asphalt pad, lock block wall – looking north west toward treed area



Photo: Recently cleared area – looking west toward (piled logs and lock block storage)



Photo: Example of Log pile



Photo: Soil berm on south side of asphalt pad and lock block wall – partial drainage ditch

DRAFT

Farm Soil Analysis

Bill To: Report To: Cash Account 34858 Sandon Place Abbotsford, BC., Canada V3G 1G4 Agreement: 112534	Grower Name: 22(1) Client's Sample Id: Field Id: GHG #1 West Acres: Legal Location: Last Crop: Crop not provided	Lot Number: 1460053 Report Number: 2573291 Date Received: Nov 18, 2020 Disposal Date: Dec 18, 2020 Report Date: Nov 24, 2020 Arrival Condition:
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Nutrient analysis (ppm)														Soil Quality			
Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	BiCarbP	pH	EC(dS/m)	OM(%)	Sample#
0" - 16"	<2	<5	27	<1	102	13	29.2	0.3	<0.5	0.1	1.7	6.3		5.6	0.06	10.9	7296813
Excess														Alkaline	Extreme	High	
Optimum														Neutral	Very High	Normal	
Marginal														Acidic	High	Low	
Deficient														Very Acidic	Good	Very Low	
Total lbs/acre	11	27	146	5	Texture n/a				Hand Texture n/a				BS 5.4 % CEC 230 meq/100 g				
					Sand n/a				Silt n/a				Ca 4.0 % Mg 0.8 % Na <1.0 % K 0.6 %				
					Ammonium n/a				Clay n/a				TEC 12.7 meq/100 g Na <30 ppm				
Estimated lbs/acre	12	18	55	6	Lime 5.2 T/ac				Buffer pH 5.8				Est. N Release n/a K/Mg Ratio 0.66				

*Nitrate-N **Sulfate-S n/a = not analysed

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

Crop not provided					
Macro-nutrients	Yield	N	P ₂ O ₅	K ₂ O	S
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

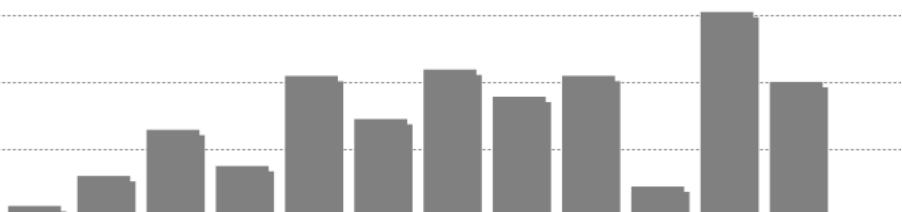
Comments:

Element uses nutrient extraction and analytical methods specifically developed for western Canadian soils.

The modified Kelowna extractant used to analyze key nutrients in this Farm Soil Analysis report is the standard method used in soil fertility research in western Canada. It is used in developing crop response curves to fertilizer in Alberta. The Element "RECOMMENDATIONS FOR BALANCED CROP NUTRITION" are based on those research data. Element recommendations are accurate but should not replace responsible judgement.

Farm Soil Analysis

Bill To: Report To: Cash Account 34858 Sandon Place Abbotsford, BC., Canada V3G 1G4 Agreement: 112534	Grower Name: 22(1) Client's Sample Id: Field Id: GHG #2 Center Acres: Legal Location: Last Crop: Crop not provided	Lot Number: 1460053 Report Number: 2573292 Date Received: Nov 18, 2020 Disposal Date: Dec 18, 2020 Report Date: Nov 24, 2020 Arrival Condition:
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Nutrient analysis (ppm)														Soil Quality			
Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	BiCarbP	pH	EC(dS/m)	OM(%)	Sample#
0" - 16"	<2	<5	97	<1	281	39	205	0.7	2.9	0.2	59.2	9.1		5.4	0.1	14.8	7296826
Excess														Alkaline	Extreme	High	
Optimum														Neutral	Very High	Normal	
Marginal														Acidic	High	Low	
Deficient														Very Acidic	Good	Very Low	
Total lbs/acre	11	27	516	5	Texture <u>Sandy Loam</u>				Hand Texture <u>n/a</u>				BS 10.7 %	CEC 173 meq/100 g			
					Sand 54.0 %		Silt 34.0 %		Clay 12.3 %				Ca 7.6 %	Mg 1.7 %	Na <0.7 %	K 1.3 %	
Estimated lbs/acre	12	18	194	6	Ammonium n/a								TEC 18.5 meq/100 g		Na <30 ppm		
					Lime 8.8 T/ac		Buffer pH 5.4						Est. N Release n/a		K/Mg Ratio 0.77		

*Nitrate-N **Sulfate-S n/a = not analysed

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

Crop not provided					
Macro-nutrients	Yield	N	P ₂ O ₅	K ₂ O	S
Growing Condition	To be added (lbs/acre)				
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

Comments:

Element uses nutrient extraction and analytical methods specifically developed for western Canadian soils.

The modified Kelowna extractant used to analyze key nutrients in this Farm Soil Analysis report is the standard method used in soil fertility research in western Canada. It is used in developing crop response curves to fertilizer in Alberta. The Element "RECOMMENDATIONS FOR BALANCED CROP NUTRITION" are based on those research data. Element recommendations are accurate but should not replace responsible judgement.

Farm Soil Analysis

Bill To: Report To: Cash Account 34858 Sandon Place Abbotsford, BC., Canada V3G 1G4 Agreement: 112534	Grower Name: 22(1) Client's Sample Id: Field Id: GHG #3 East Acres: Legal Location: Last Crop: Crop not provided	Lot Number: 1460053 Report Number: 2573293 Date Received: Nov 18, 2020 Disposal Date: Dec 18, 2020 Report Date: Nov 23, 2020 Arrival Condition:
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Nutrient analysis (ppm)														Soil Quality			
Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	BiCarbP	pH	EC(dS/m)	OM(%)	Sample#
0" - 16"	4	<5	56	2	308	30	67.4	0.7	4.1	0.3	6.1	4		5.1	0.1	18.3	7296827
Excess														Alkaline	Extreme	High	
Optimum														Neutral	Very High	Normal	
Marginal														Acidic	High	Low	
Deficient														Very Acidic	Good	Very Low	
Total lbs/acre	20	27	299	9	Texture n/a			Hand Texture n/a			BS 12.0 %			CEC 133 meq/100 g			
					Sand n/a			Silt n/a			Ca 9.6 %			Mg 1.6 %			
								Clay n/a						Na <0.8 %			
Estimated lbs/acre	22	18	113	10	Ammonium n/a						TEC 16.0 meq/100 g			Na <30 ppm			
					Lime 6.7 T/ac			Buffer pH 5.6			Est. N Release n/a			K/Mg Ratio 0.58			

*Nitrate-N **Sulfate-S n/a = not analysed

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

Crop not provided					
Macro-nutrients	Yield	N	P ₂ O ₅	K ₂ O	S
Growing Condition		To be added (lbs/acre)			
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)					

Comments:

Element uses nutrient extraction and analytical methods specifically developed for western Canadian soils.

The modified Kelowna extractant used to analyze key nutrients in this Farm Soil Analysis report is the standard method used in soil fertility research in western Canada. It is used in developing crop response curves to fertilizer in Alberta. The Element "RECOMMENDATIONS FOR BALANCED CROP NUTRITION" are based on those research data. Element recommendations are accurate but should not replace responsible judgement.

COLUMBIA AND SUNSHINE SOIL MANAGEMENT GROUPS

General Characteristics

Two of the Soil Management Groups (Columbia and Sunshine) described in R.A.B. Bulletin 18, Volume 5, have been combined. The groups occupy 13,700 ha in the Columbia Valley and upland areas in south Langley, Surrey, Pitt Meadows, Maple Ridge, Delta, near Peardonville and near Sechelt. Soils have developed in deep, coarse-textured material with the stone content varying from few stones to very stony. Drainage is well to rapid and the soils are rapidly pervious. Water and nutrient-holding capacity is low. Topography is variable with most slopes being less than 5%. There is a small area of sloping lands with gradients up to 30%.

Soil Series: Columbia, Kennedy, Lynden, Sechelt, Sunshine

Dominant Soil Limitations:

- Water and nutrient-holding capacity is low.
- The nutrient supplying ability of these soils is low.
- Some areas are excessively stony.
- Slopes are very steep in some small areas of the group.

Well Suited Crops: None

Suited Crops: Annual legumes, blueberries, cereals, corn, nursery and christmas trees, perennial forage crops, raspberries, strawberries and tree fruits.

Management Inputs:

Irrigation System: The low water-holding capacity of the soils in these groups require frequent applications of low volumes of water.

Lime and/or Fertilizer Application: Soils have a low nutrient-holding and supplying

capacity making them subject to nutrient deficiencies.

Organic Matter Incorporation: Organic matter should be added to improve water and nutrient-holding capacity.

Stone Removal: Stone removal is required for some crops on some soils.

Unsuited Crops: Cole crops, root crops and shallow rooted annual vegetables where soils are stony.

Reasons: There are sufficient stones in some soils to hamper seeding and planting and prevent proper development and mechanical harvesting of root crops.

HERON, MURRAYVILLE AND SUMMER SOIL MANAGEMENT GROUPS

General Characteristics

Three of the Soil Management Groups (Heron, Murrayville and Summer) described in R.A.B. Bulletin 18, Volume 5, have been combined. These groups occupy 7,000 ha in the uplands of the map area, mainly in Surrey, Langley, Matsqui and Maple Ridge. Soils have developed in coarse, stone-free material, usually between 50 and 150 cm thick, over moderately fine to fine-textured deposits. Slopes are generally less than 5%, although, there is some hilly topography. Drainage ranges from imperfect to moderately poor and a perched water table develops over the clayey material in the winter. Water and nutrient-holding capacity is low.

Soil Series: Defehr, Fellows, Heron, Livingstone, Murrayville, Summer

Dominant Soil Limitations:

- These soils have a low water and nutrient-holding capacity.
- There is restricted drainage for some crops on some soils.

Well Suited Crops: None

Suited Crops: Annual legumes, blueberries, cereals, cole crops, corn, nursery and christmas trees, perennial forage crops, root crops, shallow rooted annual vegetables and strawberries.

Management Inputs:

Irrigation System: The low water-holding capacity requires frequent applications of low volumes of water.

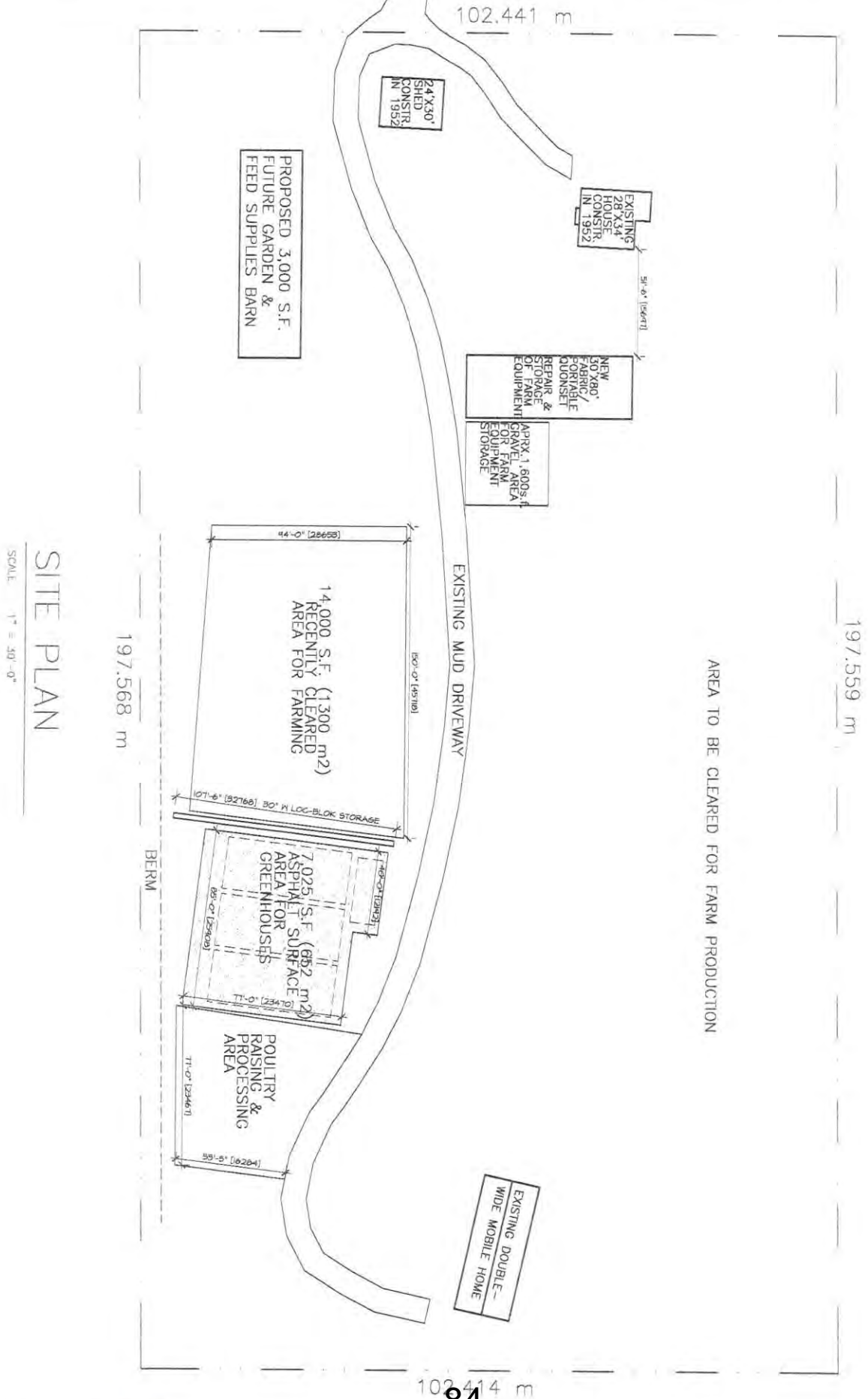
Lime and/or Fertilizer Application: Soils have a low nutrient-holding and supplying capacity. Split applications of mobile nutrients, such as nitrogen, is recommended.

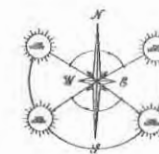
Water Management System: For some of the poorly drained soils, a subsurface drainage system will lengthen the growing season and reduce winter injury to sensitive perennial crops. Drainage recommendations for the group includes: 18 m for Heron and Livingstone, 20 m for Murrayville and Summer and 24 m for Defehr.

Unsuited Crops: Raspberries and tree fruits are not suited to some Heron and Livingstone soils which have restricted drainage.

Reasons: Excess soil moisture in late fall, winter and early spring will result in crop injury.

HENRY RD.





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NO.	DATE	REVISION
1	DESIGN	DRAW FOR REVIEW
2		DEVELOPMENT PERMIT
3		
4		

PROJECT DATA
 SITE ADDRESS: 758 HENRY RD SARD, B.C.
 ZONE: AG
 LEGAL ADDRESS:
 PID: 011-479-812
 File #: 748,304,37,000
 Lot: 2
 Block: B
 District Lot: 600
 Plan: S474533
 Approximate Lot Size: 5 ACRES
 SITE AREA: 20.234 m² (27,800 SF.)

DRAWING LIST
 A1 SITE PLAN / DATA & NOTES

this drawing must not be scaled.
 the general contractor shall verify
 all dimensions, datum and elevations
 prior to commencement of work.
 any errors or omissions shall be
 reported at once to the architect.

