



PUBLIC HEARING INFORMATION BINDER

Zoning Amendment Bylaw No. 722.9 & 337.123

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TAB 1

BOARD RESOLUTION TO HOLD THE PUBLIC HEARING

BOARD RESOLUTION TO HOLD PUBLIC HEARING

Resolution 112/24 adopted on April 25, 2024.

Recommendation No. 4 *Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123*

THAT the report titled Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 be received for information;

AND THAT *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.9 and 337.123* be forwarded to the Board for Second Reading;

AND THAT a Public Hearing to consider *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.9 and 337.123* be scheduled;

AND THAT the Public Hearing be conducted as a hybrid meeting allowing the public to attend in-person or virtually;

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

TAB 2

STAFF REPORTS INCLUDING THE PROPOSED BYLAWS

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – July 20, 2023

AUTHOR: Alana Wittman, Planner 2

Julie Clark, Senior Planner

**SUBJECT: PLANNING ENHANCEMENT PROJECT (PEP) 2 PHASE 1 POLICY FIX MICRO PROJECT:
AMENDMENT ZONING BYLAW NO. 722.9 AND 337.123 WATERCOURSE AND
SHORELINE PROTECTION AMENDMENTS**

RECOMMENDATION(S)

- (1) THAT the report titled Planning Enhancement Project (PEP) 2 Phase 1 Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Mitigation Watercourse and Shoreline Protection Amendments be received for information;**
- (2) AND THAT Zoning Bylaw No. 722.9 and 337.123 be considered for First Reading;**
- (3) AND FURTHER THAT Zoning Bylaw No. 722 and 337 be referred to agencies and Advisory Planning Commissions for comment.**

BACKGROUND

The purpose of this report is to present amendments to Zoning Bylaw 722 and 337 to the Board for consideration of First Reading.

The proposed housekeeping amendments will:

1. Align with Provincial legislative requirements and guidelines;
2. Operationalize OCPs; and
3. Enhance consistency, clarity, and efficiency in the development approvals process.

These amendments were identified through the Sunshine Coast Regional District (SCRD) Planning Enhancement Project 2 (PEP2). PEP2 is a multi-year project to review and update the SCRD's Official Community Plans (OCP) and all related bylaws and policies that operationalize the OCPs.

An update on this project, including reference to forthcoming proposals for emergency micro-policy amendments, was provided to the May 18 Electoral Areas Services Committee. Several emergency policy fixes are underway. SCRD recently repealed the Board Policy on Geotechnical Risk as it was outdated and misaligned with current Provincial Geotechnical best practices. Additionally, an OCP Amendment Board Policy is under development to foster best practices in developing and reviewing OCP amendment applications.

Policy Context

SCRD land use policies (OCPs) express a strong commitment to protecting sensitive ecological areas, which is not fully operationalized through the zoning bylaws. In proposing to fix this gap,

the zoning amendments would implement a key element of the community's vision. This fix has significant benefit to the community and SCRD: by protecting green infrastructure, we strategically foster climate resilience and mitigate organizational risk.

Clarity & Efficiency

In addition, the proposed amendments enhance efficiency in the development approval process by providing consistency with provincial regulations and guidelines as well as amongst SCRD Electoral Areas. This consistency creates regulatory clarity for developers, property owners, and staff. Such improvements to SCRD's policy framework have been identified as a need through the Development Approvals Process Review (DAPR).

DISCUSSION

Analysis

Currently, SCRD's two Zoning Bylaws 337 and 722 are not aligned with each other or provincial requirements and guidelines when it comes to development regulations related to sites containing or adjacent to waterbodies and watercourses. Of note, both Zoning Bylaw 337 and 722 currently allow for Streamside Protection and Enhancement Areas (SPEAs) to be considered developable area at time of subdivision.

SCRD Planning staff have received direct guidance from Provincial Riparian Biologists that zoning amendments to rectify this policy conflict are required. Similarly, Zoning Bylaw 337 and 722 do not consistently apply setbacks from waterbodies and watercourses, and neither bylaw provides adequate protection from development adjacent to SPEAs.

Specific proposed changes include:

1. Parcel area calculation in Bylaw 722 and Bylaw 337;
2. Buffer from SPEA in Bylaw 722 and Bylaw 337; and
3. Enhanced setbacks from waterbodies and watercourses in Bylaw 337.

Proposed Amendment 1: Parcel Area Calculation

Staff propose amendments to Bylaw 722, Section 4.3.1 as well as Bylaw 337, Sections 402 and 404, related to calculating parcel area when subdividing land. The proposed amendment aims to enhance climate resilience through protection of natural assets and reduce the organizational risk of approving proposed lots that are susceptible to increasingly frequent and intense precipitation events (atmospheric rivers). By aligning SCRD policies with provincial regulations and best practices, subdivision application processing times could be reduced by providing clear expectations to applicants and limiting back-and-forth referrals between SCRD Planning and the Provincial Riparian Areas Protection Regulation (RAPR) Team.

Proposed amendment to Bylaw 722, Section 4.3.1:

Current:

The calculation of minimum parcel area shall not include:

- a) Area to be used for community sewer field and equipment;
 - b) Area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*; or
 - c) Area to be dedicated as a highway
-

Proposed Add:

- d) Area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water;
- e) Area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Proposed amendment to Bylaw 337, Section 402

Current:

The minimum parcel area shall be determined by:

- (1) the minimum average parcel size, the minimum individual parcel size, the minimum usable parcel area and other subdivision options in the applicable subdivision district;
- (2) the minimum site area required under this bylaw for the intended use of the parcel;
- and
- (3) the servicing requirements applying to the parcel.

Proposed Add:

- (4) excluding the following areas from the calculation of minimum parcel area
 - (i) area to be used for community sewer field and equipment;
 - (ii) area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*;
 - (iii) area to be dedicated as a highway;
 - (iv) area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; or
 - (v) area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Proposed amendment to Bylaw 337, Section 404:

Current:

The calculation of average parcel area shall not include land:

- (a) used or dedicated for public open space, park, returned to crown, highway, or community sewer field and equipment; or
- (b) lying beneath a waterbody.

Proposed replacement for (b) and add (c):

- (b) covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; or
- (C) that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Precedent for the proposed amendment:

- City of Surrey Zoning Bylaw 12000
- District of Mission Consolidated Zoning Bylaw 2940-2020

Proposed Amendment 2: Buffer from Streamside Protection and Enhancement Areas (SPEA)

Staff propose amendments to Bylaw 337, Section 515 and Bylaw 722, Section 5.16 related to protecting the long-term integrity and health of the SPEA. Given that existing and future trees

within the SPEA have roots and branches that extend into the developable portion of a property, the proposed bylaw amendment would require all buildings, structures, and hardscaping to be situated a minimum of 5 m away from the SPEA boundary to ensure that there is adequate space for protecting natural assets and ensuring that land alteration activity does not intrude on the SPEA.

