



ELECTORAL AREA SERVICES COMMITTEE

Thursday, June 20, 2024

TO BE HELD

IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

AGENDA

CALL TO ORDER 9:30 a.m.

AGENDA

1. Adoption of Agenda

Pages 1 - 2

PRESENTATIONS AND DELEGATIONS

REPORTS

2. Development Permit DP000310 for 1020 Keith Road (Fortis BC)
– Electoral Area E
Senior Planner
Electoral Area E - Rural Planning (Voting – A, B, D, E, F)

Annex A
pp 3 - 14

3. Development Variance Permit DVP00099 (7531 Cove Beach
Road) – Electoral Area B
Planner II
Electoral Area B - Rural Planning (Voting – A, B, D, E, F)

Annex B
pp 15 - 28

4. Agricultural Land Commission Application ALR00026 (437 Hough
Road) – Electoral Area E
Planner II
Electoral Area E - Rural Planning (Voting – A, B, D, E, F)

Annex C
pp 29 - 34

5. SCRD Agreement with Sunshine Coast Community Forest for
Stewardship and Maintenance of Big Tree Recreation Site
Manager, Parks Services
Community Parks (Voting – A, B, D, E, F)

Annex D
pp 35 - 38

6. Electoral Area F (West Howe Sound) Advisory Planning
Commission Meeting Minutes of May 28, 2024
Electoral Area F - Rural Planning (Voting – A, B, D, E, F)

Annex E
pp 39 - 41

7. 2024 Electoral Areas' Grant-in-Aid Debrief
GM, Corporate Services / Chief Financial Officer
Grants-in-Aid (Voting – A, B, D, E, F)

Annex F
pp 42 - 52

COMMUNICATIONS

NEW BUSINESS

IN CAMERA

That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) and (k) 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;” and “negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.”

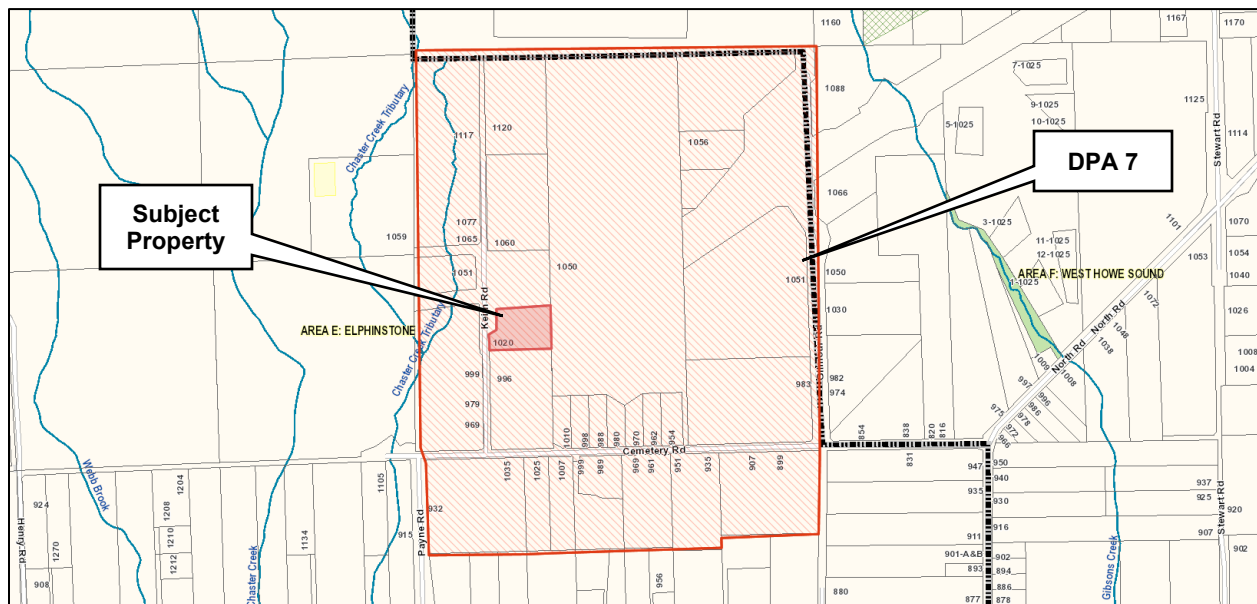
ADJOURNMENT

SUBJECT: DEVELOPMENT PERMIT DP000310 FOR 1020 KEITH ROAD (FORTIS BC) – ELECTORAL AREA E

(1) THAT the report titled Development Permit DP000310 for 1020 Keith Road (Fortis BC) – Electoral Area E be received for information;

(2) AND THAT Development Permit DP000310 be issued.

The property is located within Development Permit Area (DPA) 7: Rural Industry, where a development permit to regulate form and character is required prior to the construction of industrial buildings.



The objective of the development permit area is “to provide some landscape, signage and design limitation on rural industrial and commercial uses... in this area that forms a future gateway to the Sunshine Coast.”

Owner / Applicant:	Fortis BC
Civic Address:	1020 Keith Road
Legal Description:	THAT PART OF BLOCK 3 LYING TO THE NORTH OF A LINE BISECTING THE EAST AND WEST BOUNDARIES OF SAID LOT, EXCEPT PART IN PLAN LMP1311, DISTRICT LOT 1657 PLAN 4563, PID: 011-493-984
Electoral Area:	E - Elphinstone
Parcel Area:	9,959 m2
OCP Land Use:	Rural
Land Use Zone:	Rural Residential Two (RU2) – Public utility permitted in all zoned.
Development Permit Areas:	DPA 7: Rural Industry
Application Intent:	To allow for the construction of a Fortis BC gas facility.

Table 1 - Application Summary

Legislative Context

The Local Government Act provides local governments the authority to establish objectives in an Official Community Plan for the form and character of commercial development. Guidelines respecting the way objectives can be addressed are also provided.

The review of development permit applications is restricted to consideration of relevant objectives and guidelines in relation to the proposed development.

A development permit may include general requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

DISCUSSION

Analysis

The proposed facility is intended to provide upgraded gas utility services to the Gibsons area. The proposed facility consists of seven small buildings and structures housing and protecting equipment required for the provision of natural gas services.

The development is considered industrial in nature and must conform to the form and character guidelines in Development Permit Area 7: Rural Industry.

The buildings will be similar to existing FortisBC facilities on Trail Avenue in Sechelt, as shown in Figure 3.

Staff have reviewed the project and consider the development to meet all applicable guidelines (Attachment A).



Figure 2 - Aerial Photo of Surrounding Area



Figure 3 - FortisBC Standard building structures at the Sechelt facility.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit. (staff recommendation)

This would permit the proposed facility to proceed to building permit stage.

Option 2: Refer the application to the Area E APC.

This would delay Board consideration of the application until September 2024.

Option 3: Request changes to the proposal.

The Board may request changes to the proposal to better align with guidelines in DPA 7: Rural Industry. If this option is pursued, direction should be provided that relates directly to specific guidelines.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

Staff recommend issuance of Development Permit DP000310 as attached.

Attachments

Attachment A - Development Permit Area Guideline Review

Attachment B - Development Permit DP000310 DRAFT

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
A/CAO	X - T. Perreault	Other	

Development Permit Area 7: Rural Industry

Elphinstone Official Community Plan

CATEGORY:

Form and character of industrial, commercial, and multi-family development.

JUSTIFICATION:

This development permit area applies to the Rural land-use designation within the north-east corner of the Plan Area on which the extension of the Highway 101 Bypass is centred. The objective of the development permit area is to provide some landscape, signage and design limitation on rural industrial and commercial uses allowed under the current zoning bylaw of the Regional District in this area that forms a future gateway to the Sunshine Coast.

GUIDELINES:

Development permits issued in this area must be in accordance with the following, as applicable:

1. Building Form

Industrial and commercial buildings permitted under the zoning bylaw in this area should be consistent with the single-family building form and character found in rural areas of the Sunshine Coast by ensuring:

- | | |
|--|------------|
| a. Buildings should be designed to appear relatively small in scale and not overwhelm adjacent buildings or roads by the use of the following techniques: | Met |
| <ul style="list-style-type: none"> i. varying building heights or shifting rooflines on buildings; and ii. shaping larger buildings to give the building the appearance of being composed of a number of smaller sections or blocks. | |
| b. Large, blank walls (in excess of 6.0 metres (20.0 ft.) facing highways are not permitted unless design elements such a mural or faux windows placed on the façade. | Met |

Development Permit Area Guideline Review

DP000310: 1020 Keith Road (Fortis BC)

2. Signage

a. Signage shall be limited to free-standing signs that shall be limited to a height of 2.0 metres (6.6 feet) above grade and have a surface area on each side which does not exceed 3.0m ² (32.3 sq. ft.). Signs mounted upon a base made of stone, brick, wood or other natural-appearing material are encouraged.	N/A
b. Site lighting shall be directed downward to avoid “light spill” on adjacent residential areas and designed following the Regional District’s Outdoor Lighting Standard.	Met
c. Site lighting should be neutral in colour. High-pressure sodium (orange) lights are not permitted.	Met

3. Siting and Landscaping

a. Commercial and industrial buildings should be sited to afford maximum privacy to adjacent residential/rural properties and minimize the impacts of noise, glare and shadows.	Met
b. Those portions of the site abutting highways, residential and rural zoned parcels should be fenced and landscaped with dense shrubbery with a minimum height of 2.0 metres (6.6 feet) and width of 1.0 metres (3.3 feet) to create an effective buffer so that industrial and commercial uses are not visible from the adjacent areas.	Met

RECOMMENDED CONDITIONS:

1. Development to be completed in substantial compliance with drawings and specifications attached as Schedule A to the Development Permit.

DRAWINGS AND SPECIFICATIONS:

2023-SEP-26 Site Plan (Tetra Tech)

2023-SEP-26 Lighting and Landscape Plan (Tetra Tech)

2023-SEP-26 Building Form and Character Drawings (Tetra Tech)

REVIEWED:

Sven Koberwitz, Senior Planner

Planning and Development Department

Sunshine Coast Regional District

May 26, 2024



**SUNSHINE COAST REGIONAL DISTRICT
DEVELOPMENT PERMIT
DP000332 (1041 ROBERTS CREEK ROAD)**

ISSUED TO: FORTISBC ENERGY INC., INC.NO. BC1023718
16705 FRASER HIGHWAY
SURREY, BC V4N 0E8

Attachment B

This Development Permit for GAS UTILITY FACILITY is issued subject to compliance with all relevant Sunshine Coast Regional District bylaws.

This permit applies to those lands within the Sunshine Coast Regional District described below, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').

Legal Description: THAT PART OF BLOCK 3 LYING TO THE NORTH OF A LINE
BISECTING THE EAST AND WEST BOUNDARIES OF SAID LOT,
EXCEPT PART IN PLAN LMP1311, DISTRICT LOT 1657 PLAN 4563

P.I.D.: 011-493-984

Civic Description: 1020 KEITH ROAD

Conditions and requirements pursuant to Sections 488, 489, 490, and 491 of the *Local Government Act* are imposed in accordance with the following Development Permit Area(s) contained within the *Elphinstone Official Community Plan, Bylaw 600*:

DPA 7: Rural Industry

TERMS AND CONDITIONS:

- (1) The Lands shall be developed strictly in accordance with the terms and conditions of this Permit and in accordance with the following schedules and recommendations contained therein:

Schedule A - Site Plan dated 2023-09-26

Schedule B - Landscaping and Light Layout Plan dated 2023-09-26

Schedule C - Site Lighting Plan dated 2023-08-09

Schedule D - Building Form and Character Plan dated 2023-09-26

Heritage

- (2) Except as may be authorized by the Minister responsible for heritage conservation, no person may damage, alter, or remove from a site any object, artifact, feature, material or other physical evidence of unknown origin that may be protected under the *Heritage Conservation Act*. In the event of finding a possible archaeological site or artifact immediately stop work and contact:

Archaeology Branch

Ministry of Forests, Lands, Natural Resource Operations and Rural Development
PO Box 9816 Stn Prov Govt
Victoria, BC V8W 9W3
250-953-3334

The Land Management Division, Squamish Nation
320 Seymour Blvd, North Vancouver, V7J 2J3
604-982-0510

shíshálh Nation Rights and Title Department
5555 Sunshine Coast Highway, Sechelt, BC
PO Box 740, Sechelt, BC V0N 3A0
604-885-2273

Notice and Timing of Permit

- (3) In accordance with Section 504 (1) of the *Local Government Act*, **this permit will lapse two years from the Development Permit issuance date**, unless construction in accordance with the terms and conditions of this permit has substantially started.

This Permit is not a building permit.

AUTHORIZING RESOLUTION NO. ### PASSED BY THE SUNSHINE COAST REGIONAL DISTRICT BOARD THE ##th DAY OF Month, Year.

ISSUED THIS ##th DAY OF Month, Year.

Sherry Reid
Corporate Officer
SUNSHINE COAST REGIONAL DISTRICT

ROAD
PLAN LMP 1311

BLOCK 4
PLAN 4563

KEITH ROAD HIGHWAY PLAN 161H

SRW
PLAN 4796
BC HYDRO

PROPERTY CORNER
N 5474268.987
E 461742.810

- PROPERTY CORNER
N 5474259.252
E 461726.503







PROPERTY CORNER
N 5474226.907
E 461726.853

LOT 1
PLAN 23053

BLOCK 4
PLAN 4563

120.6m

PROPERTY CORNER
N 5474229.503
E 461852.715

	CHAINLINK FENCE (2.44m TALL)
	SERVICE RIGHT OF WAY
	KEITH ROAD
	20m WIDE EASEMENT
	PROPERTY LINE
	FACILITY AND ACCESS ROAD FOOTPATH SEE NOTE 4

PROPERTY LINE

CITY AND ACCESS ROAD FOOTPRINT
E NOTE 4

**ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION**
2023-09-26

STRUCTURE NUMBER	DESCRIPTION	FOOT PRINT (m ²)	STRUCTURE SIZE	MAX HEIGHT* (m)	PARCEL COVERAGE (%)
①	INSTRUMENT AIR FOUNDATION (FD-01)**	22.0	-	-	0.22
②	ELECTRICAL BUILDING (FD-02)	28.8	3.2m x 9.0m	4.01	0.29
③	GAS DRYER CANOPY (FD-03)	28.3	4.1m x 6.9m	4.02	0.28
④	CNG COMPRESSOR FOUNDATION (FD-04)**	38.3	-	-	0.38
⑤	PRESSURE REGULATING UNIT BUILDING (FD-05)	24.1	3.6m x 6.7m	3.83	0.24
⑥	PRESSURE REGULATING UNIT BUILDING (FD-06)	24.1	3.6m x 6.7m	3.82	0.24
⑦	BC HYDRO TRANSFORMER**	2.7	-	-	0.03
⑧ / ⑨	CNG VESSEL FOUNDATIONS (FD-08 & FD-09)**	57.8	-	-	0.58
⑩	CHAINLINK FENCE	1104	170m	2.44	17.0
-	TOTAL PARCEL AREA	10046			-

Tt TETRA TECH
220312.0

TETRA TECH	RA	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-08-14
TETRA TECH	RB	RE-ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-08-21
TETRA TECH	RC	RE-ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-09-26
BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)

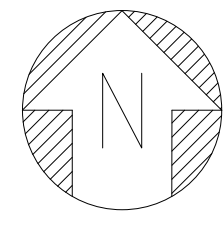
SCALE- 1:300



DRAWING NUMBER 60060-C-000-1001-SKC-RC

DRAWING NUMBER 60060-C-000-1001-SKC-RC

Schedule B



DRAWING LIMIT

ROAD
PLAN LMP 1311

KEITH ROAD HIGHWAY PLAN 161H

SRW
PLAN 4796
BC HYDRO

BLOCK 4
PLAN 4563

FACILITY

8m WIDE SINGLE
LEAF SLIDING
VEHICLE GATE

PARKING
6m x 15m
5 SPOTS

TRUCK TURNING PAD

ACCESS ROAD

BLOCK 4
PLAN 4563

LOT 1
PLAN 23053

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METRES, COORDINATES AND ELEVATIONS ARE IN METRES, UNLESS OTHERWISE NOTED. COORDINATES SHOWN ARE IN UTM ZONE 10N NAD 83. ELEVATIONS ARE GEODETIC.
2. LIGHT POLES ARE EQUIPPED WITH LEDS WITH A COLOUR TEMPERATURE OF 5000K, DOWNCAST WITH FORWARD-THROW DISTRIBUTION AND PHOTOCELL CONTROL. REFER TO DRAWING 60060-E-000-1018 FOR DETAILED SITE LIGHTING PLAN.
3. HYDROSEED MIX TO BE THE FOLLOWING:
37% PERENNIAL RYEGRASS
29% CREEPING RED FESCUE
17% HARD FESCUE
9% TIMOTHY
5% CANADA BLUEGRASS
3% RED TOP
4. HEDGES TO BE 1.5m TALL EXCELSA WESTERN RED CEDAR SPACED EVERY 0.914m TO 1.21m. TOP SOILS FOR THE CEDARS TO BE A GARDEN MIX THAT CLOSELY MEETS THE 2P PLANTING MEDIUM REQUIREMENTS AS OUTLINED IN THE B.C. LANDSCAPE SOCIETY SPECIFICATION.

PROJECT SUMMARY TABLE:

STRUCTURE NUMBER	DESCRIPTION
(1)	INSTRUMENT AIR FOUNDATION (FD-01)
(2)	ELECTRICAL BUILDING (FD-02)
(3)	GAS DRYER CANOPY (FD-03)
(4)	CNG COMPRESSOR FOUNDATION (FD-04)
(5)	PRESSURE REGULATING UNIT BUILDING (FD-05)
(6)	PRESSURE REGULATING UNIT BUILDING (FD-06)
(7)	BC HYDRO TRANSFORMER
(8)/(9)	CNG VESSEL FOUNDATIONS (FD-08/09)
(10)	CHAINLINK FENCE

LEGEND:

- x — CHAINLINK FENCE (2.44m TALL)
- HYDROSEED WITH NATIVE GRASS (SEE NOTE 3)
- GRAVEL FINISH (3/4" MINUS)
- LIGHT POLES (SEE NOTE 2)
- SERVICE RIGHT OF WAY
- KEITH ROAD
- 20m WIDE EASEMENT
- PROPERTY LINE
- HEDGE (SEE NOTE 4)
- EXISTING WOODED AREA

SCALE 1:300
0 5 10 15 20m

ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION
2023-09-26

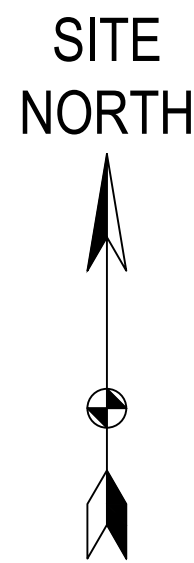


TETRA TECH	RB	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-09-26
TETRA TECH	RA	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-08-21
BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE (YYYY-MM-DD)
PREVIOUS DR. NO.:-			SCALE:- 1:300			PERMIT TO PRACTICE No.