22(1)

**GARDEN & FEED
SUPPLIES BARN**

758 HENRY RD
 Sunshine Coast Regional District, B.C.

TITLE
 SITE PLAN

PROJECT DATA

START DATE: SEP 2020

SCALE: 1"=30'-0"

DRAWN:

CHECKED:

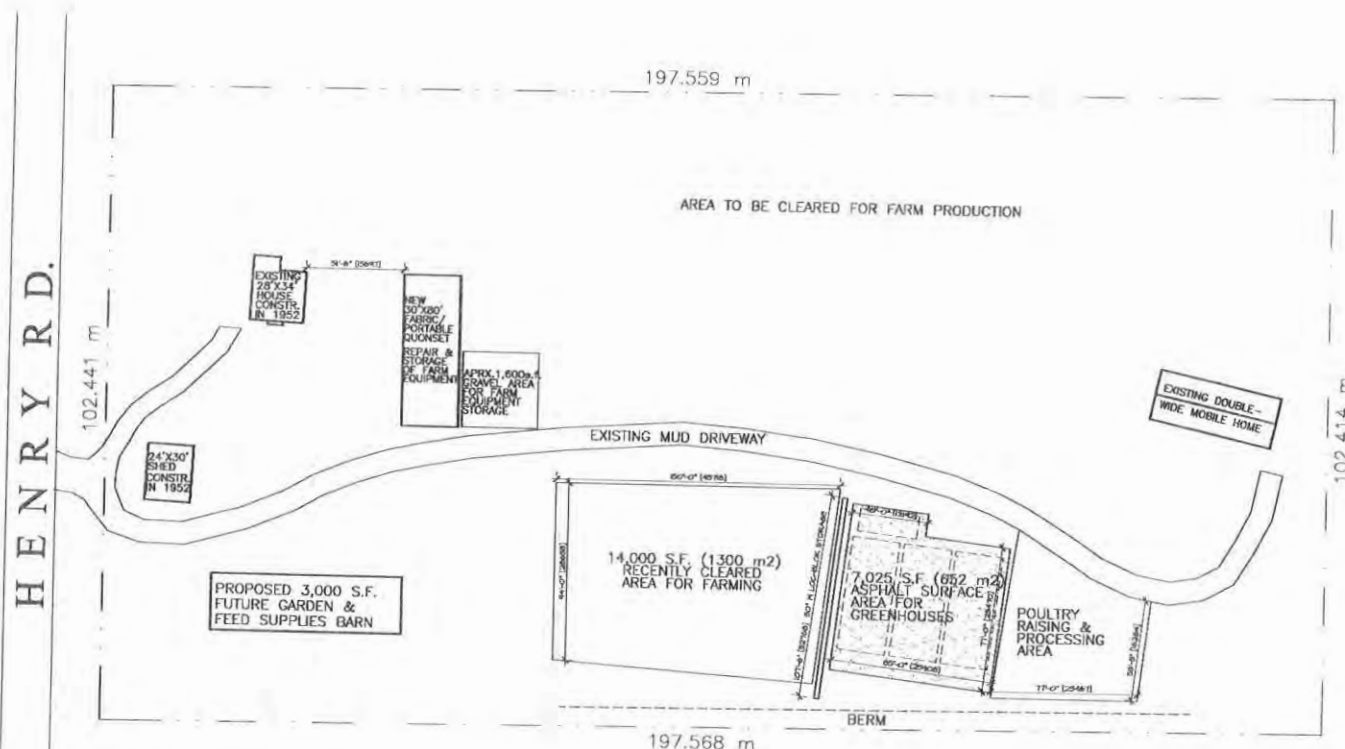
PROJECT NO.

SHEET NO.

AI

REV. NO.

A



SITE PLAN

SCALE: 1"=30'-0"

**SUNSHINE COAST REGIONAL DISTRICT
ZONING BYLAW 310
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1021 AG Zone (Agriculture)

1021 Permitted Uses

1021.1 The following uses are permitted in the AG zone:

- (1) agriculture;
- (2) farm or farm operation;
- (3) single family dwelling subject to section 1021.6 of this bylaw;
- (4) auxiliary dwelling unit subject to section 1021.6 of this bylaw;
- (5) agricultural product sales subject to sections 1021.7(2) and 1021.7(4) of this bylaw;
- (6) animal slaughter or processing subject to section 1021.8(1) of this bylaw;
- (7) farm research and education subject to section 1021.7(5) of this bylaw;
- (8) creamery subject to sections 1021.7(4) and 1021.8(4) of this bylaw;
- (9) winery or cidery subject to sections 1021.7(3) and 1021.8(3) of this bylaw;
- (10) brewery, distillery or meadery subject to sections 1021.7(4) and 1021.8(4) of this bylaw;
- (11) agritourism excluding tourist accommodations except as permitted under section 1021.5 of this bylaw;
- (12) food and beverage service lounge auxiliary to a brewery, cidery, distillery, meadery or winery subject to section 1021.7(3) of this bylaw;
- (13) home occupation subject to Part 502(10) of this bylaw;
- (14) bed and breakfast subject to Part 502(11) and section 1021.5(2) (c) of this bylaw;
- (15) kennel only in Electoral Areas E and F.

Additional Permitted Uses

1021.2 On a parcel exceeding 1 hectare the additional permitted uses are:

- (1) (a) one manufactured home, up to 9 metres wide, for housing:
 - (i) the parcel owner's immediate family;
 - (ii) farm workers;or
- (b) a second single family dwelling, where authorized by the Agricultural Land Commission in response to a non-farm use application.
- (2) Subject to section 1021.6(1) of this bylaw, one auxiliary dwelling unit may be located within:
 - (a) a single family dwelling; or
 - (b) where there is no second single family dwelling in the form of a manufactured home on a parcel, above an existing single-storey agricultural building subject to section 502(8) of this bylaw.
- (3) horse riding, training or boarding facility subject to section 1021.8(2) of this bylaw.

1021.3 On a parcel equal to or exceeding 8 hectares the additional permitted use is:

- (1) cannabis production facility.

Site Specific Uses

- 1021.4
- (1) A garden supply centre is permitted on Lot 17, District Lot 682, Plan 13714.
 - (2) An additional dwelling to create a duplex is permitted on Lot B, Block H, District Lot 903, Plan 1866 in place of a second single family dwelling.
 - (3) Despite Sections 1021.2 and 1021.6 only one single family dwelling is permitted on:
 - (a) Lot 12, Block E, District Lot 905, Plan EPP47776;
 - (b) Lot 13, Block E, District Lot 905, Plan EPP47776.

Despite section 1021.10(1) each single family dwelling on the two lots described within this section will have a ground floor area not exceeding 170 square metres and a total floor area not exceeding 280 square metres.

Temporary Uses

- 1021.5
- (1) The AG zone is designated as a temporary use permit area for the purpose of permitting temporary agritourism campgrounds auxiliary to agriculture or a farm operation in Electoral Areas B, D and E.
 - (2) A campground approved under a temporary use permit under this section shall:
 - (a) be situated on a parcel having an area of at least 2 hectares and classified for property tax assessment purposes as a farm;
 - (b) not exceed 5% of the parcel area;
 - (c) not exceed 10 campsites, except that where a bed and breakfast is situated on the same parcel the combined number of bed and breakfast guest rooms plus campsites shall not exceed 10;
 - (d) be either connected to a community sewer facility or have on-site sewage disposal facilities in place that are in accordance with current regulations pursuant to the *Health Act*.

Number and Size of Dwellings

- 1021.6
- (1) Subject to sections 1021.2(1) and 1021.2(2) of this bylaw no more than three dwellings shall be located on a parcel such that there are no more than two single family dwellings and one auxiliary dwelling unit.
 - (2) Despite section 1021.10(1) of this bylaw, the floor area of a single family dwelling shall not exceed 350 m².

Areas of Agricultural Buildings, Structures and Uses

- 1021.7 (1) The parcel coverage of all buildings and structures used as part of a park, including biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing, shall not exceed 100 m².
- (2) Agricultural product sales are permitted auxiliary to a farm if:
- (a) all of the farm product offered for sale is produced on the farm on which the retail sales are taking place, or
 - (b) the total sales area, both indoors and outdoors, for all agricultural products does not exceed 300 m² and if at least 50% of that sales area is limited to the sale of farm products produced
 - (i) on the same farm; or
 - (ii) by an association, as defined by the *Cooperative Association Act*, to which the owner of the farm on which the agricultural product sales take place belongs.
- (3) A food and beverage service lounge auxiliary to a brewery, cidery, distillery, meadery or winery:
- (a) shall neither exceed:
 - (i) a floor area of 100 m²;
 - (ii) an indoor seating capacity of 30; nor
 - (iii) an outdoor area of 50 m².
 - (b) may serve alcoholic beverages other than produced on the same farm, provided that the beverages are sold:
 - (i) as single servings for immediate consumption within an area conforming to subsection 3(a); or
 - (ii) in a special event area operated in accordance with a special event endorsement issued under the *Liquor Control and Licensing Regulation*.
- (4) A, brewery, cidery, creamery, distillery, meadery or winery may include:
- (a) preparing and storing their processed products;
 - (b) a retail sales area subject to section 1021.7(2) of this bylaw;
 - (c) on-site tours.
- (5) The parcel coverage of all buildings, structures used solely for farm education and research shall not exceed 100 m².

Conditions of Use

- 1021.8 (1) At least 50% of animals slaughtered and farm product processed, packaged or stored by an animal slaughter or processing facility shall be reared and produced on the same farm.
- (2) A horse riding, training or boarding facility shall not contain more than 3 horse stalls per hectare to a maximum of 40 horse stalls per parcel.
- (3) A winery or cidery shall have:
- (a) at least 50% of the farm products used in wine or cider products produced on the same farm, or
 - (b) a land area more than 2 hectares, and
 - unless otherwise authorized by the Agricultural Land Commission, at least 50% of the total farm product for processing supplied by a British Columbia farm under a minimum three-year contract.
- (4) A brewery, creamery, distillery or meadery must have at least 50% of the farm products used in producing beer, creamery products, distilled spirits or mead produced on the same farm.

Siting

- 1021.9 (1) Except as otherwise provided for in this section, no building or structure shall be sited within:
- (a) 5 metres of a front or rear parcel line;
 - (b) 1.5 metres of a side parcel line, except where the side parcel line abuts a highway, in which case the minimum setback to side parcel line shall be 4.5 metres.
- (2) Agricultural and farming activities, uses, buildings and structures shall be sited a minimum distance from a parcel line, as follows:

use of land, building or structure	parcel line setback	
	abutting a highway or ALR	all other
apiary beehives	5 metres to front 1.5 metres to abutting ALR	1.5 metres
agricultural buildings, structures, or outdoor storage areas, except as otherwise specified under this section.	5 metres	5 metres
agricultural buildings, structures, or outdoor storage areas having confined livestock areas including up to 1 AU of swine.	10 metres	15 metres
agricultural buildings, structures, or outdoor storage areas having confined livestock areas including more than 1 AU of swine.	25 metres	30 metres
animal slaughter or processing <ul style="list-style-type: none"> i. Domestic Consumption ii. Commercial 	5 metres 5 metres	5 metres 30 metres
food and beverage service lounge	10 metres	15 metres
greenhouse containing no artificial lighting	5 metres	5 metres
greenhouse containing artificial lighting	15 metres	15 metres
kennel, including outdoor runs	10 metres	15 metres
agricultural product sales except in the form of an open air stand	5 metres	5 metres
agricultural product sales in the form of an open air stand	1.5 metres	5 metres
agritourism campground (where permitted)	25 metres	30 metres
agricultural waste storage facility	5 metres	10 metres
chemical storage structure	10 metres	10 metres
cannabis production facility	60 metres	60 metres
mushroom growing medium preparation and storage	5 metres	10 metres
soilless medium preparation	10 metres	15 metres
soilless medium storage	5 metres	7.5 metres

- (3) Agricultural and farm activities, uses, buildings and structures shall be situated a minimum distance from the natural boundary of a watercourse or waterbody, as follows:

use, building or structure	watercourse / waterbody setback
<ul style="list-style-type: none"> confined livestock area containing 10 or fewer AUs animal slaughter or processing agricultural waste storage facility mushroom barn composting or compost storage chemical storage structure wood waste storage 	15 metres
<ul style="list-style-type: none"> confined livestock area containing more than 10 AUs seasonal feeding areas field storage of agricultural solid waste 	30 metres

Parcel Coverage

1021.10 Parcel coverage shall not exceed 15%, except:

- (1) residential buildings and structures, including those auxiliary to a residential use, shall not exceed a parcel coverage of 10%;
- (2) greenhouse parcel coverage, exclusive of all other parcel coverage, shall not exceed 50%.

Agrologist Opinion Report:
Assessment of Impact of Farm
Improvements on Farming Potential
at
758 Henry Road, Gibsons, BC

Prepared for:
1264233 BC Ltd.

22(1)

Prepared by:

Darrell Zbeetnoff MSc, MA, MRNM, PAg, CAC

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January 06, 2021

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1.0 SYNOPSIS OF FINDINGS

1. The fill applied to the Property can be used beneficially for agriculture uses allowed by the ALC.
2. A covered farm structure with a hardened floor is reasonable to support nursery production, handle farm production, store garden products, and conduct farm sales.
3. Some mobile equipment is on the Property is not required for farming and should be moved off-site when site improvements are complete.
4. The number of sea containers needed for agricultural storage should be verified.
5. The majority of lock blocks on site have no obvious agricultural application and should be moved off the Property.
6. To support farm sales, a parking area will be required on the Property.

2.0 CERTIFICATION

I, Darrell Zbeetnoff of Zbeetnoff Agro-Environmental Inc., am the person who analyzed the acreage and yield information in this report. I am a Professional Agrologist and a Certified Agricultural Consultant. The opinions set out in this report are mine and are within my field of expertise.

You, 22(1) have asked me to represent you as Agent in dealings with the Agricultural Land Commission concerning the improvements you have undertaken in the Agricultural Land Reserve on land described as:

758 Henry Road, Gibsons, BC, V0N1V2
Lot 2 Block B Plan VAP4573 District Lot 690 Land District 36
Manufactured Home Reg.# 69805
Roll: 08-746-00437.000
PID: 011-479-612
5 acres (2.02 ha)
Herein referred to as "the Property".

In addition, you have asked me to provide a professional opinion on how the improvements you carried out in the summer of 2020 will support agriculture you have planned for the Property.

I am aware that I have a duty to not to be an advocate for any party. I have prepared this report in conformity with this duty. If called on to give oral or written testimony, will give that testimony in conformity with this duty.

Signature:



Date: January 06, 2021

3.0 QUALIFICATIONS

Darrell Zbeetnoff is a professional agrologist (P.Ag.) and certified agricultural consultant (CAC) with over 40 years of experience in agricultural business planning and strategic analysis, feasibility assessments, agro-environmental impact assessments, and project analysis and evaluation. He has post-graduate training in several disciplines, holding an MA in anthropology, MNRM in land/water use management and MSC in agricultural economics and farm management.

Mr. Zbeetnoff has provided services to many agricultural sectors ranging from greenhouses, nursery and berries to livestock, poultry, mushrooms and functional foods. He has undertaken agricultural area planning and strategies for Regional Districts and municipalities in BC, in which resource challenges facing farmers are regularly articulated. As a Registered Environmental Farm Plan planning advisor, Darrell has completed over 400 environmental farm plans for operators in BC.

Darrell has participated in numerous programs and projects related to assessing land use. He has led economic investigations and assessments at the farm level relating to agricultural impacts, crop damages and operational effects, and provided expert testimony in BC.

A copy of his *curriculum vitae* is appended to this report as Appendix A.

4.0 BACKGROUND

There is no record of the Property recently being used for soil-based agriculture. As noted in the Agricultural Capability/Soils Assessment report, historical aerial imagery indicates that the Property was logged and partially cleared but has regrown in various tree and shrub species. The Property has been used as rural residential, containing a house and garage at the front and a double-wide mobile home with attached carport at the back. A gravel **"S-shaped" driveway** to the back of the Property and a gravel circular driveway to the house provided access. A graveled area at the east end of property appears to have been used for vehicle parking and storage.

22(1) purchased the Property on September 14, 2020 and proceeded immediately to make improvements, without permissions or building permits. The improvements consist of (see Attachment A):

- Clearing of an area comprising 14,000 sq. ft. (1,300 m²) for future farming
- Clearing, topsoil salvage, and deposit of road mulch under an asphalted area comprising 7,025 sq. ft. (652 m²)
- Clearing, topsoil salvage, and deposit of road mulch and crushed rock under a Quonset comprising 2,400 sq. ft. (223 m²)
- Brush cleanup and removal off-site
- Removal and disposal of garbage and discarded materials scattered throughout the site to municipal landfill.