This proposal results from Planning, Building and Bylaw staff observations that a lack of regulatory clarity contributes to a pattern of land alteration infractions. Land alteration in the SPEA triggers bylaw compliance investigations and remedial development permit processes, which are time consuming and expensive for property owners and staff alike.

The implementation of a mandatory 5m SPEA buffer will provide community clarity around the protection of critical natural assets. To implement the regulation, the following definition is proposed to be added to Bylaw 337 and 722:

Hardscaping means any human-made element made from inanimate materials like gravel, brick, wood, pavers, stone, concrete, asphalt, or similar material. Examples of hardscaping include landscaped elements (e.g., patio, deck, stone wall, pavers, etc.), retaining walls, roads/parking lots, campground pads, and fill placement.

The amendment is also aimed at providing more efficient processing of development that is adjacent to a SPEA by setting simplified and consistent regulatory expectations. Moreover, the buffer provides protection to the natural features, functions, and conditions in the SPEA; a critical green infrastructure asset that strengthens the region's resilience to climate change impacts.

Proposed amendment to Bylaw 337, Section 515:

- Current: There is no SPEA buffer in Bylaw 337 at this time.
- Proposed Add: Notwithstanding any other provision of this bylaw, and for the purpose of protecting the long-term integrity and health of Streamside Protection and Enhancement Areas (SPEA), no buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located or extended within 5 metres of an established SPEA boundary.

Proposed amendment to Bylaw 722, Section 5.16:

- Current: There is no SPEA buffer in Bylaw 722 at this time.
- Proposed Add: No buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located or extended within 5 metres of an established Streamside Protection and Enhancement Areas (SPEA) boundary.

Local government precedent for more robust SPEA protection:

- City of Abbotsford Streamside Protection Bylaw 1465-2005
- City of Coquitlam Zoning Bylaw 3000

Proposed Amendment 3: Setback from Waterbodies and Watercourses

Staff propose amendments to Bylaw 337, Section 515(1)(a), Section 515(1)(d), and Section 515(1)(e). The proposed amendments are consistent with Zoning Bylaw 722, Section 5.16 setbacks for waterbodies and watercourses. The amendment would promote clear and consistent setback regulations from waterbodies and watercourses across SCRD Electoral

Areas. Further, the proposed amendment would strengthen property protection from flooding and facilitate environmental protection, public enjoyment of natural coastline, and reconciliation. These regulations would align with provincial guidelines and best practices and enhance SCRD's approach to building climate resilience and mitigating risk from climate change. This regulatory consistency and enhanced alignment with provincial guidelines and best practices is also envisioned to further enhance SCRD's ability to streamline development approvals.

Proposed amendment to Bylaw 337, Section 515(1)(a):

- Current: 7.5 m of the natural boundary of the ocean
- Proposed Replacement: 15 m of the natural boundary of the ocean

Proposed amendment to Bylaw 337, Section 515(1)(d):

- Current: 7.5 m of the natural boundary of a swamp or pond;
- Proposed Replacement: 17 m of the natural boundary of a swamp or pond;

Proposed amendment to Bylaw 337, Section 515(1)(e):

- Current: 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuadhdhi Creek, Osgood Creek; or 15 metres of the natural boundary of all other watercourses.
- Proposed Replacement: 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuadhdhi Creek, Osgood Creek; or 17 metres of the natural boundary of all other watercourses.

Precedent for the proposed amendment:

- SCRD Zoning Bylaw 722
- District of Sechelt Zoning Bylaw 580
- South Cowichan Zoning Bylaw 3520
- Comox Valley Zoning Bylaw 520

Options

Option 1 Proceed with First Reading for all proposed amendments (staff recommendation)

The proposed amendments provide measures to immediately address organization risk and strengthen community climate resilience, while also facilitating streamlining of development approvals by setting clear and consistent regulations across the regional district's electoral areas. By setting clear and consistent regulations it is additionally hoped that the proposed amendments will lessen the demand on staff for bylaw enforcement and remedial planning applications. Accordingly, staff believe these amendments should be implemented as soon as possible during this early stage of PEP2.

Option 2 Proceed with First Reading for one or more of the proposed amendments

Any proposed amendments that do not move to First Reading now will be revisited during future Official Community Plan renewal work associated with PEP2.

Option 3 Make no changes at this time

Continue development review and approvals based on the current zoning bylaws.

Organizational and Intergovernmental Implications

The proposed amendments to Bylaw 337 and 722 seek alignment with Provincial regulations and guidelines.

Financial Implications

There are no financial implications associated with this report, though it is noted that the proposed amendments seek to create regulatory clarity and simplicity aimed at improving development approval efficiency and lessening demands on bylaw enforcement and planning staff.

Timeline for next steps or estimated completion date

If the Board gives the proposed bylaws First Reading, staff propose to engage with the Advisory Planning Commissions (APCs) and conduct public engagement via Let's Talk throughout Q3, 2023. Following APC and public engagement, consideration of Second Reading would be brought forward in a future staff report. This report would also contain recommendations on whether a public hearing should be held or if consideration should be given to waiving the public hearing, per Section 464(2) of the *Local Government Act*. Third Reading, and Bylaw Adoption are targeted for Q4, 2023.

Communications Strategy

A communications plan is in development.

STRATEGIC PLAN AND RELATED POLICIES

This initiative/proposal can be seen as supporting Strategic Focus Area 4: Climate Change and Resilience in the Board's 2019 – 2023 Strategic Plan.

CONCLUSION

Housekeeping amendments are proposed for Zoning Bylaw 337 and 722. The proposed amendments provide measures to strengthen protection of ecologically sensitive areas including watercourses, and shorelines within SCRD. The proposed amendments provide measures to immediately address organization risk and strengthen community climate resilience, while also facilitating streamlining of development approvals by setting clear and consistent regulations across the regional district's electoral areas that are aligned with Provincial best practices. By setting clear and consistent regulations it is additionally hoped that the proposed amendments will lessen the demand on staff for bylaw enforcement and remedial planning applications. These amendments are therefore recommended to advance in this early stage of PEP2 work. Staff recommend proceeding with First Reading for the proposed amendments.

ATTACHMENT

Appendix A – Amendment Zoning Bylaw No. 722.9

Appendix B – Amendment Zoning Bylaw No. 722.9

Reviewed by:			
Manager	X – J. Jackson	Finance	
A/GM	X – R. Shay	Legislative	
CAO		Risk Management	X – V. Cropp

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.123

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

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.123, 2023*.