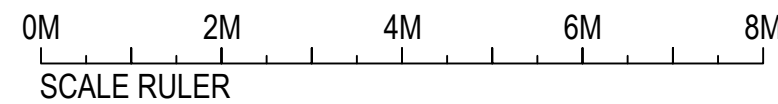
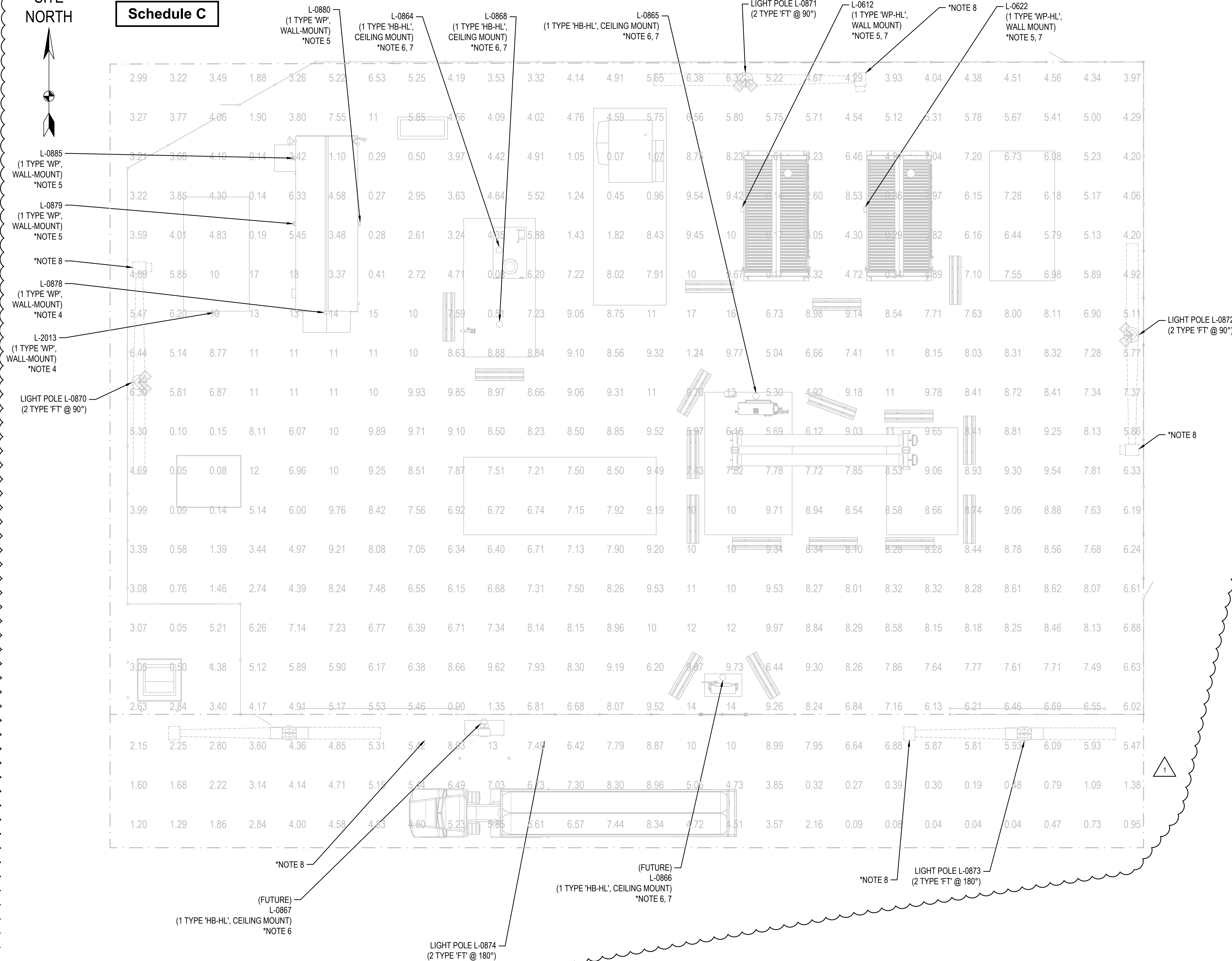


ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION	
LANDSCAPING AND LIGHT LAYOUT PERMIT APPLICATION	
DRAWING NUMBER	60060-C-000-1003-SKC-RB



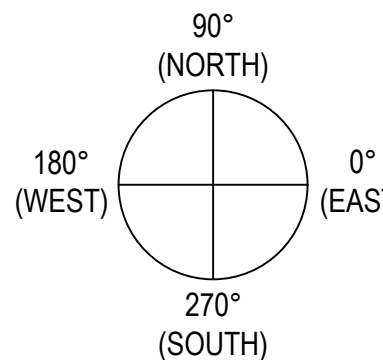
Schedule C



LUMINAIRE POSITIONS LIST

*NOTE 1

TAG NO.	ORIENTATION, Z (DEG) *SEE DETAIL 1
L-0612	180°
L-0622	180°
L-0864	N/A (CEILING MOUNT)
L-0865	N/A (CEILING MOUNT)
L-0866	N/A (CEILING MOUNT)
L-0867	N/A (CEILING MOUNT)
L-0868	N/A (CEILING MOUNT)
L-0870	45° , 315°
L-0871	225° , 315°
L-0872	135° , 225°
L-0873	0° , 180°
L-0874	0° , 180°
L-0878	270°
L-0879	180°
L-0880	0°
L-0885	180°
L-2013	270°
L-2160	0°
L-2161	0°



DETAIL 1

Z-PLANE LUMINAIRE OPTICS
ORIENTATION ANGLE

ISSUED FOR
CONSTRUCTION
2023-08-09

DRAWING AND INSTALLATION NOTES

- THIS DRAWING INCLUDES EXTERIOR LIGHTING ONLY. ALL BUILDINGS ARE EQUIPPED WITH INTERIOR LIGHTS.
- PHOTOMETRIC CALCULATIONS BASED ON RESULTS FROM JENMAR CONCEPTS. COORDINATES LIST IS APPROXIMATE. REFER TO SITE PLAN DRAWING M-1001 FOR LIGHT POLE MOUNTING LOCATIONS. ACTUAL MOUNTING LOCATIONS TO BE CONFIRMED BY INSTALLING CONTRACTOR AND REVIEWED BY THE ENGINEER PRIOR TO INSTALLATION. REFER TO DRAWING 60060-E-000-1001 FOR SITE LIGHTING EQUIPMENT SCHEDULE.
- WALL PACK MOUNTED ABOVE DOOR.
- WALL PACK MOUNTED ON SIDE OF BUILDING OR EQUIPMENT SKID.
- HIGH BAY LIGHT CEILING-MOUNTED BELOW SHELTER CANOPY AND ORIENTED DOWNWARD.
- USE CIZ2 HAZLOC WIRING METHODS.
- HINGED LIGHT POLES SHOWN IN MAINTENANCE POSITION. HINGE LOCATED 15R ABOVE GRADE.

CALCULATION SUMMARY

WORKING PLANE LABEL	CALC TYPE	UNITS	AVERAGE	MAX	MIN
CNG COMPOUND	ILLUMINANCE	FC	7.57	38.00	0.04
DRIVELANE (W/ TRUCK)	ILLUMINANCE	FC	4.87	27.00	0.02

PREPARED BY:



A DIVISION OF JENMAR COMPRESSORS INC.
#319 - 9440 202 STREET, LANGLEY, BC, CANADA
604-757-9082 www.jenmarconcepts.com

JENMAR PROJECT NUMBER: 10-183

JENMAR CONCEPTS	R0	ISSUED FOR DESIGN	A.ROBINSON	A.ROBINSON	D.CURRIE	2021-06-15
JENMAR CONCEPTS	R1	ISSUED FOR CONSTRUCTION	A.ROBINSON	A.ROBINSON	P.INEZA	2023-08-09
BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
PREVIOUS DR. NO.:			SCALE: N/A			PERMIT TO PRACTICE No.



EGBC Permit to Practice
Number 1001908

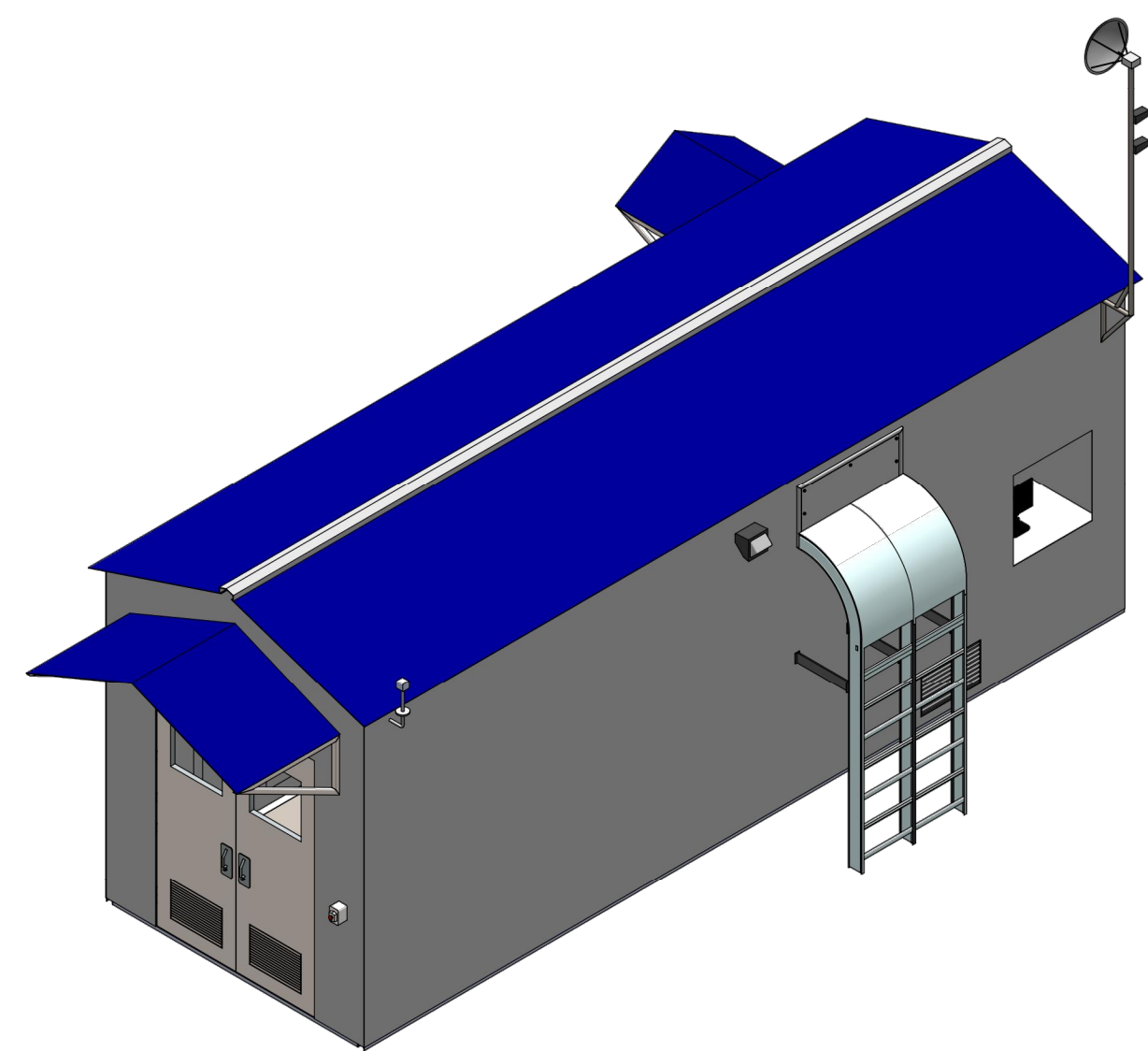
KEITH ROAD PS DISTRICT STATION

SITE LIGHTING PLAN

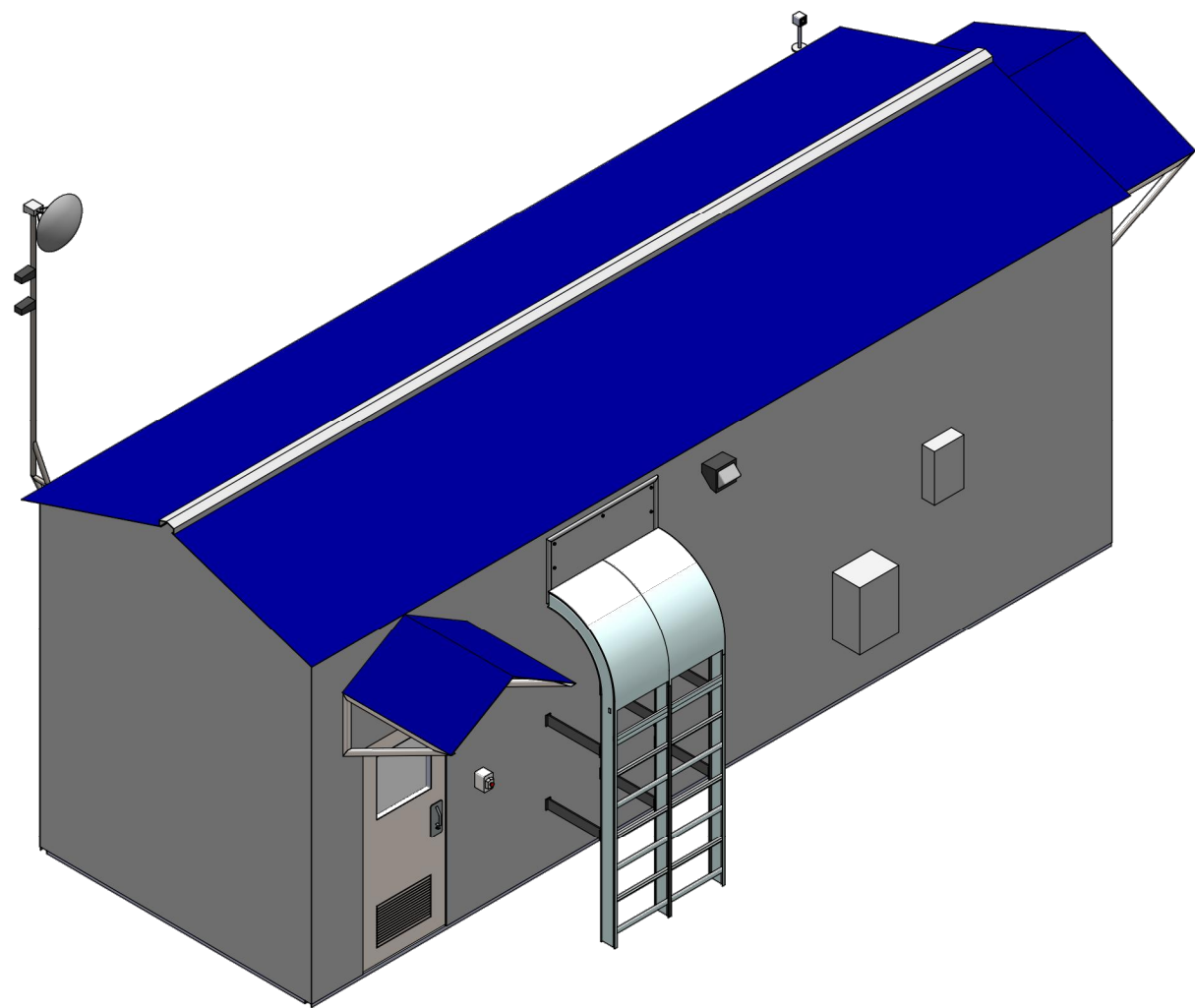
DRAWING NUMBER 60060-E-000-1018-R1

ENGINEER SEAL

Schedule D

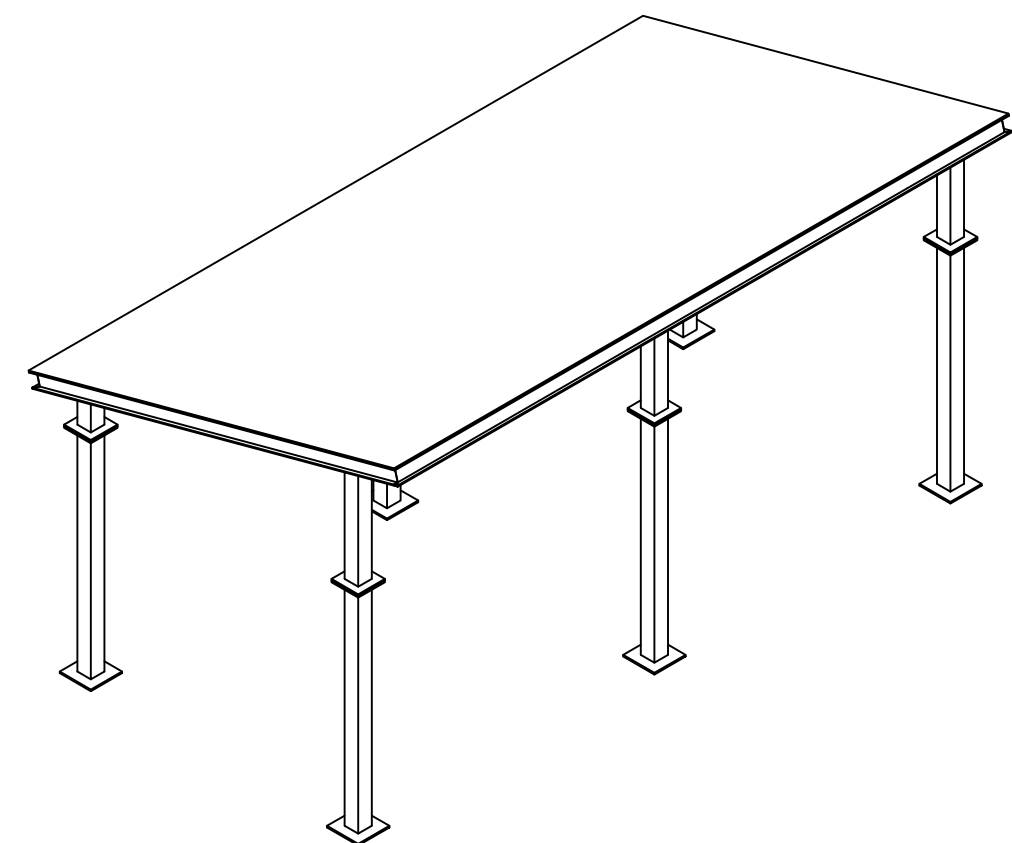


REAR ISOMETRIC VIEW

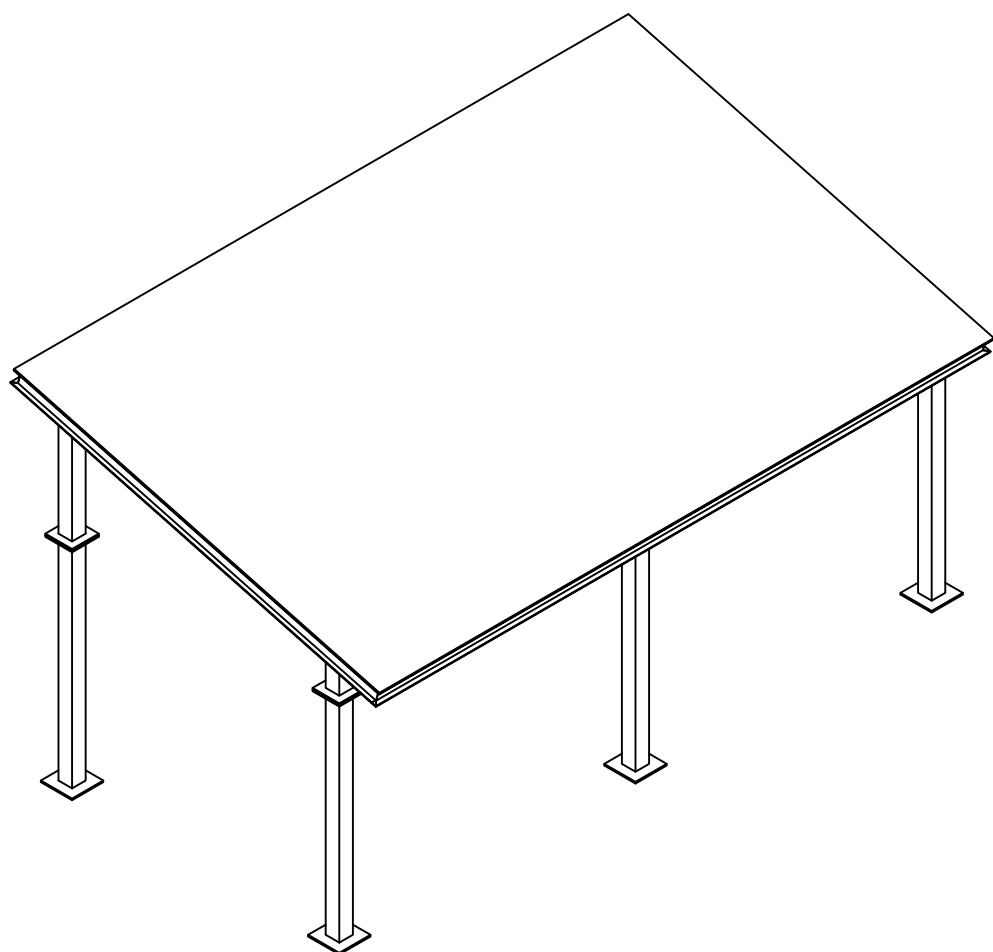


FRONT ISOMETRIC VIEW

① ELECTRICAL BUILDINGS (FD-02)
SCALE: N.T.S.