On October 20, 2020, The Agricultural Land Commission (ALC) issued a letter to 22(1) (ALC C&E File: 159198) to cease all activity on the property due to a

failure to obtain prior written ALC permission to remove soil or place fill on agricultural land.

On October 26, 2020, the ALC met with 22(1) and on October 27, 2020, instructed him by registered letter that intended activities were considered non-farm uses and that all unauthorized fill should be removed. Action was required by November 06, 2020.

22(1) approached Zbeetnoff on October 26, 2020 to act as his Agent and make a non-farm use application to the ALC to **have his activities considered "farm use activity"** and retain the imported fill for agricultural purposes. Zbeetnoff agreed to act as Agent, contacted the ALC enforcement agent and started to develop the materials necessary to provide the ALC with information to assess 22(1) position.

The determination of the scope of the materials required for the application was in part influenced by indication from the ALC that it might not be possible to amend an application at a later date if information was found to be missing. For example, the soil investigation, while not strictly required, is considered critical to providing the rationale for the soil fill importation given the drainage and watertable attributes of the Property.

Since November 01, 2020 the following activities have occurred:

- The non-farm use application is under way and the Agent has obtained a stay of proceeding **until the information to assess 22(1) situation** is prepared.
- ALC has been contacted, asking about the key information they require.
- The Sunshine Coast Regional District (SCRD) has been contacted re: their perspective on 22(1) **activities** on the Property
- A soil investigation was commissioned by 22(1) and completed December 11, 2020.
- 22(1) **farm plan has been compiled and 22(1) activities on the Property assessed in relation to that plan; completed January 06, 2021.**
- COVID-19 precautions have extended the time frame for completion of the application.

5.0 NATURE OF CONCERNS

Based on communication with ALC and SCRD through letters, emails and personal conversations, the key considerations **with regard to 22(1) actions** are presented in Table 1.

Table 1: Status of Farm Improvements

Issue	Approval Status	Observation	Allowed	ALC Concerns	Situation
Approval obtained to import fill?	Not obtained	Asphalt pad 157 m3 on 1,050 m2	320 m3 on 1,000 m2	Quality For a non-farm purpose	Quality good For a farm purpose
		Quonset pad 150 m3 on 375 m2			
	Not required	Graveled pad at SE corner	Pre-existing	None	Can be used for a farm purpose
Approval for asphalt pad?	Not required			For a non-farm purpose	For a farm purpose
Approval for lock blocks?	Not required			For a non-farm purpose	For a farm purpose
Soil berms	Not required	500 m3		For a non-farm purpose	Will be applied to the land
Presence of lock blocks	Not required	150 blocks along driveway		For a non-farm purpose	Intention is to use as a base for perimeter fencing
		48 blocks along asphalt pad			Used to separate farm functions
Presence of seacans	Not required	4 seacans with mobile equipment		For a non-farm purpose	Intention is to use for storage of farm equipment
Cleared area	Not required	1,800 m3		None	For a farm purpose
Presence of logs, wood and rock debris	Not required			For a non-farm purpose	Logs not required Wood and rock debris left over from clearing can be used as riprap for erosion control

Presence of construction materials	Not required	Lumber and pipe		None	For a farm purpose
Roll off bins, small excavator, truck, large excavator, small trailer	Not allowed	Mobile non-farm equipment		Stored for a non-farm purpose	Temporary, will be removed when land improvements are completed

6.0 THE FARM PLAN

The Agent has had several discussions with 22(1) to clarify his farm plan for 22(1) Garden & Feed Supplies Barn.

6.1 Agricultural Situation

The information in this section is from the Sunshine Coast Agricultural Area Plan (SCAAP) and the 2016 Agricultural Census.

The Property is in a peri-urban area adjacent to the town of Gibsons. While agricultural activities in the immediate area consist of a variety of small-scale horticultural (vegetables, berries) and livestock (poultry, eggs, sheep) operations selling seasonal production to the local population, much of the agricultural land is in rural residential use and hobby farming (horses). Average farm size is 2.8 ha (6.7 ac), with 70% of the farms under 10 acres in size.

There were 91 Census farms in the Sunshine Coast Census Division in 2016. Only 12% of land in the ALR is actually used as farmland. The SCAAP has identified a goal to increase the proportion of agricultural products that can be sourced locally. Coast farmers are supplying less than 3% of the food consumed on the Coast.

Virtually all farm inputs (such as feed, seeds, and soil amendments) are imported from the Lower Mainland.

6.2 Community Characteristics

The population of the SCRD grew from 19,900 in 2003 to about 32,000 in 2019, or an average annual increase of over 3% per year in the period. This represents a significant growing market for local agricultural products.

Interest in gardening is increasing demand for agricultural inputs such as ornamentals, propagated plants, feed and equipment. Promotion of policies to encourage new farmer entry and access underutilized land for farming is creating a magnitude of activity that is larger than the sum of its parts.

6.3 Policy and Regulatory Climate for Agriculture

The Sunshine Coast Regional District (SCRD) has a sustainability plan that advocates for increasing local food security as a means of reducing greenhouse gas

emissions. Similarly, the Town of Gibsons Strategic Plan supports development of local food market opportunities.

Gibsons' Official Community Plan contains policies for lands designated as agricultural that abut the Property. Land designated as Rural and Agricultural shall be used for the farming of land, plants and animals and similar activities as provided by the Agricultural Land Commission Act. This includes compatible uses such as boarding stables, turf farms, and greenhouses.

6.4 Evidence of Market Opportunity

There is an undeniable opportunity to respond to market signals that indicate:

- Unfulfilled and growing demand for fresh, locally produced food at premium pricing
- Increasing local demand for gardening and agricultural inputs as part of a back-to-the-land revival.

6.5 Feasibility of Farm Plan Concept

22(1) indicates that the following farming activities would occur on the property (see Figure 1). The feasibility of these activities from a regulatory viewpoint has been assessed in Table 2 below.

Table 2: Feasibility of **22(1)** Farm Plan

Farming Activity	Regulatory Requirement	Assessment/Observation
Growing of horticultural produce	None	Feasible Will require drainage and irrigation improvements
Growing of tree fruits and berries	None	
Raising of egg layers	BCEMB requirement – permitting of unregistered farmers keeping 100 to 399 laying hens in that produce organic, heritage breed, free-range or free-run systems	Feasible
Raising of broilers	None for flocks <200 birds BCCMB requirement – permit required to grow up to 2000 birds for direct marketing	Feasible
Farm structures – general	SCRD requirement – all buildings, structures, or outdoor storage areas must be setback from parcel line 5 m	Feasible

Farm structures – poultry	SCRD requirement – no drinking or feeding trough, no manure pile, and no enclosure, structure or building related to the keeping of poultry except fences under 2 m shall be located within 15 m of a parcel line	Feasible
Farm structures - greenhouse	SCRD requirement – greenhouse structures with no artificial lighting must be setback 5 m from parcel line SCRD requirement – greenhouse structures with artificial lighting must be setback from parcel line 15 m	Feasible Siting a consideration if artificially lit
Farm structures – covered product sales	ALC requirement – sales permitted if a) farm product offered is produced on the farm and b) total sales area does not exceed 300 m ²	Feasible
Farm structures – product sales – open air stand	SCRD requirement – setback from parcel line 1.5 m	Feasible
Growing out of container ornamental plants	SCRD requirement – Parcel coverage cannot exceed 15% of parcel size (3,036 m ²)	Feasible Will require a covered structure for more sensitive varieties
Growing out of propagated plants and indoor plants/crops	SCRD requirement – greenhouse site coverage cannot exceed 50% of parcel size (10,121 m ²)	Covered area requires a smooth surface to facilitate movement of wheeled equipment
Farm gate sales of imported agricultural inputs, feed, garden supplies	ALC requirement – sales permitted if at least 50% of sales area is limited to sale of farm products produced	Feasible Will require a covered area for sales, storage

It is noted that poultry and livestock is permitted on the Property by the SCRD. Both poultry marketing boards have provisions for the raising of small flock egg layers or broilers.

There are no restrictions on horticultural pursuits, either indoor or outdoor. Siting would have to be considered if artificially lighting is used. Lot coverage by greenhouse structures is limited to 50%, which is about 10,000 m² at the Property.

7.0 Site Preparation

In order for the indicated agricultural activities to become operational, site preparation is required. The farm site preparations and statuses are indicated in Table 3.

Table 3: Status of Site Preparations

Item	Activity	Requirement	Rationale	Status
1	Land clearing	Trees and brush removal	Prepare fields for field crops	Halted by winter weather
2	Drainage improvements	Ditching and sub-surface tiles	Excessive rainfall and high watertable	
3	Irrigation improvements	Water supply and distribution	Severe moisture deficit in growing season and supply to farm structures	Once farm structures have been installed and fields have been established
4	Nursery structure	Covered structure with hard floor	Create an ornamental, seedling outlet	Halted by stop work order
5	Parking	Hardened area	All-weather access	To be determined
6	Poultry barn	Covered coop	Protection and egg collection	Halted by winter weather
7	Hog barn	Covered structure	Protection from weather	Existing
8	Rubbish and debris removal	Take off site	Unightly, Potential contaminants	Halted by winter weather

Observations include:

- ☐ Land clearing of brush, trees and buried waste needs to be completed as the first stage of bring the field into productivity.
- ☐ Improvements to drainage and water supply are critical for agriculture on the Property and need to be installed before soil-based crops can be established.
- ☐ A covered structure is needed to propagate seedlings and grow out sensitive plants.
- ☐ A protected area is necessary for conducting farm sales and protecting products such as seed and feed from the weather.
- ☐ The contemplated customer parking area should be planned so as not to compromise any additional farmland.

8.0 Summary

- ❑ There is a large market for fresh local agricultural products, services, and inputs of the types proposed by 22(1) [REDACTED]
- ❑ The community is growing and the opportunity to replace imports with local agricultural products and services is vast.
- ❑ Local and regional government policies support local agricultural enterprise.
- ❑ The agricultural activities indicated by 22(1) [REDACTED] are feasible and permitted on the Property.
- ❑ Site preparation is incomplete for the purposes of initiating farming.
- ❑ Structures for farming activities cannot be built on the property without preparation of the base to support them.
- ❑ Imported fill activities on the Property are required to provide foundations for the intended structures.
- ❑ The quality of the fill imported in 2020 is not expected to deteriorate the productivity of the Property.
- ❑ The area of the Property to which fill has been applied is smaller than the area of greenhouse site coverage allowed by the SCRD.

9.0 References

The information used to formulate this agrologist opinion report includes:

1. Hughes-Games, G. 2020. Agricultural Capability/Soils Assessment: Final Report. Prepared for 22(1) [REDACTED] December 11, 2020
2. Sunshine Coast Regional District. 2014. Agricultural Area Plan. <https://www.scrd.ca/files/File/Community/Planning/Agricultural%20Area%20Plan/2015%20Feb%2023%20Final%20Ag%20Plan.pdf>
3. Statistics Canada. 2016 Agricultural Census. Farm and Farm Operator Data. <https://www150.statcan.gc.ca/n1/pub/95-640-x/95-640-x2016001-eng.htm>
4. Town of Gibsons. 2015. Official Community Plan. <https://gibsons.ca/wp-content/uploads/2019/01/Official-Community-Plan-Bylaw-No.-985-2015-current.pdf>
5. Sunshine Coast Regional District. Zoning Bylaw. https://www.scrd.ca/files/File/Community/Planning/Bylaws/Zoning%20Bylaw%20310%20Zones/2020-October-08%20Bylaw%20310%20Consolidation_1.pdf
6. Agricultural Land Commission. ALC Act & ALR Regulation. <https://www.alc.gov.bc.ca/alc/content/alc-act-alr-regulation>
7. BC Egg Marketing Board. Small lot farms. <https://bcegg.com/on-the-farm/small-lot-farms/>
8. BC Chicken Marketing Board. Permit Program. <http://bcchicken.ca/industry/new-entrants/>



Figure 2: Area Cleared for Gardening - **View South from "S"** Driveway



Figure 3: Rubbish and Debris Removed from Property



Figure 4: Rubbish and Debris Removed from Property



Figure 5: Rubbish and Debris Removed from Property



Figure 6: Rubbish and Debris Removed from Property



Figure 7: Asphalted Area – View East along South Property Line



Figure 8: Southwest Corner of the Property – View West along South Property Line



Figure 9: View North along West Side of Quonset



Figure 10: View North Along East Side of Quonset

APPENDIX A – DARRELL ZBEETNOFF - *CURRICULUM VITAE*

DARRELL M. ZBEETNOFF

M.Sc. (Agricultural Economics), M.N.R.M. (Natural Resources Management), M.A. (Anthropology), P.Ag., CAC

zbeetnoffdarrell16@gmail.com <http://www.zbeetnoffagro-environmental.com/>

ACADEMIC AND PROFESSIONAL QUALIFICATIONS:

2003 Registered Environmental Farm Planner

1997 Certified Agricultural Consultant (CAC)

1990 Professional Agrologist (P.Ag.)

1990 Master of Science (Agricultural Economics and Farm Management)
University of Manitoba

1979 Master of Natural Resources Management (Water Management/Native Land Claims), University of Manitoba

1975 Master of Arts (Physical Anthropology), University of Manitoba

SUMMARY OF CONSULTING EXPERIENCE:

Darrell M. Zbeetnoff, Director of Zbeetnoff Agro-Environmental Inc., White Rock, BC, V4B 1Z9, has over 30 years of agriculture industry-related experience in:

- ☐ Economic assessment and evaluation
- ☐ Business and strategic planning
- ☐ Policy, program and project analysis
- ☐ Multiple land/water use analysis and planning
- ☐ Preparing and presenting findings to businesses, organizations, technical committees, professional groups, public forum and the media

Specializations include:

- Business planning for agricultural businesses, organizations and new marketing agencies
- Comprehensive situation analyses and strategic planning in various agricultural sectors
- Directed “best effort” appraisals of targeted markets for North American clients
- Issue analysis, materials preparation and client representation in discussion, policy development and negotiation forums
- Environmental and socio-economic assessments and impact evaluations
- Survey design, implementation and evaluation

- Translation of research and investigation into “ready-to-use” client materials
- Conducting training sessions and workshops.

Mr. Zbeetnoff also has working contacts and networks with professionals in a broad range of other specialized fields.

