



PLANNING AND DEVELOPMENT COMMITTEE

Thursday, April 21, 2022

Held Electronically 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. Planning and Development Department 2022 Q1 Report
General Manager, Planning and Development
Planning and Development Services (Voting – All)
ANNEX A
pp 1 - 12
3. BC Timber Sales Operating Plan (CRN00140) 2022 - 2026
Senior Planner
Rural Planning Service (Voting – A, B, D, E, F)
ANNEX B
pp 13 - 14
4. West Howe Sound Official Community Plan Amendment Bylaw 640.5 and
Zoning Amendment Bylaw 310.194 (2061 Twin Creeks Rd) – Consideration
of Third Reading and Adoption
Senior Planner
Electoral Area F (Rural Planning Service) (Voting – A, B, D, E, F)
ANNEX C
pp 15 - 25
5. Renewal of Pender Harbor Golf Club Lease Agreement
Senior Planner
Electoral Area A (Rural Planning Service) (Voting – A, B, D, E, F)
ANNEX D
pp 26 - 27
6. Telus Telecommunication Tower Near Storm Bay – Request for Local
Government Concurrence (BC109063)
Senior Planner
Electoral Area B (Rural Planning Service) (Voting – A, B, D, E, F)
ANNEX E
pp 28 - 51
7. Frontage Waiver FRW00015 (4289 Francis Peninsula Road)
Planning Technician II
Electoral Area A (Rural Planning Service) (Voting – A, B, D, E, F)
ANNEX F
pp 52 - 55
8. Community Emergency Preparedness Fund Approval of Evacuation Route
Planning Grant
Manager, Protective Services
Sunshine Coast Emergency Planning (Voting – All)
ANNEX G
pp 56 - 60
9. Electoral Area B (Halfmoon Bay) Advisory Planning Commission Meeting
Minutes of March 22, 2022
Electoral Area B (Rural Planning Services) (Voting – A, B, D, E, F)
ANNEX H
pp 61 - 62

10. Roberts Creek Official Community Plan Amendment No. 641.13 (1220 Lockyer Road)
Senior Planner
Electoral Area D (Rural Planning Services) (Voting – A, B, D, E, F)

*Report to
follow*

COMMUNICATIONS

NEW BUSINESS

IN CAMERA

ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – April 21, 2022

AUTHOR: Ian Hall, General Manager, Planning and Development

SUBJECT: PLANNING AND DEVELOPMENT DEPARTMENT 2022 Q1 REPORT

RECOMMENDATION

THAT the report titled Planning and Development Department 2022 Q1 Report be received.

BACKGROUND

The purpose of this report is to provide an update on activity in the Planning and Development Department for the First Quarter (Q1 - January 1 to March 31, 2022).

The report provides information from the following Planning and Development Department divisions:

- Planning & Development Services
- Building Inspection Services
- Sustainable Development
- Protective Services

PLANNING AND DEVELOPMENT SERVICES DIVISION

Regional Planning [500]

Key projects in Q1 included:

- Regional Growth Baseline Research: At the direction of the Board's Strategic Plan, staff undertook the process of investigating and evaluating the potential of proceeding with a RGS baseline research project.
- Recap: the general goals of the RGS process are as follows:
 - Develop a shared understanding between Coast local governments of historical growth patterns and anticipated future growth needs;
 - Understand adequacy and sustainability thresholds for servicing capacity;
 - Foster dialogue about opportunities (building blocks, roadmap) to ensure future growth aligns with/contributes to community goals as described in Official Community Plans and other high-level plans and strategies. Potentially, a collective vision can be defined for how best to sustainably manage anticipated growth in a way that advances livability and reflects shared goals, objectives and values.
- The contract was awarded to MODUS consultants in Q2, 2021. Staff have engaged with the contract provider and commenced the process of connecting regional partners and data sources towards framing out the project.
- A current and future data report has been completed by MODUS. Staff interviews with project partners and policy review were completed. A draft report for Phase 2 Policy Review will be available for staff review in April. Staff note these are taking longer than originally anticipated to facilitate. This has resulted in the overall project timing being adjusted. Next steps will include completing the policy review and preparing strategic recommendations. Once this work has been completed staff will report back to PDC on outcomes in Q2 or Q3.

Rural Planning [504]

Key projects in Q1 included:

- The Zoning Bylaw No. 310 Update project (also known as Bylaw 722) – Staff have continued to work towards completion of the draft bylaw. Most recent milestones have included coordinated internal review, coordination dialogue with staff from District of Sechelt (also introducing a new zoning bylaw) and a workshop with SCRD Board covering project parameters and high-level themes. A First Reading Report is scheduled for the April 21, 2022 PDC Meeting. After first reading, referrals to external agencies and APCs as well as the arrangement of a Public Information Meeting (PIM) are recommended to commence.
- Development Approvals Grant: The Province has developed a Local Government Development Approvals program. A total grant allocation of \$15-million (Province-wide) is part of the Province's ongoing work to give local governments the tools necessary to meet housing needs in their communities. SCRD was awarded requested grant funding and is preparing for next steps of call for proposals and project initiation, with a view to creating regional value. The project is titled Planning Enhancement Project Phase 1 (PEP 1) and project commencement is anticipated in the latter half of Q2 or beginning of Q3.

- The volume of property inquiries in Q1 2022 remains high, and near equal to the same quarter in 2021. The Request Tracker (RT) system has aided staff in tracking these numbers accurately. It is important to note there is a range of response-needs for each property inquiry. Some inquiries require one short answer; however, a large volume of property inquiries received require substantial back and forth between staff and the customer to answer complex property inquiries and pre-application questions. Staff are currently working on the anticipated launch of a Planning Application Webpage in Q2 to help residents more easily find out information about what is going on in their neighbourhood.
- Planning and Bylaw staff continue to work with Bylaw Enforcement staff on a rise in infractions related to land alteration works done without permits. As a pattern, these files take more time to bring to completion, often involve other agencies compliance /enforcement staff and may involve damage to sensitive ecosystems such as riparian areas. With a lens of seeking compliance and messaging proactive measures when possible, staff are continuing to review inter-divisional process improvements to manage the workflow and increase efficiency related to these matters. While this work is inter-divisional, it is expected that the Planning and Enhancement Project 1 (PEP1) will help to provide direction on this work throughout 2022.

OPERATIONS

Development Applications Statistics

Applications Received	Area A	Area B	Area D	Area E	Area F	Q1 2022
Development Permit	5		2	2	1	10
Development Variance Permit						0
Subdivision	2	1	2			5
Rezoning/OCP		2				2
Board of Variance						0
Agricultural Land Reserve			1			1
Frontage Waiver	1					1
Strata Conversion		1	1			2
Total	8	4	6	2	1	21

There were 21 Development Applications received in Q1 2022 compared to 33 in Q1 2021.

- The 2021 total for Development Applications was 122.
- The 2020 total for Development Applications was 77.
- The 2019 total for Development Applications was 96.
- The 2018 total for Development Applications was 88.
- The 2017 total for Development Applications was 80.

Development Applications Revenue

Revenue Stats	Area A	Area B	Area D	Area E	Area F	Q1 2022
Development Permit	\$2,500		\$750	\$900	\$250	\$4,400
Development Variance Permit						\$0
Subdivision	\$1,730	\$1,360	\$1,565			\$4,655
Rezoning/OCP		\$2,900				\$2,900
Board of Variance						\$0
Agricultural Land Reserve			\$750			\$750
Frontage Waiver	\$150					\$150
Strata Conversion		\$650	\$650			\$1,300
Total	\$4,380	\$4,910	\$3,715	\$900	\$250	\$14,155

Development Applications revenue was \$14,155 in Q1 2022 compared to \$21,025 in Q1 2021.

- The 2021 total for Development Applications revenue was \$89,642.
- The 2020 total for Development Applications revenue was \$58,270.
- The 2019 total for Development Applications revenue was \$60,625.
- The 2018 total for Development Applications revenue was \$69,402.
- The 2017 total for Development Applications revenue was \$63,360.

Provincial and Local Government Referrals

Referrals	District of Sechelt	Town of Gibsons	Shíshálh Nation	Islands Trust	Skwxwú7mesh Nation	Province	Other*	Q1 2022
Referrals						6		6

There was 6 Referrals received in Q1 2022 compared to 2 in Q1 2021.

- The 2021 total for Referrals was 10.
- The 2020 total for Referrals was 25.
- The 2019 total for Referrals was 26.
- The 2018 total for Referrals was 24.
- The 2017 total for Referrals was 36.

Planning Division Public Inquiries

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

2022 Public Inquiries	#	2021 Public Inquiries	#
January	278	January	151
February	238	February	372
March	257	March	263
April		April	353
May		May	289
June		June	285
July		July	280
August		August	269
September		September	331
October		October	249
November		November	227
December		December	177
2022 Year to Date Total	773	2021 Year to Date Total	3246

There were 773 public inquiries in Q1 2022 compared to 786 in Q1 2021.

- The 2021 total for Public Inquiries was 3246.
- The 2020 total for Public Inquiries was 2029.

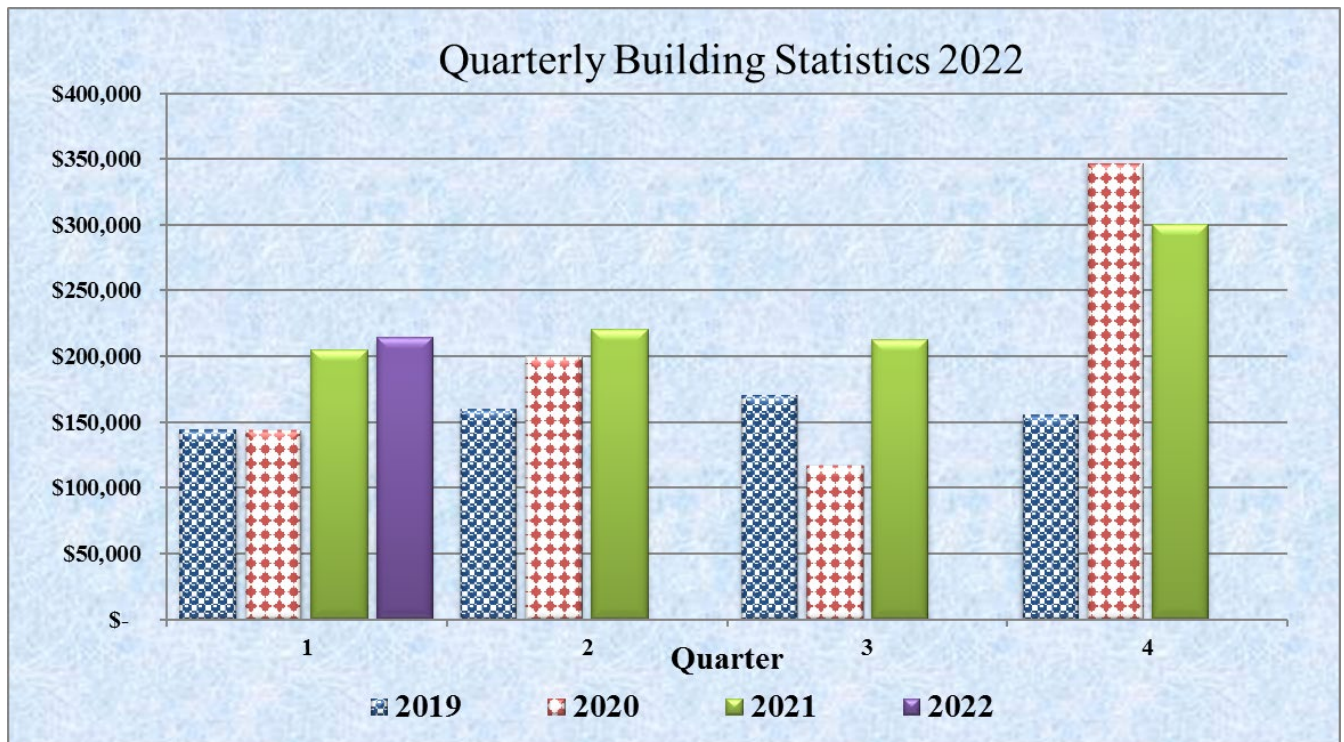
BUILDING INSPECTION SERVICES DIVISION

Construction activity in Q1 of 2022 has started off at a pace slightly ahead of Q1 of 2021. The number of enquiries from property owners, contractors and real estate agents point to a continuation of strong construction activity going into Q2 of 2022.