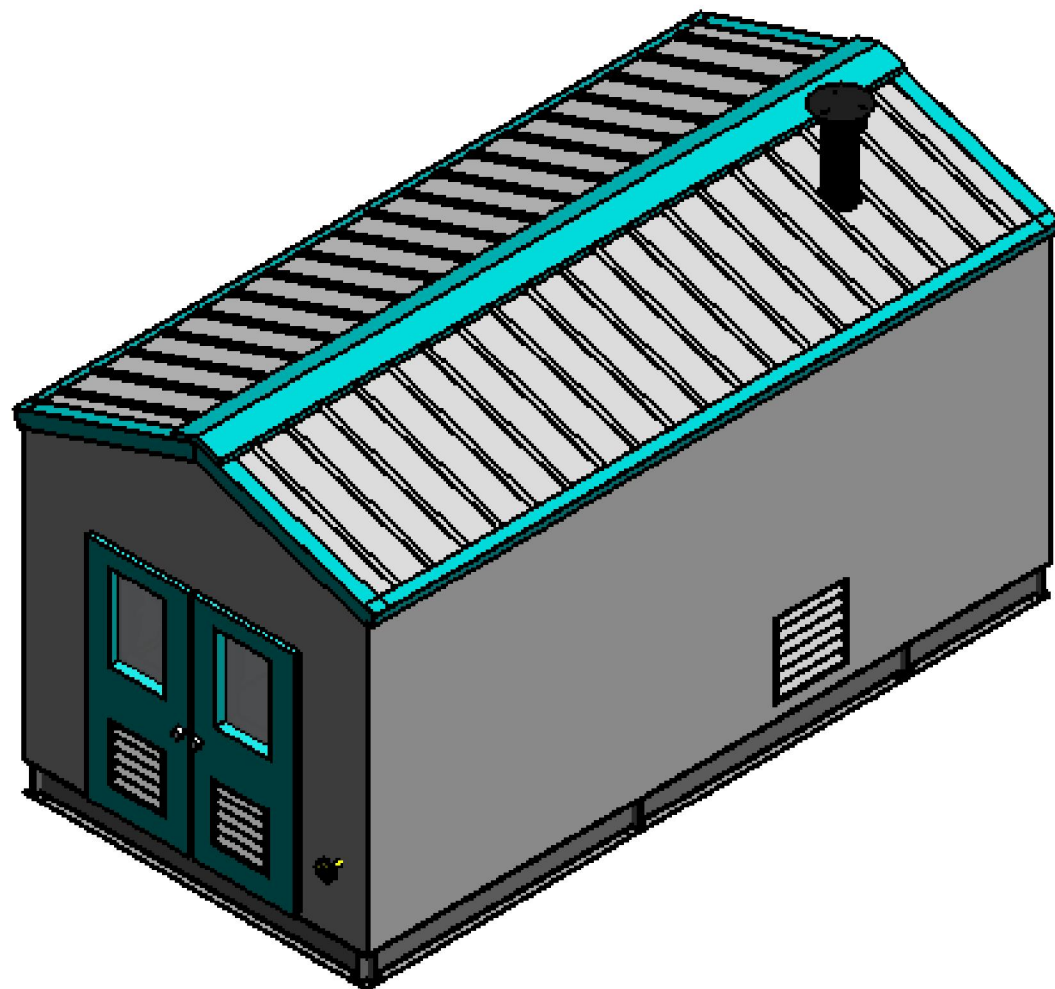


REAR ISOMETRIC VIEW

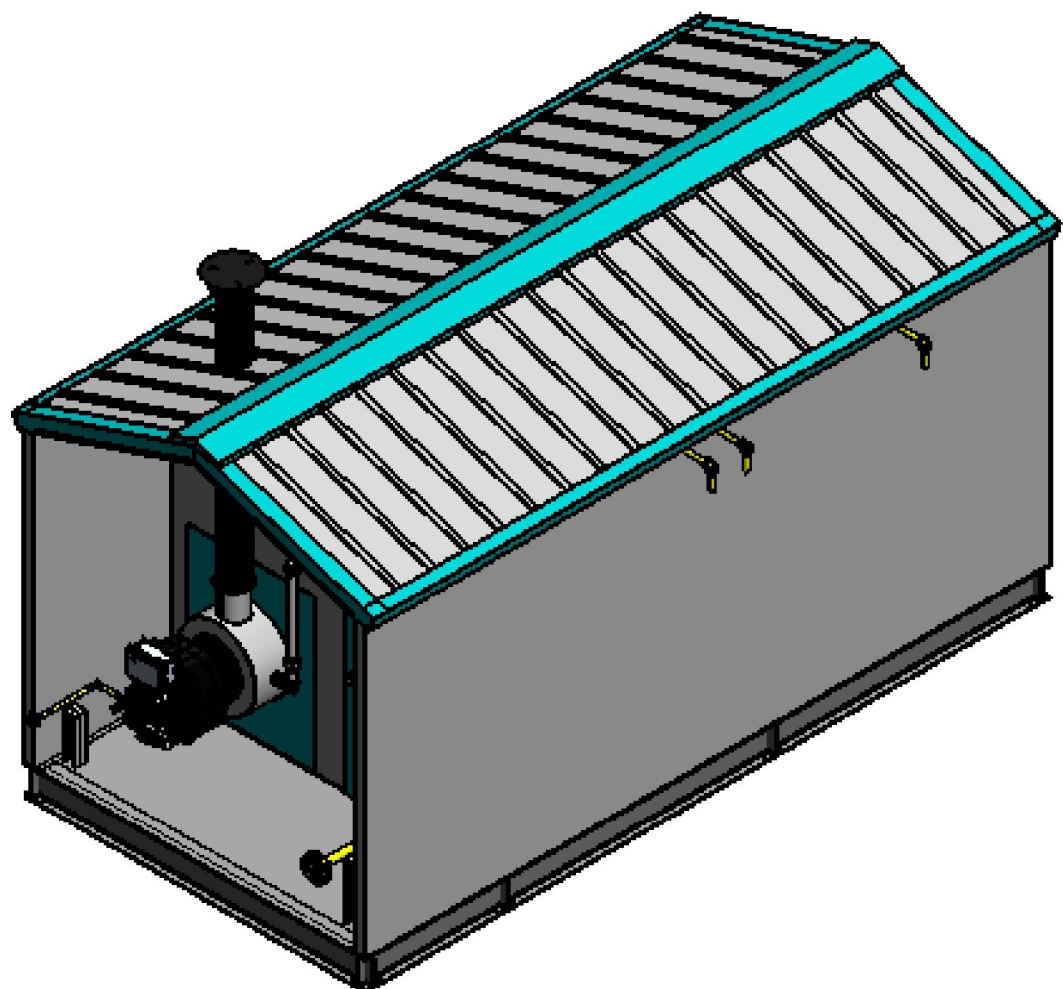


FRONT ISOMETRIC VIEW

③ GAS DRYER PANEL CANOPY (FD-03)
SCALE: N.T.S.



REAR ISOMETRIC VIEW



FRONT ISOMETRIC VIEW

⑤ AND ⑥ PRESSURE REGULATING UNIT BUILDINGS (FD-05 & FD-06)
SCALE: N.T.S.

ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION
2023-09-26

- GENERAL NOTES:
- REFER TO DRAWING 60060-C-000-1001-SKC FOR BUILDING LOCATIONS.
 - MODELS SHOTS DO NOT ACCURATELY REFLECT FINAL PAINT / COATING COLOURS.
ALL PAINT/COATING COLOURS TO FOLLOW FORTISBC'S STANDARD COLOUR PALLETES:
 - ROOF/WALL: STONE GRAY OC 8305
 - DOORS:SAPPHIRE BLUE OC 8261
 - STRUCTURAL STEEL: WINDOW GREY RAL 7040
 - MATERIALS
 - ELECTRICAL BUILDING
 - ROOF/WALL: STEEL 12 GAGE FORMED WALL PANELS
 - DOORS: GALVANIZED INSULATED DOORS
 - GAS MANAGEMENT PANEL CANOPY
 - COLUMNS/BEAMS - STRUCTURAL STEEL
 - ROOF PANEL - VICWEST STEEL GAGE DECKING
 - PRESSURE REGULATING UNIT BUILDINGS
 - ROOF/WALL: STEEL 12 GAGE FORMED WALL PANELS
 - DOORS: GALVANIZED INSULATED DOORS



220312.01

TETRA TECH	RB	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-09-26
TETRA TECH	RA	ISSUED FOR INFORMATION	T. WONG	D. WONG	Y. LIU	2023-08-21
BY	No.	REVISION	DRAWN	DESIGNED	CHECKED	DATE(YYYY-MM-DD)
PREVIOUS DR. NO. -						SCALE: N.T.S.



PERMIT TO PRACTICE No.

ENGINEER SEAL

KEITH ROAD PS DISTRICT STATION	
BUILDING FORM AND CHARACTER PERMIT APPLICATION	
DRAWING NUMBER	60060-C-000-1002-SKC-RB

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – June 20, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: Development Variance Permit DVP00099 (7531 Cove Beach Road) - Electoral Area B

RECOMMENDATION

- (1) **THAT the report titled Development Variance Permit DVP00099 (7531 Cove Beach Road) - Electoral Area B be received;**
 - (2) **AND THAT Development Variance Permit DVP00099 (7531 Cove Beach Road) to vary Zoning Bylaw No. 722 to allow for the construction of an auxiliary dwelling unit and pool on the property be issued, as follows:**
 - (a) Section 5.16.1 (a) to reduce the setback for a structure adjacent to the natural boundary of the ocean from 15 m to 7.5 m.**
 - (b) Section 7.9.3 to vary the maximum parcel coverage for a parcel over 3500 m² in the RU1 Zone from 15% to 20.5%.**
-

BACKGROUND

The SCRD has received a development variance permit application for 7531 Cove Beach Road in Electoral Area B that requests relaxations to Zoning Bylaw No. 722 to allow for the proposed construction of a swimming pool and an auxiliary dwelling unit. The intent of the application is to decrease the setback from the natural boundary of the ocean from 15 m to 7.5 m for the pool structure and increase the maximum allowable parcel coverage from 15% to 20.5% to allow for the pool and auxiliary dwelling unit.

The purpose of this report is to present this application to the Electoral Area Services Committee for consideration and decision.

DISCUSSION

Analysis

Zoning Bylaw No. 722 contains the following regulations which the application proposes to vary:

- 5.16.1 No, building or structure or any part thereof, except a boathouse located within an inter-tidal zone or within the I13 Zone, shall be constructed, reconstructed, moved, located or extended within:
- a) 15 m of the natural boundary of the ocean;

7.9.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m ²	35%
>3500 m ²	15%

The proposed pool is considered a structure and in order to be constructed at the proposed location, a variance is required to the natural boundary setback from 15 m to 7.5 m.

The subject property is 4,050 m², and therefore subject to a maximum 15% parcel coverage. The proposed construction of the pool and auxiliary dwelling unit are counted towards parcel coverage, bringing the proposed requested total parcel coverage to 20.5%, which necessitates the request for a second variance. For parcel coverage, the single-unit dwelling, currently under construction on the property, contributes 603.41 m² or 14.92% of lot coverage, with the proposed auxiliary dwelling unit and swimming pool contributing 2.45% (99.46 m²) and 2.5% (101.34 m²) of additional lot coverage respectively. In total this results in 20.3% of proposed parcel coverage, or 804.21 m². The requested variance is for 20.5% parcel coverage, or an increase of 5.5% and seeks to provide a 0.2% buffer (about 8 square metres) to ensure that if the variance is approved that the constructed buildings and structures will have flexibility for small margins of error or on-site changes.

The superstructure of single-unit dwelling under construction is in place and accounts for all but 0.08% of the permitted parcel coverage. Given the balance of parcel coverage remaining, it is unlikely that construction of the auxiliary dwelling unit or the pool would be possible without a variance to parcel coverage.

The proposed development plans are included in Attachment A.

Table 1 – Application Summary

Applicant:	Eric Pettit, Open Space Architecture
Legal Description:	STRATA LOT 1 DISTRICT LOT 1582 STRATA PLAN EPS5814
PID:	031-056-814
Electoral Area:	Area B
Civic Address:	7531 Cove Beach Road
Property Size:	4,050.80 m ²
Zoning:	RU1 (Rural Residential 1)
OCP Land Use:	Residential B
Proposed Use:	To vary the setback to the natural boundary of the ocean and the maximum permitted parcel coverage to allow for the construction of a swimming pool and auxiliary dwelling unit.



Figure 1 - Location Map

It is noted that in the Halfmoon Bay OCP, a 'Future Waterfront Park Opportunity' is flagged within this general area, though this potential goal was not pursued at the time of the original subdivision.

Consultation

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

Referral Agency	Comments
shíshálh Nation	Comments not received.
Protective Services/HMB Fire	Comments not received.
SCRD Building Division	No concerns with the proposed variance from a BC Building Code perspective.
Neighbouring Property Owners/Occupiers	Notifications were mailed on May 22, 2024, to owners and occupiers of properties within a 100 m radius of the subject property. Comments received prior to the report review deadline are attached for EAS consideration.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. Comments received prior to the report review deadline are attached. Those who consider their interests affected may also attend the Committee of the Whole meeting and speak at the call of the Chair.

Applicant's Rationale & Planning Analysis

Staff have evaluated this application using SCRD Board Policy 13-6410-6 (Development Variance Permits) as criteria as follows:

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw;
2. The variance should not negatively affect adjacent or nearby properties or public lands;
3. The variance should not be considered a precedent, but should be considered as a unique solution to a unique situation or set of circumstances;
4. The proposed variance represents the best solution for the proposed development after all other options have been considered; and
5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property.

The applicant's response to these criteria and staff analysis are provided below.

Applicant Rationale

Parcel Coverage

- Other residential lots allow for 35% parcel coverage, including the R2 zoning, when the lot is under 3,500m²,
- While the parent parcel was rezoned to allow for subdivision, the RU1 zoning was not changed (which would allow greater parcel coverage).
- The parcel coverage increase is needed due to large overhangs as part of the architecture. If excluding the overhangs, parcel coverage for the dwelling under construction and proposed ADU is 11% and counting the pool is 13.5%.
- The pool counts towards parcel coverage, but is in place of a plaza, which would not count as parcel coverage.

Setback

- An existing hard surfaced plaza is allowed at the 7.5 m setback, adding the pool would not encroach further into the natural boundary setback than the plaza.
- The auxiliary dwelling unit and pool would not have any impact on the neighbouring properties. The ADU is in the middle of the property and the pool would soften the visual impact of the existing plaza.
- The 7.5 m setback was in place under Zoning Bylaw 310, in place at the time of initial discussions for the development of the site, including the proposed swimming pool.

General Rationale

- The architecture and layout of the buildings respects natural site characteristics and attempts to blend into the topography (bedrock areas).
- The pool is critical to the functioning of the site, to the following extent:
 - it is part of a geo-thermal ocean loop to provide energy efficient heating and cooling solution for the home and this requires the pool to be close to the ocean to operate the Ocean Thermal Loop.

- it would act as a backup fire suppression system, which would be supplied by an onsite well (not SCRD water). The wildfire suppression system provides benefits and wider protection to the neighbourhood.
 - it would act as a wave break to reduce flooding impact on the home.
- Confusion around application timing and bylaw changes.