PROJECT LIST

Agricultural Planning

- ☐ Agricultural Community Readiness Assessments for BC First Nations. Sub- contract to Urban Systems (Clients: Xaxli’p FN; Nicomen FN; Tahltan FN; Ongoing)
- ☐ Agricultural Opportunity Assessments for BC First Nations. (Clients: Xaxli’p FN; Sik-E-Dakh FN)
- ☐ Tsawwassen First Nation Agricultural Business Planning (Client: TFN Economic Development Corporation)
- ☐ Creekside Mills Recreation Agriculture Plan, Cultus Lake, BC. In Association with Timmenga & Associates and Quadra Planning (Client: Frosst Creek Developments Ltd.)
- ☐ Lil’wat First Nation Agricultural Area Plan (Client: Lil’wat First Nation)
- ☐ Tsawwassen First Nation Agricultural Plan (Client: TFN Economic Development Corporation)
- ☐ Tsawwassen First Nation Agricultural Needs Assessment (Client: TFN Economic Development Corporation)
- ☐ Agri-Industrial Study (Client: City of Abbotsford)
- ☐ Development of an Agricultural Plan for Delta. In association with Quadra Planning Consultants Ltd., Coquitlam, BC (Client: Corporation of Delta)
- ☐ North Lougheed Land Use Study: Agricultural Context. Sub-contract to AECOM Canada Ltd. (Client: District of Pitt Meadows)
- ☐ Development of an Agricultural Area Plan for Central Saanich. In association with Quadra Planning Consultants Ltd., Coquitlam, BC (Client: District of Central Saanich)
- ☐ Development of an Agricultural Strategy for the City of Abbotsford. In association with Serecon Management Consulting, Calgary, Alta; Quadra Planning Consultants Ltd., Coquitlam, BC; Timmenga & Associates, Vancouver, BC; and McTavish Resource & Management Consultants Ltd, Surrey, BC (Client: City of Abbotsford)
- ☐ Development of an Agricultural Plan for the Pemberton Valley. In association with Quadra Planning Consultants Ltd., Coquitlam, BC and Timmenga & Associates, Vancouver, BC. (Client: Squamish-Lillooet Regional District)
- ☐ Development of an Agricultural Plan for Maple Ridge. In association with Quadra Planning Consultants Ltd., Coquitlam, BC and Timmenga & Associates, Vancouver, BC. (Client: District of Maple Ridge)
- ☐ Rural Oliver and Town of Oliver Agricultural Area Plan: AAP Content and Format Review. Sub-contract to Artemis Holdings Inc., Burnaby, BC. (Client: Okanagan-Similkameen Regional District)
- ☐ Spallumcheen Agricultural Area Plan. In association with Quadra Planning Consultants Ltd., Coquitlam, BC. (Client: Township of Spallumcheen, BC)
- ☐ Phase 1: Agricultural Options Identification and Analysis of Colony Farm Regional Park. In

- association with Quadra Planning Consultants Ltd., Coquitlam, BC. (Client: GVRD)
- ❑ Agricultural Review. In association with Quadra Planning Consultants Ltd., Coquitlam, BC, and Timmenga & Associates, Vancouver, BC. (Client: District of Maple Ridge)
- ❑ Chilliwack Agricultural Sector Strategy Update. In association with Lions Gate Consulting Inc. Vancouver, BC. (Client: Chilliwack Agricultural Commission)
- ❑ Deas Slough/Shato Holdings Context Study. In association with Quadra Planning Consultants Ltd., Vancouver, BC. (Client: Corporation of Delta)
- ❑ Development of an Economic Strategy for Agriculture in the BC Lower Mainland. Sub-contract to Artemis Holdings Inc., Burnaby, BC. (Client: GVRD)
- ❑ Preparation of an Agricultural Servicing Study in the Hazelmore Valley, Surrey, BC for Greenhouse Development. Sub-contract to Reid Crowther & Partners Ltd., Burnaby, BC. (Client: City of Surrey, Engineering Department)
- ❑ Development of a Land Management Plan for Boundary Bay Airport. In association with Quadra Planning Consultants Ltd., Coquitlam, BC. (Client: Corporation of Delta)
- ❑ Development of the Surrey Agricultural Plan. (Client: City of Surrey).
- ❑ Preparation of Farm Plan for Assembly Land Use Application in the ALR. (Client: Private)

Sector Profiles

- ❑ Kent Agricultural and Agri-Industrial Overview in Relation to the Lower Fraser Valley. Sub-contract to Urban Systems Planning Consultants (Client: District of Kent)
- ❑ 2012 Update of the North American Greenhouse Vegetable Industry. (Client: Farm Credit Corporation, Regina, Saskatchewan)
- ❑ Vancouver Food Security Study. In association with Serecon Management Consulting Inc., Calgary, Alta (Client: Vancouver Food Council)
- ❑ 2006 Update of the North American Greenhouse Vegetable Industry. (Client: Farm Credit Corporation, Regina, Saskatchewan)
- ❑ Marketing Strategy for Greenhouse Vegetables. Sub-contract to JRG Consulting Group, Guelph, Ontario. (Client: Ontario Greenhouse Vegetable Growers)
- ❑ Strategic Profile of the North American Greenhouse Vegetable Industry. (Client: Farm Credit Corporation, Regina, Saskatchewan)
- ❑ Strategic Profile of the BC Greenhouse Vegetable Industry. (Client: Farm Credit Corporation, CIBC)
- ❑ Agricultural Profile of the BC Raspberry Sector. (Client: ARDSA, BC Raspberry Growers Association).
- ❑ Economic Profile of the BC Natural Health Products Industry. (Client: BC Nutraceutical and Functional Foods Network)
- ❑ Agricultural Profile of the BC Turkey Sector. (Client: ARDSA, BC Turkey Marketing Board)
- ❑ Agricultural Profile of the BC Chicken Sector. (Client: ARDSA, BC Chicken Marketing Board).
- ❑ Agricultural Profile of the BC Egg Sector. (Client: ARDSA, BC Egg Marketing Board)
- ❑ Agricultural Profile of the BC Broiler Hatching Egg Sector. (Client: ARDSA, BC Broiler Hatching Egg Commission)
- ❑ BC Grains and Seeds Commodity and Policy Profile. (Client: ARDSA, BC Grain Producers Association)

Farm Business Management and Development

- ☐ Preparation of a Business Plan for Greenhouse Vegetable Marketing Agency Application. (Client: Mastronardi Produce Inc.)
- ☐ Development of a Business Plan for an Organic Vegetable Greenhouse, Jamaica, WI (Client: Private)
- ☐ Development of an Agricultural Business Plan for Community-Based Agricultural Initiatives. (Client: Tsawwassen First Nation)
- ☐ Development of a Farm Plan concerning Small Acreage Property, Richmond, BC (Client: Private)
- ☐ Agrologist Report concerning Soil and Drainage Suitability for Developing a Winery, Delta, BC (Client: Private)
- ☐ Preparation of A Greenhouse Strawberry Development Plan for ALR property in the ESA Zone in Richmond, BC. (Client: Private)
- ☐ Preparation of a Farm Plan for Organic Vegetable Production Associated with Proposed Assembly Land Use in the ALR. (Client: Po Lam Buddhist Association, Chilliwack, BC)
- ☐ Agricultural Assessment of a Farm Property in Richmond, BC. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: Private)
- ☐ Preparation of Background Materials for the Landscape "Managing Marketing and Sales" Module. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: Canadian Nursery Landscape Association)
- ☐ Preparation of a Business Plan and Marketing Agency Application for a Greenhouse Vegetable Marketing Agency. In association with View West Marketing, Victoria, BC. (Client: Global Greenhouse Produce Inc., Surrey, BC)
- ☐ Preparation of a Business Plan for an Egg Grading and Marketing Agency. (Client: Fresh Start Foods Corporation, Abbotsford, BC)
- ☐ Advisor to New Crop Farm Development in the BC Lower Mainland. (Client: Private)
- ☐ Investigation of Competitive Factors Affecting the British Columbia Regulated Marketing Sector. Sub-contract to View West Marketing, Victoria, BC (Client: British Columbia Marketing Board)
- ☐ Preparation of a Business Plan for Mushroom Marketing Agency Application. (Client: All Seasons Mushroom Farms Inc.)
- ☐ Preparation of a BC Broiler Business Plan (Client: BC Chicken Marketing Board, Canada-BC Farm Business Management Program)
- ☐ Development of a Grain Farm Business Plan for the BC Peace River Region. (Client: ARDSA)
- ☐ On-Farm Management Accounting Training to Dairy, Beef and Poultry Farmers in the Lower Mainland and Vancouver Island (Client: ARDCORP)

Farming Practices and Technology Evaluation

- ☐ Review of Closed Greenhouse Technology Systems. In association with Timmenga & Associates, Vancouver, BC. (Client: BC Greenhouse Growers Association)
- ☐ Development of Materials for the "Biodiversity" and "Risk to Biodiversity" Chapters for the BC Environmental Farm Planners Manual. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture Environment Partnership Initiative)

- ❑ Development of On-Farm Microbial Food Safety Check Lists in the Field Vegetable, Berry, Tree Fruit, Mushrooms, and Vegetable Greenhouse Sectors. (Client: BC Horticultural Coalition)
- ❑ Proposal Preparation for the Implementation of a Greenprint System for Potato Production in BC. (Client: Ministry of Environment, Lands and Parks)
- ❑ Development of a Forage Harvesting System Computer Model. (Client: Canada-BC Farm Business Management Program)
- ❑ Computer-Modeled Economic Evaluation of Conservation Tillage Systems in the BC Peace River Region. (Client: ARDSA)

Market Assessment

- ❑ Benchmarking Study for Organic Tomatoes. Sub-contract to Serecon Management Consulting Inc., Calgary, Alta. (Client: Agriculture and Agri-Food Canada)
- ❑ Market Assessment for Organics from Greater Vancouver Regional District Utilities. In association with Timmenga & Associates, Vancouver, BC and DH Lauriente Consultants Ltd, Surrey, BC. (Client: GVRD)
- ❑ Issues Identification for the Value Chain Roundtable Process in the Canadian Horticultural Industry. Sub-contract to JRG Consulting Group, Guelph, Ontario. (Client: Agriculture and Agri-Food Canada)
- ❑ Market Study on Game Birds, Waterfowl and Ratites. In association with View West Marketing Inc., Victoria, BC. (Client: Avian Research Centre, UBC)
- ❑ The US Industrial Market for Potassium Nitrate. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Kemira OYJ, Finland)
- ❑ The US market for silica gel and colloidal silica. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: CMS Energy, Muskegon Heights, Michigan)
- ❑ Market assessment of potential greenhouse vegetable business in Northern Alberta. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: Private Confidential)
- ❑ The US Industrial Market for Emulsion Explosives. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Mississippi Chemical Inc., Yazoo City, Mississippi)
- ❑ Marketing Plan for Pelleted and Crumbled Composted Poultry Manure Product. In association with View West Marketing Inc., Victoria, BC and DH Lauriente Consultants Inc., New Westminster, BC. (Client: Canada Department of Environment)

Feasibility Studies

- ❑ Overview Report on the Tseshah Agriculture Potential. Sub-contract to Urban Systems Planning Consultants (Client: Tseshah First Nation)
- ❑ Overview Report on the Agricultural Capability at Doig River First Nations. Sub-contract to Urban Systems Planning Consultants (Client: Doig River First Nation)
- ❑ Investigation of the Business case for BCLNA Investment in Dart's Hill Garden Park, Surrey, BC (Client: BC Landscape Nursery Association)
- ❑ Evaluation of Waste Management Options for Used Mushroom Media. In association with Timmenga & Associates, Vancouver, BC (Client: BC Ministry of Agriculture)

- ❑ Evaluation of Value-added Options for Mushroom Stems. In association with Timmenga and Associates, Vancouver, BC and First Ideas & Solutions, Maple Ridge, BC (Client: BC Ministry of Agriculture)
- ❑ Agricultural Feasibility Assessment of ALR Land Subject to Exclusion Application for Petro-Canada Facility. Sub-contract to McTavish Resource and Management Consultants Ltd., Surrey, BC (Client: Private)
- ❑ Evaluation of Options to Manage and Add Value to Fruit Waste. In association with Timmenga & Associates, Vancouver, BC (Client: Okanagan Kootenay Cherry Growers' Association and BC Tree Fruit Growers Association)
- ❑ Evaluation of Options for Alberta Layer Waste Utilization. In association with Timmenga & Associates, Vancouver, BC, and Serecon Consulting Group., Calgary, Alta (Client: Alberta Egg Producers)
- ❑ Assessment of the Business Opportunity for Cold Storage Facilities in the Fraser Valley (Client: Private)
- ❑ Assessment of the Feasibility of Fertilizer Supply Options to the Comox Valley, Vancouver Island. In association with Serecon Management Consulting Inc., Calgary, Alta. (Client: Comox Valley Farmers' Institute)
- ❑ Assessment of the Feasibility of a Small-scale Food Processing Facility in Hope, BC. In association with Lions Gate Consulting, Vancouver, BC (Client: Fraser Basin Council)
- ❑ Assessment of the Potential for Bio-energy in the Dawson Creek Area of BC. In association with Timmenga & Associates Inc., Vancouver, BC. (Client: City of Dawson Creek)
- ❑ Assessment of the Feasibility of an Organic Dairy Processing Facility, BC Lower Mainland. In Association with Timmenga & Associates, Vancouver, BC. (Client: Private)
- ❑ Business Plan for New Crop Greenhouse Production. In association with Timmenga & Associates, Vancouver, B.C. (Client: Private)
- ❑ Business Opportunity Evaluation of a Large-scale Vegetable Greenhouse in Alberta. Sub-contract to Serecon Management Consulting Inc., Edmonton, Alta. (Client: Alberta Agriculture, Food and Rural Development)
- ❑ Evaluation of a Proposal to Build a Poultry Waste Materials Processing Plant in the Lower Fraser Valley - Due Diligence Report. In association with Timmenga & Associates, Vancouver, BC and DH Lauriente Consultants Ltd, Surrey, BC. (Client: Sustainable Poultry Farming Group)
- ❑ Assessment of the Feasibility of a "FARMS-Type" Organization to Administer the Foreign Seasonal Agricultural Workers Program in BC. In association with McTavish Resource & Management Consultants Ltd. (Client: BC Blueberry Council)
- ❑ Assessment of Opportunities and Potentials of the Plant Biotechnology Sector. In association with Timmenga & Associates, Vancouver, BC. (Client: Confidential)
- ❑ Investigation of the Feasibility of Using Biofuels in Greenhouse Applications in the BC Fraser Valley. In association with Timmenga & Associates, Vancouver, BC. (Client: BC Greenhouse Growers Association)
- ❑ Research to Support Development of an Organization to Advance and Promote British Columbia's Bioproducts Industry. In association with Timmenga & Associates, Vancouver, BC. (Client: BC Bioproducts Association)
- ❑ Agri-Food Incubator Study. Sub-contract to Lions Gate Consulting, Vancouver, BC. (Client: South Fraser Community Futures Development Corporation, Chilliwack Economic Partners)

Corporation)

- ❑ Competitive Advantages of Plant Biotechnology in Western Canada. In association with Timmenga & Associates, Vancouver, BC. (Client: Plant BioTechnologies Association)
- ❑ Evaluation of Options for Fraser Valley Poultry Manure Utilization. In association with Timmenga & Associates and DH Lauriente Consultants Ltd., New Westminster, BC. (Client: BC Poultry Environmental Steering Committee)
- ❑ Evaluation of the Economic Potentials of the Vaseux Lake Conservation Lands. Subcontract to Pottinger, Gaherty Environmental Consultants Ltd., Vancouver, BC (Client: Canadian Wildlife Service)
- ❑ Economic Stewardship on Private Land - Economic Opportunities from Habitat Enhancements at Douglas Lake Ranch, BC. Subcontract to PGL Organix Ltd., Vancouver, BC. (Client: Canada Department of Environment)
- ❑ Site-Specific Agricultural Viability Analyses. (Clients: Private)
- ❑ Richmond No. 5 Road Properties Agricultural Capability and Feasibility Assessment, In Association with Powers Environmental Services, Vancouver, BC and Norwest Mine Services, Vancouver, BC. (Client: City of Richmond, No. 5 Road Back Lands Property Owners)

Agro-Environmental Analysis

- ❑ Registered Environmental Farm Planner delivering the BC Environmental Farm Planning Program (Client: ARDCORP; Ongoing)
- ❑ Update of the EFP Drainage Management Guide. Subcontract to EDI Environmental Dynamics Inc., Burnaby, BC (Client: BC Ministry of Agriculture)
- ❑ Preliminary Agricultural Site Assessment Associated with a Property Sale (Client: Sutton Group - West Coast Realty, Vancouver)
- ❑ Chilqua Creek Improvement Project: Group Environmental Farm Plan, Dewdney, BC. (Client: Chilqua Creek Group and BC Agricultural Council)
- ❑ Gap Analysis: Comparison of the Salmon-Safe Certification Program Standards with BC Environmental Regulations and the Environmental Farm Planning Process (Client: Fraser Basin Council)
- ❑ Assessment of the Biodiversity Guide for BC Farmers and Ranchers (Client: Ducks Unlimited, Kamloops, BC)
- ❑ Assessment of Options and Challenges Related to Emergency Disposal of Large Animals in the Lower Fraser Valley of BC. In association with Agri Business Consortium, LLC, Great Bend, Kansas, and Timmenga & Associates Inc., Vancouver, BC. (Client : BC Ministry of Agriculture and Lands)
- ❑ Environmental Farm Planning in the BC Landscape Nursery Sector. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Landscape Nursery Association)
- ❑ Environmental Farm Planning in the BC Vegetable Greenhouse Sector. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Greenhouse Growers Association)
- ❑ Benchmark Study of Pesticide Use and Adoption of Integrated Pest Management in the Canadian Nursery Industry. (Client: Canadian Nursery Landscape Association)
- ❑ Benchmark Study of Pesticide Use and Adoption of Integrated Pest Management in the BC