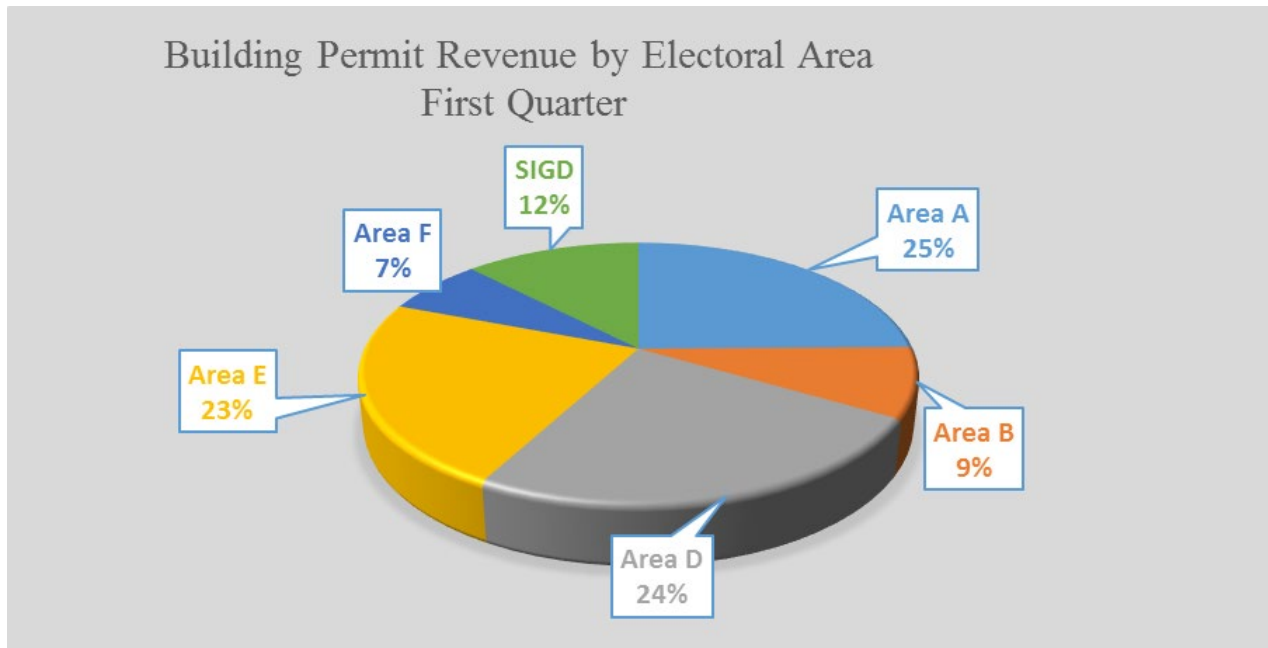
2022 Q1 Monthly Building Statistics



Quarterly Building Statistics Comparison 2019 – 2022



Q1 2022 Building Permit Revenue by Electoral Area



SUSTAINABLE DEVELOPMENT DIVISION

- Work is underway in the Building Adaptive and Resilient Communities (BARC) Framework with ICLEI Canada. A Climate Risk Workshop was held April 13 that builds on work done during a climate impacts assessment and a vulnerability survey.
- The greenhouse gas emissions inventory was completed in Q1. Emissions forecasting is being completed with a final report and consultant presentation tentatively scheduled for May 19, PDC.
- The Electric Vehicle Charging Stations Program Phase 1 is near completion. Charging stations have been installed at the Field Rd and Mason Rd sites. Phase 2 electrical site assessments are scheduled and detailed planning on electrical system upgrades and additional charging stations are ongoing.
- Recruitment for a summer student to support community education and engagement relating to the climate emergency action plan was initiated in Q1, with expected start in Q2.
- RFPs have been prepared to complete energy studies on how to electrify and decarbonize three recreation centres with support from BC Hydro. The recreation centres in question are Sechelt Aquatic Centre, Gibsons and Area Community Centre, and Sunshine Coast Arena.
- An initial scan of SCRD Policies for congruence with the Corporate Carbon Neutrality Framework has begun. Some early opportunities have been noted.
- A referral to Sk̓wx̓wú7mesh Nation is being completed in relation to conservation options for DL1313. Climate-resilience is a key consideration.
- In support of the Parks Division, an electric mowers and parks equipment demonstration day was held for park maintenance staff of SCRD, Town of Gibsons, District of Sechelt, shíshálh Nation, and SD46.

PROTECTIVE SERVICES DIVISION

Fire Protection Service

A provider for extended health and dental benefits for volunteer firefighters has been selected, HUB Insurance. Contract preparation and implementation plans are underway.

The development of a new Fire Protection Bylaw remains in progress. A draft version of the bylaw has been completed, and the preparation of consequential amendments to associated bylaws are currently underway and are expected to be completed by late Q2/Q3 2022.

Gibsons and District Volunteer Fire Department (GDVFD)

The GDVFD attended 84 calls for service this last quarter.

The calls break down as follows:

Alarm - Commercial	10	Hazmat	3
Alarm - Residential	5	Medical	19
Brush Fire	3	Miscellaneous	3
Burning Complaint	1	MVI	9
Cardiac Arrest	7	Structure Fire	2
Chimney Fire	1	Vehicle Fire	1
Fire	3	Wires	14
Illegal Burn	3		

- Chris Facchin has accepted the full-time position of fire prevention officer, effective March 7, 2022.
- A total of 20 members are now trained to NFPA 1002 – standard for fire apparatus driver/operator professional qualifications.
- Four members from the GDVFD were able to assist in the instruction and another member participated in the selection process for the SD46/Sechelt Fire Department Jr. Fire Academy.



Above: Members of the GDVFD took the time to participate in Pink Shirt Day

Roberts Creek Volunteer Fire Department (RCVFD)

The Roberts Creek Fire Department responded to 40 calls in the first quarter of 2022.

Those break down as follows:

Medical calls	12
Motor Vehicle Incidents	8
Burn Complaints	8
Vehicle Fires	1
Structure Fire	1

The structure fire building was saved as it was caught in the early stages of the fire.



Above: This burned recreational vehicle was not reported after it burned out. It was very close to the location of an RV explosion in 2019. Trees close to the RV were charred. This fire likely would have spread if conditions were dry.

Halfmoon Bay Volunteer Fire Department (HMBVFD)

The Halfmoon Bay Fire Department responded to 45 calls in the first quarter of 2022.

The calls breakdown as follows:

Medical Aid	20
Motor Vehicle Incidents	9
Electrical Wires Down	9
Burn complaint	3
Smoke in Structure	2
Structure Fire	1
Alarm Activated	1

One officer left the department as he moved out of the community. His position has been filled by another member from the department. Two new members joined the HMBFD in the first quarter and started a recruitment class in March.

The HMB Fire Department is continuing to recruit for a new deputy chief. With appreciation for his contribution, Greg Phelps is serving in the position on an interim basis.

The HMBVFD is continuing to move forward with its project to plan for redevelopment of HMB Firehall #2.

Egmont and District Volunteer Fire Department (EDVFD)

The EDVFD responded to ten calls in the first quarter of 2022.

The break down as follows:

Medical calls	6
Motor Vehicle Incidents	2
Fires	2

Chief Kal Helyar has assumed a reduced role in the running of the EDVFD and Deputy Chief Elisha Moussadji has been serving in the role of Acting Fire Chief for the first quarter of 2022.

Sunshine Coast Emergency Program (SCEP)

The new Voyent Alert mass communication system has been implemented with approximately 2,300 individuals registered as the end of Q1 2022. The first live test of the mass communication system was held on March 7, 2022, with success.

Two FireSmart Coordinators have been hired by the SCRD as contractors to do home assessments. Members of the public are able to request a FireSmart Home Assessment by signing up through the SCRD website.

Three grant applications (one each for the SCRD, District of Sechelt, and Town of Gibsons) were developed to fund evacuation planning. All three applications were successful, and an RFP for the evacuation planning will be published by the end of Q2 2022.

An RFP was posted for the development of a prescription for the FireSmart Demonstration Forest to be established in Connor Park. This project is funded by a grant from the FireSmart Economic Recovery Fund administered by UBCM. The intent of the Demonstration Forest is to provide the public with an interpreted example of how a forested area can be treated and maintained to make it more resilient to wildfires. A contract has been awarded with the prescription expected to be completed by the end of Q2 2022.

Bylaw Enforcement Division

The Bylaw Department is currently working on revising its enforcement policy to reduce the number of letters required prior to a ticket being issued. A report for Board decision is forthcoming.

In the first quarter of 2022, the Bylaw Department received a total of 45 Bylaw/Dog Control complaints broken down by Electoral Area as follows:

Bylaw

Electoral Area A	11
Electoral Area B	11
Electoral Area D	3
Electoral Area E	5
Electoral Area F	3
District of Sechelt	N/A

Dog Control

Electoral Area A	N/A
Electoral Area B	2
Electoral Area D	4
Electoral Area E	1
Electoral Area F	4
District of Sechelt	1

At this time, the Bylaw Department is currently dealing with 37 active riparian files. These files are generally very complex and time consuming, and typically involve cooperation and coordination with other SCRD departments and provincial and/or federal agencies.

911 Program

The SCRD is currently in negotiations with the RCMP to share communications towers at Cecil Hill and at the Chapman Water Treatment Plant. Two geotechnical reports have been completed for new tower construction at the Chapman Treatment Plant. These are required as part of the Development Permit needed for tower construction.

Work is currently underway at the new Gibsons tower location. It is expected that this project will be completed by the end of Q2 2022.

Reviewed by:			
Manager	X - A. Whittleton X - J. Jackson X - R. Shay X - M. Treit	Finance	
GM	X - I. Hall	Legislative	
CAO	X - D. McKinley	Other	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – April 21, 2022

AUTHOR: Julie Clark, Senior Planner

SUBJECT: BC TIMBER SALES OPERATING PLAN (CRN00140) 2022-2026

RECOMMENDATIONS

THAT the report titled BC Timber Sales Operating Plan (CRN00140) 2022-2026 be received for information.

BACKGROUND

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

SCRD staff reports in response to BCTS annual Operating Plan referrals (2018-present) are available [here](#).

DISCUSSION

The BCTS 2022-2026 Operating Plan proposes no new cut blocks within the geography covered by Sunshine Coast Regional District authority. As such, SCRD Planning has not prepared a detailed analysis for APC referral or SCRD Board.

Staff will resubmit relevant recommendations from previous years' Board resolutions to BCTS forest planning staff to continue to emphasize SCRD's opposition to logging in:

- Community watersheds
- Aquifer recharge zones
- Areas of steep slopes on Mount Elphinstone or proposed Provincial Park expansion

SCRD has and will continue to emphasize strong concern to BCTS regarding the lack of accountability regarding cumulative impacts to:

- Downstream private property owners' stormwater impact
- Downstream public assets, such as roads, ravines and creeks
- Regional and provincial emergency response requirements for stormwater impact such as recent events related to Whittaker Creek and creeks in Halfmoon Bay.

SCRD has and will continue to advocate for:

- A proactive, landscape level, multidisciplinary, cumulative impact assessment framework;
- Climate change informed, climate-resilient forest planning that recognizes and values local forests as local assets that protect against increasing climate impacts; and

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

Organization and Intergovernmental Implications

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

Harvesting on steep slopes and near creeks may have downstream private property stormwater implications that result in SCRD and Provincial emergency resource requirements.

Communications Strategy

All 5 APCs received the Monthly Provincial Referral Summary which included a link to the BCTS 2022-2026 Operating Plan and a description noting that no new response is planned from SCRD.

STRATEGIC PLAN AND RELATED POLICIES

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

CONCLUSION

SCRD received BC Timber Sales' referral for 2022-2026 Operating Plan. BCTS proposes no new cut blocks in SCRD in this plan. SCRD's 2022 referral response will include this report and previous recommendations to emphasize SCRD's position and advocacy for community needs.