Staff Comment

Staff provide the following comments on the proposed variances and applicant's rationale:

Parcel coverage

In the review of the proposed variance of the parcel coverage from 15% to 20.5% it is noted that the applicant has a valid Building Permit for a single-unit dwelling, which is currently under construction, with the superstructure in-place at the time of writing this report. This dwelling, which has a total livable floor area of approximately 510 m², was proposed with a parcel coverage of 603.41 m² or 14.92%,

Though there were site design options available to the property owner prior to the design and construction commencement of the 510 m² single-unit dwelling that would have allowed for a lesser parcel coverage, staff are cautiously supportive of the proposed variance to lot coverage based on the unique situational context as outlined below:

- Topographic challenges of site, including steep slopes, bedrock and high-water mark and flood construction levels, which governed the design and layout of the under-construction single-unit dwelling. Rather than designing within a three-storey stacked floor plan, which would have a greater massing and visual impact, the dwelling has been designed such that it is tiered to blend with the natural topography of the site, meaning that it has limited visual impact both from the shore and neighbouring properties, which is seen as a positive element (see page 4 of Attachment A). It would be fair to say that this tiered design has resulted in a higher lot coverage for the single-unit dwelling in comparison to a more traditional three-storey stacked floor plan.
- The architectural design includes significant overhangs, which for the single-unit dwelling and ADU total 7% of the parcel coverage. Though this is an architectural choice, such overhangs are in excess of that seen on typical buildings and do not contribute to the livable indoor floor area proposed. Larger overhangs can also provide benefits in terms of cooling for dwellings during summer months.
- The swimming pool is counted as part the parcel coverage as it is considered a structure and contributes 2.45% (99.46 m²) towards the proposed parcel coverage. The pool is proposed in place of a plaza on the site, which would not count as parcel coverage. From a massing impact perspective it is considered that there is no tangible difference whether this portion of the site has a swimming pool located in this space or a plaza and the inclusion of the pool includes some positive components, as noted in the applicant's rationale.
- The RU1 zoning allows for parcel coverages of up to 35% for lots up to 3,500 m², with lots over that size being restricted to 15%. Though this is a requirement in the Zoning Bylaw to ensure larger lots in general have lower lot coverages, it is noted that, for example a 2,500 m² lot would allow for a parcel coverage of 875 m², whereas the subject lot of 4,050 m² (550 m² over the 3,500 m² cutoff), is limited to 607.5 m². In this case the applicant proposes parcel coverage of 830.25 m². Given the size of the lot,

being 550 m² over the size at which parcel coverage decreases to 15%, staff feel the requested variance is reasonable. It is noted that outside of this specific application this element of the Zoning Bylaw may require further consideration as part of a review of parcel coverage requirements within zones.

Setback

The proposed setback variance from 15 m to 7.5 m is for the construction of the swimming pool. There is a plaza being constructed in the area where the pool is proposed, which was included as part of the Building Permit plans for the single-unit dwelling. The Building Permit was approved under Zoning Bylaw 310, which only required a 7.5 m setback. As the pool was not part of the original Building Permit, it is now subject to Zoning Bylaw 722, which requires a 15 m setback resulting in the request for a variance. As noted, in relation to the parcel coverage above, the location of a swimming pool has no further tangible impact or encroachment than the construction of a plaza would, so staff are supportive of the proposed variance given this context.

Summary

Staff are broadly supportive of the variance application as proposed. The proposal has also garnered support from the Cove Beach neighbourhood as noted in the attached comments.

A development permit has been applied for which will address matters associated with the Development Permit Areas present on the site and which will ensure that the proposed development (site plan) is safe for intended use.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit (staff recommendation)

This would permit the proposed construction of the pool and auxiliary dwelling unit on the property to proceed.

Option 2: Refer the application to the Area B APC

The APC would discuss the proposed variance in consideration of the Board's DVP policy and provide a recommendation to the EAS. Further notification is not required with this option.

Option 3: Issue the permit for aspects of the proposed variance

This may include support for the setback variance or parcel coverage variance, (or for certain aspects of the proposed parcel coverage variance).

Option 4: Deny the permit

The zoning bylaw regulation would continue to apply, and the construction of the structures would not be permitted as proposed.

STRATEGIC PLAN AND RELATED POLICIES

The Governance Excellence Lens within the SCRD's Strategic Plan supports effective, efficient and informed decision-making.

The proposed variance was reviewed and evaluated for conformance with the SCRD Board policy 13-6410-6 (Development Variance Permits) criteria.

CONCLUSION

The proposed development variance permit to vary the setback and parcel coverage would facilitate the construction of a swimming pool and an auxiliary dwelling unit. As set out above, staff are broadly supportive of the application and recommend issuing the development variance permit. If approved, the applicant would be able to proceed to the building permit stage.

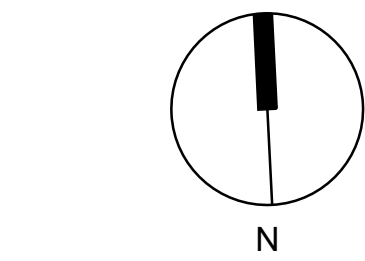
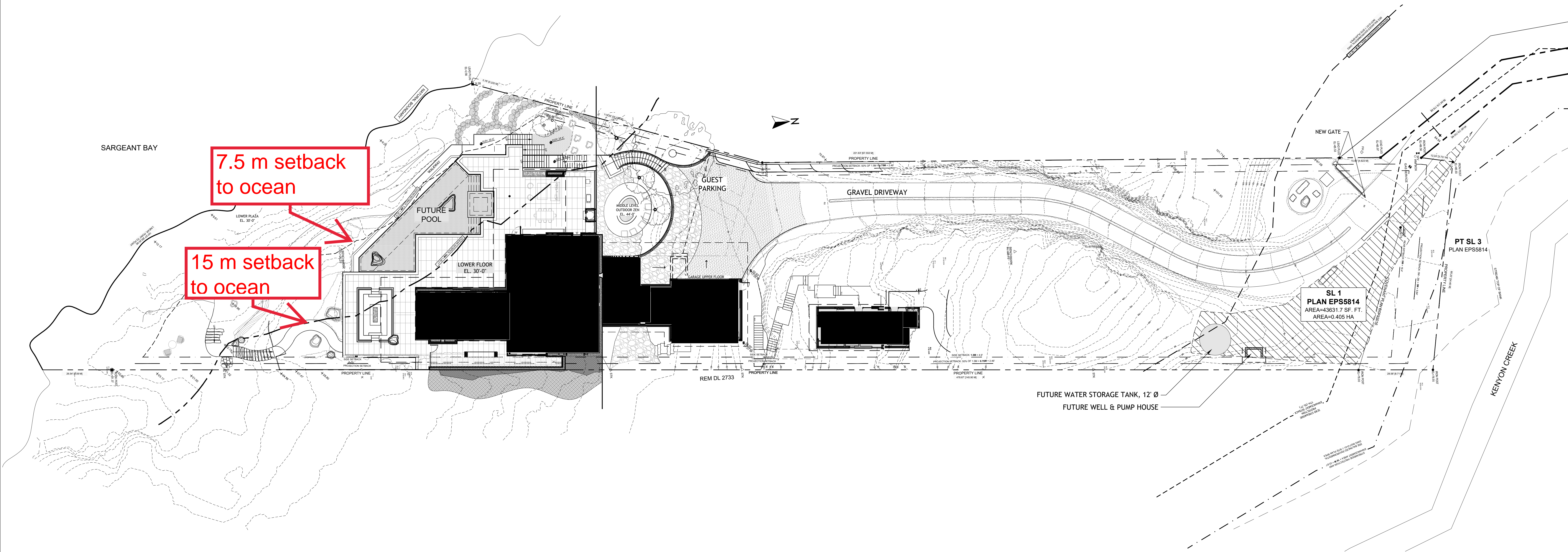
ATTACHMENTS

Attachment A – Site Plans and Renderings

Attachment B – Comments Received

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

DATE	ISSUED FOR
08 OCT 2021	DEVELOPMENT PERMIT
21 JAN 2022	BUILDING PERMIT
21 MAR 2022	BP ADDITIONAL ITEMS
16 OCT 2023	DEVELOPMENT PERMIT



THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSOURCE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSOURCE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

SEAL

PROJECT
ECHO BEACH
MAIN HOUSE
7531 COVE BEACH ROAD
HALFMOON BAY, BC
V0N 1Y0 CANADA

SHEET TITLE
**PROPOSED SITE
PLAN**

PROJECT NUMBER
20-07
SCALE
1/16" = 1'-0"
SHEET NUMBER
ARCH E1

A-1.02

CIVIC ADDRESS:
7531 COVE BEACH ROAD
HALFMOON BAY, BC V0N 1Y0

LEGAL DESCRIPTION:
P.I.D. 031-056-814
LOT 1
PLAN EPS5814
DISTRICT LOT 1582

CODE EDITION: **BCBC 2018 (PART 9)**
CLASSIFICATION: **GROUP C RESIDENTIAL**
ZONING: **RU1 (SUBDIVISION D), W1**
DEVELOPMENT PERMIT AREAS:
DPA 1A COASTAL FLOODING
DPA 2A CREEK/RIVER CORRIDOR
DPA 1B COASTAL SLOPES

1 | **PROPOSED SITE PLAN**
SCALE: 1/16" = 1'-0"

THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSOURCE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSOURCE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

SEAL

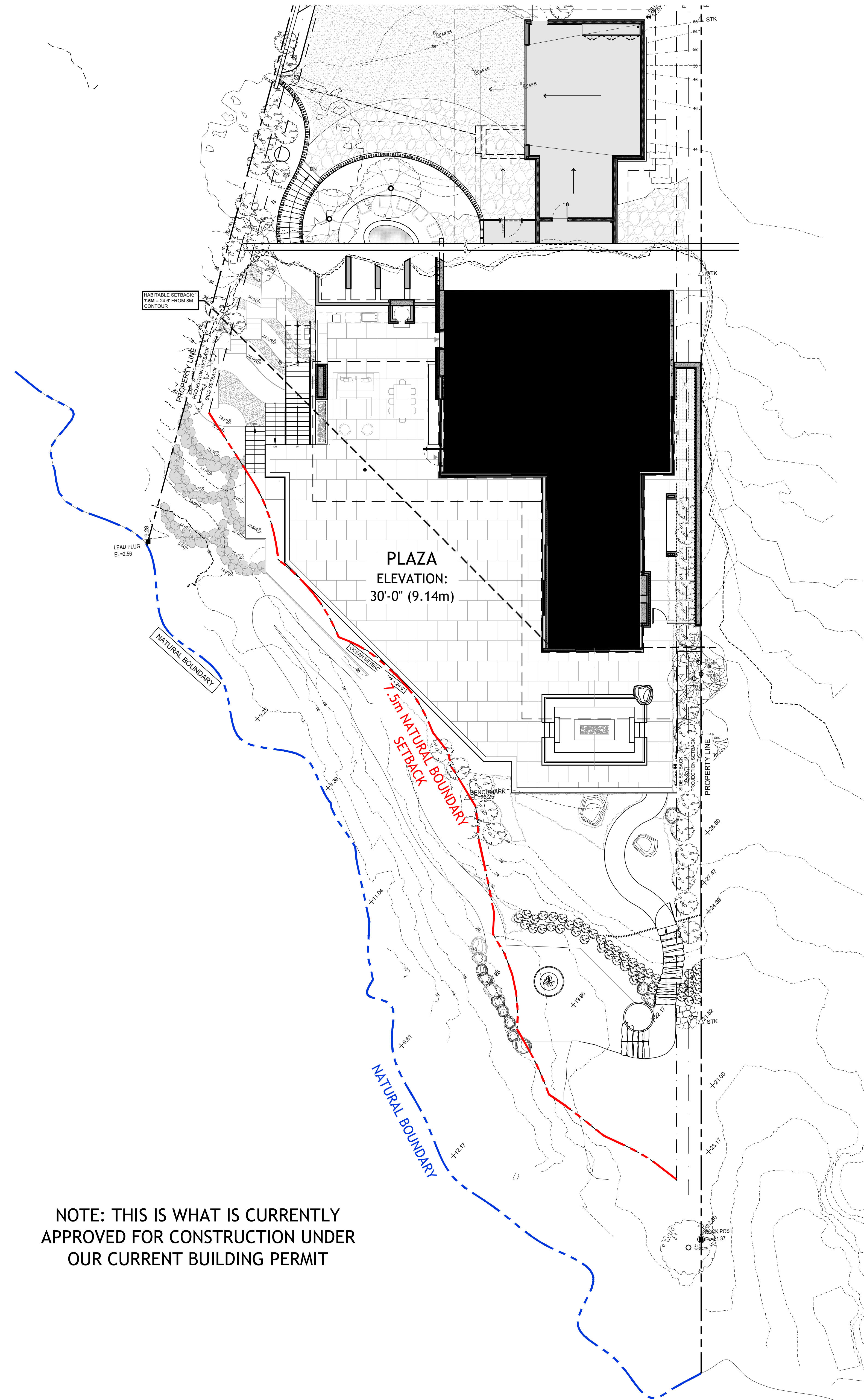
PROJECT
ECHO BEACH
MAIN HOUSE
7531 COVE BEACH ROAD
HALFMOON BAY, BC
V0N 1Y0 CANADA

SHEET TITLE
**PROPOSED SITE
PLAN-POOL
DESIGN**

PROJECT NUMBER
20-07
SCALE
1:125
SHEET SIZE
ARCH E1
SHEET NUMBER

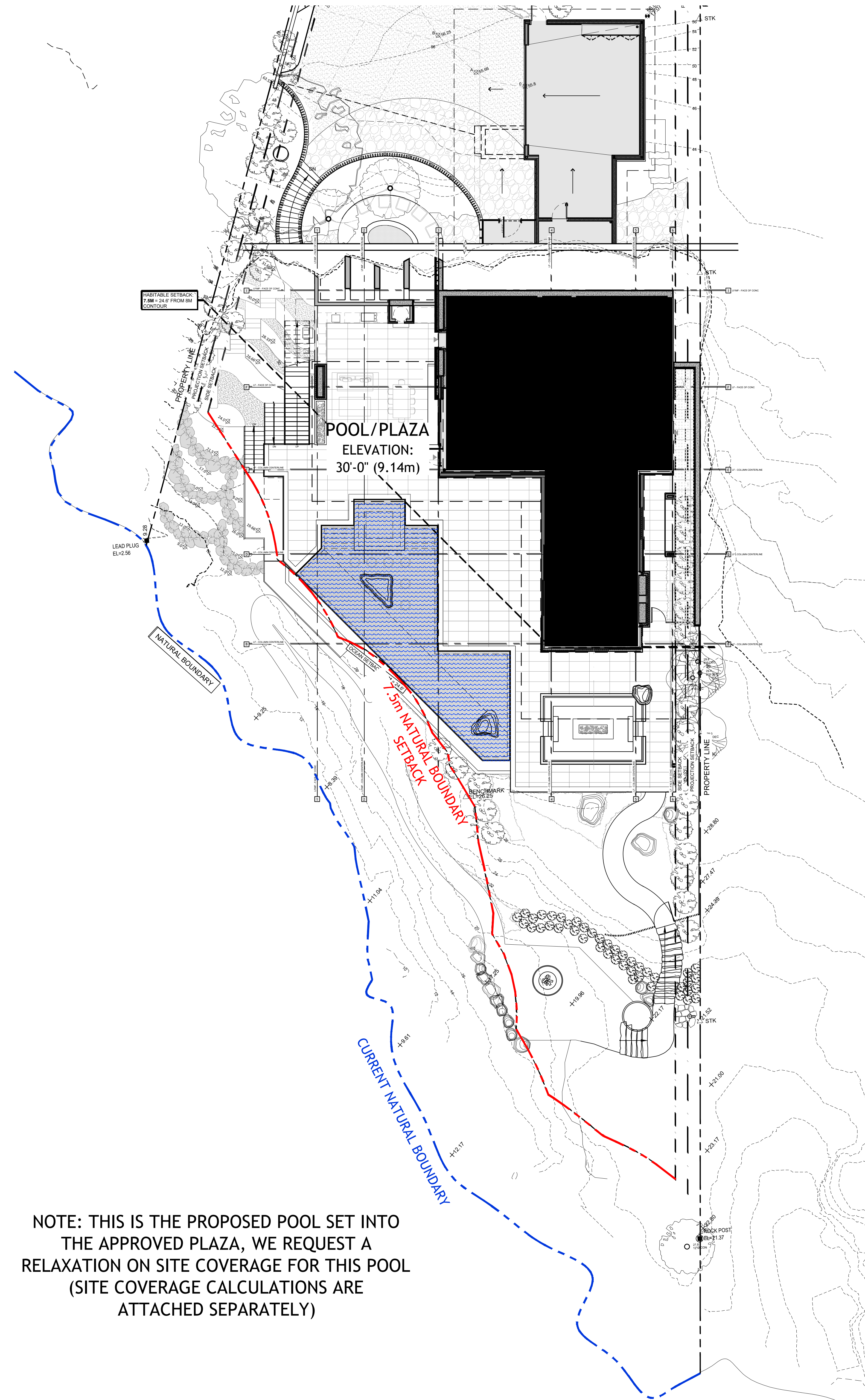
A-1.02.1

ISSUED FOR DEVELOPMENT PERMIT - 16 OCTOBER, 2023



NOTE: THIS IS WHAT IS CURRENTLY
APPROVED FOR CONSTRUCTION UNDER
OUR CURRENT BUILDING PERMIT

1 | APPROVED BP DESIGN (NO POOL)
SCALE: 1:125



NOTE: THIS IS THE PROPOSED POOL SET INTO
THE APPROVED PLAZA, WE REQUEST A
RELAXATION ON SITE COVERAGE FOR THIS POOL
(SITE COVERAGE CALCULATIONS ARE
ATTACHED SEPARATELY)

2 | PROPOSED PLAZA DESIGN (WITH POOL)
SCALE: 1:125



1 | SOUTH WEST CORNER



2 | SOUTH EAST CORNER



3 | NORTH WEST CORNER

Date	Issue / Revisions
14 FEB 2024	ISSUED FOR DVP

THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSOURCE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSOURCE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

Seal

Project

**ECHO BEACH
ACCESSORY
DWELLING UNIT**
7531 COVE BEACH ROAD
HALFMOON BAY, BC
V0N 1Y0 CANADA

Sheet Title
IMAGES

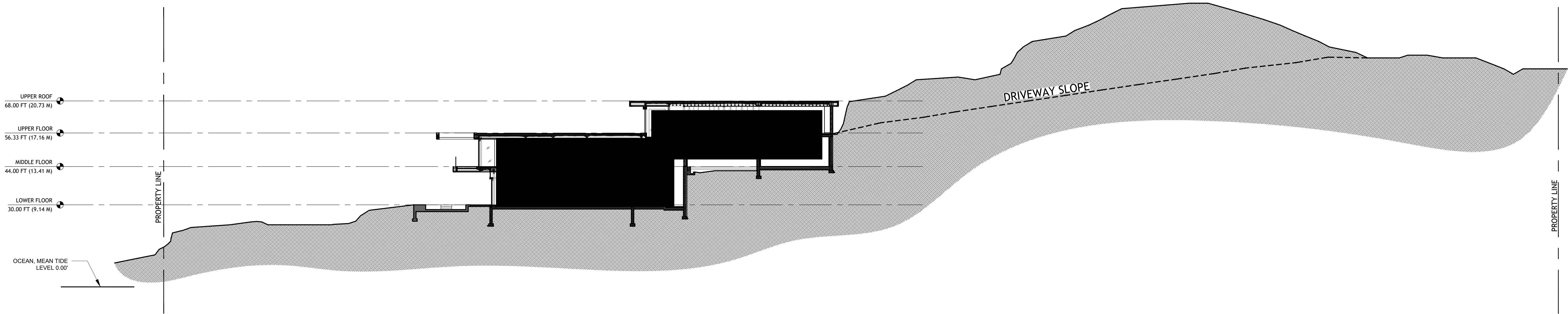
Project Number
20-07

Scale (Sheet Size Arch C)
N/A

Sheet Number

A0.04

DATE	ISSUED FOR
08 OCT 2021	DEVELOPMENT PERMIT
21 JAN 2022	BUILDING PERMIT



1 | SITE SECTION
SCALE: 1/16" = 1'-0"

THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSOURCE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSOURCE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

SEAL

PROJECT
ECHO BEACH
MAIN HOUSE
7531 COVE BEACH ROAD
HALFMOON BAY, BC
V0N 1Y0 CANADA

SHEET TITLE
SITE SECTION

PROJECT NUMBER
20-07
SCALE
1/16" = 1'-0"
SHEET NUMBER

SHEET SIZE
ARCH E1

A-1.03

Comments for DVP00099

1.