PART B – AMENDMENT

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

Insert the following immediately following Section 402(3):

402(4) excluding the following areas from the calculation of minimum parcel area

- (i) area to be used for community sewer field and equipment;
- (ii) area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*;
- (iii) area to be dedicated as a highway;
- (iv) area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; or
- (v) area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Replace Section 404(b) with the following:

404(b) covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; or

Insert the following, immediately following Section 404(b):

404(c) that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Insert the following immediately following Section 515(3):

515(4) Notwithstanding any other provision of this bylaw, and for the purpose of protecting the long-term integrity and health of Streamside Protection and Enhancement Areas (SPEA), no

buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located or extended within 5 metres of an established SPEA boundary.

Insert the following definition in Section 201 immediately following “grade, average natural”:

“hardscaping” means any human-made element made from inanimate materials like gravel, brick, wood, pavers, stone, concrete, asphalt, or similar material. Examples of hardscaping include landscaped elements (e.g., patio, deck, stone wall, pavers, etc.), retaining walls, roads/parking lots, campground pads, and fill placement.

Replace Section 515(1)(a) with the following:

515(1)(a) 15 m of the natural boundary of the ocean

Replace Section 515(1)(d) with the following:

515(1)(d) 17 m of the natural boundary of a swamp or pond;

Replace Section 515(1)(e) with the following:

515(1)(e) 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuadhdi Creek, Osgood Creek; or 17 metres of the natural boundary of all other watercourses.

PART C – ADOPTION

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

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 722.9

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.9, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following immediately following Section 4.3.1(c):

- d) Area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water;
- e) Area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the Provincial Riparian Areas Protection Regulations.

Insert the following immediately following Section 5.16.2:

5.16.3 No buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located or extended within 5 metres of an established Streamside Protection and Enhancement Areas (SPEA) boundary.

Insert the following definition in Part 12 immediately following “green roof”:

hardscaping: means any human-made element made from inanimate materials like gravel, brick, wood, pavers, stone, concrete, asphalt, or similar material. Examples of hardscaping include landscaped elements (e.g., patio, deck, stone wall, pavers, etc.), retaining walls, roads/parking lots, campground pads, and fill placement.

PART C – ADOPTION

READ A FIRST TIME this ##### DAY OF, YEAR

READ A SECOND TIME this ##### DAYOF, YEAR

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

DAY OF,

YEAR

READ A THIRD TIME this

DAY OF,

YEAR

ADOPTED this

DAY OF,

YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – April 18, 2024

AUTHOR: Alana Wittman, Planner II
Julie Clark, Senior Planner

SUBJECT: **POLICY FIX MICRO PROJECT: AMENDMENT ZONING BYLAW NO. 722.9 AND 337.123**

RECOMMENDATION(S)

- (1) **THAT the report titled Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 be received for information;**
 - (2) **AND THAT Zoning Bylaw No. 722.9 and 337.123 be considered for Second Reading;**
 - (3) **AND THAT a Public Hearing to consider Amendment Zoning Bylaw No. 722.9 and 337.123 be scheduled;**
 - (4) **AND THAT the Public Hearing be conducted as a hybrid meeting allowing the public to attend in-person or virtually;**
 - (5) **AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair to conduct the Public Hearing.**
-

BACKGROUND

Amendments to Zoning Bylaw 337 and 722 are proposed to strengthen protection of watercourses and ocean shorelines within the Sunshine Coast Regional District (SCRD). The proposed amendments aim to immediately implement existing SCRD Official Community Plan (OCP) objectives to protect sensitive ecological areas and the Board Strategic Plan's goal to enhance the region's resiliency to the effects of climate change. The proposed amendments would additionally provide development approvals process enhancements by setting clear and consistent regulations across the SCRD's electoral areas.

Currently, the SCRD's two zoning bylaws are not aligned with each other or provincial legislation and guidelines when it comes to development regulations for properties containing or adjacent to waterbodies, watercourses, or ocean shorelines.

On July 27, 2023, the SCRD Board adopted resolution 224/23 as follows:

Recommendation No. 1 *Amendment Zoning Bylaw No. 722.9 and 337.123
Mitigation Watercourse and Shoreline Protection Amendments*

THAT the report titled Planning Enhancement Project (PEP) 2 Phase 1 Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Mitigation Watercourse and Shoreline Protection Amendments be received for information;

AND THAT Zoning Bylaw No. 722.9 and 337.123 be considered for First Reading;

AND FURTHER THAT Zoning Bylaw No. 722 and 337 be referred to agencies and Advisory Planning Commissions for comment.

Pursuant to this resolution, the proposed zoning bylaw amendments were referred to the Advisory Planning Commissions (APCs) and relevant agencies. This report provides a summary of the referral comments and recommends forwarding the proposed amendments to the Board for consideration of Second Reading of the bylaws.

DISCUSSION

Agency Comments

Amendment Zoning Bylaw 722.9 and 337.123 has been referred to the following departments and agencies for comment:

Table 1: Department / Agency Referral Comments

Referral Agency	Comments Received
Skwxwú7mesh Úxwumixw	No comment on the proposed amendments.
Ministry of Water, Land and Resource Stewardship (MWLRS) - Aquatic Ecosystems Branch, Water, Fisheries, and Coast Division	Definitions (Bylaw 722 & 337): - Recommend adding “ditch” and/or utilizing the definition of a “stream” directly from the <i>Riparian Areas Protection Regulation, BC Reg 178/2019</i> (RAPR). - To improve consistency and compliance with the RAPR, recommend using definitions directly from the Regulation. Section 2 states “<i>The proposal is to establish a buffer to protect the existing and future tree roots and branches within the Streamside Protection and Enhancement Area (SPEA) that extend into the developable portion of a property.</i>” Windfirm boundaries and stable top of bank (ravine bank) setbacks are also measures to protect SPEAs that may extent farther than root zone protections. 5 m buffers to SPEAs are proposed. Is 5 m adequate as a windfirm boundary and top of bank setback? “<i>Landscaping, such as a garden, would not be subject to this buffer.</i>” If the buffer is in a natural state, it should not be altered to allow for landscaping per RAPR standards. Under area calculation <i>proposed add</i> on page 5/13: - Proposed add should also include SPEA buffer areas as undevelopable. Under the RAPR, measures to protect the SPEA are also undevelopable. Under <i>proposed amendment to Bylaw 337, Section 402 proposed add</i> on page 5/13: - Proposed add should also include SPEA buffer areas as excluded areas of minimum parcel size. Under the RAPR, measures to protect the SPEA are also undevelopable. Under <i>proposed replacement for (b) and add (c)</i> on page 5/13: - Proposed add should also include SPEA buffer areas as excluded areas of average parcel size. Under the RAPR, measures to protect the SPEA are also undevelopable. Proposed additions to the bylaws include the following language:

	<i>area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water</i> What defines “covered by”? Suggest change to land inclusive and below the <i>natural boundary</i> as defined in the Land Act of a watercourse or water body including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water. <u>Proposed Amendment 2: Buffer from Streamside Protection and Enhancement Areas (SPEA)</u> <i>Given that existing and future trees within the SPEA have roots and branches that extend into the developable portion of a property, the proposed bylaw amendment would require all buildings, structures, and hardscaping to be situated a minimum of 5 m away from the SPEA boundary to ensure that there is adequate space for protecting natural assets and ensuring that land alteration activity does not intrude on the SPEA.</i> - As above, if the buffer is in a natural state (not an area of human disturbance), it should also be protected from alteration. Furthermore, if the buffer area is in a natural state, it is grand parented in that condition, but cannot be improved or changed to another type of area of human disturbance. Buffers should be considered enhancement opportunity areas just like SPEAs if they’re degraded. - How will the buffer area be protected during construction? If a building is sited adjacent to the buffer, construction activities are likely necessary around the building. Recommend a minimum construction zone around buildings and structures in addition to the buffer. SPEA protection areas are also protected under the RAPR. <u>Proposed Amendment 3: Setback from Waterbodies and Watercourses</u> <u>Proposed amendment to Bylaw 337, Section 515(1)(d):</u> <i>Current: 7.5 m of the natural boundary of a swamp or pond;</i> <i>Proposed Replacement: 17 m of the natural boundary of a swamp or pond;</i> - Note that RAPR boundaries for waterbodies (lakes and wetlands) are 15-30m from the stream boundary. However, this will mitigate disturbances to non-RAPR wetlands.
MWLRS - Water Sustainability Division	Referral was sent on December 11, 2023. No comments received at time of report writing.
Department of Fisheries and Oceans (DFO) – Ecosystems Management Branch	The conservation and protection of Canada’s marine and freshwater resources is a top priority for Fisheries and Oceans Canada (DFO). DFO’s Fish and Fish Habitat Protection Program (FFHPP) helps conserve and protect fish and fish habitat and restore fish habitat for future generations. The FFHPP administers and ensures compliance for development projects taking place in and around fish habitat, under the <i>Fisheries Act</i> and relevant provisions of the <i>Species at Risk Act</i>. DFO’s FFHPP is not providing detailed comments on the referenced Bylaw Amendment. However, DFO recommends that land use planning processes consider establishing clear environmental conservation and protection objectives that are reflected in designation of environmentally

	sensitive areas, setback requirements, stormwater retention/detention requirements, land use restrictions and bylaws (e.g., tree removal). Protection of freshwater and marine resources provides long-term benefits to fish and fish habitat, as well as to the public, by regulating water quality and quantity, providing for stream channel and foreshore stability, and increasing resiliency to climate change impacts.
DFO – Species at Risk	Our Freshwater Team had a chance to review this zoning document and identified no implications for our team. We are generally supportive of these increased protections.
Town of Gibsons	The Town of Gibsons supports a consistent Coast-wide approach to watercourse and shoreline protection.
Islands Trust	The Gambier Island Local Trust Committee requests staff advise the SCRD that the Gambier Island Local Trust Committee interests are not affected by Zoning Bylaw Amendment Nos. 337.123 and 722.9.
shíshálh Nation	Referral was sent on December 11, 2023, with follow up emails sent on January 24 and March 20, 2024. No comments received at time of report writing.
Ministry of Transportation and Infrastructure	Referral was sent on December 11, 2023. No comments received at time of report writing.
District of Sechelt	Referral was sent on December 11, 2023. No comments received at time of report writing.

Staff have made minor revisions to the proposed bylaws based on feedback from the referral agencies (see Appendix A and B).

Advisory Planning Commission (APC) Comments

The proposed amendments were referred to the Electoral Area APCs in June 2023. The comments included several questions and requests for more information through a workshop.

In response, an all-APC workshop on the topic was held on March 13, 2024, which answered APC questions and provided information on the Riparian Area Protection Regulation (RAPR) in BC. Following the workshop, the proposed amendments were re-referred to the APCs in March 2024. Please note, Area F did not meet quorum in March 2024 and therefore the comments from Area F included in the summary below are from their July 25, 2023, meeting minutes on the subject amendments. A summary of the APC comments can be found in the APC Meeting Minutes.

Key themes of the March 2024 APC comments included:

- Area B, D, E and F support the SCRD Zoning Bylaws being consistent with existing provincial legislation and guidelines (proposed amendment # 1 and 3).
- Mix of support and opposition to the proposed SPEA buffer across APCs, as well as comments requesting clarity the proposed amendment (proposed amendment #2).
- Several recommendations for the SCRD to provide education to the public about what it means to have a riparian area on their property and how to manage it, including what is permitted in the SPEA and buffer zones.
- Requests for the SCRD and Province to increase the enforcement of the riparian regulations to protect SPEAs and reduce tree removal.
- Area A doesn't support the proposed amendments, noting concerns as expressed in July 2023 minutes.

Most actionable APC comments were regarding the SPEA buffer and requests for clarity on the proposed bylaw amendment. These questions and comments told staff that we needed to add more clarity to the proposed bylaw wording and intent. Staff have revised the proposed bylaws to add clarity while maintaining the same goal, which is to protect SPEAs from unauthorized land alteration (see Appendix A and B). This proposal is based on staff experience that when buildings, structures and hardscaping is planned along the SPEA boundary, encroachment often occurs which results in costly and time-consuming remediation processes for both the property owner and the SCRD.

Options

Option 1 Proceed with Second Reading for all proposed amendments (recommended).

The proposed amendments provide measures to immediately address organization risk and strengthen community climate resilience, while also facilitating streamlining of development approvals by setting clear and consistent regulations across the regional district's electoral areas.

By setting clear and consistent regulations it is additionally hoped that the proposed amendments will lessen the demand on staff for bylaw enforcement and remedial planning applications (REM). Accordingly, staff believe these amendments should be implemented as soon as possible during this early stage of the OCP Renewal.

Option 2 Proceed with Second Reading for one or more of the proposed amendments.

Any proposed amendments that do not move to Second Reading now will be revisited during future Official Community Plan renewal work associated with OCP Renewal.

Option 3 Make no changes at this time.

Continue development review and approvals based on the current zoning bylaws.

Organizational and Intergovernmental Implications

The proposed amendments to Zoning Bylaws 722 and 337 seek alignment with Provincial legislation and guidelines. As noted in the agency referral comments above, intergovernmental agencies are in support of the proposed amendments.

Additionally, these proposed amendments are aligned with the draft Community Climate Action Plan, being brought back to a forthcoming Committee. They build resilience to sea level rise as well as to the increase in frequency and intensity of extreme weather events, both of which are identified in the Sunshine Coast Climate Risk Assessment.

Financial Implications

There are no financial implications associated with this report, though it is noted that the proposed amendments seek to create regulatory clarity and simplicity aimed at improving development approval efficiency and lessening demands on Bylaw Enforcement Officers and Planning Department staff.