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

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – April 21, 2022

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: **West Howe Sound Official Community Plan Amendment Bylaw No. 640.5 and Zoning Amendment Bylaw No. 310.194 (2061 Twin Creeks Road) – Consideration of Third Reading and Adoption**

RECOMMENDATIONS

THAT the report titled West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Zoning amendment Bylaw 310.194 (2061 Twin Creeks Road) be received;

AND THAT West Howe Sound Official Community Plan Amendment Bylaw 640.5, 2021 and Zoning Amendment Bylaw No. 310.194, 2021 be forwarded to the Board for third reading, and prior to adoption of the bylaws, a covenant to implement fire protection measures and FireSmart programs for the proposed developments be registered on title of the subject property.

BACKGROUND

On February 24, 2022, the SCRD Board adopted the following resolution:

043/22 **Recommendation No. 5** *West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Zoning Amendment Bylaw 310.194 (2061 Twin Creeks Rd)*

THAT the report titled West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Zoning Amendment Bylaw 310.194 (2061 Twin Creeks Rd) be received for information;

AND THAT *West Howe Sound Official Community Plan Amendment Bylaw 640.5, 2021 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.194, 2021* be forwarded to the Board for First and Second Readings;

AND THAT *West Howe Sound Official Community Plan Amendment Bylaw 640.5, 2021* is considered consistent with the SCRD's 2022-2026 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT a Public Hearing to consider the bylaws be arranged;

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

Pursuant to this resolution, a public hearing was held on March 29, 2022. This report provides a summary of the public hearing and recommends third reading and adoption of the bylaws.

DISCUSSION

A public hearing was held through Zoom on March 29, 2022. No written submissions had been received by the specified deadline – noon of March 29, 2022. The Public Hearing Report can be found in Attachment A. The following is a summary of main points expressed at the public hearing and how they can be addressed from a land use planning perspective.

- *The proposed development would help to create affordable housing opportunities and auxiliary commercial service and amenity for residents in the surrounding areas.*

Mobile home park is recognized by the West House Sound Official Community Plan as a form of affordable housing. The proposed mobile home park is aligned with policy direction of the OCP, and supported by provision of utility, amenity and auxiliary commercial service.

- *There are concerns on the proposed mobile home park with respect to road access, water supply and sewage disposal, resident's access to recreation and amenity, as well as potential use for short term rental.*

According to the applicant, road access to the site would be from Port Mellon Highway, with the existing driveway to be extended to connect to the proposed mobile home park. The Ministry of Transportation and Infrastructure has no objection to the proposed road access and has no concerns on traffic issues.

Sewage disposal is proposed to be handled by a new Type 2 community septic system with an effluent limit of 22.7 m³/day, to be installed on site and managed by the landowner. Water would be supplied via the current Langdale Heights RV Park community water system. The current well produces a high volume of good quality drinking water, and there is a sizable reservoir on site. Engineering plans for water and septic systems are being reviewed by Vancouver Coastal Health.

Outdoor recreation areas for the mobile home park would be provided on the site which is large and surrounded by forests. Existing recreation areas in the adjacent Langdale Heights RV park and a community garden to be developed in the future in the adjacent area would also be accessible to residents of the mobile home park.

Short term rental is not permitted in the RM3 Zone, to which the mobile home park is proposed to be designated.

The public hearing process concludes with the above discussed main points of view expressed by the public. As discussed above, concerns regarding potential issues of the development can be addressed.

Based on analysis of SCRD land use planning policies and regulations and the design and layout of the proposed development, as well as the overall agency and public consultation feedback, staff conclude that the proposed development is suitable for the location. It is additionally noted that the proposed development would increase the availability and diversity of housing options on the Coast, and provide tourist commercial and recreational opportunities. Enhancing utility servicing and fire protection measures on the site would further support the implementation of the proposed development.

Of particular importance to the development is fire protection as the site is outside of SCRD fire protection areas. The applicant indicates that there is sufficient space on site to install a standby reservoir for fire suppression. Standpipes, hydrants, as well as a FireSmart program that may include required vegetation management and fire-resistant building materials are also being considered.

To secure the implementation of fire protection measures and operational programs, staff are recommending a covenant be registered on title of the property prior to adoption of the bylaws. This covenant would stipulate the specific requirements to achieve adequate fire protection measures for the property.

STRATEGIC PLAN AND RELATED POLICIES

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

CONCLUSION

Staff recommend that the bylaws receive third reading, and prior to adoption of the bylaws, a covenant to implement fire protection measures and FireSmart programs for the proposed development be registered on title of the property.

Attachments

Attachment A – Public Hearing Report

Attachment B – OCP Amendment Bylaw 640.5, 2021

Attachment C – Zoning Amendment Bylaw 310.194, 2021

Reviewed by:			
Manager	X – J. Jackson	CFO/Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley		

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD ELECTRONICALLY IN ACCORDANCE WITH *LOCAL GOVERNMENT ACT* SECTION 465 March 29, 2022

West Howe Sound Official Community Plan Amendment Bylaw No. 640.5 and Zoning Amendment Bylaw No. 310.194, 2021

PRESENT:	Chair, District of Sechelt Director	A. Toth
	Alternate Chair, Electoral Area F Director	M. Hiltz
ALSO PRESENT:	Senior Planner	Y. Siao
	Recording Secretary	R. Tong
	Members of the Public	6 +/- (part)

CALL TO ORDER

The public hearing for *West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Amendment Bylaw No. 310.194, 2021* was called to order at 7:01 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 accordance with the *Local Government Act* Section 465, the public hearing was held electronically and open to members of the public.

PRESENTATION OF THE PROPOSED BYLAWS

The Senior Planner provided a presentation summarizing the proposed bylaws *West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Amendment Bylaw No. 310.194, 2021*.

The Chair called a first time for submissions.

VERBAL PUBLIC REPRESENTATIONS MADE AT PUBLIC HEARING

Aleria Ludwig

Neighbour to the subject property.

Supports the OCP and Zoning amendments.

Thinks it will mitigate housing crisis on Sunshine Coast and will provide commercial services to meet community needs.

Donald Townson

Neighbour to the subject property.

Opposes the proposal to create 37 manufactured homes but has no problem with the bylaw amendments for the RV Park.

Is concerned about access to the property, access to water, sewage, and transportation services.

Question on who will own the 37 homes.

The Chair called a second time for submissions.

Donald Townson

Neighbour to the applicant.

Refers to access to water as both recreational access to water and potable water. Repeats questions on whether the 37 homes will be rented or sold.

Senior Planner noted the answer has been included in the staff report that the mobile homes will be owner-occupied and the pads for the homes will be rental.

Scott Davis

Designer of the project.

Clarifies the access to the property through an existing Landale Heights RV park.

The Chair called a third time for submissions.

Donald Townson

Question regarding legislative requirements for short-term rentals, whether the owners or renters could sublet.

Senior planner clarified the mobile home park will not be allowed for short-term rentals.

Donald Townson

Question regarding developer's experience in working on a property with difficult terrain and emergency access to the property.

Chair clarified the purpose of public hearings is to address the public's concerns about bylaws.

The Chair called a final time for submissions.

ADJOURNMENT

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Amendment Bylaw No. 310.194, 2021* closed at 7:26 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:

A. Toth, Chair

R. Tong, Recording Secretary

Attachment B

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 640.5

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

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

PART A – CITATION

1. This bylaw may be cited as *West Howe Sound Official Community Plan Amendment Bylaw No. 640.5, 2021*.

PART B – AMENDMENT

2. *West Howe Sound Official Community Plan Bylaw No. 640, 2011* is hereby amended as follows:

Amend *Map 1: Land Use* by re-designating the northwest triangular section of District Lot 4455 Group 1 New Westminster District from “Rural Residential B” to “Mobile Home Park”, as depicted in Appendix A to this Bylaw.

PART C – ADOPTION

PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS COMPLETED in

DECEMBER, 2021

READ A FIRST TIME this

24TH DAY OF FEBRUARY, 2022

READ A SECOND TIME this

24TH DAY OF FEBRUARY, 2022

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

24TH DAY OF FEBRUARY, 2022

Referral to Planning and Community Development Committee – April 21, 2022
West Howe Sound Official Community Plan Amendment Bylaw 640.5 and Zoning amendment
Bylaw 310.194 (2061 Twin Creeks Road)

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

29TH DAY OF MARCH, 2022

READ A THIRD TIME this

DAY OF, YEAR

ADOPTED this

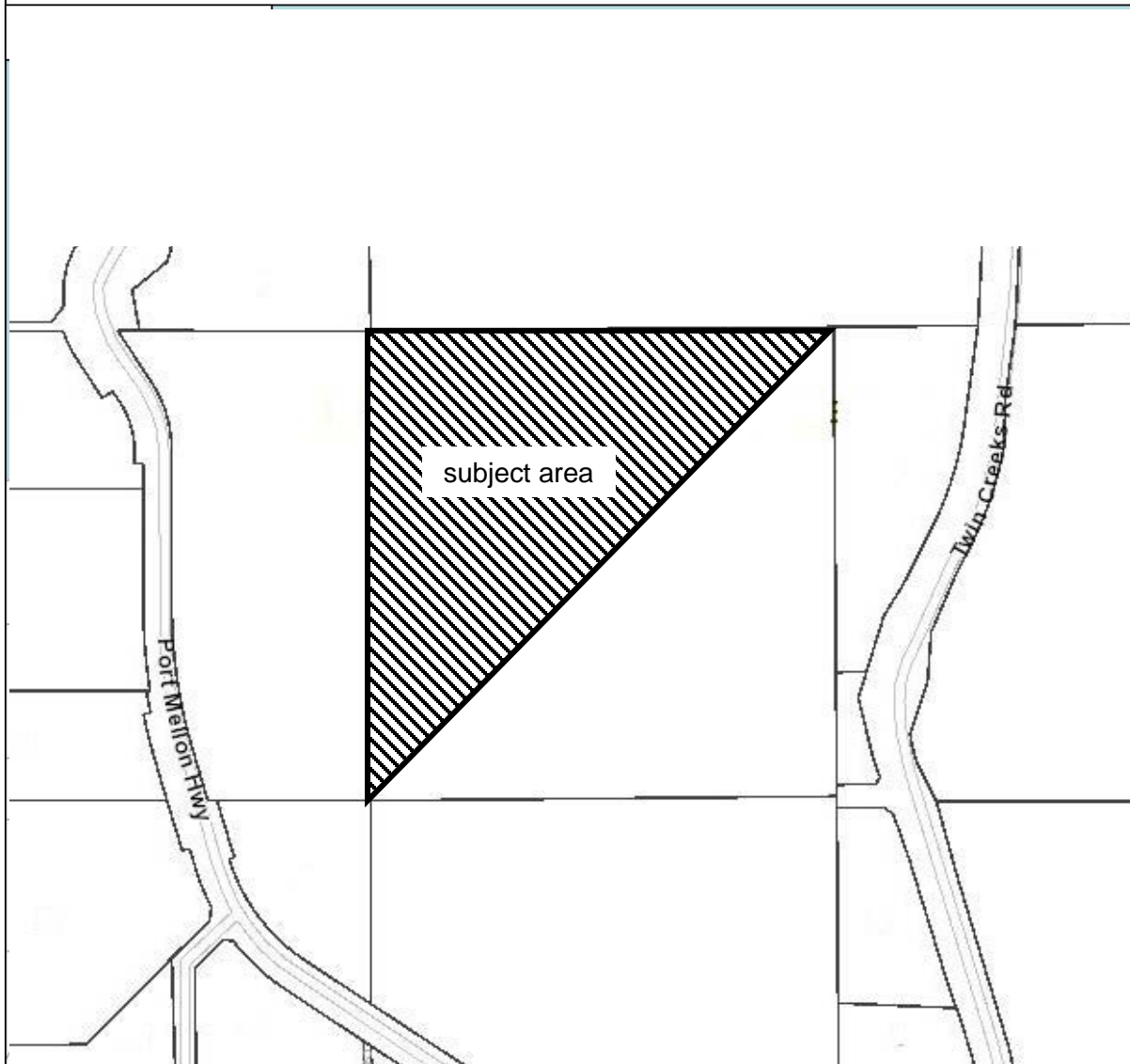
DAY OF, YEAR

Corporate Officer

Chair

Appendix A to West Howe Sound Official Community Plan Amendment Bylaw No. 640.5, 2021

Re-designate the northwest triangular section of District Lot 4455 Group 1 New Westminster District (subject area) from “Rural Residential B” to “Mobile Home Park”



Chair

Corporate Officer

Attachment C

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.194

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. 310.194, 2021*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - a. Amend *Schedule A* by rezoning the northwest triangular section of District Lot 4455 Group 1 New Westminster District from “RU2” to “RM3”, and That part of District Lot 4454 lying to the east of the road shown on Reference Plan 4067 Group 1 New Westminster District from “RU2” to “C3”, as depicted in Appendix A to this Bylaw.