Nursery Industry. (Client: BC Landscape Nursery Association)

- ☐ Wildlife Damage Survey of the BC Nursery Industry. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Landscape Nursery Association)
- ☐ Investigation of Investment Strategies for Addressing BC Agriculture and Wildlife Conflicts. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture - Wildlife Advisory Committee)
- ☐ Durrell Creek Watershed Management Plan - Agricultural Component. Subcontract to Pottinger Gaherty Environmental Consultants Ltd., Vancouver, BC. (Client: Corporation of Saanich)
- ☐ Preparation of Environmental Self-Audit Materials for BC Horticultural Producers. (Client: BC Horticultural Coalition)
- ☐ Preliminary Northern Pintail Habitat Stewardship Strategy for Surrey, BC. In association with Quadra Planning Consultants Ltd., Coquitlam, BC. (Client: Canadian Wildlife Service, Delta)
- ☐ Preparation of Environmental Guidelines for the BC Tree Fruit and Grape Growers. In association with Andrea Gunner, Armstrong, BC. (Client: BCFGA, OVTFA)
- ☐ Preparation of Environmental Guidelines for the BC Greenhouse Growers. In association with Nahanni Horticultural Services, Nanaimo, BC. (Client: Green Plan, Western Greenhouse Growers' Coop Association, United Flower Growers' Coop Association)

Agricultural and Economic Impact Assessment

- ☐ Assessment and Evaluation of Agricultural Impacts related to Trans-Mountain Pipeline Expansion Project. Under Contract to McTavish Resource and Management Consultants Ltd. (Client: Trans-Mountain Pipeline Expansion Project; Ongoing)
- ☐ Economic and Ecosystems Services Assessment of DF&WT Programs (Client: Delta Farmland & Wildlife Trust)
- ☐ Assessment of the Economic Impact of the Agricultural Environmental Management (AEM) Code. (Client: BC Dairy Association)
- ☐ Bentley Farm, Fort St. John BC. Assessment of Site C Impacts and Discussion of Compensation Options. Sub-contract to McTavish Resource & Management Consultants Ltd. (Client: Cox Taylor Lawyers)
- ☐ Economic Evaluation of Agricultural Impacts from a MetroVancouver Sewerage Project (Client: MetroVancouver Sewerage & Drainage District)
- ☐ Economic Evaluation of Agricultural Impacts from the Trans-Mountain Pipeline Expansion Project. Under contract to McTavish Resource and Management Consultants, Surrey, BC. (Client: Kinder Morgan Canada; Ongoing)
- ☐ Economic Assessment of Pipeline Replacement Impacts on Agricultural Properties (Client: Spectra Gas)
- ☐ Agrologist Report: Agricultural and Groundwater Impact Assessment of Non-Farm Development adjacent to ALR Properties, Maple Ridge, BC (Client: Jaaf Holdings Ltd.)
- ☐ Agrologist Report: Agricultural and Groundwater Impact Assessment of Non-Farm Development adjacent to ALR Properties, Maple Ridge, BC (Client: Platform Properties Ltd., Vancouver, BC)
- ☐ Preparation of an Agrologist Opinion Report Pertaining to an Agricultural Subdivision Application in the Agricultural Land Reserve (Client: Private)

- ❑ Assessment of Agricultural Impacts from the Trans-Mountain Pipeline Expansion Project. Under contract to McTavish Resource and Management Consultants, Surrey, BC and TERA Environmental Consultants, Calgary, Alta. (Client: Kinder Morgan Canada)
- ❑ Economic Evaluation of Integrity Dig Impacts on an Agricultural Operations in Chilliwack, BC (Client: Spectra Gas)
- ❑ Preliminary Assessment of the Economic Benefit to Agricultural Production from a Water Detention Facility on Maber Flats. (Client: District of Central Saanich)
- ❑ Preparation of Agricultural Impact Assessment Guidelines (Client: Metro Vancouver)
- ❑ Potential Economic Impact of the Trans-Pacific Partnership Agreement on Supply Managed Sectors in BC (Client: Confidential)
- ❑ Quantification of Flood-related Losses on an Agassiz Dairy Farm. (Client: Private)
- ❑ Site C Green Energy Project: Agricultural Effects Assessment – Economic Component. Sub-contract to Golder Associates, Burnaby, BC. (Client: BC Hydro)
- ❑ Quantification of Agricultural Crop Loss Impacts from Salmon River Flooding, Langley, BC. (Client: Fort Langley Farmland Preservation Group)
- ❑ Quantification of an Onion Loss Damage Insurance Claim Due to Rainstorm Damage (Client: Cooperators Insurance)
- ❑ Preliminary Economic Impact Assessment of Langley Farmland Flooding. (Client: Fortlang Farms. Fort Langley, BC)
- ❑ Turkey Feed Cost Analysis. Sub-contract to Serecon Management Consulting Inc., Calgary, Alta (Client: BC Turkey Marketing Board)
- ❑ Investigation of Turkey Feed Pricing in BC. In association with Serecon Management Consulting Inc., Edmonton, Alta. (Client: BC Turkey Marketing Board)
- ❑ Economic Valuation of Waterfowl Damage to Forage Fields in Delta, BC and the Comox Valley of Vancouver Island. In association with DYMAC Risk Management Consultants Ltd., Lacombe, Alberta. (Client: BC Agriculture Council)
- ❑ Risk Analysis of the BC Poultry Industry. Sub-contract to Serecon Management Consulting Inc., Edmonton, Alta. (Client: BC Poultry Advisory Management Committee and Investment Agriculture Foundation)
- ❑ Vancouver Island Transmission Reinforcement Project: Agricultural Impact Assessment and Evaluation. Sub-contract to Jacques Whitford, Burnaby, BC. (Client: BC Hydro)
- ❑ Meadowland Peat Site Development. Agricultural Impact Report. Sub-contract to Keystone Environmental Ltd, Burnaby, BC. (Client: Anthem Group. Burnaby, BC)
- ❑ South Fraser Perimeter Road Project. Agriculture Impact Assessment. Sub-contract to Summit Environmental Consultants Ltd., Vernon, BC. (Client: BC Ministry of Transportation, Gateway Project)
- ❑ Evaluation of the Business Loss Associated with Wind Damage to a Nursery Greenhouse, BC Lower Mainland. (Client: Cooperators Insurance)
- ❑ Evaluation of the Business Loss Associated with Wind Damage to a Vegetable Propagation Greenhouse, BC Lower Mainland. (Client: Cooperators Insurance)
- ❑ Evaluation of a Brussels Sprouts Loss Claim for Insurance Purposes, BC Lower Mainland. (Client: Zurich Insurance)
- ❑ Evaluation of a Field Vegetable Loss Claim for Insurance Purposes, BC Lower Mainland. (Client: Private Insurance Company)

- ☐ Evaluation of a Blueberry Loss Claim for Insurance Purposes, BC Lower Mainland. (Client: Zurich Insurance)
- ☐ Economic Valuation of the Costs of Cover Cropping in Delta, BC. (Client: Canadian Wildlife Service)
- ☐ Evaluation of a Potato Loss Claim for Insurance Purposes, BC Lower Mainland. (Client: Zurich Insurance)
- ☐ Nicomekl-Serpentine Lowlands Agricultural Survey and Agricultural Evaluation of Regional Drainage and Flood Control Options. In association with Schori Consultants, Surrey, BC. (Client: City of Surrey)
- ☐ Economic Evaluation of the Impact of Waterfowl Grazing on Perennial Forage Fields. (Client: Ducks Unlimited, Delta)

Expert Witness

- ☐ Expert Opinion Report: Assessment of Yield Impacts from The South Fraser Perimeter Road at Chong Farms, Delta, BC (Client: BC Ministry of Attorney General Legal Service Branch)
- ☐ Expert Opinion Report: Assessment of Yield Impacts from The South Fraser Perimeter Road at Cranwest Farms, Delta, BC (Client: BC Ministry of Attorney General Legal Service Branch)
- ☐ Expert Opinion Report on Crop Loss from Ministry of Highways Highway 15 Project on Sangha Blueberry Farm, Surrey, BC (Client: BC Ministry of Attorney General, Legal Service Branch)
- ☐ Expert Witness on Behalf of a Fraser Valley Turkey Grower before a BC Farm Industry Review Board Panel (Client: Private)
- ☐ Expert Witness: Site C Green Energy Project: Agricultural Effects Assessment – Economic Component. Sub-contract to Golder Associates, Burnaby, BC. (Client: BC Hydro)
- ☐ Expert witness before the BC Vegetable Marketing Commission concerning business plan for marketing agency application. (Client: Global Greenhouse Produce Inc., Delta, BC)
- ☐ Issue Analysis and Expert Witness to Pricing Arbitration Proceedings. (Client: BC Chicken Marketing Board)
- ☐ Expert witness in support of a Mushroom Marketing Agency Application before BC Farm Industry Review Board. (Client: All Seasons Mushroom Farms Inc.)

Program and Project Planning and Evaluation

- ☐ Freshet Flooding and Fraser Valley Agriculture: Evaluating Impacts and Options for Resilience Study. Sub-contract to Northwest Hydraulic Consultants, North Vancouver, BC (Client: Fraser Valley Regional District)
- ☐ Farm Flood Preparedness Planning: Delta Pilot Project. Sub-contract to Northwest Hydraulic Consultants, North Vancouver, BC (Client: Delta Farmers Institute)
- ☐ Industry Needs Analysis: Production Horticulturalist Apprenticeship Program. (Client: Hort/Education BC)
- ☐ Agricultural Piece Rate Study. In Association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Ministry of Labour, Citizens' Services and Open Government)
- ☐ Development of a Strategic Plan for BC Chicken Growers. In Association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Chicken Growers Association)

- ❑ Strategic planning workshop facilitation. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC (Client: BC Landscape Nursery Association)
- ❑ Development of a Strategic Plan for the Western Agriculture Labour Initiative (WALI). In association with Serecon Management Consulting Inc., Calgary, Alta and McTavish Resource & Management Consultants Ltd., Surrey, BC (Client: BC Agriculture Council)
- ❑ Program Feasibility, Design and Marketing Services for the Arborist Apprenticeship Program. In association with *nk* marketing & communications, Vancouver, BC, and McTavish Resource & Management Consultants Ltd., Vancouver, BC (Client: BC Arborists Labour Market Partnership Joint Adjustment Committee)
- ❑ Development of a Strategic Plan for a BC Farm Animal Care Initiative. Sub-contract to Serecon Management Consulting Inc., Calgary, Alta. (Client: BC Agriculture Council)
- ❑ Distance Education Needs Assessment. In association with *nk* marketing & communications, Vancouver, BC. (Client: University College of the Fraser Valley, Chilliwack Campus, Department of Agriculture Technology)
- ❑ Arborist Apprenticeship Training Needs Survey and Analysis. In association with *nk* marketing & communications, Vancouver, BC (Client: Hort Education BC)
- ❑ Landscape Labour Market Recruitment and Retention Study. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC and *nk* marketing & communications, Vancouver, BC. (Client: Hort Education BC)
- ❑ BC Wildlife Predator Loss Control and Compensation Project: Evaluation Report. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agricultural Council Agriculture Environment Initiative)
- ❑ Baseline Study of Landscape Nursery Labour Issues, Gaps and Research Needs in British Columbia. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC (Client: Hort Education BC)
- ❑ Identification and Analysis of Strategic Alliances in the Canadian Horticultural Industry. Sub-contract to JRG Consulting Group, Guelph, Ontario and SJT Solutions, Saskatoon, Saskatchewan. (Client: Canadian Horticultural Value Chain Roundtable)
- ❑ Analysis of the 2004 Seasonal Agricultural Worker Program in British Columbia. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture Council)
- ❑ BC Wildlife Damage Compensation Pilot Projects: Evaluation Report. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture Council Agriculture Environment Initiative)
- ❑ Review of Canadian Turkey Marketing Agency Export Policy. Sub-contract to Serecon Management Consulting Inc., Calgary, Alta. (Client: Canadian Turkey Marketing Agency)
- ❑ Review of Environmental Regulations Affecting Delivery of Federal Funding Programs in British Columbia. In association with McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: Agriculture and Agri-Food Canada: Prairie Farm Rehabilitation Administration)
- ❑ Evaluation of EUREPGAP Produce Supplier Certification Options. (Client: BC Fruit Growers Association, Growing with Care Program)
- ❑ Evaluation of Train the Trainer Programs, Curriculum, and Costs for COR Certification. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Road

Construction & Maintenance Safety Network)Assessment of the Feasibility of Developing a Post-Certification Pesticide Applicator Continuing Education Credit Program, BC. (Client: BC Horticultural Coalition)

- ❑ Development of a Business Plan for Implementing an Integrated Pest Management (IPM) program in BC. (Client: BC Federation of Agriculture)
- ❑ Analysis of Impacts of the GATT Tariffication Proposal and Options to Modify the Western Grain Transportation Act and Feed Freight Assistance on BC Feed Grain Users. (Client: BCMAFF, Policy and Legislation, Victoria)

Survey Design, Implementation and Analysis

- ❑ A Brief Synopsis of the Potassium Nitrate Market in the United States. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Reilly Industries, Indianapolis, Indiana)
- ❑ A Brief Synopsis of the US Industrial Market for Ammonium Sulfate. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Allied Signal Chemical, Petersburg, Virginia)
- ❑ Ammonium Markets in Western North America. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Pacific Ammonia Inc., Vancouver, BC)
- ❑ Wood Residue Inventory Survey of the Lower Fraser Valley and East Vancouver Island. In association with PGL Organix, Vancouver, BC. (Client: Canada Department of Environment)
- ❑ Competitiveness Survey of BC Hog Producers. (Client: ARDSA, BC Hog Marketing Commission)
- ❑ Compilation and Analysis of Employee Survey Data. (Client: DHIS)
- ❑ Survey Design, Implementation and Analysis of Dryland Grain Farming Management and Information Needs. (Client: University of Manitoba, Manitoba Dept. of Agriculture)

Client Representation and Issue Presentation

- ❑ Agent and Agrologist Report pertaining to non-farm use applications to the Agricultural Land Commission (Clients: Private; Ongoing)
- ❑ Agrologist Reports in support of Land Use Applications to Local Governments and the BC Agricultural Land Commission (Clients: Private; Ongoing)
- ❑ Agent and Agrologist Report pertaining to Migrant Worker Housing in the Agricultural Land Reserve (Client: Private)
- ❑ Agent and Agrologist Report pertaining to an Agricultural Subdivision and Lot Line Re-alignment Application, Delta (Client: Private)
- ❑ Agrologist Report pertaining to an Agricultural Subdivision and Lot Line Re-alignment Application, Delta. Prepared for Spencer May, Campbell, Froh May & Rice LLP (Client: Private)
- ❑ Agrologist Report pertaining to an Agricultural Subdivision and Consolidation Application, Delta. Prepared for Spencer May, Campbell, Froh May & Rice LLP (Client: Private)
- ❑ Agrologist Report concerning Foreign Worker Housing, Pitt Meadows, BC (Client: Private)
- ❑ Expert Witness on Behalf of a Fraser Valley Turkey Grower before a BC Farm Industry Review Board Panel (Client: Private)
- ❑ Negotiation of Agricultural Leases and Terms for TFN Agricultural Lands (TFN Economic

Development Corporation)