I am writing this letter of support for 7531 Cove Beach Road and their Development Variance Permit application DVP000999 to vary Zoning Bylaw No. 722. I live in the same Cove Beach subdivision, at [REDACTED] Cove Beach Road (Strata Lot [REDACTED]), nearby this property (Strata Lot 1).

These requested variances do not present any material adverse conditions for us at [REDACTED] Cove Road and the construction is otherwise very orderly, tidy, and the house is of high quality and will be a nice addition to the Sunshine Coast and our neighbourhood.

Sincerely,

Michael Ward

2.

Good morning,

We are the owners of [REDACTED] Cove Beach Road, Halfmoon Bay (Lot [REDACTED]), in the Cove Beach strata development. We have learned that one of our fellow Cove Beach owners (Lot 1) is seeking a variance permit (#DVP00099), which will be reviewed on June 20. We wish to express our support for this variance permit in its entirety. The owners of Lot 1 have proven not only to be conscientious neighbours during their build, but their variance request will also benefit the strata community as a whole given their plans to enable water storage and forest fire fighting capabilities, particularly given the water shortage realities we experience in Halfmoon Bay and in light of the location of our homes surrounded by forests. Further, given the secluded location of their lot compared to the rest of the strata community, in our opinion, increasing their parcel coverage limit will have no negative impact on any of the other homes in the strata (or other neighbouring properties) and will not impede any views.

Best,

Tammy Shoranick and Dayton Turner

[REDACTED] Cove Beach Road, Halfmoon Bay

3.

We are Cove Beach residents living at [REDACTED] Cove Beach Lane.

We support the proposed Development Variance Permit # DVP00099 application.

Sincerely,

Sandra Trujillo

Ross Russell

4.

Dear members of the Variance Board,

This is to express my support of our neighbour's application for their new house at 7531 COVE BEACH RD HALFMOON BAY.

All Cove Beach properties present design challenges due to the land's rugged topography which includes steep cliffs, rock outcrops and difficult access. We are struggling with our own lot where a tall rock face is squeezing our building envelope along a very narrow corridor. Through ongoing consultation with neighbours, Cove Beach owners are creating a stunning community nestled in this difficult terrain.

We agree with the addition of a well and pool at 7531 Cove Beach. As a forest interface neighbourhood adjacent to a vacant lot on the East side of Cove Beach, fire is a big concern for us. We appreciate our neighbours' efforts to protect our small community, essentially building a reservoir as part of a well thought-out site plan.

We also support the site coverage variance requested for 7531 Cove Beach. Our neighbours' rationale for asking for an extra 5.5% site coverage is sound. We also appreciate that they chose to add ground floor area rather than adding the extra space on an upper floor: this gives their home a lower profile.

I am a Cove Beach Resident living at [REDACTED] Cove Beach Rd, Halfmoon Bay and a planning professional. I support the proposed Development Variance Permit #DVP00099 application.

Gaetan Royer, BArch, MPI, MEng

5.

Re: Statutory Notification for Development Variance Permit #DVP00099 (7531 Cove Beach Road)

We are neighbours living adjacent to the Cove Beach Subdivision at [REDACTED] Kenyon Rd, Halfmoon Bay, BC. We support the proposed Development Variance Permit #DVP00099 application to permit the construction of an auxiliary dwelling unit and pool on the subject parcel, located at 7531 Cove Beach Road.

Sincerely, Heather and Bob

Heather and Robert Newman

6.

We are Cove Beach Residents living at [REDACTED] Cove Beach Lane in Halfmoon Bay.

We have received and reviewed the Statutory Notification for Development Variance Permit # DVP00099 issued by the SCRD on May 22, 2024.

Be advised, we are in support of this application.

Joseph and Patricia Finn

7.

I have concerns about both parts of this Variance application and believe they contravene many of the Goals of the Halfmoon Bay "OCP". Since your committee focuses on the zoning by-laws I will try to direct my thoughts there.

The existing By-law setback for a structure adjacent to the natural boundary is intended to reduce visual trespass, increase natural open spaces, provide an adequate buffer zone to the tidal area, free public waterfront access and this Lot is designated in the OCP as a Future Waterfront Park opportunity. Reducing the setback requirement will infringe on these objectives.

Increasing max parcel coverage is problematic in several ways. Strata Lot 1 has minimal soil over slow rain water infiltration granite rock and limited vegetation coverage. This increases potential for environmental contamination from storm water run-off into the ocean. The Cove Beach strata development has a limited community septic system in close proximity to the ocean. Additional coverage may over extend the septic system and will increase demand for the Regional District's fresh water supply.

The By-laws were in place prior to the design of the development of Strata Lot 1 and its owner would have considered them prior to the design of the property. Instead this application, both for parts a) and b) are attempting to end run the By-laws and there is no necessity to provide variances. With Lot 1 being part of a gated strata development, it can not be argued that an auxiliary dwelling unit is even intended for housing intensification.

Tom Phillips

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – June 20, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: Agricultural Land Commission Application ALR00026 (437 Hough Road)

RECOMMENDATIONS

- (1) **THAT the report titled Agricultural Land Commission Application ALR00026 (437 Hough Road) be received for information;**
 - (2) **AND THAT Agricultural Land Commission Application ALR00026 for the approval of placement of fill be supported and forwarded to the Agricultural Land Commission for review and decision.**
-

BACKGROUND

SCRD has received a referral from the Agricultural Land Commission (ALC) regarding an application seeking approval for placement of Fill at 437 Hough Road in Area E, Elphinstone. The *Agricultural Land Commission Act* defines fill as “any material brought onto agricultural land other than materials exempted by regulation”. The purpose of this report is to provide information about the application (ALC application 70320) for the Electoral Area Services Committee, in order to consider and decide on whether to support the proposal.

The review process for ALC referrals includes the following steps:

- The local government is the first agency to review the ALC application to determine if the application should proceed.
- If local government does not support the application, the process ends.
- If a resolution is forwarded to ALC, the application process proceeds to ALC for review and decision.

Analysis: Application Review

Key elements of the application and the proposed use of the site include:

- The purpose of the fill application is to allow for the establishment of a farm to grow turf and flowers. The applicant would like to use the property for further agricultural uses in the future, however, these plans have yet to be determined.
- The applicant notes that no agriculture currently takes place on the parcel due to poor quality soil. The applicant is proposing to bring in quality soil that would also result in improved on-site drainage. The ALC application proposes a fill area of 12,000 m² with a depth of 1 m, resulting in a total volume of fill of 12 000 m³. A site plan indicating the fill area is attached to this report (Attachment A).
- A portion of the site where the fill is proposed is within a Riparian Assessment Area (RAA). Should the fill application be approved, a development permit to establish a Streamside Protection and Enhancement Area (SPEA) would be required. Preliminary

comments from the Qualified Environmental Professional (QEP) indicate the fill will be outside of the SPEA.

- The applicant plans to construct a home and an auxiliary dwelling unit with a barn on the property, outside of the RAA and outside of the fill area.
- The applicant has also noted the need to clean up debris left by the previous owner within the proposed fill area.
- The applicant plans to construct a fence along the northern property line.

The SCRD previously received an ALC referral for a fill application on this property (ALR00013), submitted by the previous owner, which was not supported, or forwarded to the ALC for decision. Given the information provided in this application, along with the applicant's desire to make improvements to the property's current condition, staff recommend supporting this proposal and forwarding the application to the ALC for decision.

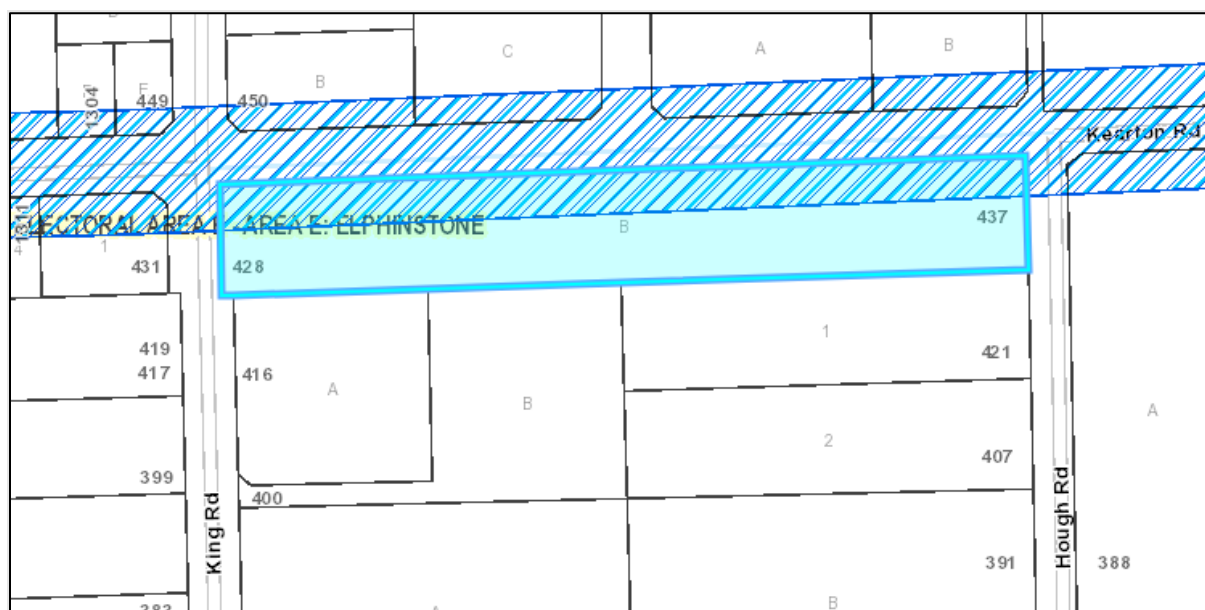


Figure 1 – Location of 437 Hough Road and estimated location of Riparian Assessment Area (RAA)

File number:	ALC 70320 (SCRD File ALC00026)
Civic Address:	437 Hough Road
Legal Description:	Lot B District Lot 909 Plan 3417
Electoral Area:	E, Elphinstone
Parcel Area:	2.12 hectares (5.27 acres)
OCP Land Use:	Agricultural B
Land Use Zone:	Agriculture (AG)
Application Intent:	To permit the placement of fill

Table 1 - Application Summary

Analysis: Policy Review

Protecting future agricultural capability is supported by SCRD's Agricultural Area Plan, Regional Sustainability Plan and SCRD's Elphinstone Official Community Plan. Protecting soil within the ALR from damage associated with non-farm uses is inherent in protecting future agricultural capability. Key SCRD policy related to agricultural land are discussed in further detail below.

SCRD does not currently have a soil and fill bylaw, nor zoning regulations that address the removal or placement of fill, which means ALC applications for the Placement of Fill provides an opportunity for the SCRD to review a proposal for conformance with SCRD bylaws and policies.

Staff note that there is no farm plan to explain its use or benefit for agriculture. Nor is there proof that an agrologist has been involved to ensure the quality of the fill, or that arable topsoil, which the ALR designation seeks to protect, will be protected and saved for topdressing as part of the proposed fill works. Should this proposal be supported to proceed to the ALC, it would be within the ALC's mandate to recommend that an agrologist be retained to address these matters.

Agricultural Area Plan

The Agricultural Area Plan (AAP) has six strategic goals to enable agriculture on the Sunshine Coast, which also relate to the importance of soil retention and enhancement for current and future agricultural capability:

1. Protect farms, improve farming opportunities and expand access to land for agriculture
2. Secure a sustainable water supply for the Sunshine Coast
3. Develop a viable Coastal food system
4. Educate and increase awareness of Coastal food and agriculture
5. Advance and promote sustainable agricultural practices
6. Prepare for adaptation to climate change.

While the applicant's proposal does not speak directly to these goals, importing fill to improve the soil quality and agricultural potential of the parcel could help to increase the arability agricultural land and potential for food production in the future, which generally aligns with the intent of AAP goals.

Elphinstone Official Community Plan (OCP)

The Area E Official Community Plan includes policy which designates this land as part of Agricultural B, *"lands which have been identified on the ALC's soil capability mapping as generally having soils that are (or are improvable to) good to very good for agricultural purposes. These parcels are suitable for agricultural activities such as berry crops, other fresh market vegetable crops, some tree fruits, and most types of nursery production."*

The Area E Official Community Plan includes agricultural objectives relating to the above policy, with emphasis on growing food. Key objectives relating to protection of agricultural land, include:

1. *To preserve agricultural land by maintaining larger parcels on lands with better agricultural soils with Canada Land Inventory ratings of classes 1 to 4 with existing or improved soil conditions.*
2. *To protect existing and future agricultural activities from potential conflicting non-agricultural uses within the Agricultural Land Reserve (ALR) and the Rural Residential designated lands adjacent to the ALR.*

3. *To support the Agricultural Land Commission (ALC) in protecting agricultural lands and opportunities.*

The parcel is not currently used for agriculture, although future agriculture use is desired by the applicant. The establishment of a farm to grow turf and flowers, the cleaning up of debris currently on the property, the levelling of the land and placement of clean fill are steps that potentially support future agricultural use on the parcel. It is recommended that the ALC determine the potential agricultural benefit of the proposed fill to decide if the application should be approved.

Separately from the referral review for this application, SCR D has conducted a pre-application for a riparian development permit. Should the fill application be approved, the applicant would be required to submit a development permit for land alteration within the Riparian Assessment Area.

Options

On the basis of the information provided in the referral, staff do not have the expertise to determine the benefit or detriment of this application. Unlike the ALC, SCR D does not have the mandate or expertise to request additional information or conduct agrological analysis.

1. **Recommended:** Allow the application to proceed to ALC review: Forward the application to the ALC along with this report. ALC will review and make a decision. This approach utilizes the mandate and expertise of the ALC and responds to the lack of an SCR D bylaw regulating the placement of fill.
2. Deny the application. This is an option available to SCR D and would terminate the application. This approach may put SCR D in a position to defend or revisit the decision if further information is provided by the applicant.
3. Refer to Area E APC: The application would be referred to the Elphinstone Advisory Planning Commission for consideration, after which a report including APC comments would be provided for Board decision. This option is not recommended due to the lack of SCR D regulations and the SCR D's reliance on ALC expertise for fill applications.

Organization and Intergovernmental Implications

Staff are managing a growing number of applications related to placement or removal of fill in the ALR. This highlights an area where SCR D regulations have the potential to be strengthened and will be considered as part of the Development Approval Process Review and OCP renewal.

Timeline for next steps or estimated completion date

Staff provide a response to the ALC once the direction relating to this file has an adopted resolution.

STRATEGIC PLAN

The Government Excellence Lens supports effective, efficient and informed decision-making.

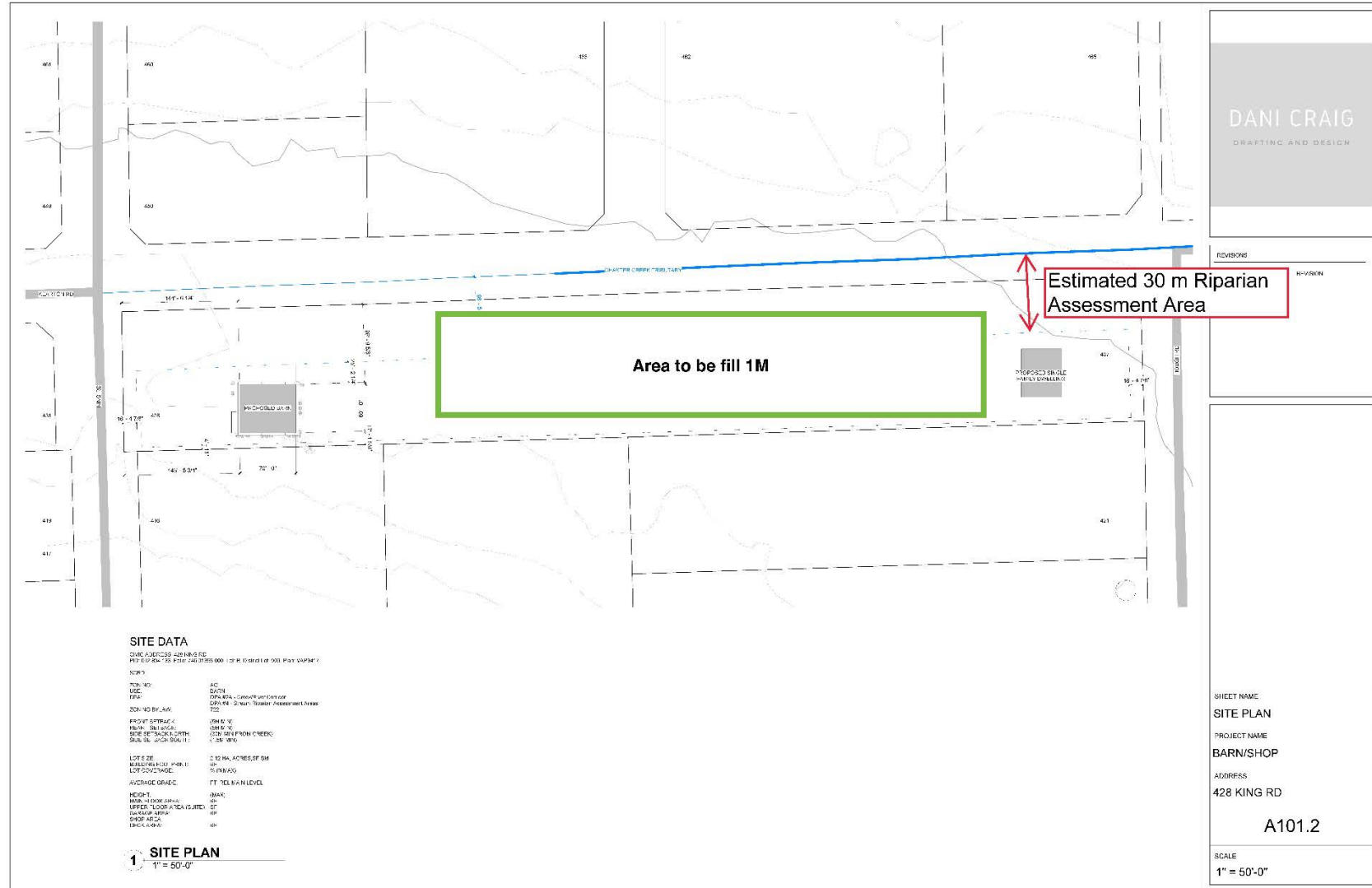
CONCLUSION

SCRD received a referral from the ALC for approval of Placement of Fill at 437 Hough Road in Area E (Elphinstone). It is recommended to forward the application to the ALC for decision along with a copy of this report.