- b. Insert the following subsection immediately after Section 7.21.2:

7.21.2.a Notwithstanding Section 7.21.2, in District Lot 4455 Group 1 New Westminster District, the number of mobile homes permitted shall not exceed 37.

- c. Insert the following section immediately after Section 821.4:

821.5 Notwithstanding Section 821.1, the following provisions shall apply to That part of District Lot 4454 lying to the east of the road shown on Reference Plan 4067 Group 1 New Westminster District:

- 1) Only the following uses shall be permitted:

- a) Campground with a maximum of 10 sites per hectare;
 - b) Washroom and laundry facilities accessory to a campground;
 - c) Restaurant and pub
 - d) Convenience store and retail with a maximum floor area of 100 m²;
 - e) Golf course and clubhouse;
 - f) Billiard room;
 - g) Gymnasium.

- 2) Notwithstanding Section 821.7, the parcel coverage of all buildings and structures except recreational vehicles or tents shall not exceed 20%.

- d. Re-number subsections 821.5, 821.6, 821.7 and 821.8 to 821.6, 821.7, 821.8 and 821.9 respectively.

PART C – ADOPTION

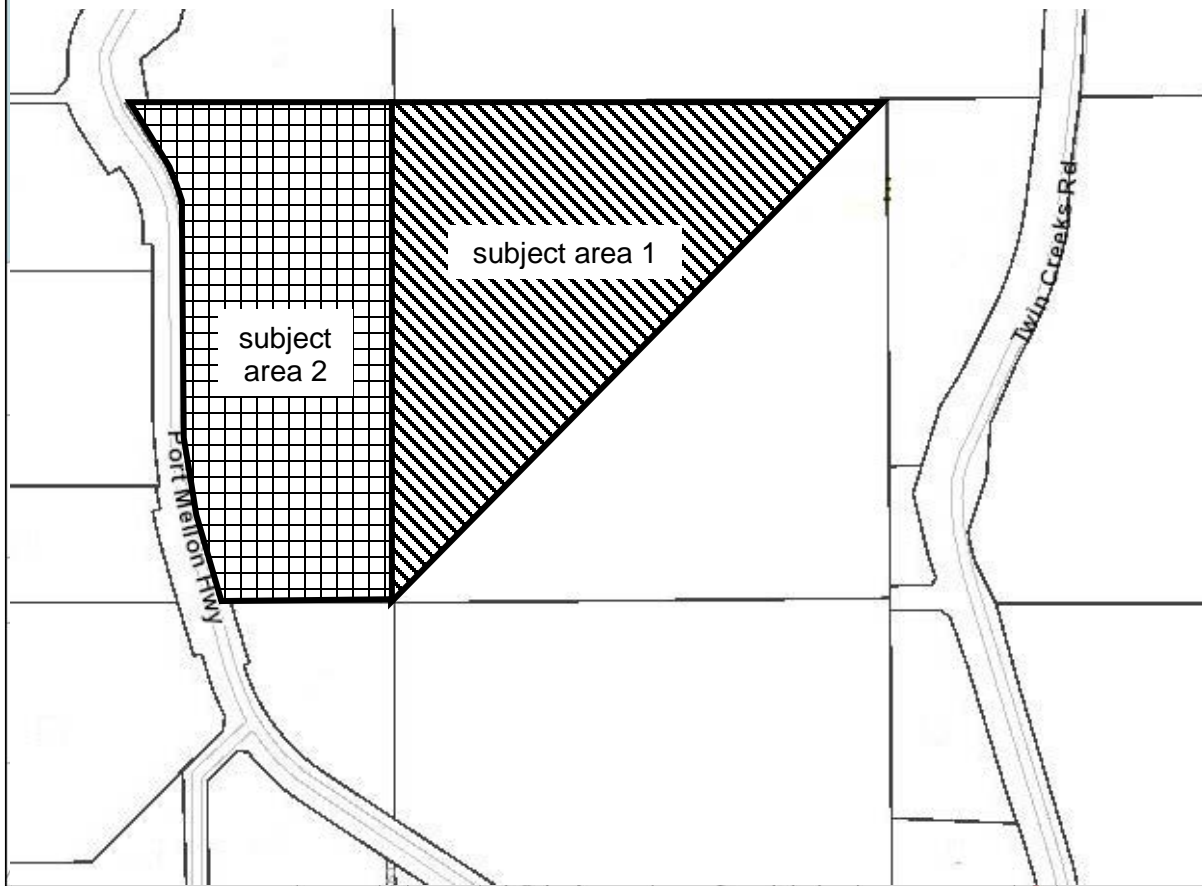
READ A FIRST TIME this	24TH	DAY OF FEBRUARY,	2022
READ A SECOND TIME this	24TH	DAY OF FEBRUARY,	2022
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	29TH	DAY OF MARCH,	2022
READ A THIRD TIME this	####	DAY OF,	YEAR
ADOPTED this	####	DAY OF,	YEAR

Corporate Officer

Chair

Appendix A to Zoning Amendment Bylaw No. 310.194, 2021

Rezone the northwest triangular section of District Lot 4455 Group 1 New Westminster District (subject area 1) from "RU2" to "RM3", and That part of District Lot 4454 lying to the east of the road shown on Reference Plan 4067 Group 1 New Westminster District (subject area 2) from "RU2" to "C3",



Chair

Corporate Officer

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – April 21, 2022

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: Renewal of Pender Harbour Golf Club Lease Agreement

RECOMMENDATION

THAT the report titled Renewal of Pender Harbour Golf Club Lease Agreement be received for information;

AND THAT the delegated authorities be authorized to execute renewal of the Pender Harbour Golf Club Lease Agreement for a 5-year term (2022-2027);

AND FURTHER THAT a staff report be brought back to the SCRD Board at a future date for consideration of amending the lease agreement for a 25-year term along with other provisions which would allow the Pender Harbour Golf Club more flexibility in operations and long-term planning needs.

DISCUSSION

The SCRD has leased the lands of District Lot 7827, 13823 Sunshine Coast Highway to the Pender Harbour Golf Club since January, 1997 for the purpose of establishing and maintaining a golf course. The lands were granted to the Regional District by the Province for golf course and club house purposes in 1996. The lease arrangement is now and has consistently been maintained in good standing.

The current 5-year lease agreement (2017-2022) between the Pender Harbour Golf Club and SCRD expired on March 14, 2022.

The Pender Harbour Golf Club is requesting renewal of the lease as it is, for another 5-year term (2022-2027), based on the 5-year renewal clause in the existing lease.

No change to any provisions of the lease is proposed at this time. However, Pender Harbour Golf Club has expressed a desire to work with the SCRD on an amended lease agreement for a 25-year term along with other provisions which would allow the Golf Club more flexibility in operations and long-term planning needs. The Club would also like to discuss some of the provisions in the lease under the Environmental Protection and Fallen Trees section of the lease.

Proposed amendments to the lease would be brought forward to the Board for consideration on a future date or as part of the next renewal.

Staff recommend renewal of the current lease for a 5-year term.

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

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – April 21, 2022

AUTHOR: Yuli Siao, Senior Planner

SUBJECT: TELUS TELECOMMUNICATION TOWER NEAR STORM BAY – REQUEST FOR LOCAL GOVERNMENT CONCURRENCE (BC109063)

RECOMMENDATIONS

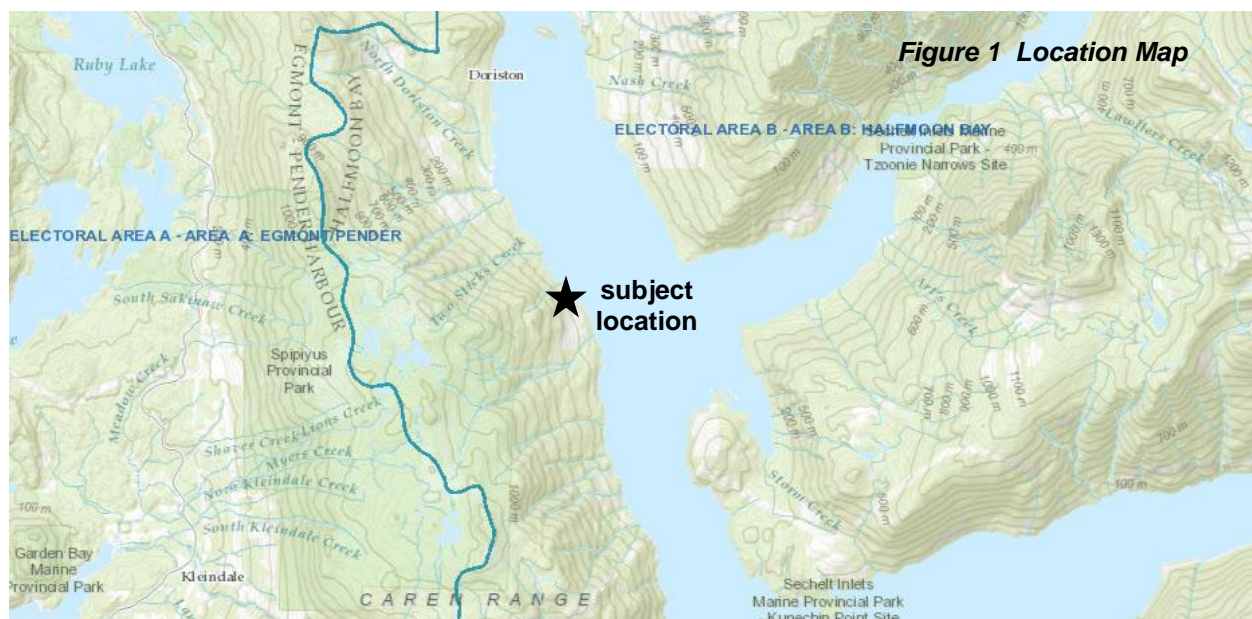
THAT the report titled Telus Telecommunication Tower near Storm Bay – Request for Local Government Concurrence (BC109063) be received;

AND THAT the Sunshine Coast Regional District (SCRD) provide Telus and Innovation, Science and Economic Development Canada with the following statements respecting the proposed Telus Telecommunication Tower near Storm Bay (Site BC109063):

- a. Telus has satisfactorily completed consultation with the SCRD; and
- b. SCRD concurs with Telus's proposal to construct the wireless telecommunication facility provided it is constructed substantially in accordance with the submitted plans and Telus addresses any shíshálh Nation archaeological or environmental concerns.

BACKGROUND

SCRD received a request from Telus Communications to provide local government land use concurrence on a proposed 70-metre tall telecommunication tower to be located on provincial land near the Storm Bay / Narrow Inlet area within the Halfmoon Bay Electoral Area (Site BC109063, Figure 1).



While approval of telecommunication facilities rests exclusively within the jurisdiction of the federal agency Innovation, Science and Economic Development Canada (ISED), the agency requires proponents of such facilities to consult with local governments and the general public. The proposed facility is detailed in the proponent's information package (Attachment A), and reviewed in accordance with SCRD's land use regulations and policies for telecommunication facilities.

The subject property is designated "Resource" in the Halfmoon Bay Official Community Plan, and zoned RU2 in Zoning Bylaw No. 310. Telecommunication facilities are considered utilities that are permitted in any zone.

The purpose of the new facility is to improve wireless communication services to residents, businesses and tourists in the Storm Bay / Narrow Inlet area. Improved communication capacity in the area is also a benefit to E911 service, Search and Rescue and other emergency response organizations.