Timeline for next steps

If the Board gives the proposed bylaws Second Reading, public consultation opportunities will be arranged to gather further community feedback on the proposal. The public consultation opportunities will include, at minimum, updates to the Let's Talk page (letstalk.scrd.ca/micro-policy-fix) and a Public Hearing. The Board can consider whether to proceed with Third Reading and adoption of the bylaws after the Public Hearing.

Communications Strategy

A riparian and shoreline protection awareness campaign will launch in Q2 2024 that will run over the next two years. Should the proposed amendments be approved, the communications strategy will be updated to raise broad awareness of the changes to the bylaws. Notifications for the public hearing will be conducted per *Local Government Act* requirements.

STRATEGIC PLAN AND RELATED POLICIES

This initiative/proposal can be seen as supporting the following lenses in the Board's 2023 – 2027 Strategic Plan: service delivery excellence, climate resilience and environment, and governance excellence.

CONCLUSION

Amendments to Zoning Bylaws 337 and 722 are proposed to strengthen protection of watercourses and ocean shorelines within the SCRD electoral areas. Currently, the SCRD's zoning bylaws are not aligned with each other or provincial legislation and guidelines when it comes to development regulations for properties containing or adjacent to waterbodies, watercourses, or ocean shorelines.

Staff recommend that *Sunshine Coast Regional District Zoning Bylaw Amendment 722.9 and 337.123* be presented to the Board for Second Reading and a public hearing be arranged.

ATTACHMENTS

Appendix A – Amendment Zoning Bylaw No. 722.9
Appendix B – Amendment Zoning Bylaw No. 337.123

Reviewed by:			
Manager	X - J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – D. McKinley	Risk Management	

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 722.9

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.9, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following immediately following Section 4.3.1(c):

d) Area of land inclusive and below the natural boundary of a watercourse or waterbody covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water;

e) Area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Insert the following immediately following Section 5.16.2:

5.16.3 No buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located, or extended within 5 metres of an established provincially approved Streamside Protection and Enhancement Areas (SPEA), boundary or the default Riparian Assessment Area if a provincially approved SPEA has not been established.

Insert the following definition in Part 12 immediately following “green roof”:

hardscaping: means any human-made element made from inanimate materials like gravel, brick, wood, pavers, stone, concrete, asphalt, or similar material. Examples of hardscaping include landscaped elements (e.g., patio, deck, stone wall, pavers, etc.), retaining walls, roads/parking lots, campground pads, and fill placement.

PART C – ADOPTION

READ A FIRST TIME this 27TH DAY OF JULY, 2023

READ A SECOND TIME this ##### DAY OF, YEAR

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this ##### DAY OF, YEAR

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

ADOPTED this ##### DAY OF, YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.123

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

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

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.123, 2023*.

PART B – AMENDMENT

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

Insert the following immediately following Section 402(3):

402(4) excluding the following areas from the calculation of minimum parcel area

- (i) area to be used for community sewer field and equipment;
- (ii) area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*;
- (iii) area to be dedicated as a highway;
- (iv) area of land inclusive and below the natural boundary of a watercourse or waterbody covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; or
- (v) area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulations*.

Replace Section 404(b) with the following:

404(b) inclusive and below the natural boundary of a watercourse or waterbody covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water.

Insert the following, immediately following Section 404(b):

404(c) that contains a Stream Protection and Enhancement Area (SPEA), as established under the Provincial *Riparian Areas Protection Regulations*.

Insert the following immediately following Section 515(3):

515(4) Notwithstanding any other provision of this bylaw, and for the purpose of protecting the long-term integrity and health of Streamside Protection and Enhancement Areas (SPEA), no buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located, or extended within 5 metres of an provincially approved established SPEA boundary, or the default Riparian Assessment Area if a provincially approved SPEA has not been established.

Insert the following definition in Section 201 immediately following “grade, average natural”:

“hardscaping” means any human-made element made from inanimate materials like gravel, brick, wood, pavers, stone, concrete, asphalt, or similar material. Examples of hardscaping include landscaped elements (e.g., patio, deck, stone wall, pavers, etc.), retaining walls, roads/parking lots, campground pads, and fill placement.

Replace Section 515(1)(a) with the following:

515(1)(a) 15 m of the natural boundary of the ocean

Replace Section 515(1)(d) with the following:

515(1)(d) 17 m of the natural boundary of a swamp or pond;

Replace Section 515(1)(e) with the following:

515(1)(e) 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuadhdhi Creek, Osgood Creek; or 17 metres of the natural boundary of all other watercourses.

PART C – ADOPTION

READ A FIRST TIME this 27TH DAY OF JULY, 2023

READ A SECOND TIME this ##### DAY OF, YEAR

PUBLIC HEARING HELD PURSUANT TO
THE LOCAL GOVERNMENT ACT this ##### DAY OF, YEAR

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

ADOPTED this

DAY OF,

YEAR

Corporate Officer

Chair

TAB 3

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

Zoning Amendment Bylaw No. 722.9 and 337.123

Notice is given that the Sunshine Coast Regional District (SCRD) Board will hold a Public Hearing in accordance with Section 466 of the *Local Government Act* to consider Zoning Amendment Bylaw No. 722.9 and 337.123 on:

Date	July 16, 2024
Time	7:00 PM
Location	Hybrid Public Hearing with options to participate in-person at the SCRD Administrative Office (1975 Field Road, Sechelt) or electronically (ZOOM)

Purpose of the Bylaws

Amendments to Zoning Bylaw 337 and 722 are proposed to bring SCRD zoning bylaws into alignment with provincial legislation and guidelines, while strengthening the protection of watercourses and ocean shorelines within the Electoral Areas.

More information on the proposed bylaw is available for inspection electronically at www.scrd.ca/public-hearings or physically at the SCRD Office located at 1975 Field Road, Sechelt, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday, excluding statutory holidays, beginning June 14 until July 16, 2024.

Attending the Public Hearing

The Public Hearing will be conducted in a hybrid format to provide members of the public with an option to attend in-person at the SCRD Field Road office or electronically via ZOOM. To attend and participate electronically, you will need to run the ZOOM app on your device (computer, tablet, phone) or dial in from a telephone. A viewing-only option is also available via the live stream of the Public Hearing on YouTube.

More information on how to attend the Public Hearing, including the ZOOM and YouTube links, is available for review at www.scrd.ca/public-hearings.

Written Submission

All persons who consider their interest to be affected by the proposed bylaw will be given reasonable opportunity to be heard at the Public Hearing, or to provide written submissions for the public record, respecting matters contained in the bylaws. Please note:

- Written submissions received by the SCRD on or before 12:00 PM (noon) on July 16, 2024, will form part of the Public Hearing record and be considered by the Board;
- After 12:00 PM (noon) on July 16, 2024, written submissions will only be considered by the Board if read out at the Public Hearing.