ATTACHMENTS

Attachment A – Site Plan

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



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – June 20, 2024

AUTHOR: Jessica Huntington – Manager, Parks Services

SUBJECT: **SCRD AGREEMENT WITH SUNSHINE COAST COMMUNITY FOREST FOR STEWARDSHIP AND MAINTENANCE OF BIG TREE RECREATION SITE**

RECOMMENDATION(S)

- (1) THAT the report titled SCRD Agreement with Sunshine Coast Community Forest for Stewardship and Maintenance of Big Tree Recreation Site be received for information;**
 - (2) AND THAT the delegated authorities be authorized to enter into an Agreement with the Sunshine Coast Community Forest for a three-year term, to support the stewardship and maintenance of Big Tree Recreation Site.**
-

BACKGROUND

The Sunshine Coast Regional District (SCRD) parks system is comprised of a diverse range of lands and assets by way of SCRD ownership, licenses, partnership agreements and leases of provincial lands, MoTI rights-of-way (ROW's), and School District 46 land.

Big Tree Recreation Site is a 44.1-hectare day-use area in Halfmoon Bay (Electoral Area B), containing a network of hiking and biking trails under an impressive old-growth stand of Douglas Fir, including what is thought to be one of the largest Douglas Fir on the Sunshine Coast. Access to the site is 2.5 km up the Halfmoon-Carlson Forest Service Road. The proposed route for the Sun Coaster Trail (Phase 2) runs through the Big Tree Recreation Site.

Big Tree Recreation Site is owned by the Province of British Columbia and is managed by the SCRD through a Partnership Agreement (PA) with Recreation Sites and Trails British Columbia (RSTBC). On-site amenities are owned by the Provincial Government and include a parking lot, new pit toilet, as well as a newly reconditioned and accessible trail to a picnic area with tables. Basic maintenance of these amenities are the responsibility of the SCRD as per the terms of the PA.

The same PA also includes Secret Cove/Homesite and Sprockids Recreation Sites. The SCRD renewed the PA with RSTBC for operation and stewardship of these three Provincial Recreation Sites in 2023 for a 5-year term (2028). The SCRD's basic responsibilities under the PA include trail maintenance, kiosk and signage maintenance, vegetation and windfall management, basic maintenance of pit toilet and parking lot, litter removal, and submission of annual reporting documents.

Big Tree is the remaining Recreation Site not under a subsequent SCRD agreement with a community organization. SCRD Parks operations staff have been maintaining Big Tree Recreation Site to date at a very basic level of service (complaint driven), as the intention when entering the RSTBC PA was to secure a community group for stewardship and maintenance beyond what the SCRD Park operation could provide without an increase in service level.

The purpose of this report is to seek board approval for the SCRD and the Sunshine Coast Community Forest (SCCF) to enter into an Agreement for the stewardship and maintenance of Big Tree Recreation Site.

DISCUSSION

Currently Big Tree Recreation Site is maintained by Parks staff and service is limited to annual site inspections and responding to public requests for wind fall removal, repair and maintenance due to vandalism, signage repairs, and annual reporting to the province.

Community organizations who are committed to helping with stewardship, maintenance, and improvements of a park or recreation site can amplify the resiliency of our parks system in meaningful ways. Additional resources dedicated to the site can provide a more frequent set of eyes and ears in the area, help to identify and respond to issues more quickly as they arise, and provide a higher level of service than what SCRD Parks can offer.

The SCCF has expressed a desire to commit to the stewardship and maintenance of Big Tree Recreation Site through the terms of an Agreement with the SCRD for a three-year term, with an option to extend for 1 year at the discretion of the SCRD.

As the PA holder with RSTBC, the SCRD would retain overall responsibility for the area, and would be responsible for all annual site inspections and submissions of annual reports to RSTBC.

Through the submission of an annual workplan, SCCF and the SCRD would work collaboratively to identify priorities for trail repairs and maintenance work, including considerations for user safety, erosion controls, climate resiliency, and management of invasive plant species. Any projects identified in the annual workplan that have financial implications would be brought forward through the annual financial planning process for the Boards consideration at that time.

Staff have prepared 3 options for consideration.

Option 1: Enter into a three-year Agreement with SCCF for stewardship and maintenance of Big Tree Recreation Site (staff recommended option).

This option would see an enhancement to existing level of service that ultimately could improve user satisfaction and safety. The Agreement would allow for increased involvement and responsibility by the SCCF, leveraging their trail building and recreational site maintenance expertise for the benefit of all users.

Option 2: Do not enter into an Agreement with SCCF for Big tree Recreation Site.

This option would see the maintenance of existing service levels provided by Parks staff.

Option 3: Issue a public solicitation process to explore whether another community trail group would be willing and capable of coming forward to enter into a partnership agreement for Big Tree Recreation Site.

At this time, staff are not aware of other volunteer organizations currently on the Sunshine Coast that have an interest in a partnership agreement for these areas.

Financial Implications

There are no direct financial implications associated with the staff recommended option of entering into an Agreement with the SCCF for the stewardship and maintenance of Big Tree Recreation Site.

Any additional service level funding requests would be brought forward through the annual Financial Planning process for the Boards consideration.

Timeline for next steps or estimated completion date

Following Board direction, the Agreement would be signed by the delegated authorities.

COMMUNICATIONS STRATEGY

The establishment of a Big Tree Recreation Site Stewardship Agreement would be communicated to the general public through the website, social media platforms and would include a link to the SCCF Webpage and other communications channels as well.

STRATEGIC PLAN AND RELATED POLICIES

Entering into agreements of this type is supported by recommendations from the 2014 SCRD Parks and Recreation Master Plan to “*Build and Facilitate stronger working relationships with groups who provide organized recreation services,*” and to “*Increase support for volunteers working on trail development and trail/environmental stewardship,*” and additionally to “*Continue as a high priority, collaboration in the development of trails and bike paths to meet the communities needs for recreation and alternative transportation*”.

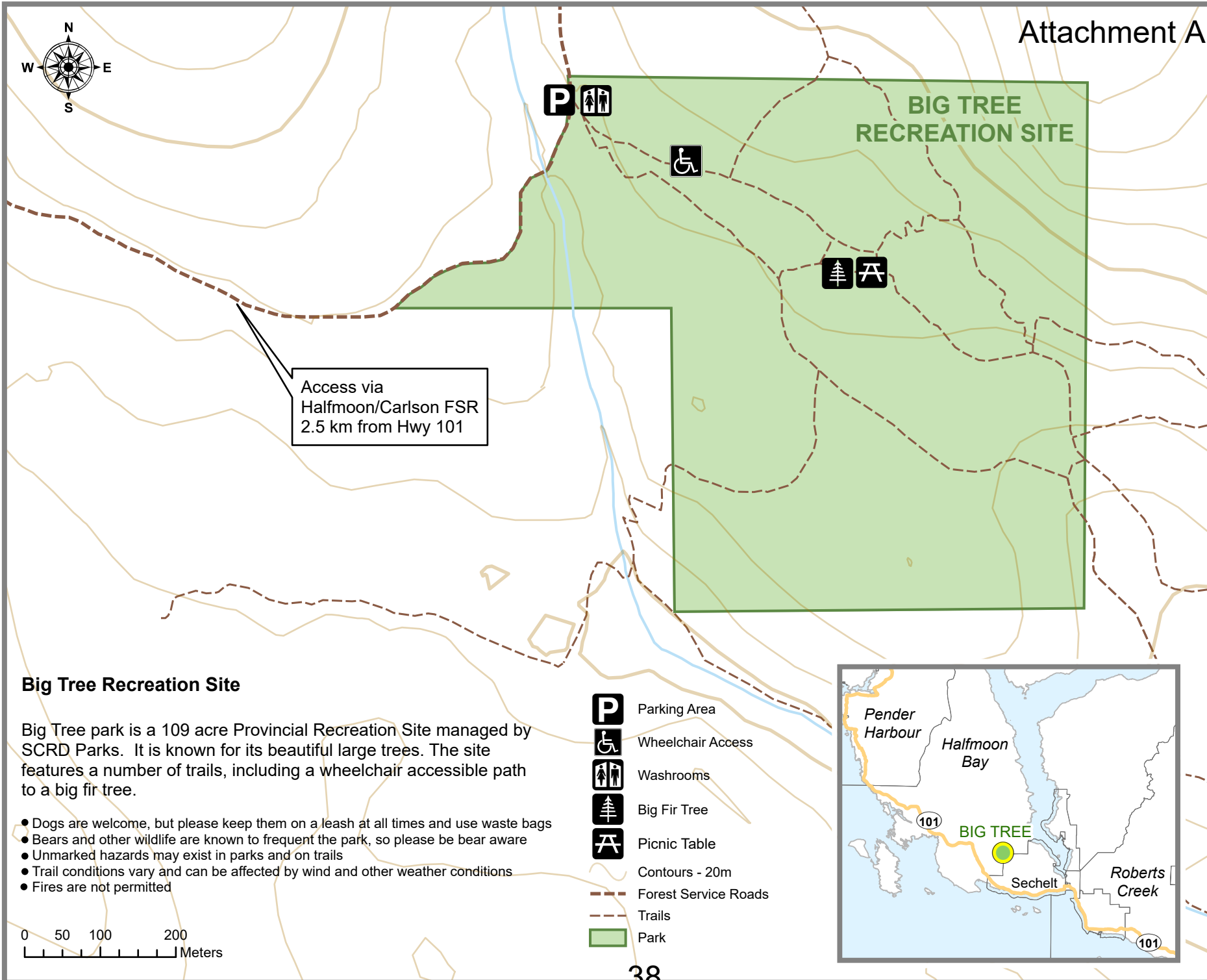
CONCLUSION

Staff recommend entering into a three-year Stewardship Agreement with SCCF for ongoing stewardship, and maintenance of Big Tree Recreation Site. The community partnership approach helps to strengthen engagement as well as help ensure SCRD parks are safe, accessible, and resilient for residents and visitors to the Sunshine Coast.

ATTACHMENTS

Attachment A – Big Tree Recreation Site Map

Reviewed by:			
Manager		Finance	X - A. Taylor
GM	X - S. Gagnon	Legislative	X - S. Reid
Acting CAO	X - T. Perreault	Risk Management	X - V. Cropp



SUNSHINE COAST REGIONAL DISTRICT**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****May 28, 2024**

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

PRESENT:	Chair	Susan Fitchell
	Members	Katie Thomas Miyuki Shinkai Jonathan McMorran Marlin Hanson
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Alternate, Director Electoral Area F	Ian Winn (Non-Voting Board Liaison)
	Recording Secretary	Diane Corbett
	Public	3
ABSENT:	Members	Tom Fitzgerald Ryan Matthews Vivian McRoberts-Sosnowski

CALL TO ORDER 7:04 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Susan Fitchell was elected Chair of West Howe Sound Advisory Planning Commission.

Miyuki Shinkai was elected Vice Chair of West Howe Sound Advisory Planning Commission.

AGENDA The agenda was adopted as presented.

MINUTESWest Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of September 26, 2023 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 27, 2023 & March 27, 2024
- Halfmoon Bay (Area B) APC Minutes of September 26, 2023 & March 26, 2024
- Roberts Creek (Area D) APC Minutes of September 18, 2023, February 19, 2024, & March 18, 2024
- Elphinstone (Area E) APC Minutes of September 26, 2023 & March 26, 2024

REPORTS

Official Community Plan Amendment No. 640.6 & Zoning Bylaw Amendment No. 722.10 – 1691 Jensen Road

The APC discussed the staff report regarding Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment applications to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road to enable subdivision and future residential development of the portion of the parcel outside of the ALR.

Owner/agent David Morgan provided background on the amendment applications and responded to APC member inquiries. He outlined issues raised at a Public Information Meeting on the applications that he sponsored on May 8, 2024, and discussed how he planned to address these.

The applicant's daughter, Holly Morgan, spoke of her intention to move back to the Sunshine Coast to work, and to live on the property.

Points from ensuing discussion included:

- Don't see anything wrong with it.
- Not clear on what the plan is.
- Uses permitted are quite different between the agricultural land and R1. That is a reason to change the zoning along with the subdivision. A buffer of non-agricultural uses between the agricultural and the non-agricultural uses is a positive part of the plan.
- This is quite simple. Right now you can only have one house on that whole lot. Subdivision allows you to have an additional house. It is not in the ALR anymore. The OCP says it should be Agricultural but you are changing that to make it Residential. I support both of those changes. Allowing for a house in a place that does not allow for agricultural use makes sense. Don't see how one household would cause too much traffic on the road; it should not necessitate a traffic survey.
- Squamish Nation had expressed concern for the movement of elk through the area.
- During the build, make sure neighbours are informed regarding any potential traffic issues. Ensure that trucks are moving as safely as possible and under the speed limit.
- At the Public Information Meeting, had the impression that lots of people were not happy and were upset with development happening. Concerns included: the residence being rented out, and tenants going in and out; traffic issues; moving any ALR land and making it residential; uncertainty about what was happening with the property as a whole; and the change of OCP and land use designation. It would be worthwhile to hear more opinions from the neighbourhood through a public hearing. Be careful in how we examine this in going forward.
- Heard that there was a lot of confusion with the subdivision information at the meeting. Many thought it was going to be the entire 40 hectares that would be subdivided.
- At a public hearing, there should be more clarity regarding future development.

- Sounds like signage on the site isn't helpful, creating some confusion. Clear this up before a public hearing. If area residents live outside the 100-metre notification area, they would not receive a mailout with information. Need to increase communication regarding planning applications to prevent confusion. Would be helpful if signage has a public hearing date.
- This subdivision has implications further than the 100 metres.

Recommendation No. 1 *Official Community Plan Amendment No. 640.6 & Zoning Bylaw Amendment No. 722.10 – 1691 Jensen Road*

The Area F APC recommended support for the OCP and zoning amendment for 1691 Jensen Road.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, June 25, 2024

ADJOURNMENT 8:49 p.m.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – June 20, 2024

AUTHOR: Tina Perreault, General Manager, Corporate Services/Chief Financial Officer

SUBJECT: 2024 ELECTORAL AREAS' GRANT-IN-AID DEBRIEF

RECOMMENDATION(S)

- (1) THAT the report titled 2024 Electoral Areas' Grant-in-Aid Debrief be received for information.**
-

BACKGROUND

The Sunshine Coast Regional District (SCRD) provides assistance to the community under the *Local Government Act (LGA)*. The SCRD Board policy on Electoral Area's Grant-in-Aid (GIA) (Attachment A) was created to provide a framework to assist the Board's decision-making processes.

Each year the SCRD Electoral Areas offer funding to non-profit community groups which provide a benefit to the community. At the May 16, 2024, Special Electoral Area Services Committee Meeting, the 2024 GIA applications and recommended grants to organizations was presented. A total of \$117,439 was approved as grants to various organizations from the discretionary line item.

At the May 23, 2024, Board meeting, the following resolution was adopted:

EAS **It was moved and seconded**

152/24 THAT a Grant-in-Aid debrief session be scheduled on or before June 20, 2024.

The purpose of this report is to review the grant-in-aid process, identify potential amendments to the Policy, and ensure alignment with legislation.

There were 8 applications submitted which are not eligible to be funded per the *Local Government Act* for the following reasons:

- Where costs for an already established SCRD service cannot also be paid for through a GIA. Any funding for these initiatives or programs should be funded within the established service.
- Funding requested is under the jurisdiction of the Provincial Government.

DISCUSSION

The Grant-In-Aid Process:

The current process and timelines are as follows:

- February-March- Public Advertisement
- March 31 (Approximate) – Electoral Areas' Grant-in-Aid intake for applications deadline.
- Mid-April-Electoral Area Directors will receive the Special Finance Committee meeting agenda to review;
- Early May – Finance Committee meeting to make recommendations;
- Late May– Recommendations will be placed on Board Agenda for approval;
- Early August - Payments are issued after the SCRD receives tax funds.

Process improvements have been made to allow for online submission of applications. Generally the above process and timelines run smoothly. In some cases, early payments are approved if requested through the application and approved by the Board. This is outlined in the Policy.

Electoral Areas' Grant-in-Aid Policy

The current Electoral Areas' Grant-in-Aid Policy was last amended in 2022 to align with the new Board Policy Template. The last major revision was in 2021.

In considering amendments to the Policy, it is important to note that as part of the SCRD's 2016 external financial audit conducted by BDO Canada, the SCRD Board requested the auditors review funding for ongoing programs through rural grants-in-aid. It concluded that clear policy and compliance with legislation, such as establishing a regional district service for a specified purpose should be done for programs that are provided funding on an ongoing basis. To date there has not been an additional SCRD service established to accommodate ongoing funding for programs or events. Often the interpretation is that the Policy is the barrier, when in fact, the SCRD is bound by the Local Government Act, for example, ongoing funding to the same organization would require the establishment of a new "service" for that purpose is required.

Staff have noted the following items for consideration and would like clarity from the Committee as to how these types of items should be handled by staff in accordance with the GIA Policy:

- Many organizations have been funded several times, and sometimes annually, since 2010 and often for the same purpose each year based on the assumptions that their application will be approved.
 - Section 4.10 of the GIA policy states: *"Grant funding is not guaranteed from year to year. Organizations are encouraged to work toward financial independence."*
- Each year there are requests for items that fall into a social services type function, or potentially cross into Provincial or Federal Government jurisdiction. Additionally, funding from municipalities was not considered in some cases, which could potentially add value to the entire Sunshine Coast.
 - Section 4.5 of the GIA policy states: *"Electoral Areas' Grant-in-Aid is not intended to replace any financial responsibilities of senior levels of government or other government agencies or affiliates."*

- Fees and Travel, Honorariums, Wages, Position Increases are all remuneration which would be taxable to the organizations and therefore should not be included.
 - Sub-section 7.2.4 of the GIA policy states: *"Electoral Areas' Grant-in-Aid will not be approved for remuneration (wages, salaries, other fees)."*
- Ferries and Travel Charges and Operational Costs could be viewed as Personal Benefit:
 - Sub-section 7.2.5 of the GIA policy states: *"Personal benefit, individuals, industrial, commercial, business undertakings (proprietor, member, or stakeholder), educational institutions hospitals/healthcare."*
 -
- Some organizations show large surpluses and high wage allocations. This may be an area the Board would like to clarify in the Policy.
- Venue Rentals are not always specified (non SCRD Venues are eligible).
- Funding some organizations' complete projects without fundraising, donations or fees collected by applicants to support the projects.

These are just some of the considerations and is not an exhaustive list. If the Committee wishes to revise its Policy, it is recommended that staff report back with a some Policy Framework before a new Policy is drafted.

Other Items of Note:

Municipal Grants of Assistance:

- The Town of Gibsons (ToG) has advised that the Grants of Assistance Program has been suspended to allow time for a review of the program. ToG is drafting a new policy with no timeline determined to date.
- The District of Sechelt (DoS) has different streams to granting. The Community Investment Program (CIP) provides annual and multi-year grants.
- The shíshálh Nation Government District (sNGD) Grant-in-Aid policy has not changed since 2010.