The tower is strategically proposed at a high elevation, which will provide services to the Narrow Inlet and Storm Bay area. The proposed location is considered to be appropriate by Telus as the site is comprised of a cleared area near an existing forest service road and is surrounded by densely forested, undeveloped land and the tower is nowhere near any residential properties. The tower will be surrounded in all directions by mature trees to screen a portion of the tower. From a radio frequency perspective, a site at this central location allows Telus to improve service to the Sunshine Coast community.

Telus has conducted the required consultation with the public, and received no comments.

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

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

ATTACHMENTS

Attachment A – Telus Telecommunication Facility Proposal and Request for Concurrence (BC109063)

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley		



April 4, 2022



Via Email: Yuli.Siao@scrd.ca

Yuli Siao
Senior Planner
Sunshine Coast Regional District (SCRD)
1975 Field Road, Sechelt, BC V0N 3A1

Dear Mr. Siao,

Subject: Summary of Public Consultation and Request for Concurrence regarding a TELUS Wireless Communications Facility

TELUS Site:	BC109063
Proposed Location:	Crown Land, Address not assigned, SCRD, BC PID: N/A Coordinates: N 49.676516°, W -123.870695°
Description:	70.0 metre steel guyed tower / wireless communications facility

Please be advised that TELUS has completed the public consultation process, following Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada's, CPC Procedures as it relates the proposed wireless antenna installation in the above noted subject line. TELUS is respectfully requesting, from the SCRD Board, concurrence for the proposal to build a telecommunication structure to provide improved communications to users along east side of the Inlet. Enclosed please find evidence of the TELUS' efforts regarding this public consultation process.

An Information Package was submitted to the SCRD on November 17, 2021, formalizing the initiation of the consultation process for the proposed tower location. Please see **Appendix 1: Information Package**.

On January 21, 2022, notification packages were mailed to property owners within a radius of three times the tower height (approx. 190 metres) to advise them of the proposal. Please see **Appendix 2: Affidavit of Notification Package**.

On March 4, 2022, an advertisement ran in the Coast Reporter newspaper, please see **Appendix 3: Newspaper Tear Sheet**.

On April 4, 2022, the consultation period ended. During the consultation period, no comments were received from the public.

TELUS looks forward to support from the SCRD to enhance improved services for the community, please find in **Appendix 4: Sample Resolution**, a sample resolution which may be used by the Board to support this project. Should you require any additional information, please do not hesitate to contact us 604-620-0877 or by e-mail at tawny@cypresslandservices.com.

Tawny Verigin
Manager of Government Affairs

A handwritten signature in blue ink, appearing to read 'Tawny Verigin', is positioned above the printed name and title.

Cypress Land Services
Agents for TELUS

Appendix 1: Information Package



Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

November 17, 2021

Via Email: Yuli.Siao@scrd.ca

Yuli Siao
Senior Planner
Sunshine Coast Regional District (SCRD)
1975 Field Road
Sechelt, BC V0N 3A1

Dear Mr. Siao,

Subject: TELUS Telecommunications Facility Proposal Information Package
Address: Crown Land, Address not assigned, SCRD, BC
PID: N/A
Coordinates: N 49.676516°, W -123.870695°,
TELUS Site: BC109063

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS, is submitting this information package to formalize the consultation process related to the installation and operation of a telecommunications facility. The proposed facility will improve wireless services to residents, businesses and tourists in Narrow Inlet and Storm Bay area.

Proposed Site

It is proposed to construct at 70.0m steel guyed tower plus a 3.1 metre lightning rod installed at the top of the tower. An 85m x 90m license area will enclose the base of the tower, equipment shelter, Diesel Generator, Fuel Tanks, and Solar Panel Array. There will be an 8m x 20m compound to house all this equipment. Access is via boat access only from Sechelt Inlet. There is an existing Forest Service Road which is approximately 1.9 km in length. Improvement's area required to be made to this road. There is no existing power within close proximity to the site location so power will need to be provided by a mixture of Solar and Generator. Please see **Schedule A: Tower Site Location.**

Rationale for Site Selection

The proposed facility is strategically proposed at a high elevation, which will provide services to the Narrow Inlet and Storm Bay area.

The proposed site is a result of many considerations. Existing structures, including towers and BC Hydro structures were initially reviewed during the site selection process. After careful examination, TELUS determined there are no viable existing structures in the area of adequate height that would be suitable for the operations of TELUS' network equipment. The proposed location is considered to be appropriate as the site is comprised of a cleared area near an existing road and is surrounded by densely forested, undeveloped land and the tower is nowhere near any residential properties. The tower will be surrounded in all directions by mature trees to screen a portion of the tower. From a radio frequency perspective, a site at this central location allows TELUS to improve service.

Tower Proposal Details

TELUS has completed preliminary design plans, please see **Schedule B: Preliminary Plans**. These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. Transport Canada approval may require tower lighting and/or marking, comments are pending.

Consultation Process and Concurrence Requirements

Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower.

The SCRD has developed a Telecommunication Facility Review Procedure where community consultation is required. There are no properties located within three times the height of the proposed tower. TELUS will place an advertisement in the local newspaper, The Coast Reporter. The public will be given 30 days to provide comment.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community as well as the replies provided by TELUS and will share this consultation log with the SCRD and ISED. TELUS will then request that the Planning and Development Division prepare a report for the Planning and Development Committee and the SCRD Board regarding the application and consultation process, ultimately requesting land use concurrence from the Board for this proposal. TELUS will be notified of the SCRD Board resolution regarding the application.

We have consulted with the Nation for one year. We changed the location and completed a second round of site engineering to ensure that the site is located outside of the conservation area that shishalh has identified in their land use plan. The nation has completed preliminary archeological work on the site, and we are now planning for detailed archeological work on the waterfront portion of the application. Finally, we will be completing an environmental assessment at the request of the Nation. As a result of this engagement process, the Nation has indicated that they are not opposed to the site, subject to TELUS completing the various additional assessment activities that we have committed to do.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at: Health Canada: http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php.

Conclusion

Please consider this information package as the official commencement of consultation with the Regional District. TELUS is committed to working with the Regional District and the community throughout the consultation process.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604-620-0877 or by email at tawny@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICES
Agents for TELUS



Tawny Verigin
Manager of Government Affairs

cc: Doug Anastos, Real Estate Manager, TELUS

Appendix 2: Affidavit of Notification Package

Affidavit of Cypress Land Services

I, Tawny Verigin, Manager of Government Affairs, in the Province of B.C., make an Oath and say:

1. THAT I caused to be sent by regular mail, a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on January 21, 2022.



Tawny Verigin, Manager of Government Affairs
Cypress Land Services

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of B.C., this 21st day of January 2022.



(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

James Shaw
A Commissioner for Taking Affidavits
For British Columbia
Cypress Land Services Inc.
1051 - 409 Granville Street
Vancouver, BC V6C 1T2
Tel: 604-719-4469
Expires on: ~~October 31~~ **March 31, 2022**

(Commissioner's stamp or printed name and expiry date)

Appendix A: Notification Letter

Dear Owner/Occupant,

January 21, 2022

Please accept this notification regarding proposed TELUS Communications Inc. (“TELUS”) wireless service improvements in your community.

Subject: TELUS Telecommunications Facility Proposal
Address: Crown Land, Address not assigned, SCRD, BC
Coordinates: N 49.676516°, W -123.870695°
TELUS Site: BC109063

What is proposed?

TELUS seeks to continue to provide high quality wireless telecommunications services to communities throughout British Columbia. Increasingly, communities depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. The new facility will provide improved wireless services to residents, businesses and marine traffics in Sechelt/Narrows Inlet and Storm Bay area.

TELUS is proposing to construct a 70.0 metre steel guyed plus a 3.1 metre lightning rod installed at the top of the tower. An 85m x 90m license area will enclose the base of the tower, equipment shelter, Diesel Generator, Fuel Tanks, and Solar Panel Array. There will be an 8m x 20m compound to house all this equipment. Access is via boat access only from Sechelt Inlet. There is no existing power within close proximity to the site location so power will need to be provided by a mixture of solar and generator. The proposed tower may have sufficient space and loading capacity for additional antennas should another carrier wish to install equipment to support their network requirements at this location dependent upon the type of equipment.

Regulatory Authority

Telecommunications carriers are required by Innovation, Science, and Economic Development Canada (“ISED”), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. ISED does have exclusive jurisdiction over the approval and placement of telecommunications installations. The consultation process will provide an opportunity for residents, stakeholders and landowners to obtain detailed information regarding the proposal and to provide comments for consideration. Any inquiries that are received as a result of this notification will be logged and submitted to the SCRD as part of our application for concurrence.

Local Municipality

The SCRD has developed a Telecommunication Facility Review Procedure where community consultation is required. This process requires all properties within three times the structure height (approx. 220 metres) be notified and an advertisement in the local newspaper, The Coast Reporter. This notification is to provide the opportunity to obtain information regarding the proposal, ask questions and provide comments. The public is offered 30 days to provide comment. The closing period for comments to be received by TELUS is February 28, 2022. At the conclusion of the consultation process, TELUS will provide a summary of comments received from the community as well as the replies provided by TELUS to the SCRD Board to consider at an upcoming Board meeting.

Location

The subject property is large, partially forested Crown Land (Address not assigned) property situated on the west side of the Sechelt Inlet. The proposed location is adjacent to existing access road; some areas of the road will need to be upgraded. Please see Aerial Map on page 3.



Safety Code 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the 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, as may be amended from time to time.

Site Access

Access will be obtained via an existing access road on Crown Land. Construction is expected to take approximately one to two months.

Environment

TELUS confirms that the installation is excluded from environmental assessment under the *Canadian Environmental Assessment Act*. Any municipal environmental regulations will be followed.

Transport Canada

The tower has been reviewed by Transport Canada and will not require lighting or aeronautical markings.

Structural Considerations

TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction. Third parties may apply to add equipment should they like.

General Information

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: <http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>.

Contacts:

TELUS c/o Tawny Verigin of Cypress Land Services, Agents for TELUS
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: 1-855-301-1520, Fax: 604-620-0876
Email: publicconsultation@cypresslandservices.com

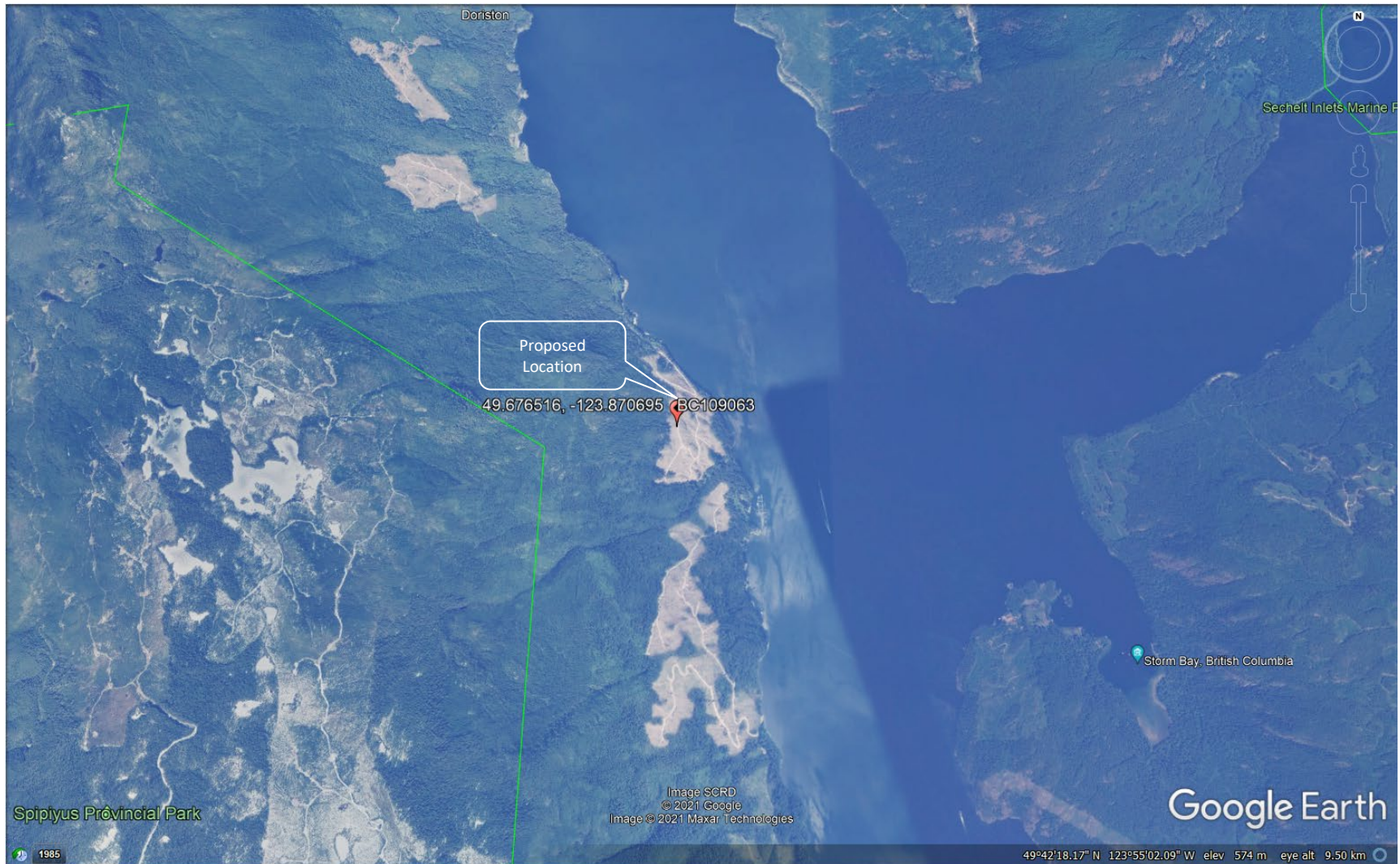
ISED – Lower Mainland District Office
13401 – 108 Avenue, Suite 1700, Surrey BC V3T 5V6
Phone: 604-586-2521, Fax: 604-586-2528
Email: ic.spectrumsurrey-surreyspectre.ic@canada.ca