- ☐ Preparation of a Request for Proposal related to soliciting New Agricultural Land Tenants (TFN Economic Development Corporation)
- ☐ Negotiation of a Change in Agricultural Land Commission Decision on Location of Access to an Assembly Use in the ALR (Client: Po Lam Buddhist Association, Chilliwack, BC)
- ☐ Negotiation of a Modification in an Agricultural Land Commission Covenant. (Client: Western Aerial Applicators Ltd., Chilliwack, BC)
- ☐ Preparation and Negotiation of an Appeal Submission to the BC Farm Industry Review Board (Client: Private)
- ☐ Negotiation of Farm Leases for Farmers (Client: Private)
- ☐ Analysis of Market Pricing of Greenhouse Peppers in Support of Legal Action. (Client: Private)
- ☐ Agrologist's Report in Relation to the Need for On-Farm Agricultural Worker Housing to Support Farming Operations. (Client: Private)
- ☐ Submission to the BC Vegetable Marketing Commission to Support a Greenhouse Vegetable Quota Transfer and New Quota Application, 2004. (Client: Global Greenhouse Produce Inc., Surrey, BC)
- ☐ Guest Lecturer on the Agricultural Regulatory Environment. (Horticultural Production and Finance Course, Kwantlen University College, Langley, BC)
- ☐ Submission to the BC Vegetable Marketing Commission to Support a Greenhouse Vegetable Quota Transfer and New Quota Application, 2003. (Client: Global Greenhouse Produce Inc., Surrey, BC)
- ☐ Investigation and Presentation of Issues to the BC Marketing Board respecting the BC Chicken Marketing Board's Revised General Orders. (Client: BC Chicken Growers' Association)
- ☐ Investigation and Presentation of Issues to the BC Chicken Marketing Board Respecting a Review of the BC Chicken Marketing Board's Regulations. (Client: BC Chicken Growers' Association)
- ☐ Articulation and Representation of Issues Respecting the BC Chicken Industry Domestic and Export Programs. (Client: BC Chicken Growers' Association)
- ☐ Project Coordinator, BC Landscape Nursery Association Industry Development Council 2000 "Think Tank". (Client: BC Landscape Nursery Association)
- ☐ Negotiation of a Management Contract for a New Agri-Business Operation. (Client: Private)
- ☐ Identification and Write-Up of Agricultural Issues/Topics for Dialog Days Forums with Government Ministries. (Client: BC Horticultural Coalition)
- ☐ Client Representation in Focus Group Sessions to Review the Canada-BC Crop Insurance Program. (Client: BC Horticultural Coalition)

Report Editing and Preparation

- ☐ Preparation of Background Materials for the Fraser Valley Agricultural Long-term Nutrient Planning Workshop. Sub-contract to McTavish Resource & Management Consultants Ltd., Surrey, BC. (Client: BC Agriculture Environment Partnership Committee)
- ☐ Statistical Analysis and Writing of Multi-Client Reports in the Chemical Fertilizer Commodity Sectors. Various Projects. Sub-contract to DH Lauriente Consultants Inc., New Westminster, BC and San Francisco, USA. (Client: Stanford Research Institute)

Forecasting and Projection

- ❑ Estimation of the Volume of Wood Residue to be Generated by Demolition, Land Clearing and Construction to 2010, East Vancouver Island and Lower Fraser Valley. Sub-contract to PGL Organix Ltd., Vancouver, BC. (Client: Canada Department of Environment)

Occupation Standard, Training Manuals and Materials

- ❑ Development of Occupational Standard and Background Training Materials for BC Sand and Gravel and Rock Quarry Workers. In association with Andrew Klukas & Associates, Vancouver, BC (Client: BC Aggregate Producers Association)
- ❑ Development of Concrete Pumpers Training Manual, Info-Flip, and PowerPoint Training Materials (Client: BC Ready Mixed Concrete Association)
- ❑ Development of an Occupational Standard and Background Training Materials for BC Concrete Pump Operators (Client: BC Ready Mixed Concrete Association)

Presentations

- ❑ Presentation to Vegetative Buffer Workshop Series: BC Working with Producers and Cost-Share Programs. Abbotsford, BC. June 08, 2017
- ❑ Professional Pest Management Association of BC. Pest Management in Riparian Areas: What is a farmer to do? Feb 28, 2012

SUNSHINE COAST REGIONAL DISTRICT REFERRAL REPORT

TO: Planning and Community Development Committee – September 2, 2021

AUTHOR: Nick Copes, Planner 1

SUBJECT: Zoning Amendment Bylaw No. 310.193, 2021 (1090 Reed Road) –
Consideration of First and Second Readings

RECOMMENDATIONS

1. **THAT the report titled Zoning Amendment Bylaw No. 310.193, 2021 (1090 Reed Road) – Consideration of First and Second Readings be received;**
 2. **AND THAT Zoning Amendment Bylaw No. 310.193, 2021 be forwarded to the Board for First and Second Readings;**
 3. **AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 310.193, 2021 be arranged;**
 4. **AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing**
-

BACKGROUND

An application was received to amend Zoning Bylaw 310 to reclassify the subject property from subdivision district “F” to “E1”, as shown on Figure 2, to facilitate a proposal to subdivide the parcel into two lots, with proposed areas of 0.928 ha for proposed Lot 1 and 0.954 ha for proposed Lot 2.

Preliminary public consultation was conducted by the applicant in coordination with the SCRD during June of 2021. The purpose of this report is to present the bylaw to the Board for consideration of first and second readings and holding of a public hearing.

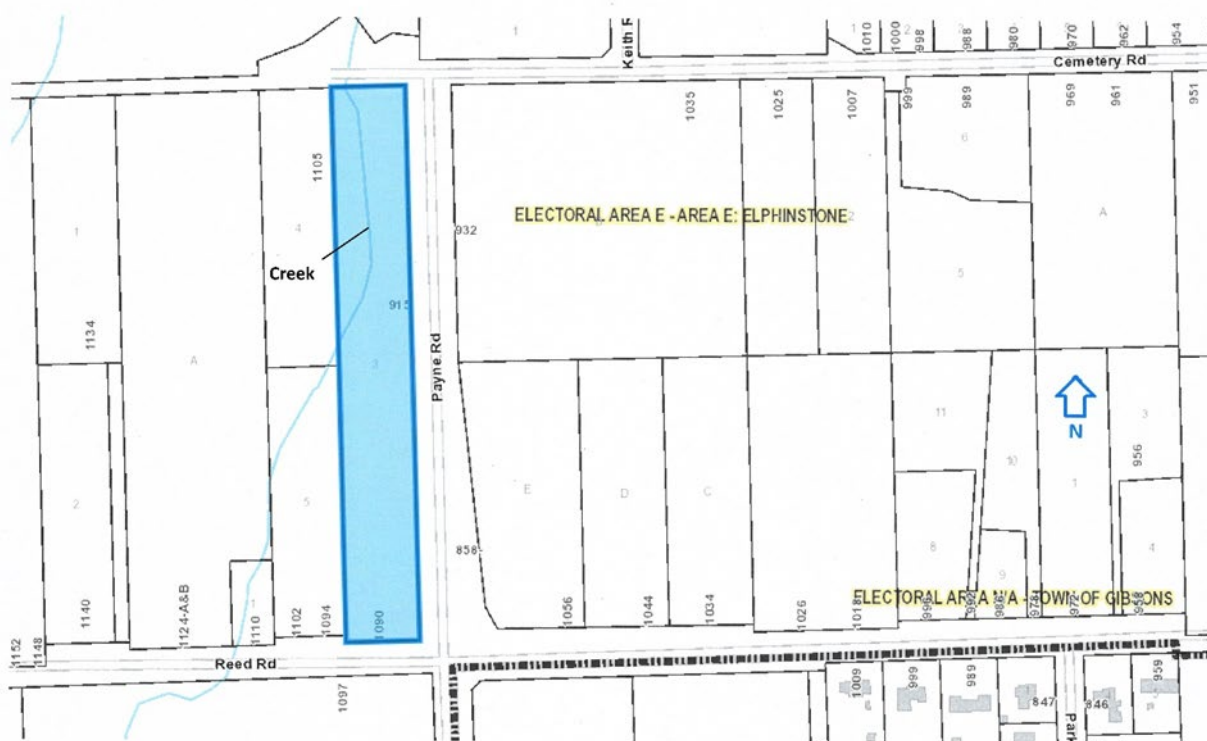
Table 1 - Application Summary

Owner / Applicant:	Connie Nordli	
Legal Description:	LOT 3 BLOCK 4 DISTRICT LOT 1314 PLAN 12570	
Electoral Area:	E – Elphinstone	
Parcel Area:	Total: 1.909 HA	
OCP Land Use:	Rural Residential	
Zoning:	RU1 (Rural One)	
Subdivision District:	Existing - F (minimum 1 ha)	Proposed– E1 (minimum 0.8 ha)
Application Intent:	To create 2 parcels.	

CURRENT CONDITIONS AND PROPOSED USES

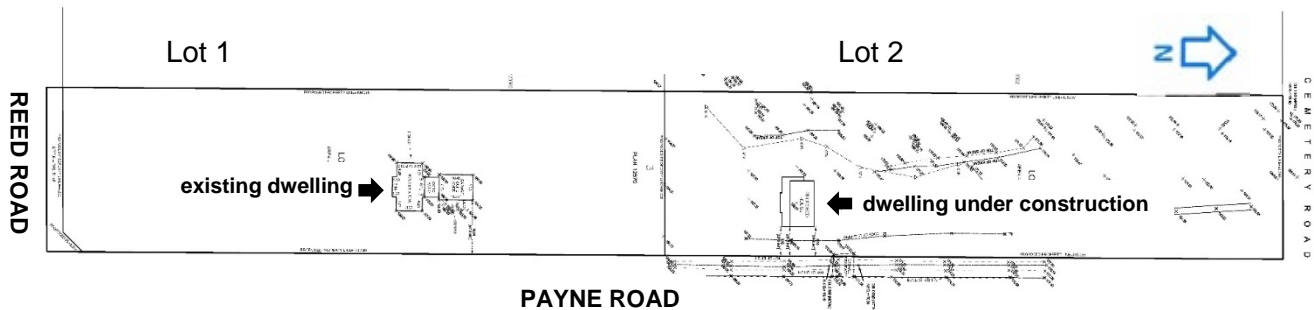
The subject property is within Elphinstone and is located across (diagonally) from the boundary with the Town of Gibsons. The southern portion of the property contains a home and garage. The owners obtained a development permit (DP000161) in 2020 for the construction of a second home, currently under construction, on the northern portion of the property. A creek runs through the northern portion of the property which is subject to Development Permit Area 2A (Creek/River Corridor) as well as a riparian protection area. Riparian and Geotechnical Assessments were completed and a covenant was registered as part of the development permit process for the second dwelling.

Figure 1 – Location Map



The applicant is applying for a zoning amendment to change the subdivision district from “F” to “E1” to facilitate a two-lot subdivision as shown on the subdivision plan below.

Figure 2 – Draft subdivision plan



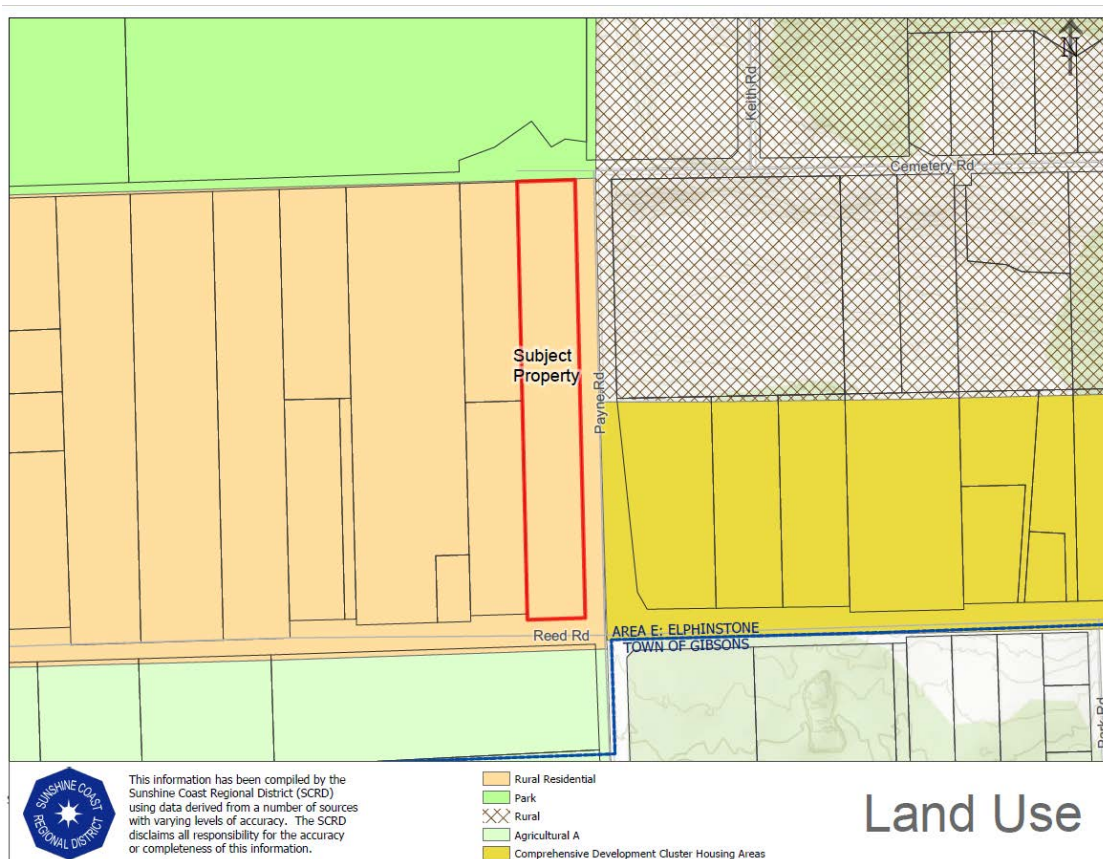
DISCUSSION

Planning Analysis

Elphinstone Official Community Plan

The parcel is within the Rural Residential land use designation (Figure 3). Parcels to the east are designated Rural and Residential D (Comprehensive Development Cluster Housing Area). Areas to the south are designated Agricultural A and are within the Agricultural Land Reserve (ALR). Parcels to the north are designated Park.

Figure 3 –OCP Land Use Map



The OCP establishes objectives for the Rural Residential Land Use to provide a buffer adjacent to the ALR and ensure non-compatible land uses and densities do not impact agricultural use. Another objective is to provide a mix of rural residential housing options, between those of a Residential and those of a Rural or Agriculture A or B designation. OCP policies state that a second dwelling may be permitted on parcels over 0.4 ha.

Section B-3.1.3(a) of the OCP states that subdivision may be permitted where:

All resultant parcels exceed 1.0 hectare (2.47 acres) in size and have a parcel depth of over 100 metres (328 feet) to any abutting land within the Agricultural A or Agricultural B land use designations.

Although the proposed parcels are slightly below 1 ha, the depth of each parcel is over 100 m. The depth of the parcel adjacent to the ALR lands provides space for buffering from ALR lands to the south, in addition to buffering provided by Reed Road. While the ALC recommends establishing a development permit area for subdivisions with 300 m of the ALR that drain into ALR land, they note that a 30 m setback is sufficient for minor development. In this case, the existing development is over 30 m from the ALR boundary and no new development is proposed.

The applicant's proposal would not change the land use of the property. The applicant proposes one dwelling on each proposed parcel which would both exceed 0.9 ha in size. While a second dwelling would be permitted in the future on each proposed parcel, this density would still be in conformance with the zoning bylaw. It is also worth noting that the subject property is located in close proximity to a Comprehensive Development Cluster Housing Area and the Town of Gibsons where higher density or smaller parcel size is encouraged or prevalent. Parcels of approximately one hectare in size already exist in the Comprehensive Development Cluster Housing Area and the block within which the subject parcel is located. The applicant's proposal to reduce the parcel size slightly below 1 ha is generally compatible with the existing surrounding land use pattern and consistent with the objectives of the Rural Residential land use.