Financial Implications

- Changes to the GIA Policy may have financial implications, therefore, any changes to the process or Policy should be made in time for the 2025 Financial Plan Bylaw and GIA process.

Communications Strategy

If substantive changes are made to the Policy or process, staff recommend holding a public information sessions ahead of the 2025 intake. Communication directly to past grant recipients over the past 2-3 years is also recommended. General communications would also include:

- Changes to policy or process will be communicated on the SCRD website and highlighted in the newspaper advertisement in early 2025.
- The application documents, procedures and guidelines would be updated.

- The SCRD includes a detailed list of all the community groups who have received electoral area Grant-in-Aid funding in the corporate Annual Report.

STRATEGIC PLAN AND RELATED POLICIES

n/a

CONCLUSION

The purpose of this report is to provide an overview of the 2024 process and discuss any recommended changes in preparation for the 2025 GIA process. This report highlights areas for discussion from the conclusion of the 2024 GIA process.

ATTACHMENTS

Attachment A – Electoral Areas’ Grant-in-Aid Policy

Attachment B – SCRD Rural Areas Grants-in-Aid History (2010-2023)

Reviewed by:			
Manager		Finance	
GM		Legislative	
CAO		Other	



Section:	Financial Services	BRD-0340-50
Title:	Electoral Areas' Grant-in-Aid	034

1. PURPOSE

1.1 *This policy provides the framework to enable the Sunshine Coast Regional District (SCRD) Electoral Area Directors to make fair and equitable recommendations to the SCRD Board on behalf of their respective areas in the granting of funds to the community.*

2. SCOPE

2.1 *This policy applies to all SCRD officers, employees, Board members, and applicants to the Grant-in-Aid process.*

2.2 *The SCRD Electoral Areas provide Grant-in-Aid funding in order to assist non-profit societies / organizations and registered charitable societies / organizations that provide community, tourism or regional benefit and enrichment, enhancing the quality of life for residents.*

3. DEFINITIONS

3.1 **"Electoral Areas"** means SCRD's five (5) unincorporated Electoral Areas being Egmont/Pender Harbour (Area A), Halfmoon Bay (Area B), Roberts Creek (Area D), Elphinstone (Area E), and West Howe Sound and Islands (Area F).

4. POLICY

4.1 *This policy establishes open and transparent guidelines for the evaluation and distribution of Electoral Areas' Grant-in-Aid, respecting the limited financial resources available for this purpose.*

4.2 *Each year, as part of the budget process, the SCRD Board will establish a maximum amount for Electoral Areas' Grant-in-Aid funding for the following year's budget.*

4.3 *The maximum allowable grant request for a single Electoral Areas' Grant-In-Aid application (per project / per event) is \$5,000 (five thousand dollars). Requests for \$500 (five hundred dollars) or less will be accepted from non-registered organizations, societies, or groups demonstrating a community need and / or whose objectives are charitable in nature. If a request is for more than \$500 (five hundred dollars) the organization must be a registered society to be an eligible applicant, or otherwise may apply through a partner organization that is a registered society.*

4.4 *To be considered for funding, the proposed project, program, service or special event should fill a need in the community with no overlap to identifiable or competing projects, programs, services, or special events.*

4.5 *Electoral Areas' Grant-in-Aid is not intended to replace any financial responsibilities of senior levels of government or other government agencies or affiliates.*

4.6 *Organizations funded on an ongoing basis through taxation or those that receive a fee for service from the SCRD are not eligible for grant funding under this policy, unless the application is for a program other than the funded service.*

4.7 *The SCRD is subject to the provincial *Freedom of Information and Protection of Privacy Act* and cannot guarantee the information provided on Grant-in-Aid applications can or will be held in confidence.*

4.8 *On or before April 1st of each year, the SCRD will accept applications for Electoral Areas' Grant-in-Aid funding.*



BOARD Policy

- 4.9** Late applications may be considered for emergent requirements subject to available Electoral Areas' Grant-in-Aid funding (see Section 8.3).
- 4.10** Grant funding is not guaranteed from year to year. Organizations are encouraged to work toward financial independence.
- 4.11** Grants will not be awarded to societies for use as scholarships, bursaries, or subsidies, with the exception of the School District 46 (SD46), under the direct approval of the SCRD.
- 4.12** Grants may be awarded to SD46 if the grant provides a direct benefit to a project that has significant benefit to the community.
- 4.13** Grant allocation to SD46 for bursary funding for each of the four secondary schools is to be approved each year within the SCRD budget process. Unclaimed bursary funding provided to SD46 will be reported to the SCRD on an annual basis. If amounts remain unclaimed after 2 years, funds will be returned to the SCRD to be re-allocated as the SCRD Board sees fit.

5. EXCEPTIONS

- 5.1** Funding requests that do not meet the basic criteria of the policy will be considered on a case-by-case basis at the discretion of the SCRD Board.

6. AUTHORITY TO ACT

6.1 Legislation

- 6.1.1** The authority to provide grants of assistance is set out in the *Local Government Act*, section 263(1) as follows: "Subject to the specific limitations and conditions established under this or another Act, the corporate powers of a board include the following:...(c) to provide assistance for the purpose of benefitting the community or any aspect of the community."

6.2 SCRD Board

- 6.2.1** The SCRD Board has an obligation to all of its citizenry to protect the SCRD from exposure to unacceptable liability that could arise as a result of its funding relationships.
- 6.2.2** The SCRD Board has both statutory and budgetary limitations on Electoral Areas' Grant-in-Aid and wish to ensure that these funds are disbursed as fairly and equitably as possible to deserving applications with due regard to the degree of benefit that will result to the residents of the Sunshine Coast communities. Therefore, the SCRD Board has full discretion whether grants are allocated and for what amounts and all decisions are final.

7. EVALUATION CRITERIA

- 7.1** The Electoral Areas' Grant-in-Aid Committee shall use some, or all, of the following criteria to assess applications (in no particular order):



BOARD Policy

- 7.1.1 Evidence of community need or desire for proposed program, project, service or event.
- 7.1.2 Potential benefit to the residents of the Sunshine Coast - use new approaches and techniques in the solution of community needs; whose project, program, service or special event is accessible to a large portion of the community's residents.
- 7.1.3 Evidence of community partnerships or support (financial or in-kind).
- 7.1.4 Capacity to deliver the proposed program, project, service, or event.
- 7.1.5 Level of volunteer participation and citizen involvement.
- 7.1.6 Evidence of financial need.
- 7.1.7 Evidence of funding from other sources.
- 7.1.8 Ability to demonstrate or anticipate future outcomes.
- 7.1.9 Public accessibility.
- 7.1.10 Exercise co-ordination, co-operation, and collaboration with other groups to prevent duplication of projects, programs, services, or special events.

7.2 Electoral Areas' Grant-in-Aid will not be approved for:

- 7.2.1 Large capital costs for equipment or improvements to (Privately) owned properties.
- 7.2.2 Fire Suppression and Life or Emergency Safety Equipment.
- 7.2.3 Annual Expenses.
- 7.2.4 Remuneration (wages, salaries, other fees).
- 7.2.5 Personal benefit, individuals, industrial, commercial, business undertakings (proprietor, member, or stakeholder), educational institutions hospitals/healthcare.
- 7.2.6 Religious or ethnocultural organizations serving primarily their membership or their own religious or ethnic promotion or purpose.
- 7.2.7 Annual fundraising campaigns.
- 7.2.8 Endowment funds.
- 7.2.9 Debt retirement, interest payments or reserves.
- 7.2.10 Cost of developing a proposal or undertaking a facility study.
- 7.2.11 Non-profit societies conducting regional, Provincial or Federal level fundraising campaigns.

- 7.3** If an applicant's project, program, service, or special event is time sensitive where funding is required prior to the application deadline date (on or before April 1st) and/or the August 1st payment date; or funding for a project that was not realized by the announced application deadline date and/or the August 1st payment date, the applicant may submit an application to the SCRD to be brought forward to a standing committee for review. The applicant must use the Electoral Areas' Grant-in-Aid application form and comply with the requirement and criteria of this Policy and provide justification for late application.

8. ACCOUNTABILITY AND ACKNOWLEDGEMENT

- 8.1** In the event that the Electoral Areas' Grant-in-Aid funding results in a surplus to the applicant's needs or is no longer required for the project, program, service or special event for which it was intended or described in the application, the SCRD will be notified immediately, and any remaining funding must be returned to the SCRD as soon as possible.
- 8.2** Recipients must acknowledge the SCRD as a supporter of the project, program, service or special event in publications or marketing. Projects, programs, services or special events may not be represented as an SCRD event nor may the society / organization hold itself out as an agent of the SCRD in anyway.

9. REFERENCES (Bylaws, Procedures, Guiding documents)

- 9.1 Terms of Reference – Rural Areas' Grant-in-Aid Review Committee.**



BOARD Policy

Approval Date:	February 11, 2021	Resolution No.	040/21 Rec. No. 1
Amendment Date:	July 28, 2022	Resolution No.	193/22 Rec. No. 3
Amendment Date:		Resolution No.	
Amendment Date:		Resolution No.	

	Cumulative Total	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Arts & Culture															
Coast Arts Building School and Centre Society	8,800	-	-	-	-	-	-	1,300	1,250	900	1,100	1,250	1,000	1,000	1,000
Coast Cultural Alliance	6,000	-	-	-	-	-	-	-	-	-	-	2,000	1,700	1,000	1,300
Coast Recital Society	10,350	500	-	500	500	500	500	400	600	750	1,100	1,500	1,200	1,100	1,200
Coast Rogue Arts Society	21,300	3,450	4,000	3,450	-	2,000	3,600	2,500	2,300	-	-	-	-	-	-
Coasting Along Theatre Society	3,000	-	-	-	-	1,500	1,500	-	-	-	-	-	-	-	-
Deer Crossing - The Art Farm Society	2,103	-	-	-	-	-	-	-	-	-	-	366	900	637	200
Deer Crossing - The Art Farm Society: Rainforest Circus	1,750	-	-	-	-	-	-	-	650	500	600	-	-	-	-
Deer Crossing - The Art Farm Society: Synchronicity Festival	2,000	-	-	-	-	-	-	-	-	1,500	500	-	-	-	-
Deer Crossing - The Art Farm Society: Imagination Network	5,600	1,500	2,000	-	-	-	-	-	1,300	800	-	-	-	-	-
Deer Crossing - The Art Farm Society - Reurgence	1,000	-	-	-	-	-	-	1,000	-	-	-	-	-	-	-
Deer Crossing - The Art Farm Society - Emergence	3,400	-	-	1,500	1,350	300	250	-	-	-	-	-	-	-	-
Deer Crossing - The Art Farm Society - Submerged	1,500	-	-	-	-	-	1,500	-	-	-	-	-	-	-	-
Deer Crossing - The Art Farm Society - Raising the Curtain	2,250	-	-	-	1,350	900	-	-	-	-	-	-	-	-	-
Deer Crossing - The Art Farm Society - Inventia	1,500	-	-	1,500	-	-	-	-	-	-	-	-	-	-	-
Deer Crossing - The Art Farm Society - Copper Circle	1,750	1,750	-	-	-	-	-	-	-	-	-	-	-	-	-
FibreWorks Studio and Gallery Society	4,250	-	4,250	-	-	-	-	-	-	-	-	-	-	-	-
Gibsons Landing Heritage Society	36,180	5,000	1,605	-	4,300	3,000	-	5,000	4,200	1,950	1,975	-	3,500	2,400	3,250
Gibsons Public Art Gallery	16,270	2,000	2,000	2,000	-	2,000	1,700	1,500	1,750	1,000	770	250	300	1,000	-
Gibsons Public Art Gallery (Art Stroll)	3,250	-	-	-	-	-	-	-	-	750	500	500	500	500	500
Only Animal Theatre Society (The)	1,500	-	-	-	-	-	-	-	1,500	-	-	-	-	-	-
Pender Harbour Living Heritage Society	16,400	3,300	-	-	-	1,800	1,200	2,900	2,100	1,500	1,000	-	-	2,600	-
Pender Harbour Music Society	43,400	5,000	5,000	2,000	1,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	2,900	3,000
Roberts Creek Arts Festival Society	4,000	-	-	-	-	-	-	-	-	1,000	3,000	-	-	-	-
Roberts Creek Community Association: Earth Day Festival	4,000	1,000	-	-	-	1,000	1,000	1,000	-	-	-	-	-	-	-
Roberts Creek Community Association: Slow Sundays in the Creek	11,000	1,500	1,500	1,200	1,700	1,500	3,600	-	-	-	-	-	-	-	-
Roberts Creek Mandala Project Society	32,050	4,350	-	-	4,500	3,700	3,500	3,000	2,500	3,500	2,800	1,600	1,600	1,000	-
Suncoast Woodcrafters Guild	6,900	500	500	500	500	500	500	500	500	500	500	500	500	400	500
Sunshine Coast Arts Council	10,200	3,000	-	-	-	-	-	650	700	1,100	1,750	1,500	1,500	-	-
Sunshine Coast Community Orchestra Association	1,650	-	-	-	-	-	-	-	-	-	-	-	-	650	1,000
Sunshine Coast Dance Society	5,750	3,000	-	-	-	-	-	-	-	-	-	500	800	700	750
Sunshine Coast Driftwood Players Society	16,300	2,500	5,000	-	2,000	3,000	-	1,550	700	-	-	-	-	500	1,050
Sunshine Coast Driftwood Players Society for Driftwood Theater School	1,000	-	-	-	-	-	-	-	-	1,000	-	-	-	-	-
Sunshine Coast Festival of Written Arts	3,300	-	-	-	-	-	-	-	-	500	-	-	1,300	-	1,500
Sunshine Coast Festival of the Performing Arts	10,500	4,500	3,000	3,000	-	-	-	-	-	-	-	-	-	-	-
Sunshine Coast Film Society	2,250	-	-	-	-	-	-	-	-	-	500	-	750	500	500
Sunshine Coast Jazz & Entertainment Society	18,650	2,500	2,000	-	-	-	-	2,000	2,000	2,000	2,000	1,500	1,250	-	1,400
Sunshine Coast Museum & Archives	5,000	-	-	-	-	-	-	-	-	-	5,000	-	-	-	-
Sunshine Coast Museum & Archives (roof replacement)	24,433	-	-	-	-	-	-	-	-	-	-	-	24,433	-	-
Sunshine Coast Music Society	700	-	-	-	-	-	-	-	-	-	-	-	-	-	700
Sunshine Coast Spinners' and Weavers' Guild	2,250	-	-	-	-	-	-	1,550	700	-	-	-	-	-	-
Uncharted Waters (Movie)	500	-	-	500	-	-	-	-	-	-	-	-	-	-	-
Arts & Culture Subtotal	\$ 353,986	\$ 45,350	\$ 30,855	\$ 16,150	\$ 17,700	\$ 24,700	\$ 21,850	\$ 21,200	\$ 28,200	\$ 23,850	\$ 25,945	\$ 16,216	\$ 44,483	\$ 19,637	\$ 17,850
Sports & Recreation															
BC Special Olympics Society	10,950	2,000	-	1,750	1,500	-	-	-	-	800	-	-	1,400	1,500	2,000
Chinook Swim Club	2,300	-	-	-	-	-	-	-	-	800	1,500	-	-	-	-
Coast Mountain Bike Trail Association	1,700	-	-	-	-	1,700	-	-	-	-	-	-	-	-	-
Daniel Kiansbury Memorial 3-on-3 Basketball Tournament	1,500	-	-	-	-	500	500	500	-	-	-	-	-	-	-
Gibsons Yacht Club - Learn to Sail Program	4,000	-	-	-	-	-	-	-	-	-	-	-	3,000	500	500
Granthams Wharf Association	11,500	-	-	-	-	-	-	-	-	-	-	5,000	-	5,000	1,500
Halfmoon Bay Volunteer Fire Department	500	-	-	-	-	-	-	-	-	-	-	-	500	-	-
Pender Harbour Community School (Sports Equipment)	2,600	-	-	-	-	-	-	-	-	-	-	-	2,600	-	-
Suncoast Racquet Club	1,200	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200
Sunshine Coast Central Baseball League	62,500	-	-	-	-	-	-	-	-	-	-	5,000	2,500	5,000	50,000
Sunshine Coast Cycling	4,350	-	-	-	-	-	-	-	-	-	-	-	-	750	3,600
Sunshine Coast Equestrian Club	350	-	-	-	-	-	-	-	-	-	-	-	350	-	-
Sunshine Coast Lacrosse Society	4,100	-	-	-	-	-	-	-	500	-	1,000	-	1,200	-	1,400
Sunshine Coast Senior Swim Team	500	-	-	-	-	-	-	-	-	-	-	500	-	-	-
Sunshine Coast Skating Club	4,000	-	-	-	-	-	-	-	-	-	-	-	1,500	-	2,500
Sunshine Coast Sockeye Water Polo Club	3,900	-	-	-	500	500	500	250	500	500	-	1,150	-	-	-
Sunshine Coast Trails Society	20,670	3,500	-	5,000	3,500	-	-	970	1,700	-	2,500	3,500	-	-	-
Tetrahedron Outdoor Club / Dakota Ridge Nordics	22,960	-	-	-	-	1,760	2,200	-	-	4,000	2,000	-	7,000	-	6,000
Torch Relay Area F	5,854	-	-	-	-	-	-	-	-	-	-	-	-	-	5,854
Torch Relay Area D	8,000	-	-	-	-	-	-	-	-	-	-	-	-	-	8,000
Town of Gibsons - Tennis Courts	25,000	-	-	-	-	-	-	-	-	-	25,000	-	-	-	-
Transportation Choices (TraC)	15,600	-	-	1,000	-	1,000	1,650	1,650	2,400	2,400	2,500	3,000	-	-	-
West Howe Sound Comm Assoc (Shirley Macey Park)	1,980	-	-	-	-	-	-	-	-	-	-	-	-	-	1,980
Sports & Recreation Subtotal	\$ 216,014	\$ 5,500	\$ -	\$ 7,750	\$ 5,500	\$ 5,460	\$ 4,850	\$ 3,370	\$ 5,100	\$ 8,500	\$ 34,500	\$ 18,150	\$ 20,050	\$ 12,750	\$ 84,534
Social, Educational, and Environmental															
858 Skookumchuk Air Cadets	300	-	-	-	-	-	-	-	-	-	-	-	-	300	-
Anavets Room	3,200	-	-	-	-	-	-	-	-	-	-	3,200	-	-	-
Anglican Parish of St. Aidan & St. Bartholomew Food Bank	450	-	-	-	-	-	-	-	-	-	-	-	450	-	-
Area A Quality Water Association	350	-	-	-	-	-	-	-	-	-	-	-	-	-	350
Area A Seniors Housing	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Avalon Recovery Society	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500	-	-
BC Schizophrenia Society	2,200	-	-	-	-	-	-	-	-	-	-	500	-	-	1,700
Bear Education & Research Network	400	-	-	-	-	-	-	-	-	-	-	-	400	-	-
Brigade Bay Homeowners Society	17,200	3,000	-	2,000	-	-	2,200	-	-	-	-	5,000	-	-	5,000
British Columbia Conservation Foundation (BCCF)	3,400	3,400	-	-	-	-	-	-	-	-	-	-	-	-	-
British Columbia Conservation Foundation (BCCF) for Sunshine Coast Wildlife Project (SCWP)	20,250	-	5,000	2,100	4,000	2,200	2,150	-	2,600	2,200	-	-	-	-	-
Cedar Grove Elementary School PAC	2,500	-	-	-	-	-	-	500	500	500	500	-	-	-	-
Citizens on Patrol	4,000	-	-	-	-	-	-	-	-	-	-	1,500	1,000	1,000	500
Coast Car Co-op	400	-	-	-	-	-	-	-	-	-	400	-	-	-	-
Crime Stoppers	200	-	-	-	-	-	-	-	-	-	-	-	-	-	200
District of Sechelt - Area A Sechelt Public Library Grant	86,507	-	-	-	-	-	-	-	-	-	-	25,103	21,203	20,837	19,364
District of Sechelt - Area A Sechelt Public Library Grant	8,295	-	-	-	-	-	-	-	-	-	-	-	2,765	2,765	2,765
Eastbourne Comm. Assoc. (Keat Fire Group)	15,000	-	-	-	-	-	-	-	-	-	5,000	-	-	5,000	5,000
Eastbourne Comm. Association	6,000	-	-	-	2,000	2,000	-	-	2,000	-	-	-	-	-	-
Egmont Community Club	15,100	-	5,000	5,000	-	-	-	-	-	500	2,600	-	-	2,000	-
Elphinstone Electors Association (Elphinstone Community Association)	11,300	-	-	-	1,300	5,000	-	-	-	-	-	2,000	3,000	-	-
Farm Gate (The)	2,970	-	-	-	-	1,070	-	500	-	500	400	500	-	-	-
Gambier Community Centre Society	30,800	1,600	-	-	-	4,000	2,900	-	1,850	2,000	12,000	-	-	1,500	4,950
Gambier Island Community Association	52,050	-	-	-	2,400	2,100	4,400	-	4,400	-	-	-	35,000	3,750	-
Gambier Island Community Association (Andy Bay Road)	35,000	-	-	-	-	-	-	-	-	-	-	-	35,000	-	-
Gambier Island Conservancy	5,180	4,780	-	-	-	-	-	-	-	400	-	-	-	-	-
Gambier Island Farmers Market Society	5,000	-	-	5,000	-	-	-	-	-	-	-	-	-	-	-
Gibsons and District Chamber of Commerce - Sea to Sky Marine Trail	750	-	-	-	-	-	-	-	-	750	-	-	-	-	-
Gibsons Elementary School Parent Advisory Committee	1,000	-	-	-	-	-	-	-	500	500	-	-	-	-	-