Sunshine Coast Regional District

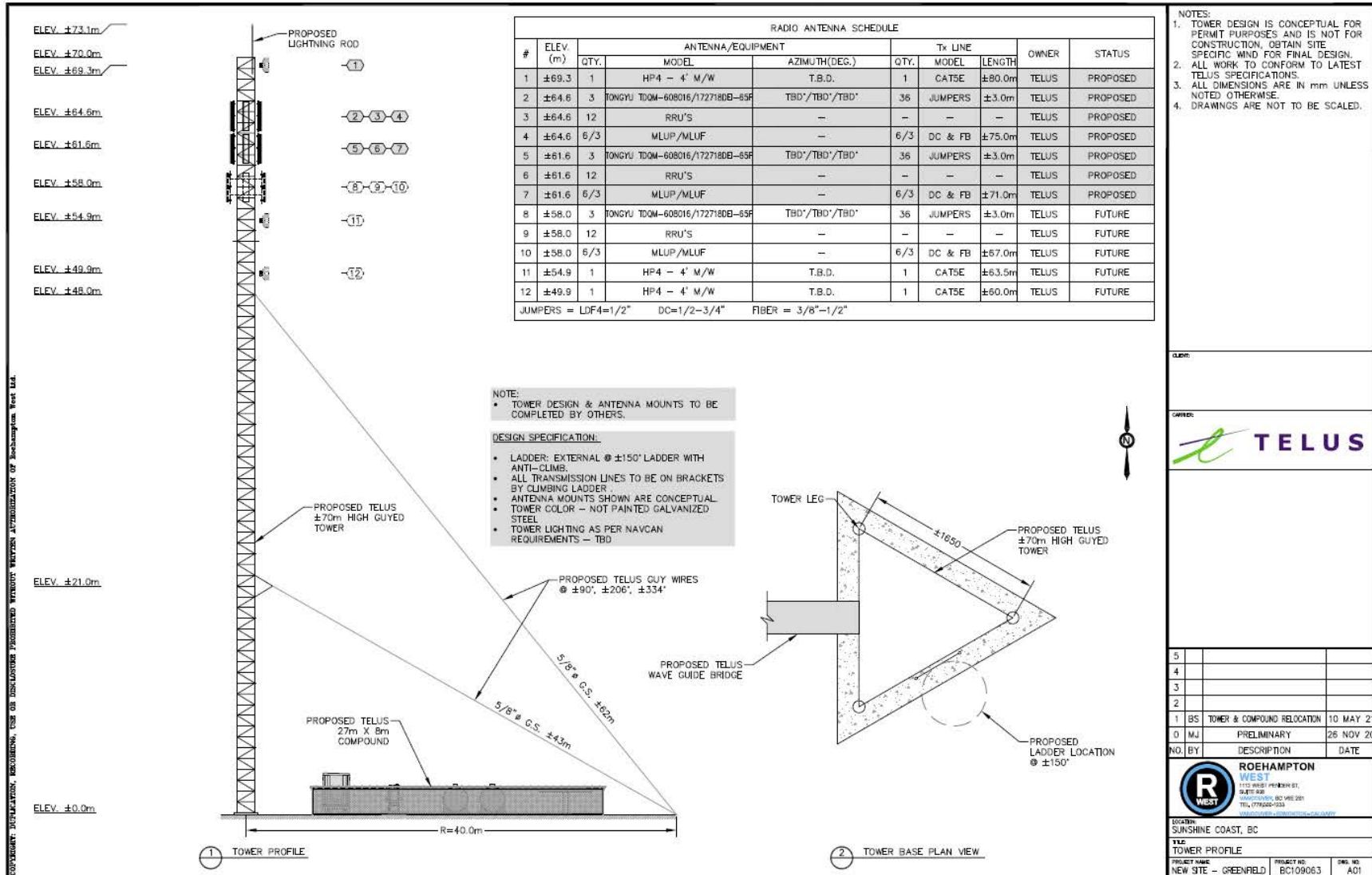
Yuli Siao, Senior Planner
1975 Field Road, Sechelt, BC V0N 3A1
Phone: 6604-885-6804 ext. 3
Email: yuli.siao@scrd.ca

If you have any specific questions regarding the proposal, please feel welcome to contact the above.

AERIAL MAP



PRELIMINARY DESIGN PLANS – TOWER PROFILE



NOTES:

- TOWER DESIGN IS CONCEPTUAL FOR PERMIT PURPOSES AND IS NOT FOR CONSTRUCTION. OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
- ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
- ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
- DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER:



5			
4			
3			
2			
1	BS	TOWER & COMPOUND RELOCATION	10 MAY 21
0	MJ	PRELIMINARY	26 NOV 20
NO. BY	DESCRIPTION	DATE	



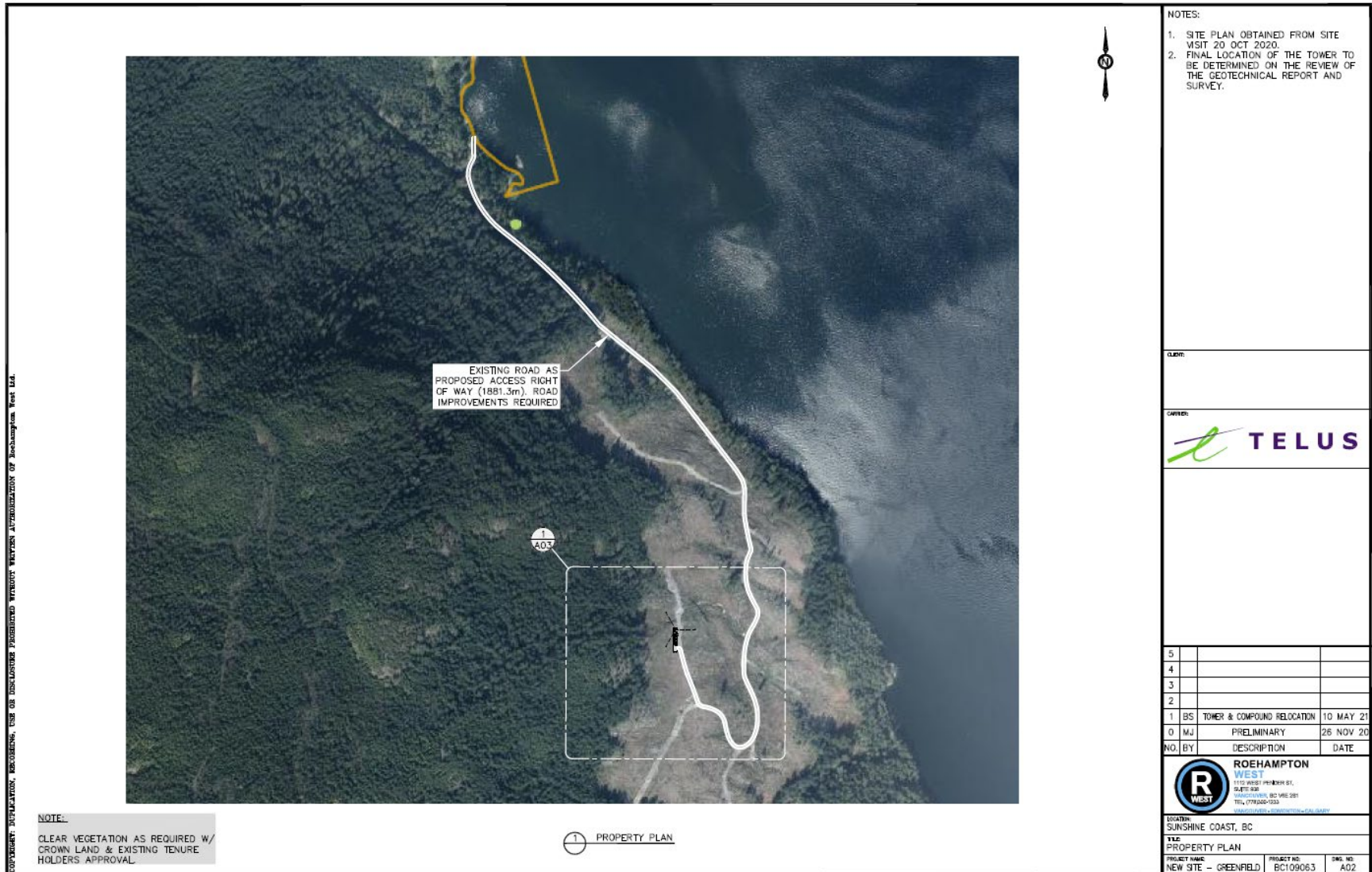
ROEHAMPTON WEST
1115 WEST PENDER ST.
SUITE 508
VANCOUVER, BC V6E 2B1
TEL: 604-681-1011
WWW.RWEST.COM