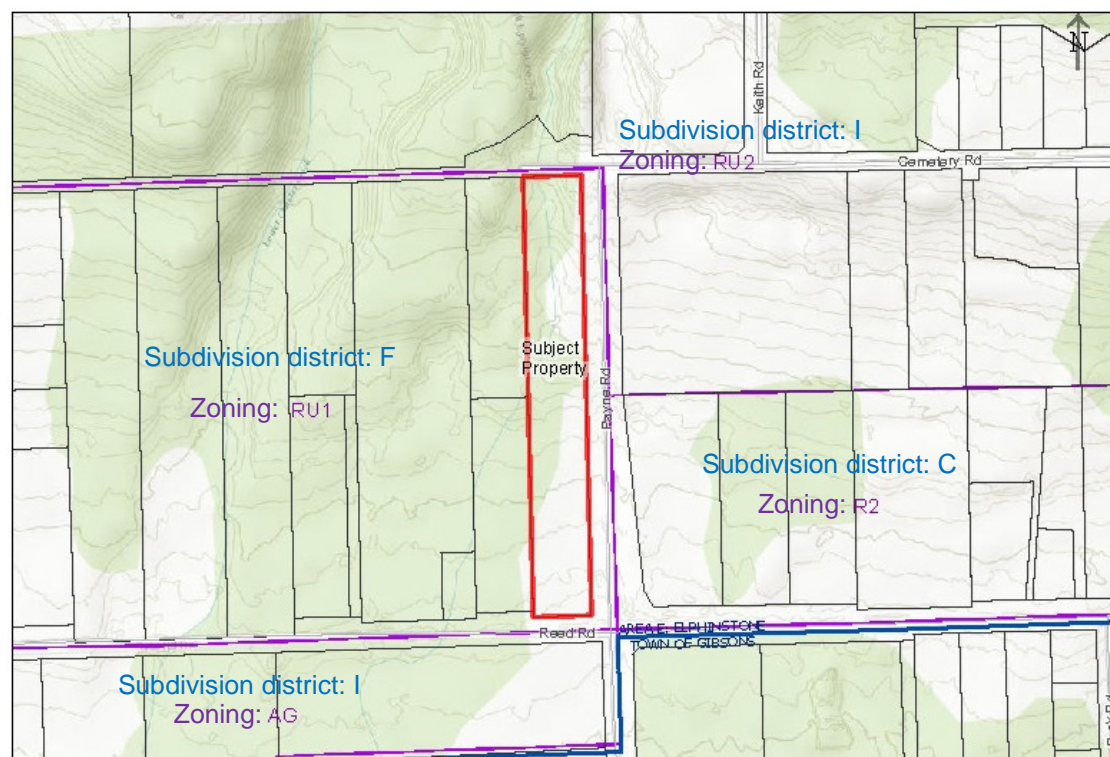
Zoning Bylaw No. 310

The subject parcel is currently zoned RU1 (Rural One) which allows for agriculture and a variety of related uses, such as garden nursery or keeping of animals. Two single family dwellings are permitted on lots over 0.8 ha.

The subject parcel is currently 1.909 ha with two single family dwellings (one of which is currently under construction). The applicant does not plan to construct any additional dwellings at this time. As each new lot would be over 0.8 ha, an additional single family dwelling would be permitted on each new lot in the future.

The subject parcel is currently in subdivision district F, which has a minimum parcel size of 1 ha. The applicant proposes to change to subdivision district E1, which has a minimum parcel size of 0.8 ha, in order to facilitate subdivision. Should the subdivision district be changed to E1, the applicant's proposal would still be in conformance with RU1 zoning regulations.

Figure 4 – Zoning and Subdivision District Map



Agency Referrals

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

APC	APC is in support of the bylaw amendment as it conforms to OCP policies and zoning regulations and subdivision is already happening in the area.
MOTI	The Ministry did not yet respond to the referral, but indicated prior to the application that a 5 m road dedication along Reed Road with a corner cut is required at time of subdivision. This has been shown on the proposed subdivision plan.
VCH	VCH has no objection to the proposal.
Gibsons and District Volunteer Fire Dpt.	No comments or concerns.
Skwxwú7mesh Nation	No comments received.
Building	No comments or concerns. There is an active building permit for the second dwelling.
Infrastructure	Property already has a second service connection for the house on the proposed north lot. No concerns.
ALC	ALC recommends buffer and setback requirements in the <i>Guide to Edge Planning</i> .

Preliminary Public Consultation Summary

Preliminary public consultation was conducted by the applicant in coordination with SCRD staff. Two comments were received. In addition, a few residents called to express interest in undergoing this type of application for their own properties. Comments received were as follows:

- A nearby resident was in favour of the application, noting the “positive, good looking development” occurring on the site.
- A resident of Elphinstone wanted to ensure that the development was in conformance with the zoning bylaw regarding setbacks from Chaster Creek in order to protect vegetation and salmon spawning. The resident asked the SCRD to request the owner register a covenant to protect the riparian area. The resident was advised that the Development Permit issued in 2020 included a riparian assessment and the development was in conformance with the zoning bylaw.

Timeline for Next Steps

If the Board gives the bylaw first and second readings, a public hearing will be arranged. After the public hearing the Board can consider whether or not to proceed with third reading and adoption of the bylaw.

STRATEGIC PLAN AND RELATED POLICIES

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

CONCLUSION

The applicant’s proposal to amend the subdivision district to facilitate a 2-lot subdivision is consistent with the Elphinstone OCP policies and zoning bylaw Rural One zone land use regulations. This report provides an evaluation of the application based on initial public consultation and the specific site context. Staff recommend consideration of first and second readings of the bylaw and holding of a public hearing.

ATTACHMENT

Attachment A – Zoning Amendment Bylaw No. 310.193

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

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 310.193**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*.

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.193, 2021*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:

Schedule B is amended by changing Subdivision District F to Subdivision District E1 for Lot 3 Block 4 Distric Lot 1314 Plan 12570, as depicted on Appendix 'A', attached to and forming part of this bylaw.

PART C – ADOPTION

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

Corporate Officer

Chair



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – September 2, 2021

AUTHOR: Sam Adams – Parks Planning Coordinator

SUBJECT: Sarah Wray Hall Roof Replacement – Request from the Pender Harbour Living Heritage Society

RECOMMENDATION(S)

THAT the report titled Sarah Wray Hall Roof Replacement – Request from the Pender Harbour Living Heritage Society be received for information;

AND THAT the SCRD support the Pender Harbour Living Heritage Society in proceeding with a roof replacement provided that they:

- adhere to any conditions on the project outlined by the School District No. 46
- acquire all necessary funding, permits, inspections, and insurance as well as adhere to all applicable building codes, municipal and provincial legislation.

AND FURTHER THAT the delegated authorities be authorized to enter into a Leaseholder Improvement Agreement with the Pender Harbour Living Heritage Society.

BACKGROUND

On July 22, 2021 SCRD received a letter from the Pender Harbour Living Heritage Society (PHLHS) requesting the approval of the SCRD to replace the 30-year-old wooden shingled roof on Sarah Wray Hall with a metal roof. (see attachment A)

Sarah Wray Hall is a historic school house building, originally built in 1931. The Board of Education of School District No. 46 (School Board) owns the lands and the building. The School Board granted the SCRD a lease of the lands and building on terms that allow subletting by the SCRD in specified circumstances. SCRD has a sublease agreement with the PHLHS. Through this agreement, the PHLHS is responsible for the operations of the building and is required to obtain the approvals of the School Board and SCRD prior to implementing building renovations.

The PHLHS is a registered non-profit charitable society whose goal is to preserve, promote and share Pender Harbour's unique heritage through community projects and events. Over the years, Sarah Wray Hall has been extensively restored into an important community use space by the PHLHS.

The purpose of this report is to seek SCRD approval for the roof replacement project.

DISCUSSION

The cedar shingled roof on Sarah Wray Hall has reached the end of its life cycle. The board of the PHLHS has approved its replacement with a metal roof which will allow for minimal maintenance, fire resistance and longevity of material. A new roof will help protect the building from water and fire damage.

The PHLHS may be seeking grants to help cover the cost of the roof replacement. Many grants require a letter of support from the owner of the asset.

As a condition of the sublease agreement with SCRD, the PHLHS must obtain permission from both the SCRD and the School Board before implementing any building renovations or enhancements.

The PHLHS has received support from the School Board (see Attachment B) with the condition that School Board's Manager of Facilities is included in the planning and implementation of the project.

Administration recommends supporting the PHLHS to proceed with the roof replacement. This support is contingent upon the following:

- That the PHLHS adhere to any conditions on the project outlined by the School District No. 46
- That the PHLHS acquire all necessary funding, permits, inspections, and insurance as well as adhere to all applicable building codes, municipal and provincial legislation.

Financial Implications

The project roof replacement project is not anticipated to have financial implications for the SCRD.

Timeline for next steps or estimated completion date

Administration will outline the conditions of the support approved by the Board and the delegated authorities will enter into a Leaseholder Improvement Agreement between the SCRD and PHLHS.

The PHLHS has applied for a grant to help fund the project and pending funding being secured, will proceed with the project.

STRATEGIC PLAN AND RELATED POLICIES

Supporting Sarah Wray Hall and the PHLHS aligns with the Parks and Recreation Master Plans (2014) goal to strengthen community fabric throughout the SCRD.

CONCLUSION

Sarah Wray Hall needs a new roof and the PHLHS is seeking the approval of the SCRD to proceed with a roof replacement project. The hall is an important community asset and Administration is supportive of the project approval subject to the provisions laid out in this report.

ATTACHMENTS

Attachment A – Pender Harbour Living Heritage Society Letter – July 22, 2021

Attachment B – School District 46 approval of roof replacement project – April 28, 2021

Reviewed by:			
Manager		CFO/Finance	X - T. Perreault
GM	X – S. Gagnon	Legislative	X – S. Reid
CAO	X – D. McKinley	Procurement	

PENDER HARBOUR LIVING HERITAGE SOCIETY

4334 Irvines Landing Road, Garden Bay, B.C. V0N 1S1
www.penderharbourheritage.ca



Kevin Clarkson
Parks Superintendent
Sunshine Coast Regional District
1975 Field Rd,
Sechelt, BC
V0N 3A1

Dear Kevin,

I am writing to you on behalf of the Pender Harbour Living Heritage Society Board of Directors. The Sarah Wray Hall in Garden Bay is in need of a new roof. The existing cedar shingle roof is over 30 years old, full of moss and has deteriorated significantly. It is at the end of its life and in danger of leaking. To mitigate against water damage, fire and other weather conditions, we need to replace the roof. Our board has approved a metal roof due to the benefits it will provide: minimal maintenance, fire resistant and longevity of the material.

The cost of the project will be between \$22-25,000. We have a number of quotes and are awaiting updates from several due to the significant rise in lumber costs since their original quotes last year.

The board is asking for your approval to have the roof replaced. We are applying for the Canada Community Revitalization Fund (CCRF) grant that has recently opened. As part of this grant, they would like proof of permission to proceed. Unfortunately the grant closes on July 23. We have received approval from Nicholas Weswick of the SD46 which I have attached.

I apologize for this short notice. The board member previously in charge of the roof project has left due to illness. Unfortunately he did not get written approval, just verbal.

Would you please put this approval request to your SCRD board for consideration?

If you have any questions, please don't hesitate to ask.

Sincerely,

A handwritten signature in cursive script that reads "Gwoodea".

Gail Woodean
Treasurer
Pender Harbour Living Heritage Society
(604) 671-5394

On Wed, Apr 28, 2021 at 1:18 PM Nicholas Weswick <nweswick@sd46.bc.ca> wrote:

Hi John,

I can confirm as the owner's representative that we would approve of the roof replacement. We would require that our Manager of facilities, Rob Collison, is included in the planning and implementation of the project.

Thanks,

Nicholas Weswick

Secretary-Treasurer



Address: PO Box 220 - 494 South Fletcher, Gibsons, BC V0N 1V0

Direct: (604) 886-4484 | **Mobile:** (604) 989-5485

Web: www.sd46.bc.ca

**SUNSHINE COAST REGIONAL DISTRICT
POLICING AND PUBLIC SAFETY COMMITTEE**

July 15, 2021

MINUTES OF THE SUNSHINE COAST POLICING AND PUBLIC SAFETY COMMITTEE
MEETING HELD ELECTRONICALLY IN ACCORDANCE WITH MINISTERIAL ORDER M192
AND TRANSMITTED VIA THE BOARDROOM OF THE SUNSHINE COAST REGIONAL
DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:

(Voting Members)

Director, Electoral Area F, Chair
Director, Electoral Area A
Director, Electoral Area D
Director, Electoral Area E
Mayor, District of Sechelt
Councillor, District of Sechelt
Councillor, Town of Gibsons
SD46

Mark Hiltz
Leonard Lee
Andreas Tize
Donna McMahon
Darnelda Siegers
Matt McLean (Alt)
David Croal (Alt.)
Maria Hampvent (Alt.)

ALSO PRESENT:

(Non-Voting)

Chief Administrative Officer
Manager, Protective Services
IGS Division Operations Manager
Executive Assistant / Recorder
Media
Public

Dean McKinley
Matt Treit
Jesse Waldorf
Tracey Hincks
0
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**Directors, staff, and other attendees present for the meeting participated by means of electronic or other communication facilities in accordance with Sunshine Coast Regional District Board Procedures Bylaw 717.*

CALL TO ORDER**1:30 p.m.****AGENDA**

The agenda was adopted as presented.

MINUTES**Recommendation No. 1***Minutes*

The Sunshine Coast Policing and Public Safety Committee recommended that the minutes of April 15, 2021 be received for information.

DELEGATION

Cathy Peters from the 'Be Amazing' campaign provided a presentation regarding child sexual exploitation and human trafficking in BC and initiatives that can be implemented to address and prevent these crimes. Best contact should you see an active sex exploitation crime in progress. 1.800.563.0808 victimlinkbc.ca

Recommendation No. 2 *Cathy Peters, Educator & Advocate - Be Amazing Campaign*

The Policing and Public Safety Committee recommended that Cathy Peter's 'Be Amazing' delegation materials be received.

COMMUNICATIONS**Recommendation No. 3** *Correspondence from Ruby Lake Landowners Association*

The Sunshine Coast Policing and Public Safety Committee recommended that the letter from Ruby Lake Landholders Association dated May 17, 2021 regarding Proposed Expansion of Parking Area and Beach/Picnic Area at Dan Bosch Park be received for information;

Catherine McEachern spoke on behalf of the Ruby Lake Landholders Association in which the correspondence (paragraph 3) outlined the issues of beach fires at the lake. Residents are looking for guidance or the number to call if they observe dangerous activities, especially campfires.

It was discussed that anyone who sees a crime to call 911.

ROUNDTABLE

Director Tize – Safety concerns about Roberts creek pier area. Let RCMP know so they can respond appropriately.

Director McMahon – discussed whether this committee is meeting its purpose or whether it should be an RCMP update on a standing committee item.

Alternate Director McLean – increased weekend complaint load for RCMP regarding bylaw responsibilities.

Director Hiltz – concerned about wildfires.

Director Croal – RCMP must prioritize incidents.

Director Siegers – Expecting a response next week regarding the 'Strengthening Community Services' grant application to fund a one-year pilot project for the creation of two staff positions: one to work with the RCMP to investigate the broader impacts of homelessness in the community, and a Homelessness Coordinator who would work with BC Housing, Raincity Housing to assist with the coordination of support services.

ADJOURNMENT 2:47 p.m.

Committee Chair

SUNSHINE COAST REGIONAL DISTRICT

AGRICULTURAL ADVISORY COMMITTEE

July 27, 2021

 MINUTES FROM THE AGRICULTURAL ADVISORY COMMITTEE MEETING HELD
 ONLINE ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Faye Kiewitz
	Members	David Morgan Raquel Kolof Barbara Seed Erin Dutton Gerald Rainville Paul Nash
ALSO PRESENT:	Electoral Area F Director	Mark Hiltz (Non-Voting Board Liaison)
	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Chief Administrative Officer	Dean McKinley
	GM, Planning & Community Development	Ian Hall
	Planner 1/Senior Planner	Julie Clark
	Executive Assistant	Tracey Hincks
	One Straw Society Delegation	Chris Hergesheimer (part)
	Recording Secretary	Genevieve Dixon
REGRETS:	Public	3 (part)
	Members	Jon Bell

CALL TO ORDER 3:31 p.m.