Written submissions must be delivered only by using any of the following methods. Submissions to any other addresses, email addresses or fax numbers will not be accepted.

- **Hand delivery or mail:** Submissions must be addressed only to: Planning Department, Sunshine Coast Regional District, 1975 Field Road, Sechelt, BC, V7Z 0A8
- **Email:** Submissions must be sent only to publichearings@scrd.ca
- **Fax:** 604-885-7909

TAB 4

NEWSPAPER ADS



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NOTICE OF PUBLIC HEARING

Zoning Amendment Bylaw No. 722.9 and 337.123

Notice is given that the Sunshine Coast Regional District (SCRD) Board will hold a Public Hearing in accordance with Section 466 of the *Local Government Act* to consider Zoning Amendment Bylaw No. 722.9 and 337.123 on **Tuesday, July 16 at 7:00 p.m.**

Hybrid Public Hearing with options to participate in-person at the SCRD Administrative Office (1975 Field Road, Sechelt) or electronically (ZOOM).

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www.scrd.ca/public-hearings

NEWS

SEATBELTS

From page 18

About two million Canadian school children travel to and from school every day on about 51,000 school buses, according to Statistics Canada.

Transport Canada's national collision database says since 2002, there have been six fatalities of school-aged children riding school buses and 3,441 injuries.

The federal agency says making sure children are properly secured in seatbelts is more challenging in a 70-passenger school bus than in a five-passenger car.

"This is one of the reasons we allow prov-

inces, territories and school bus operators to decide whether to install seatbelts. They are ultimately responsible for school bus operations."

In January 2019, a Task Force on School Bus Safety focused on seatbelts was established, resulting in the 2020 final report "Strengthening School Bus Safety in Canada."

The report acknowledges that three-point seatbelts on school buses can protect kids "by reducing the risk of ejection and lowering the risk of serious injury, particularly in the context of collisions involving rollover, side-impact, or vertical-lift scenarios."

The task force recommended protection features such as energy-absorbing side-structure padding and inflatable "curtain" air-

bags, and agreed to launch pilot projects to explore the viability of seatbelt requirements in Canada.

Lewis Smith, manager of national projects for the Canada Safety Council in Ottawa, who provided input to the task force, said school-bus seatbelt design and installation has improved.

"Now that the possibility of a combination lap and shoulder belt exists, they can absolutely be an additional layer of safety for collisions involving rollover, side-impact and vertical lift," he said.

Smith noted, however, that most collisions are still front or rear-end crashes, where existing safety features such as high-back absorbent seats provide a high degree

of safety.

In 2018, Transport Canada published a regulation for the correct installation on school buses of three-point seatbelts "should provincial and territorial governments decide to pursue this option."

Smith said with the growing use of seatbelts and the 2018 regulations for installing them, it's "not a leap" to suggest the government may be headed in that direction.

"This is ultimately Transport Canada's decision," said Smith. "We're supportive of the research that they're doing currently, and if that bears out that seatbelts are going to be a permanent fixture on school buses, that's certainly a decision we would support."



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- **Fax:** 604-885-7909

www.scrd.ca/public-hearings

TAB 5

**WRITTEN SUBMISSION RECEIVED IN
RESPONSE TO THE NOTICE OF PUBLIC
HEARING**

Ticket Subject: Proposed Riparian Zone Amendments

History

Wed Jun 12 11:47:10 2024 **Shaundehi Runka** - Ticket created

From: "Shaundehi Runka"

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Subject: Proposed Riparian Zone Amendments

Date: Wed, 12 Jun 2024 18:32:18 +0000

SCRD staff have proposed long overdue zoning amendments to protect riparian zones in the region. It is difficult to believe that this is only now being considered. I encourage the elected officials to proceed with these amendments immediately. One concern I have is the suggestion that landscaping and gardens will be an acceptable use in the setback zones. These uses involve land clearing, removing native plants and have just as much negative impact on the riparian zone as constructing a building. In addition, amendments and fertilizers as well as the planting of invasive horticultural species that move into native landscapes is a concern. Please reconsider this use within the setback zone and keep the area as natural as possible to ensure our waterways and the immediate environment that they travel through are as healthy and intact as possible.

Thank you

Shaundehi Runka

Gibsons BC

History

Thu Jun 13 20:30:27 2024 [REDACTED] - Ticket created

To: planning@scrd.ca

Subject: Amendments to Zoning Bylaw 337 and 722

Date: Thu, 13 Jun 2024 20:30:03 -0700

From: [REDACTED]

Greetings.

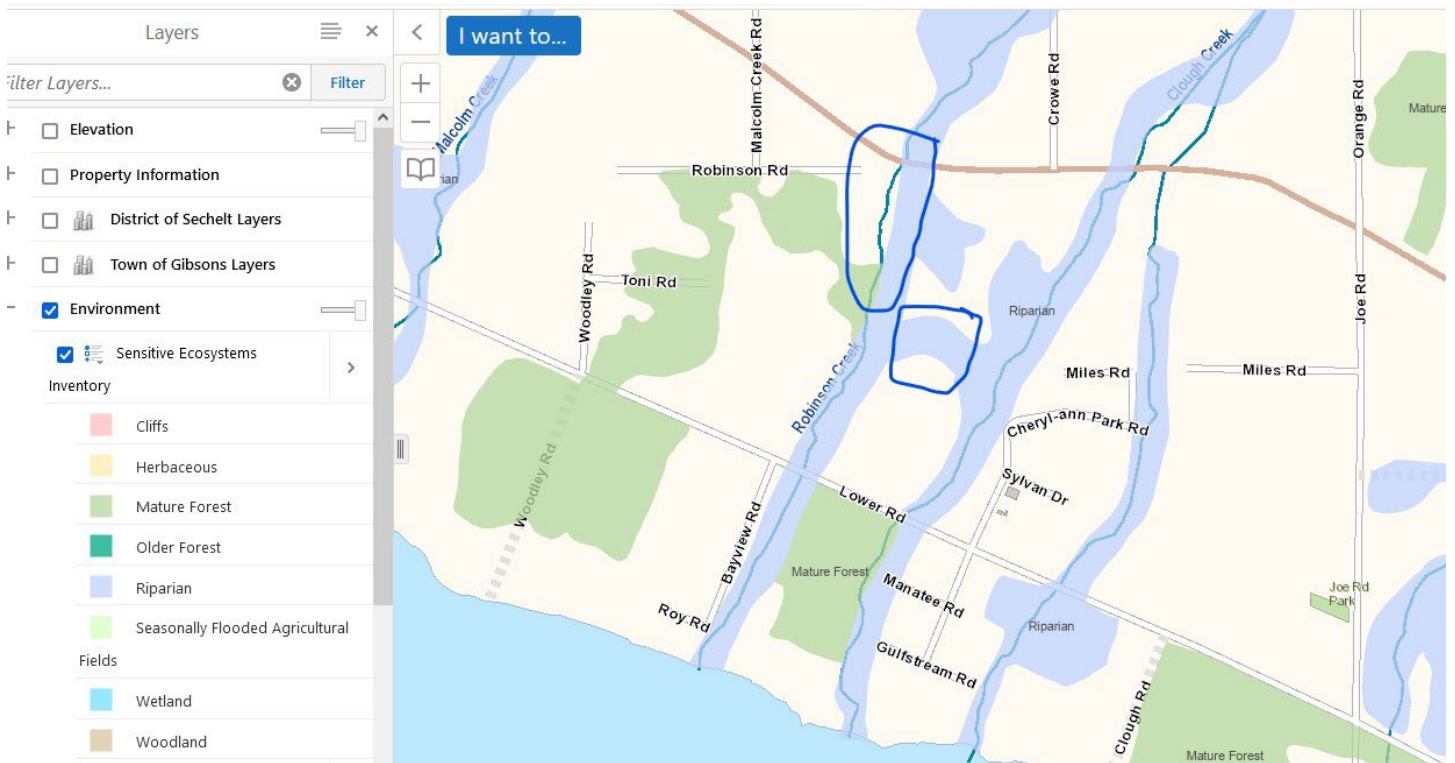
I understand that the SCRD is planning to make changes to the bylaws related to riparian zones.