LOCATION: SUNSHINE COAST, BC

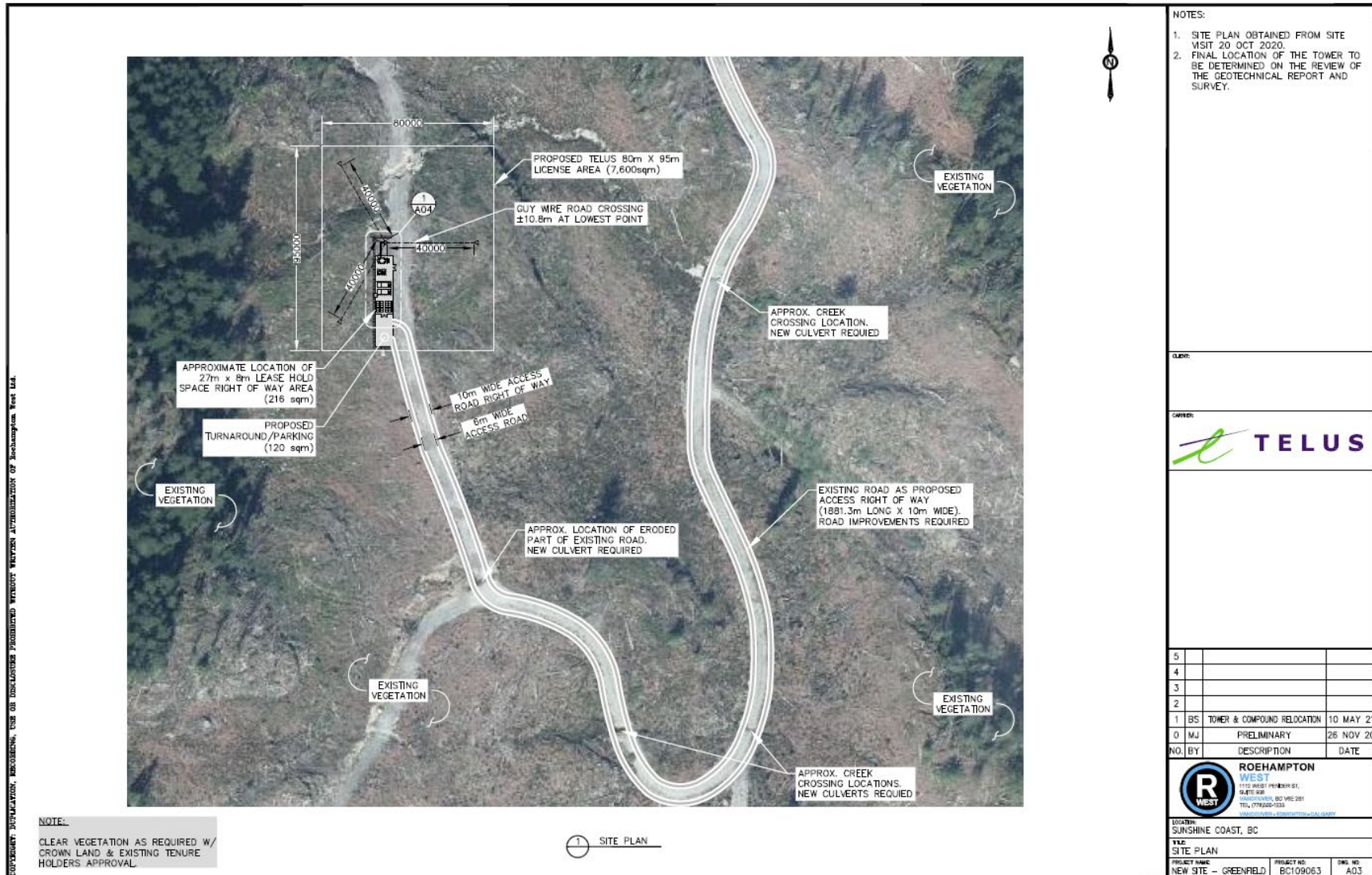
TITLE: TOWER PROFILE

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC109083 DWG NO: A01

PRELIMINARY DESIGN PLANS – PROPERTY PLAN



PRELIMINARY DESIGN PLANS – SITE PLAN



PRELIMINARY DESIGN PLANS – COMPOUND LAYOUT

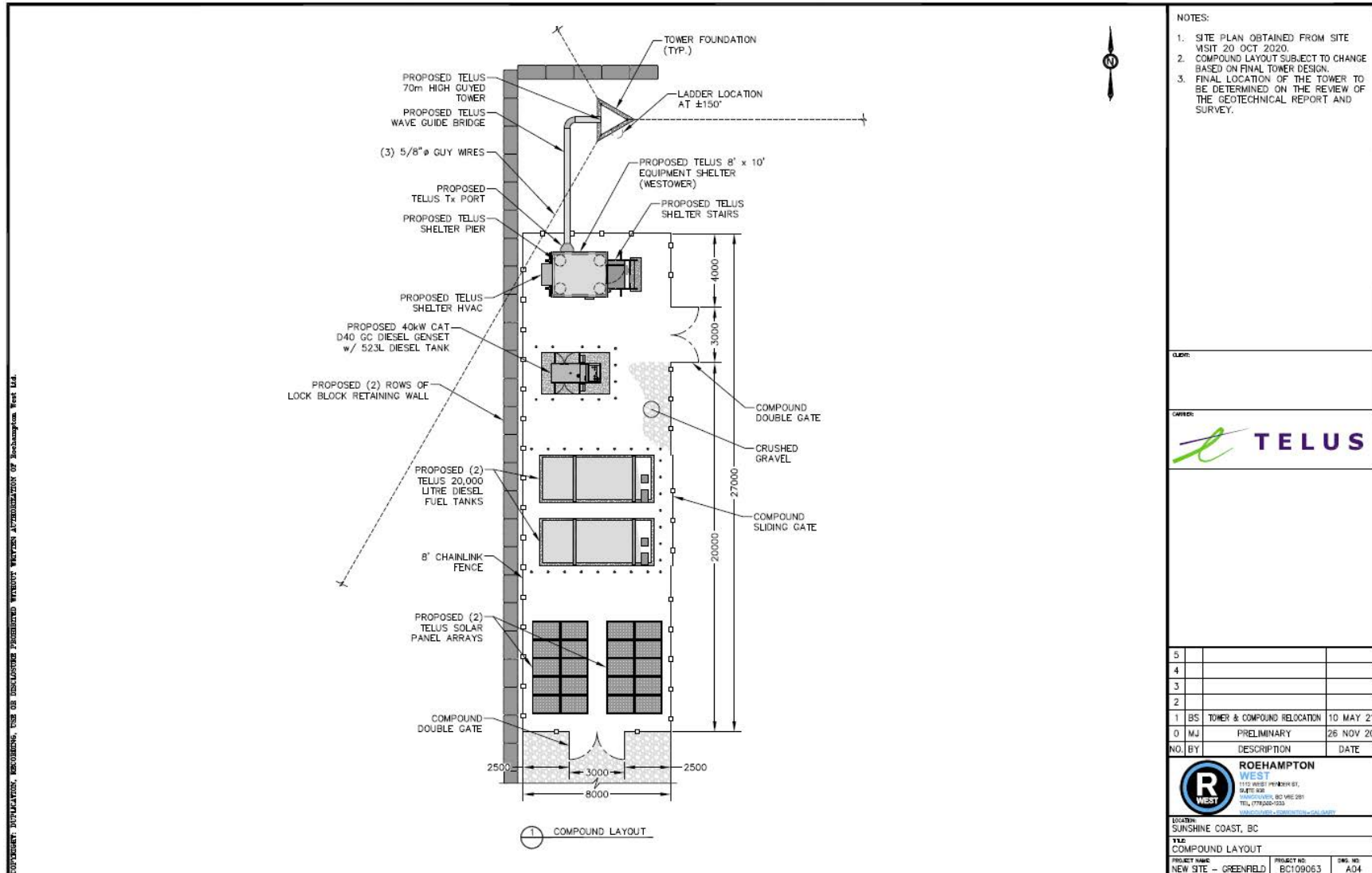


PHOTO SIMULATION

BEFORE



AFTER



Artist's rendering of proposed facility.

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.

Proposed design is subject to change based on final engineer plans

The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.



COMMENT SHEET
TELUS TELECOMMUNICATIONS FACILITY PROPOSAL
ADDRESS: CROWN LAND, ADDRESS NOT ASSIGNED, SCRD, BC
COORDINATES: N 49.676516°, W -123.870695°
TELUS SITE: BC109063

1. Do you feel this is an appropriate location for the proposed facility?

- ☐ Yes
☐ No

Comments _____

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

- ☐ Yes
☐ No

Comments _____

3. Additional Comments _____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by TELUS in satisfying the SCRD's consultation requirements. The closing period for comments to be received by TELUS February 28, 2022.

Name _____
(Please print clearly)
Email Address _____
Mailing Address _____

TELUS c/o Cypress Land Services Inc.
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Attention: Tawny Verigin, Manager of Government Affairs
Email: publicconsultation@cypresslandservices.com
Thank you for your input.

Appendix B: List of Property Owners, Occupants and Other Recipients

Sunshine Coast Regional District
Yuli Siao, Senior Planner
1975 Field Road, Sechelt, BC V0N 3A1

ISED – Lower Mainland District Office
13401 – 108 Avenue, Suite 1700,
Surrey BC V3T 5V6
ic.spectrum Surrey-surreyspectre.ic@canada.ca

CYPRESS LAND SERVICES
SUITE 1051, 409 GRANVILLE ST
VANCOUVER, BC V6C 1T2

BC109063

Total = 4

TELUS
4535 CANADA WAY, 3RD FLOOR
BURNABY, BC V5G 1J9
ATTN: Kate Pelsoci

**IMPORTANT INFORMATION ENCLOSED
REGARDING A PROPOSED
TELECOMMUNICATIONS FACILITY WITHIN
APPROX. 220 METRES OF A PROPERTY
YOU HAVE AN INTEREST IN**

**IMPORTANT INFORMATION ENCLOSED
REGARDING A PROPOSED
TELECOMMUNICATIONS FACILITY WITHIN
APPROX. 220 METRES OF A PROPERTY
YOU HAVE AN INTEREST IN**

**IMPORTANT INFORMATION ENCLOSED
REGARDING A PROPOSED
TELECOMMUNICATIONS FACILITY WITHIN
APPROX. 220 METRES OF A PROPERTY
YOU HAVE AN INTEREST IN**

**IMPORTANT INFORMATION ENCLOSED
REGARDING A PROPOSED
TELECOMMUNICATIONS FACILITY WITHIN
APPROX. 220 METRES OF A PROPERTY
YOU HAVE AN INTEREST IN**


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2


c/o Cypress Land Services
Suite 1051, 409 Granville St.
Vancouver, BC V6C 1T2

Appendix 3: Newspaper Tear Sheet

3580 Pets

The BC SPCA Sunshine Coast Branch has the following cat(s) available for adoption:

Louie - DSH, orange tabby / white, male, 3 years.

Cove - DSH, black / white, male, 2 years.

MitMit - DSH, white, female, 9 years.

Bebe - DSH, black/white, male, 8 years.

NOTE: We are closed to the general public, and only open for adoption by appointment.

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5520 Legal/Public Notices

LAND ACT: NOTICE OF INTENTION TO APPLY FOR A DISPOSITION OF CROWN LAND



Take notice that Allan & Karen Racey of Garden Bay, BC have applied to the Ministry of Forests Lands Natural Resource Operations and Rural Development (MFLNRORD), Surrey for Private Moorage situated on Provincial Crown land located on unsurveyed foreshore being part of the bed of Pender Harbour, fronting 4986 Panorama Place (Lot 34, DL 1397, Plan 13697). The Lands File Number of this application is: 2408420. Comments on this application should be directed to the Project Manager at 200-10428 153rd St., Surrey, BC V3R1E1. Comments will be received by the MFLNRORD until April 3, 2022. MFLNRORD may not consider comments received after this date. Please visit the Applications, Comments & Reasons for Decision website at <https://comment.nrs.gov.bc.ca/> for more information. Be advised that any response to this advertisement will be considered part of the public record. For information, contact Information Access Operations at the Ministry of Technology, Innovation and Citizens' Services at: www.gov.bc.ca/citiz/fao/

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9185 Boats

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VOICE OF THE SUNSHINE COAST

TELUS

Notice of Proposed TELUS Communication Inc. Telecommunications Facility

Description: As part of the public consultation process required by Innovation, Science and Economic Development Canada and the Sunshine Coast Regional District, TELUS Communications Inc. is inviting the public to comment on a proposed telecommunications facility site consisting of 73.1 metre steel guyed tower and ancillary radio equipment in order to improve wireless services to Sechelt Inlet and surrounding areas.

Tower Location: CROWN LAND, ADDRESS NOT ASSIGNED, SCRD, BC
Coordinates: N 49.676516°, W -123.870695°

For More Information:
Contact TELUS Communications Inc. at:
Tawny Verigin
c/o Cypress Land Services
Agents to TELUS Communications Inc.
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2
Tel: 1.855.301.1520
Email: publicconsultation@cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on April 4, 2022, with respect to this matter.

TELUS SITE: BC109063

Location Map

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – April 21, 2022

AUTHOR: Rui Tong, Planning Technician II

SUBJECT: Frontage Waiver FRW00015 (4289 Francis Peninsula Road)
Electoral Area A

RECOMMENDATION(S)

THAT the report titled Frontage Waiver FRW00015 (4289 Francis Peninsula Road) – Electoral Area A be received;

AND THAT the requirement for road frontage of a minimum 10% of the lot perimeter for the proposed Lot 2 in the subdivision of BLOCK 57 District Lot 1390 Plan 4276 be waived.