AGENDA The amended agenda was adopted as follows:

- Add pages i - iv

DELEGATION

Chris Hergesheimer, One Straw Society, provided a presentation regarding the Upcoming Food Systems Snapshot project and Food Systems Action and Planning Committee and letter received on July 15, 2021.

Key points of discussion:

- Discussion and questions about AAC Terms of Reference and whether an individual AAC member can also represent an organization on the committee

- Discussion included questions regarding the suggestion of the removal of the AAC for 18 months.
- Not all food is agriculture and not all agriculture is food.
- Questions and discussion about local government responsibilities to AG plan
 - Director McMahon mentioned a past AAC was approved to action the 100+ action items on the AG Plan not all of which was followed through and not all SCRD actions.
- Delegate clarified:
 - Community audit regarding the 102 action items as noted in the AG Plan. Independent third-party audit.
 - The One Straw Society project won't involve rewriting the AG Plan.
 - Input into audit from local governments welcomed.

Recommendation No. 1 *One Straw Society Letter from July 15, 2021*

The Agricultural Advisory Committee recommends that the SCRD decline the request of item one from One Straw Society's letter dated on July 15, 2021 as follows:

- That the existing SCRD AAC be put on hold for a trial period of 18 months

AND THAT the AAC remain an advisory committee under the jurisdiction of the SCRD Board.

Recommendation No. 2 *One Straw Society Letter from July 15, 2021*

The Agricultural Advisory Committee recommends that the SCRD support One Straw Society's proposal to the SCRD for a broad food systems committee.

MINUTES

Recommendation No. 3 *AAC Meeting Minutes of May 25, 2021*

The Agricultural Advisory Committee recommended that the meeting minutes of May 25, 2021 be approved as presented.

NEW BUSINESS

Evolution of the Agricultural Advisory Committee

Key points of discussion:

- Staff to facilitate this part of the meeting to allow the Chair to be able to participate on this item.
- Staff gave a brief overview and noted questions to committee members regarding the evolution of the AAC.

Question 1: what are the current barriers to advising SCRD Directors about agricultural applications or issues? Key points of discussion:

- One barrier is the committee needs a refresher on how the SCRD works.
- Don't have all the information needed, hard to advise.
- This committee doesn't visit application locations, but could be beneficial.
- Can the AAC have a pre-meeting discussion before the scheduled meeting on the same day? Noted difficulty of committee to have initial conversation on application with applicant also present.

- Applications: feel good about most information supplied.
- The committee (and Terms of Reference) is responsive to Agricultural land use applications. What about the bigger issues: water, climate change, cannabis etc. Where is the opportunity to advise about these important issues for Agriculture?
 - The committee did provide some of this feedback during the bylaw update, but changes have not yet been made
- Improvement is needed within the committee.
- ALR protection is the main focus.
- Broadening the committee and focus, for example on regulations of Cannabis.
- Feel stuck due to pandemic, no in person or pre-meeting discussion.
- Meetings are cancelled when there is no report to refer. Is the SCRD open to host meetings when staff have no referrals to present to the committee, for communication within the committee members?

Question 2: How could the process of advising SCRD Directors about Agricultural applications and issues be improved? Key points of discussion:

- Committee would like to see the outcomes of AAC advice to the Board.
- Applications: need a re-fresher on how the SCRD works, the flow within.
- Workshop meeting style, have an hour or so for communication between members.
- Suggested improvement would be to have one or two staff members at the meetings.
- Can the meetings be held without staff present and have Directors attend if wanted?
- Broader issues for farmers regarding climate change not getting committee attention.
- Have one meeting a month for applications and recommendations and the next month have a workshop style meeting without staff present.
- Option to have a quick pre-meeting 30 minutes or one hour before scheduled monthly meeting.
- Need to have a clearer understanding of the mandate/role of the AAC.
- Frequent communication would be ideal and commitment from everyone.

Question 3: when you think back on the last 6 or 8 meetings of the AAC, what additional value do you wish the committee could add on behalf of the region? Key points of discussion:

- Not using the potential within the committee.
- Could add more value if there was more opportunity for discussion at meetings.
- Feel good with the way the committee is advancing.
- Some space within the agenda for agricultural issues within the community.
- Felt frustration from members regarding the meeting flow and order. Committee Chair training would be very helpful.

NEXT MEETING September 28, 2021

ADJOURNMENT 5:30 p.m.

SUNSHINE COAST REGIONAL DISTRICT

AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION

July 28, 2021

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

PRESENT:	Chair	Mary Degan
	Members	Anne Cochran Rod Moorcroft Nara Brenchley Karen Mahoney
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Applicant for Bylaw No. 310.193	Connie Nordli (Invited Guest)
	Recording Secretary	Diane Corbett
REGRETS:	Members	Urszula Dragowska Kasha Janota-Bzowska
ABSENT:	Members	Bob Morris Rick Horsley

CALL TO ORDER 7:03 p.m.

Chair Degan acknowledged the Skwxwú7mesh and shíshálh Nations' stewardship of this land for thousands of years.

AGENDA

The agenda was adopted as amended:

- Roads (under New Business)

DELEGATIONS

Connie Nordli regarding Zoning Amendment Bylaw No. 310.193 for Subdivision at 1090 Reed Road

Applicant Connie Nordli explained that a second home is allowed on her property; the construction of the second home was nearing completion. A family member would live on the property. The applicant was requesting to subdivide the lot, which required an amendment to the Zoning Bylaw to change the subdivision district. It was noted that there are similar lots nearby that have been subdivided. Neighbours seemed to be fine with the proposed subdivision.

MINUTES

Area E Minutes

The Area E APC minutes of June 23, 2021 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 30, 2021
- Halfmoon Bay (Area B) APC Minutes of June 22, 2021
- Roberts Creek (Area D) APC Minutes of June 21, 2021
- West Howe Sound (Area F) APC Minutes of June 22, 2021
- Planning and Community Development Committee Minutes of June 17, 2021

REPORTS

Zoning Amendment Bylaw No. 310.193 for Subdivision of 1090 Reed Road

The APC discussed the staff report regarding Zoning Bylaw Amendment No. 310.193 for Subdivision of 1090 Reed Road, a request to amend Zoning Bylaw 310 to change the subdivision district of the subject lot from “F” to “E1” to facilitate a proposal to subdivide the lot into two parcels with proposed parcel area of 0.928 ha and 0.954 ha.

The following points were noted:

- Nearby lots have already been subdivided.
- To the east there are smaller lots.
- Making way for a family member to live there makes sense.
- Question about whether increased density is planned; each half of the subdivided lot could be further subdivided.
 - Applicant considered the upper half too small to add another house. The bottom half could likely fit another house but it would be close to the existing house and privacy would be lost. There was no intent at this point to subdivide further.

Recommendation No. 1 *Zoning Amendment Bylaw No. 310.193 for Subdivision of 1090 Reed Road*

The Area E APC recommended that Zoning Bylaw Amendment No. 310.193 for subdivision of 1090 Reed Road be supported for the following reasons:

- it is consistent with the Rural Residential land use designation and the Rural One zoning;
- it conforms with the Elphinstone OCP policies and zoning bylaw regulations;
- subdivision is already happening in the area.

NEW BUSINESS

Roads

Director McMahon distributed to the APC prior to the meeting her notes of July 14, 2021, from a

meeting of Michael Braun (MoTI), Mark Brown (ToG Acting CAO), Shelley Gagnon (SCRD GM of Community Services), Dean McKinley (SCRD CAO), Donna McMahon (SCRD Area E), Dave Newman (ToG Director of Infrastructure Services), and Lesley-Anne Staats (ToG Director of Planning).

Discussion ensued on the contents of the notes, and included: road, bikeway and trail planning, development and connectivity, mainly along Gower Point, Chaster and Reed Roads; water mains and water supply; coordinating with the Town and MoTI in planning for transportation.

From the meeting notes: "There is currently no process for Town of Gibsons projects that affect Areas E or F to be referred to the SCRDC. Also, we have no venue for planning and coordinating road/transportation improvements that cross jurisdictions."

It was announced that the Elphinstone Community Association had written to the Town of Gibsons requesting that it be notified of projects of the Town that would impinge on Area E.

DIRECTOR'S REPORT

The Director's report was received.

Recommendation No. 2 *Area E APC September 2021 meeting date change*

The Area E Advisory Planning Commission recommended, to accommodate the UBCM meetings, that we move our regular meeting from September 22, 2021 to September 29, 2021.

NEXT MEETING September 29, 2021

ADJOURNMENT 7:56 p.m.

SUNSHINE COAST REGIONAL DISTRICT**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****July 27, 2021**

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

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

CALL TO ORDER 7:00 pm

AGENDA The agenda was adopted as presented.

MINUTESWest Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of June 22, 2021 were approved as circulated.

Minutes

Minutes received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 30, 2021
- Halfmoon Bay (Area B) APC Minutes of June 22, 2021
- Roberts Creek (Area D) APC Minutes of June 21, 2021
- Elphinstone (Area E) APC Minutes of June 23, 2021
- Planning and Community Development Committee Minutes of June 17, 2021

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESSAPC Minutes of June 2021 regarding Forestry Referrals: BC Timber Sales and Sunshine Coast Community Forest

In light of the wide range of responses in the June 2021 minutes of the various Advisory

Planning Commissions regarding “Forestry Referrals: BC Timber Sales and Sunshine Coast Community Forest”, a question was raised about whether the APCs are getting all of the appropriate information.

Interest was expressed in attendance at a forestry workshop for APCs, to increase understanding of what goes on in forestry in this region, what logging is, and how APCs fit in the picture.

There was discussion of the “demonstration forest” on sixty hectares of land owned by the SCRD at Hillside.

It was noted that the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development is going through a process of modernizing legislation around forestry.

It was announced that the Sunshine Coast Community Forest is in preliminary stages of putting together a citizen advisory panel to enhance community engagement.

There was discussion of the “FireSmart” program and how it does not accurately reflect conditions applicable to the varied coastal environments and landscapes.

REPORTS

Renaming Halkett Bay Dock on Gambier Island

The APC discussed the staff report regarding Renaming Halkett Bay Dock on Gambier Island. The following points were noted:

- Having visited Gambier for decades, was surprised to learn that Fircom Dock was not the right name.
- There is confusion around the location.
- Support for renaming. It will be less confusing.
- Gambier Island Local Trust Committee recently recommended support for the name change and suggested the Squamish Nation be the ones to decide what is the most appropriate name.
- Concern: in reading the referral, the staff suggestion that it would be a “reasonable” choice to name the dock “Fircom Dock” reflected a colonial, business-as-usual attitude. Squamish Nation needs to be more of an integral part of the process rather than receiving a referral. It isn’t right to have a process whereby the Squamish may have to be the ones to say it should be named something else. When thinking of naming a place in Squamish territory, it isn’t the same as a referral.
- This seems like an opportunity to change the business as usual practice such that the Squamish Nation process is not just business as usual.
- There is a safety aspect in the marine industry of changing a name. When there is a distress call we want to make the response as easy as possible. That is a really important aspect of the renaming. Supportive of giving Squamish Nation the final choice.
- This is driven by the community. The community recommended a renaming of their community dock, driven by their experience. That is part of the process as well.
- This area has a welcome pole above the dock; there has been a lot of relationship building with Camp Fircom and the Squamish people. There is support for the name change from Fircom Plateau.
- This dock is feeling pressure of the additional subdivision.

Recommendation No. 1 *Renaming Halkett Bay Dock on Gambier Island*

The APC recommended that the West Howe Sound Advisory Planning Commission support the renaming of the Halkett Bay Dock initiative and that any renaming be done in conjunction with the Squamish Nation.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, September 28, 2021

ADJOURNMENT 8:08 pm

PENDER HARBOUR LIVING HERITAGE SOCIETY

4334 Irvines Landing Road, Garden Bay, B.C. V0N 1S1

www.penderharbourheritage.ca



Kevin Clarkson
Parks Superintendent
1975 Field Rd,
Sechelt, BC
V0N 3A1

Dear Kevin, I am writing to you on behalf of the Pender Harbour Living Heritage Society Board of Directors. The Sarah Wray Hall in Garden Bay is in need of a new roof. The existing roof is cedar shingles, which have deteriorated significantly and are covered in moss. The roof is over 30+ years old and at its' end of life. To mitigate against water damage, fire and other weather conditions, we would like to replace the roof. Our board has approved to put a metal roof on due to the benefits it will provide, such as little to no maintenance costs, fire resistant and longevity of the materials.

The cost of the project will be between \$22-25,000 if we use a roofing company. We have a number of quotes and are awaiting for a couple to update their quote information to include plywood (the lumber has gone up substantially since their original quote last year).

The board is asking for your approval to have the roof replaced. We are applying for the Canada Community Revitalization Fund (CCRF) grant that has recently opened. As part of this grant, they would like proof of permission to proceed. Unfortunately the grant closes on Jul 23. We have gotten approval form Nicholas Weswick of the SD46 that I have attached.

The fellow that was in charge of the roof project did not get written approval, just verbal and has left the board due to health issues, so I am sorry for the short notice. We should have this written approval for both our records.

Please put this forward to your SCRd board for consideration.

If you have any questions, please don't hesitate to ask.

Sincerely,

Gail Woodean
Treasurer -PHLHS

File: 0110.00

July 29, 2021

Honourable Premier John Horgan
Province of British Columbia
PO Box 9422 Stn Prov Govt
Victoria, BC V8W 9V1

Email: premier@gov.bc.ca

The Honourable Adrian Dix, M.L.A.
Minister of Health
PO Box 9050, Stn Prov Govt
Victoria, BC V8W 9E2

Email: HLTH.Minister@gov.bc.ca

Dear Premier Horgan and Minister Dix:

Re: Improvement to Pre-Hospital Care System

At its July 26, 2021 Regular Council meeting, the Council for the City of Langley adopted the following resolution regarding the above-referenced subject.

WHEREAS local governments have been raising concerns of long delays with ambulance response time and First Responders responding to increasing number of Medical Emergency Service Alarm (MESA) calls due to lack of inadequate number of ambulances being available.

WHEREAS the recent heat wave exacerbated the shortcoming of the pre-hospital care system which created unacceptable delays in ambulance response time.

WHEREAS First Responders had to respond to extraordinary number of Medical Emergency Service Alarm (MESA) calls during the recent heat wave and endured unreasonable delays in response time by the ambulance to release them from the calls.

WHEREAS First Responders play an essential role in the pre-hospital care system and in supporting BC Emergency Health Services (BCEHS) with the delivery of the quickest possible response to patients requiring time-critical care.

WHEREAS the Auditor General of British Columbia's report, published in February 2019, on Access to Emergency Health Services provided recommendations to make transformational changes to the pre-hospital care system.

WHEREAS Health Minister Adrian Dix announced on July 14, 2021 to improve ambulance response time by providing funding for 85 new full-time paramedics, 30 fulltime dispatchers, 22 new ambulances, and converting 22 rural ambulance stations to 24/7 ALPHA stations.

THEREFORE, BE IT RESOLVED that the Province of BC and BC Emergency Health Services (BCEHS) immediately allocate the funding to improve ambulance response

time; and to improve coordination with fire departments to support consistent application of medical standards, information sharing, an integrated dispatch system, and improvements to patient care as recommended in the Auditor General report.

BE IT FURTHER RESOLVED that Minister Dix take concrete actions to treat First Responders as an equal and an integral partner of the pre-hospital care system with adequate support (e.g. training) and resources (e.g. cost recovery) in order to achieve this goal; and that this motion be forward to Premier John Horgan; Minister Adrian Dix, Minister of Health; Andrew Mercier, MLA Langley, Susan Wannamaker, Executive Vice President, Clinical Service Delivery, Provincial Health Services Authority; and All municipalities in BC.

Yours truly,
CITY OF LANGLEY



Paula Kusack
Deputy Corporate Officer

cc: Andrew Mercier, MLA Langley
Susan Wannamaker, Executive Vice President, Clinical Service Delivery,
Provincial Health Services Authority
All municipalities in BC.