May I respectfully submit that prior to enabling any of these changes proposed in these bylaw amendments, the mapping of riparian zones be corrected. Please see the attached screen grab from your mapping site for just one sample of multiple instances of incorrect mapping. One area highlighted shows the riparian zone is outside of the creek (Robinson Creek). The other area highlighted is a mostly a driveway and in no way riparian. It will be impossible to properly enforce the bylaws if the riparian zones are incorrect.

Thanks.

dave bonser, Roberts CK.

Image not shown because sender requested not to inline it.



Ticket Subject: Questions for 722 proposed amendments.

History

Fri Jun 14 15:56:28 2024 [REDACTED] - Ticket created

Date: Fri, 14 Jun 2024 15:56:08 -0700

Subject: Questions for 722 proposed amendments.

To: publichearings@scrd.ca

From: "Cam Forrester" [REDACTED]

1. Buffers to the SPEA. There should be provisions to relax this requirement. It may not be possible (steep lots, narrow lots, areas constrained by 2 or more DP areas) on some lots to push the SPEA effectively back this additional 5m. Suggest allowing the QEP to propose measures to protect the SPEA during construction such as matting, wooden walkways or equivalent), then to have a QEP provide these measures in a plan that includes provisions for any overachievement or non-compliant disturbance.

2. How does amended 722 s.516 relate to RAPR when it doesn't mention the RAPR or QEP determinations. . A SPEA is often less than these setbacks. So, a SPEA could be determined at 10m, the bylaw at 17m.

3. How does this proposed amendment relate to this recent appeals court decision? (<https://www.younganderson.ca/publications/bulletins/court-of-appeal-scales-back-riparian-area-protection-powers>) <https://www.younganderson.ca/publications/bulletins/court-of-appeal-scales-back-riparian-area-protection-powers> (<https://www.younganderson.ca/publications/bulletins/court-of-appeal-scales-back-riparian-area-protection-powers>) The legal reviewer states "The Court was of the view that it was unreasonable for the regional board to interpret its authority in respect of development permits to include authority to prohibit development in a SPEA. The Court of Appeal has now dismissed the Regional District's appeal of that decision."

--

****Note** As of July 1, 2024, I will be using a new email address [REDACTED]. At that time I will automatically respond to emails at this address with a reminder I have migrated.**

Cam Forrester, RPF
Sr Environmental Consultant
Cam Forrester & Assocs
[REDACTED]

Sechelt, BC V7Z-0M1
[REDACTED] Cell)

Ticket Subject: Questions for 722 proposed amendments.

History

Fri Jun 14 15:59:50 2024 [redacted] - Ticket #226758: - Ticket created

To: publichearings@scrd.ca

Date: Fri, 14 Jun 2024 15:59:41 -0700

Subject: Re: Questions for 722 proposed amendments.

From: "Cam Forrester" [redacted]

- 4. Which provincial best practices are being referred to.
- 5. Should mention that stream crossings are covered by the Water Sustainability Act/DFO
- 6. ALR provides for the right to farm up to the stream bank, with measures to protect etc. How is amended 722 going to address this?

On Fri, Jun 14, 2024 at 3:56 PM Cam Forrester [redacted] > wrote:

- Show quoted text -

--
****Note** As of July 1, 2024, I will be using a new email address [redacted]. At that time I will automatically respond to emails at this address with a reminder I have migrated.**

Cam Forrester, RPF
Sr Environmental Consultant
Cam Forrester & Assocs
[redacted]

Sechelt, BC V7Z-0M1
[redacted] (Cell)

Ticket Subject: Questions for 722 proposed amendments.

History

Fri Jun 14 16:03:04 2024 [redacted] Ticket #226759: - Ticket created

To: publichearings@scrd.ca

Subject: Re: Questions for 722 proposed amendments.

Date: Fri, 14 Jun 2024 16:03:01 -0700

From: "Cam Forrester" [redacted]

7. How does amended 722 relate to non-RAPR defined watercourses?

On Fri, Jun 14, 2024 at 3:59 PM Cam Forrester [redacted] wrote:

- Show quoted text -

--

****Note** As of July 1, 2024, I will be using a new email address [redacted]. At that time I will automatically respond to emails at this address with a reminder I have migrated.**

Cam Forrester, RPF
Sr Environmental Consultant
Cam Forrester & Assocs
[redacted]

Sechelt, BC V7Z-0M1
[redacted] (Cell)

Ticket Subject: Foreshore access and taxes?

History

Tue Jun 18 15:29:08 2024 **Bev Van Hatten** Ticket created
To: publichearings@scrd.ca
From: "Bev Van Hatten"
Date: Tue, 18 Jun 2024 15:28:43 -0700
Subject: Foreshore access and taxes?

As a property holder adjacent to Sakinaw Lake, I have two questions:

1. How is one going to be able to safely create stairs to allow access to and from our home to the lakeshore using no hardscape materials? I take it handrails, safe footing and access are no longer important? What surface would you recommend for a wheelchair?
2. Given the additional area we are no longer going to be able to utilize, should we be expecting adjustments to our tax notices retroactively or will that go into effect next year?

Yet another poorly thought out government document, insufficient public input, no individual notification to those it pertains to and not at all in the spirit of reconciliation. Putting a statement such as that into this proposal continues to fan the flames, already lit by the DMP.

I am unable to attend on the 24th and would appreciate minutes of the meeting, or a link to the recording with your answer.