BACKGROUND

The SCRD has received a Frontage Waiver Application in relation to a 3-lot subdivision at 4289 Francis Peninsula Road in Pender Harbour.

Section 512 of the *Local Government Act* requires that all new parcels have at least 10 percent of the perimeter fronting a highway unless a local government waives the requirement. The proposed Lot 2 does not meet the above requirement.

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

Table 1 – Application Summary

Owner / Applicant:	Sunco Civil Consulting Ltd.
Legal Description:	BLOCK 57 DISTRICT LOT 1390 PLAN 4276.
P.I.D.:	011-641-223
Civic Address:	4289 Francis Peninsula Road, Pender Harbour
Parcel Area:	3.48 acres/1.37 ha
OCP Land Use:	Residential A
Land Use Zone:	R2
Subdivision District:	C – 2000 m ² minimum parcel size
Application Intent:	Frontage waiver for Lot 2

Figure 1 – Location of Subject Property



DISCUSSION

The application involves a three-lot subdivision of the subject property fronting Francis Peninsula Road and Stone Road in Pender Harbour (Attachment A). The subject property is located within the Subdivision District C and each of the proposed new lots are above the minimum parcel size requirement of 2000 m².

The proposed Lot 2 will have a road frontage of less than 10 percent of the perimeter of the lot. In order to accommodate the existing single family dwellings and areas for sewage disposal fields on proposed Lot 1 and Lot 3, the subdivision design proposes limited access to Lot 2 via a panhandle driveway off Francis Peninsular Road.

The Ministry of Transportation and Infrastructure issued a Preliminary Layout Review (PLR) on April 08, 2021, indicating that the Ministry has reviewed the layout and supports the configuration of the parcels as proposed.

CONCLUSION

A waiver for the 10 percent perimeter frontage requirement is required by the SCRD Board for the proposed subdivision to proceed.

Staff support this application and recommend issuing the frontage waiver for proposed Lot 2, which will allow the subdivision to proceed and be considered for final approval by the Ministry of Transportation and Infrastructure.

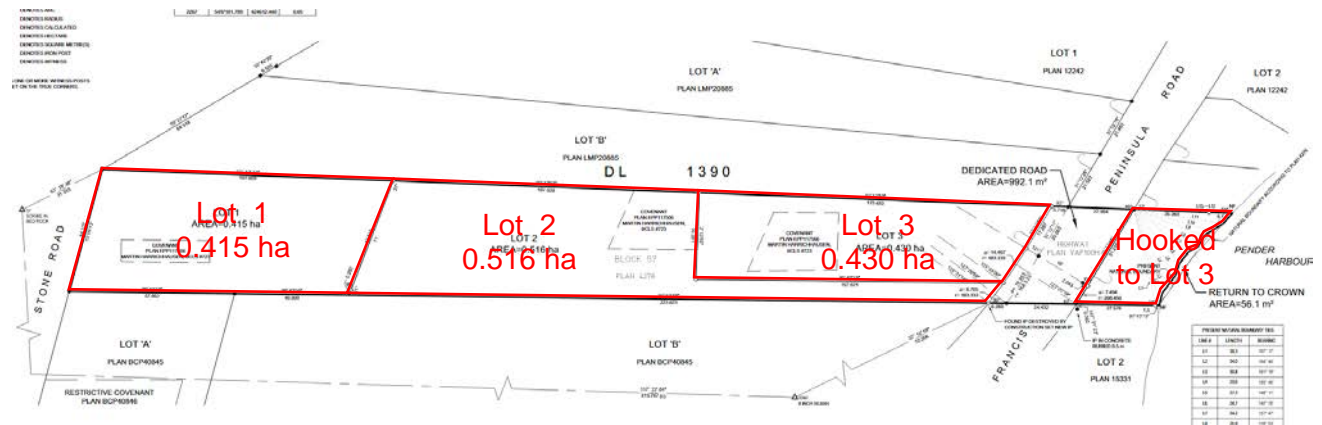
ATTACHMENTS

Attachment A – Subdivision Plan

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

Attachment A

Subdivision Plan



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Development Committee – April 21, 2022

AUTHOR: Matt Treit, Manager, Protective Services

SUBJECT: COMMUNITY EMERGENCY PREPAREDNESS FUND – APPROVAL OF EVACUATION ROUTE PLANNING GRANT

RECOMMENDATION(S)

THAT the report titled Community Emergency Preparedness Fund – Approval of Evacuation Route Planning Grant be received;

AND THAT the SCRD accept the Community Emergency Preparedness Fund grant for Evacuation Route Planning valued at \$25,000;

AND THAT the delegated authorities be authorized to execute the Approval Agreement & accept the Terms of Condition;

AND FURTHER that the 2022-2026 Financial Plan be amended accordingly.

BACKGROUND

The SCRD Board adopted Resolution 305/21 on November 25, 2021:

305/21 Recommendation No. 4 *Community Emergency Preparedness Fund – Application for Evacuation Plan Grants*

THAT the report titled Community Emergency Preparedness Fund – Application for Evacuation Plan Grants be received for information;

AND THAT a grant application for Evacuation Route Planning be submitted on behalf of the Sunshine Coast Regional District.

Following Board direction, staff applied for the CEPF 2021 Evacuation Route Planning Grant program. The SCRD was notified by UBCM of the approval of the grant application on March 8, 2022. The grant award remained confidential until March 21, 2022 (Attachment A).

DISCUSSION

The Community Emergency Preparedness Fund (CEPF) is a suite of funding streams intended to enhance the resiliency of local governments and First Nations communities in responding to emergencies. Funding is provided by the Province of BC and is administered by the Union of British Columbia Municipalities (UBCM).

An application to the CEPF was drafted to seek funding for the development of an evacuation plan for the community of Egmont to enhance the SCRD Emergency Program.

The community of Egmont was selected for this evacuation plan as it is at the greatest risk of wildfire according to provincial Wildland Urban Interface data.

The UBCM announced on March 21, 2022 that the SCRD had received the total amount of funding requested (\$25,000.00) to fund evacuation route planning.

Organizational and Intergovernmental Implications

The Sunshine Coast Emergency Program (SCEP) also prepared grant applications on behalf of, and in coordination with, the District of Sechelt and Town of Gibsons.

The Town of Gibsons and District of Sechelt were also successful with their grant applications, and so SCRD staff will coordinate with those jurisdictions on the administration of their grants. Project support will be provided by staff in keeping with the regional nature of the SCEP function, but all monies will be received and managed by individual member municipalities.

Financial Implications

The grant will cover 100% of the eligible costs associated with the development of the evacuation plan.

Timeline for next steps or estimated completion date

SCRD staff will issue an RFP for the completion of the three evacuation plans, in coordination with municipalities.

STRATEGIC PLAN AND RELATED POLICIES

This grant application is consistent with the SCRD Financial Sustainability Plan, seeking alternative funding for SCRD projects.

CONCLUSION

The SCRD Board approved the grant submission for Sunshine Coast Evacuation Plan Project on November 25, 2021. SCRD was informed that the Sunshine Coast Evacuation Plan Project grant application was approved.

This report recommends approval and acceptance of the grant and inclusion of the project in the Five Year (2022-2026) Financial Plan.

ATTACHMENTS

Attachment A – UBCM Letter of Grant Approval, dated March 8, 2022

Reviewed by:			
Manager	X - M. Treit	CFO/Finance	X –T.Perreault
GM	X – I. Hall	Legislative	
CAO	X – D. McKinley	Other	

March 8, 2022

Dean McKinley, CAO
Sunshine Coast Regional District
1975 Field Road
Sechelt, BC, V7Z 0A8

Reference: AP- AP7131

Re: 2021 CEPF Evacuation Route Planning – CONFIDENTIAL Approval Agreement & Terms of Conditions of Funding

Dear Mr. McKinley,

Thank you for submitting an application under the Community Emergency Preparedness Fund for 2021 Evacuation Route Planning funding stream.

I am pleased to inform you **in confidence** that the Evaluation Committee has recommended your project, *Egmont Evacuation Plan*, for funding. A grant in the amount of \$25,000.00 has now been approved.

As outlined in the Program & Application Guide, grant payments will be issued when the approved project is complete and UBCM has received and approved the required final report and financial summary, and Emergency Management BC has reviewed and recommended approval of the completed Evacuation Route Plan.

The Ministry of Public Safety and Solicitor General has provided funding for this program and the general Terms & Conditions are attached. In addition, and in order to satisfy the terms of the contribution agreement, the following requirements must be met in order to be eligible for grant payment:

- (1) This approval agreement is required to be signed by the CAO or designate and returned to UBCM within 30 days;
- (2) To provide the Province of BC with the opportunity to make announcements of funding approvals under this program, please keep information regarding this funding approval in confidence until March 28, 2022;
- (3) The funding is to be used solely for the purpose of the above-named project, for the expenses itemized in your approved application and budget, and for the completion or update of an Evacuation Route Plan which identifies and addresses existing challenges to successfully implement an evacuation in the event of an emergency;
- (4) All expenditures must meet eligibility and funding requirements as defined in the Program & Application Guide (refer to Sections 5 and 6);

- (5) All project activities must be completed within one year of the date of this letter and no later than March 31, 2023;
- (6) The final report is required to be submitted to UBCM within 30 days of project end date and no later than April 28, 2023;
- (7) Any unused funds must be returned to UBCM within 30 days following the project end date;
- (8) Approved applicants are required to grant the Province of British Columbia free and clear access and distribution rights, specifically a perpetual, royalty-free, non-exclusive, worldwide license to use, reproduce, modify and distribute, any and all of the spatial data products acquired/produced using CEFP funding.

Please note that descriptive information regarding successful applicants will be posted on the UBCM and/or provincial government websites, and all interim, progress and/or final report materials will be made available to the provincial government.

On behalf of the Evaluation Committee, I would like to congratulate you for responding to this opportunity to support emergency preparedness and resiliency in your community.

If you have any questions, please contact Local Government Program Services at (250) 387-4470 or cepf@ubcm.ca.

Sincerely,



Rebecca Bishop, LGPS Program Officer

Encls.

cc. Matt Treit, Manager, Protective Services

Reference: AP-7131

Approval Agreement (to be signed by the CAO, Band Manager, or designate)

I, _____, have read and agree to the general Terms & Conditions and requirements for funding under the 2021 Evacuation Route Planning funding stream.

Signature

Date

Please return a scanned copy of the signed Approval Agreement within 30 days to cepf@ubcm.ca.

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

March 22, 2022

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

PRESENT:	Chair	Kelsey Oxley
	Members	Nicole Huska Eleanor Lenz Catherine Ondzik Barbara Bolding
ALSO PRESENT:	Electoral Area D Director	Lori Pratt (Non-Voting Board Liaison)
	Representing Wood Bay Ridge Road Subdivision Applications	Jim Green (Agent) Martin Gerber (Owner)
	Recording Secretary	Sandy Goldsmith
REGRETS:	Member	Alda Grames

CALL TO ORDER 7:00 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Area B Minutes

The Area B APC minutes of February, 2022 were adopted as presented.

Minutes

The following minutes were received for information:

- Halfmoon Bay (Area B) APC Minutes of February 22, 2022
- Roberts Creek (Area D) APC Minutes of February 28, 2022
- Planning and Development Committee Minutes of February 17, 2022

REPORTS

Subdivision Application SD000098 (Wood Bay Ridge Road)

REPORTS (cont'd)

Subdivision Application SD000099 (Wood Bay Ridge Road)

The above reports were submitted as information only to the Area B Advisory Planning Commission.

The APC discussed the proposed subdivision plans.

The following concerns/points/issues were noted:

- Slope hazards regarding damage to slopes and environment.
- Does this application conform with SCRD bylaws.
- Concerns regarding emergency access with only a single road into the development and no planned evacuation plan report provided.
- Concerns regarding wetlands and riparian preservation – lack of information provided to APC.

After discussion and questions answered by Jim Green, agent of the development the following requests were put forward by the APC:

- APC requires more information from the SCRD to constructively comment on issues regarding the plans around the wetlands and riparian preservation.
- APC requests that MOTI be aware of their concerns regarding emergency access and exit routes.
- APC requests that SCRD provide them with a copy of the RAR report and the Development Permit reports.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING April 26, 2022

ADJOURNMENT 8:20 p.m.