	Cumulative Total	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Gibsons Elphinstone Community School - Restorative Justice	40,000		-	-	-	-	-	-	-	-	-	10,000	10,000	10,000	10,000
Gibsons Marine Education Centre Society	9,600	2,300	-	3,000	2,200	2,100	-	-	-	-	-	-	-	-	-
Gibsons Wildlife Rehabilitation Centre Society	3,000	-	-	-	-	-	-	-	-	-	-	3,000	-	-	-
Habitat for Humanity	10,226	-	-	-	-	-	-	-	-	-	-	-	-	-	10,226
Halfmoon Bay Child Care Centre Society	30,855	4,980	4,980	3,260	3,260	2,600	1,275	-	1,100	1,000	-	2,200	5,000	1,200	-
Halfmoon Bay Citizens Association	4,988	-	-	-	3,788	-	-	-	-	-	700	-	-	500	-
Halfmoon Bay Community Association	7,800	-	-	-	-	2,100	1,200	4,500	-	-	-	-	-	-	-
Halfmoon Bay Community School	6,211	-	-	-	-	-	-	-	1,211	-	5,000	-	-	-	-
Halfmoon Bay Community School - Friday Night Teen Program Extension	8,100	-	-	-	2,700	-	2,700	2,700	-	-	-	-	-	-	-
Halfmoon Bay Community School - Irrigation Project	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
Halfmoon Bay Community School - PAC	500	-	-	-	-	-	500	-	-	-	-	-	-	-	-
Halfmoon Bay Community School - Restorative Justice	140,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Halfmoon Bay Environmental Society	1,480	-	-	1,480	-	-	-	-	-	-	-	-	-	-	-
Halfmoon Bay Greenways	400	-	-	-	-	-	-	-	-	-	-	400	-	-	-
Hopkins Landing Heritage Path Society	2,500	-	-	-	-	-	-	-	-	2,500	-	-	-	-	-
Howe Sound Biosphere Region Initiative Society (Anvil Island Clean-up)	4,400	-	-	-	4,400	-	-	-	-	-	-	-	-	-	-
Howe Sound Biosphere Region Initiative Society (Sustainable Development Goals)	500	-	-	-	500	-	-	-	-	-	-	-	-	-	-
Howe Sound Marine Reference Guide (Tides Canada)	1,000	-	-	-	-	-	1,000	-	-	-	-	-	-	-	-
Huckleberry Coast Childcare Society	3,960	-	-	2,700	-	-	-	-	-	1,260	-	-	-	-	-
Langdale Elementary School Parent Advisory Committee	2,310	-	-	-	-	-	-	-	-	-	2,310	-	-	-	-
Langdale Neighbourhood Learning	2,940	-	-	-	-	-	-	-	-	-	-	-	-	2,940	-
Loon Foundation (The)	3,500	3,500	-	-	-	-	-	-	-	-	-	-	-	-	-
MakeWay Charitable Society (At/ka7sem / Howe Sound Marine Stewardship Initiative)	3,130	-	3,130	-	-	-	-	-	-	-	-	-	-	-	-
North Thormanby Community Association	3,200	-	-	-	1,000	-	2,200	-	-	-	-	-	-	-	-
One Straw Society	11,600	4,000	5,000	-	-	-	-	1,500	-	-	1,100	-	-	-	-
Pender Harbour Advisory Committee	6,300	-	-	-	-	-	1,100	2,400	1,250	800	750	-	-	-	-
Pender Harbour and Area Residents Association (PHARA)	9,200	-	4,000	-	2,500	2,700	-	-	-	-	-	-	-	-	-
Pender Harbour and District (Egmont) Chamber of Commerce	10,381	-	-	-	-	-	-	1,400	1,200	1,500	2,150	3,631	500	-	-
Pender Harbour and District Marine Rescue Society	3,000	-	-	3,000	-	-	-	-	-	-	-	-	-	-	-
Pender Harbour and District Wildlife Society	1,056	-	-	-	-	525	-	-	-	-	531	-	-	-	-
Pender Harbour Community Policing Station	1,400	-	-	-	-	-	-	-	-	-	-	-	500	500	400
Pender Harbour Community Association	500	-	-	-	-	-	-	-	-	-	-	-	500	-	-
Pender Harbour Community Club	24,559	4,150	5,000	3,411	-	-	2,850	2,200	2,500	3,928	-	720	-	-	-
Pender Harbour Community School (2014 part moved to [670])	218,660	8,220	8,220	8,220	8,000	8,000	8,000	8,000	8,000	8,000	8,000	40,000	40,000	42,000	16,000
Pender Harbour Community School - Restorative Justice	40,000	-	-	-	-	-	-	-	-	-	-	10,000	10,000	10,000	10,000
Pender Harbour Garden Club	500	-	-	-	-	-	-	-	-	-	-	-	500	-	-
Pender Harbour Golf Club Society	4,800	-	4,800	-	-	-	-	-	-	-	-	-	-	-	-
Pender Harbour Lions Club	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500	-	-
Pender Harbour Living Heritage Society	8,250	2,750	-	4,100	-	-	1,400	-	-	-	-	-	-	-	-
Pender Harbour Reading Centre Society	8,000	-	-	-	-	-	2,000	1,200	1,600	500	500	1,200	1,000	-	-
Pender Harbour Reading Room	2,000	-	-	-	-	-	-	-	-	-	-	500	500	500	500
Pender Harbour Seniors Housing Society	3,500	-	-	-	-	-	-	-	-	-	3,500	-	-	-	-
Professional Engineers and Geoscientists (Popsicle Bridge)	900	-	-	-	-	-	-	-	-	-	-	400	500	-	-
Rainfrog Amphibian Sanctuary Society	450	-	-	-	-	-	-	-	-	-	-	-	-	450	-
Restorative Justice Program of the Sunshine Coast	25,290	3,800	4,940	-	5,000	3,100	1,650	1,100	1,300	900	3,500	-	-	-	-
Roberts Creek Childcare Society	4,500	-	-	-	-	1,000	-	-	-	-	-	-	-	-	3,500
Roberts Creek Community Association	16,320	-	-	-	-	-	-	-	-	-	4,700	1,620	4,000	4,200	1,800
Roberts Creek Community Association - Creek Dayz	1,200	-	-	-	-	1,200	-	-	-	-	-	-	-	-	-
Roberts Creek Community Association: Creek Events	6,400	-	-	-	-	-	-	3,200	3,200	-	-	-	-	-	-
Roberts Creek Community Association: Earth Day Festival	2,000	1,000	-	-	-	-	-	-	1,000	-	-	-	-	-	-
Roberts Creek Community Association: Freezer	4,000	-	-	4,000	-	-	-	-	-	-	-	-	-	-	-
Roberts Creek Community Association: Hall Repair	26,000	-	-	-	-	-	5,000	5,000	5,000	6,000	-	5,000	-	-	-
Roberts Creek Community Association: Hot Water Tank	1,694	-	-	-	-	-	-	-	-	-	-	-	1,694	-	-
Roberts Creek Community Association: Kitchen Repair	4,000	-	-	-	-	4,000	-	-	-	-	-	-	-	-	-
Roberts Creek Community Association: Freezer	2,000	-	-	2,000	-	-	-	-	-	-	-	-	-	-	-
Roberts Creek Community Association: Pathways Project	17,312	-	-	1,976	-	-	1,450	-	-	1,620	-	-	12,266	-	-
Roberts Creek Community Association: Xeriscaping	3,000	-	-	-	3,000	-	-	-	-	-	-	-	-	-	-
Roberts Creek Community Association: AV / PA	5,000	-	5,000	-	-	-	-	-	-	-	-	-	-	-	-
Roberts Creek Community School	5,000	-	-	-	-	3,000	2,000	-	-	-	-	-	-	-	-
Roberts Creek Community School - Restorative Justice	42,500	-	-	-	-	-	-	-	-	-	-	12,500	10,000	10,000	10,000
Roberts Creek Earth Day	1,000	-	-	-	-	-	-	-	-	500	500	-	-	-	-
Roberts Creek Heart Garden Project	426	-	-	-	-	-	-	-	-	-	-	426	-	-	-
Roberts Creek School Community Use Room	1,200	-	-	-	-	-	-	-	-	-	-	1,200	-	-	-
Royal Canadian Air Cadets	550	-	-	-	-	-	-	-	-	-	550	-	-	-	-
Royal Canadian Legion Branch #112	12,100	-	-	-	-	-	-	2,400	-	3,700	1,000	1,500	2,000	1,500	-
Ruby Lake Lagoon Nature Reserve Society	15,061	-	-	-	2,000	2,200	1,961	500	-	2,500	-	2,300	1,600	2,000	-
Salvation Army Sunshine Coast Ministry	1,500	-	-	-	-	-	-	-	-	-	-	-	500	1,000	-
School District No 46 (bursaries)	40,578	4,000	4,000	4,000	4,000	3,000	3,000	2,485	1,890	3,000	1,500	703	3,000	3,000	3,000
Sechelt Chatelech Community School - Restorative Justice	40,000	-	-	-	-	-	-	-	-	-	-	10,000	10,000	10,000	10,000
Sechelt Public Library (Area A)	134,979	-	-	-	-	-	29,894	28,202	26,605	25,099	23,679	-	1,500	-	-
Sechelt Seniors Activity Centre	4,350	-	-	-	-	-	1,550	-	-	-	-	-	-	900	1,900
Sechelt Youth Centre	40,000	-	-	-	-	-	-	-	-	-	-	40,000	-	-	-
Serendipity Child Development Society	11,200	5,000	-	-	5,000	-	-	-	-	-	-	1,200	-	-	-
Sharing Abundance Association	1,500	-	-	-	-	-	-	-	-	-	-	1,500	-	-	-
Society for Atmosphere Solutions	2,850	-	-	2,850	-	-	-	-	-	-	-	-	-	-	-
Society for Preservation of Sargeant Bay	7,800	5,000	-	-	800	-	-	-	-	-	-	-	-	-	2,000
Society for the Prevention of Cruelty to Animals (SPCA)	5,200	-	-	-	-	-	-	2,900	2,300	-	-	-	-	-	-
St. Hilda's Anglican Church and Rotary Club	1,800	-	-	-	-	-	-	-	-	-	-	1,800	-	-	-
Sunday in the Park with Pride Society	8,250	-	-	-	2,700	2,900	1,200	1,450	-	-	-	-	-	-	-
Sunset Estates at Long Bay Owners' Society	1,456	626	-	-	830	-	-	-	-	-	-	-	-	-	-
Sunshine Coast Affordable Housing Society	23,000	-	-	21,000	2,000	-	-	-	-	-	-	-	-	-	-
Sunshine Coast Bear Alliance Society	3,000	-	-	-	3,000	-	-	-	-	-	-	-	-	-	-
Sunshine Coast Botanical Garden Society	1,550	-	-	-	-	-	-	-	-	-	250	-	1,300	-	-
Sunshine Coast Clean Air Society	5,250	-	-	-	-	-	2,000	-	1,300	1,150	-	-	-	800	-
Sunshine Coast Community Foundation	4,050	-	-	-	850	-	-	-	-	-	1,100	-	-	1,100	1,000
Sunshine Coast Community of Justice Program	11,250	-	-	-	-	-	-	-	-	-	-	3,500	1,900	1,850	4,000
Sunshine Coast Community Resource Centre (Seniors' Planning)	13,000	-	5,000	-	4,000	4,000	-	-	-	-	-	-	-	-	-
Sunshine Coast Community Services (Cold Weather Shelter)	4,800	-	-	-	-	-	-	-	-	1,800	3,000	-	-	-	-
Sunshine Coast Community Services (Outreach Program)	2,250	-	-	-	-	-	-	-	-	-	-	850	1,400	-	-
Sunshine Coast Community Services (Parent and Tot Program)	1,600	-	-	-	-	-	-	-	-	300	600	-	700	-	-
Sunshine Coast Community Services (RCMP Victim Services)	30,450	5,000	5,000	5,000	5,000	-	500	250	-	1,000	3,000	-	500	1,450	3,750
Sunshine Coast Community Services (Volunteer Centre)	1,700	-	-	-	-	-	-	-	-	-	-	-	-	1,700	-
Sunshine Coast Community Solar Association	5,000	-	2,500	2,500	-	-	-	-	-	-	-	-	-	-	-
Sunshine Coast Conservation Association	6,800	2,300	-	-	1,500	1,000	-	-	-	-	2,000	-	-	-	-
Sunshine Coast Conservation Association: Sunshine Coast Friends of Forage Fish	5,500	-	3,000	-	-	-	-	-	-	-	-	2,500	-	-	-
Sunshine Coast Foundation	1,000	-	-	1,000	-	-	-	-	-	-	-	-	-	-	-
Sunshine Coast Fruit Tree Project	1,800	-	-	-	-	-	-	-	-	-	-	-	100	500	1,200
Sunshine Coast Hospice Society	18,600	5,000	5,000	2,500	1,500	1,000	600	1,000	-	-	-	-	-	2,000	-
Sunshine Coast Marine Rescue Society & Halfmoon Bay Auxiliary Unit 12	17,270	-	-	-	-	-	-	4,000	2,900	2,600	1,770	1,750	2,700	1,550	-
Sunshine Coast Quilters Guild	461	-	-	-	-	-	-	-	-	461	-	-	-	-	-
Sunshine Coast Resource Centre Society	10,500	5,000	-	4,000	-	-	-	-	-	-	-	-	-	1,500	-
Sunshine Coast Salmonid Enhancement Society	16,700	-	-	4,000	-	-	-	-	-	-	2,500	3,000	2,300	1,000	3,900

	Cumulative Total	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Sunshine Coast Sea Cavalcade Society	45,000	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Sunshine Coast Sea Cavalcade Society: Caravan	5,000	-	-	-	-	-	-	5,000	-	-	-	-	-	-	-
Sunshine Coast Seed Saving Collective	300	-	-	-	-	-	-	-	-	-	-	300	-	-	-
Sunshine Coast Streamkeepers Society	1,200	-	-	1,200	-	-	-	-	-	-	-	-	-	-	-
Sunshine Coast VegFest	500	-	-	-	-	-	-	-	-	500	-	-	-	-	-
Sunshine Coast Youth Council	500	-	-	500	-	-	-	-	-	-	-	-	-	-	-
sviyaya Reconciliation Project	12,500	-	5,000	-	-	-	7,500	-	-	-	-	-	-	-	-
Tides Canada Initiatives Society (formerly Howe Sound Marine Reference)	2,000	-	-	-	1,000	1,000	-	-	-	-	-	-	-	-	-
United Canadian Metis Nation	1,400	-	-	-	-	-	1,400	-	-	-	-	-	-	-	-
Vaucroft Improvement District: Dinghy Storage	3,000	-	-	-	-	-	-	-	3,000	-	-	-	-	-	-
Voice on the Coast	675	-	-	-	-	-	-	-	-	-	-	225	450	-	-
Watercan	150	-	-	-	-	-	-	-	-	-	-	-	150	-	-
Welcome Beach Community Association	6,000	-	-	-	-	-	-	-	-	500	-	-	-	4,500	1,000
West Howe Sound Community Association	2,650	-	-	-	-	-	-	1,450	1,200	-	-	-	-	-	-
West Howe Sound Fire Services Society	1,923	-	-	-	-	-	-	-	-	-	423	-	1,500	-	-
Williamson Landing Fire	1,000	-	-	-	-	-	-	-	-	-	-	1,000	-	-	-
Woodcreek Park Neighbourhood Association	500	-	-	-	500	-	-	-	-	-	-	-	-	-	-
Youth Outreach	541,089	52,628	50,604	42,028	40,803	39,486	38,712	36,006	35,126	35,126	34,473	33,831	34,763	34,084	33,419
Social, Educational, and Environmental Subtotal	\$ 2,294,392	\$ 142,034	\$ 145,174	\$ 151,825	\$ 131,531	\$ 111,281	\$ 147,092	\$ 136,843	\$ 127,232	\$ 128,744	\$ 146,136	\$ 252,059	\$ 281,140	\$ 204,876	\$ 188,424
Total GIA Funding	\$ 2,864,392	\$ 192,884	\$ 176,029	\$ 175,725	\$ 154,731	\$ 141,441	\$ 173,792	\$ 161,413	\$ 160,532	\$ 161,094	\$ 206,581	\$ 286,425	\$ 345,673	\$ 237,263	\$ 290,808