Best, Bev Van Hatten

Ticket Subject: Water front set backs

History

Wed Jun 19 09:06:48 2024 [REDACTED] - Ticket created
From: "Alfie Mannion" [REDACTED]
Subject: Water front set backs
Date: Wed, 19 Jun 2024 09:06:35 -0700
To: publichearings@scrd.ca

Why is the SCRD wanting to change set backs for water front properties??? It should none of your business, I am fully against anything like this, and I live in the SCRD

Ticket Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments

History

Wed Jun 19 09:04:10 2024 **Chris Ford** [REDACTED] - Ticket created

From: "Chris Ford" [REDACTED]

To: publichearings@scrd.ca

Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments

Date: Wed, 19 Jun 2024 09:03:42 -0700

I watched the video presentation on the proposed changes and have some concerns as a property owner in the SCRD. The term "best practises" gets used endlessly in any discussion or presentation on Riparian and SPEA setbacks. There appears to be two sets of "best practises" and regulations depending on who is wanting to impact a SPEA or Riparian area e.g. 1. Industry, the Woodfiber LNG terminal development on the shores of Howe Sound is deemed acceptable and various levels of government have decided that the development meets the definition of "best practises". 2. Local Municipalities, The Resort Municipality of Whistler is completing a multi million dollar development of a lakeside park on Alta Lake that includes multiple new docks, paved pathways inside the SPEA, a man made beach using imported materials on the waterfront, permanent structures, concrete and more inside the SPEA and Riparian set back. 3. the Province, The Province of BC maintains a dyke along the Fitzsimmons Creek in Whistler, a fish spawning creek, that they regularly subcontract work to local companies or the RMOW to dredge gravel from the creek and actively cut and remove vegetation from the dyke and other areas within the SPEA and Riparian area.

So, could the SCRD please provide a clear definition of "best practises" by the Province and other municipalities that they intend to follow as it seems there are no "best practices" when it comes to SPEA or Riparian areas. This clearly looks like a targeted attack on private property owners and has nothing to do with protecting the environment. In other words, practise what you preach!

--

Chris Ford
[REDACTED]

Whistler BC

T: [REDACTED]

E: [REDACTED]

Ticket Subject: shoreline and ocean set back bylaw amendment

History

Wed Jun 19 20:46:58 2024 **Graham Crowell** [REDACTED] - Ticket created
Date: Wed, 19 Jun 2024 20:46:29 -0700
To: publichearing@scrd.ca
From: "Graham Crowell" [REDACTED]
Subject: shoreline and ocean set back bylaw amendment

I'd like to express my support for the shoreline and ocean set back bylaw amendment.
This is a small but important step towards local government fulfilling its duty to protect ecologically sensitive natural resources from my short sighted neighbours.

I'm sure you guys mostly hear from entitled baby boomers so please do remember that there is a silent majority of reasonable citizens that understand that these measures are required to protect of beautiful shores and beaches.

Ticket Subject: Riparian and Shoreline Protection Bylaw Amendments

History

Wed Jun 19 13:25:20 2024 **Liam Teer** [REDACTED] - Ticket created
From: "Liam Teer" [REDACTED]
Subject: Riparian and Shoreline Protection Bylaw Amendments
To: publichearings@scrd.ca
Date: Wed, 19 Jun 2024 13:24:48 -0700

Hi,

I'm pretty sure I know the answer, but why doesn't this apply to Sechelt and Gibsons? It's the same coastline that these amendments are aiming to protect. Also, what happens in the case of a redevelopment? Will encroachments be grandfathered? Some people's property could be deemed useless for redevelopment if they had to comply with new regulations. This could lead to dilapidated houses polluting our shorelines.

Please clarify these items in the next meeting.

Best,
Liam

Ticket Subject: Public Comments - Increased Setback Requirements

History

Wed Jun 19 09:12:33 2024 **Miller, Ryan S (RBC Wealth Mgmt)** - Ticket created

From: "Miller, Ryan S (RBC Wealth Mgmt)"
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Wed, 19 Jun 2024 16:12:19 +0000
Subject: Public Comments - Increased Setback Requirements

The proposed policy amendments relating to increased setbacks and the included proposed amendments are an overreach by government, and a very small minority of society acting in concert for their sole financial interest.

The SCRD is not acting in the broad community interest with this proposed policy and a 15M setback drastically reduces all valuations on coastal properties. This is aside from raw waterfront land parcels that would be deemed unsaleable given the buildable footprint. Such drastic amendments are consistently being proposed with very little logic or consideration to underlying economics. The long term effect on development revenues for the SCRD, increased property tax and economic growth of our region have been poorly thought through which has been a consistent problem for the SCRD. This is exemplified through the DMP issues that have been ongoing for 10 years which is crippling coastal property valuations due to uncertainty. Further action on our community drinking water issues would be a much more productive use of our tax dollars than focusing on limiting economic development for a region that has no major industry.

These policies affect all of our economic well being as a community. The knock-on effect, whether you own an affected property or not, will be dramatic if this type of policy shift continues.

I fully expect the SCRD to listen to the tax payers and community members of this region and vote down the proposed by-laws for ocean setbacks and riparian zones.

Thank you,

Ryan, Chris and Riley

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Ticket Subject: SCRD Riparian and Shoreline amendments

History

Wed Jun 19 17:41:02 2024 [REDACTED] - Ticket created

To: publichearings@scrd.ca

Subject: SCRD Riparian and Shoreline amendments

From: "Trevor Orszynowicz" [REDACTED]

Date: Wed, 19 Jun 2024 17:40:27 -0700

Hi there,

My name is Trevor and I'm a resident of Gambier island in west bay, and I'm writing to ask some clarifying questions regarding the proposed amendments and bylaws. I understand during the previous reading there was no quorum for area F and that Gambier falls into area F, so I am not sure what the latest status is of that; quorum or not I suspect people have been vocal about their thoughts. After reading through the provided material it's quite evident that the amendments to establish protection of creeks, ponds, rivers, etc all make lots of sense. However the issue with Gambier specifically is the proposed amendments to the waterfront setbacks and the lack of clarity around what this means for existing and new properties.

1. Many existing properties are built right along the shoreline on rocks. The proposed amendment suggests that a rebuild is not possible, but a repair is not defined as a partial rebuild. So all this amendment does for existing Gambier properties is prevent additional structures from being built. The majority of the waterfront property already exists and is developed however, so this change has little to no effect on the environment which seems to be the intent of the whole amendment.
2. If this amendment modifies the existing lots usable size then this represents a loss of property value and therefore, tax revenue to the governing bodies. There is no way people will be OK with having their lot size reduced - in effect - while paying taxes for it.
3. There doesn't seem to be any communicated ideas or notion of how the district will pay to enforce these new rules. Gambier is going to be especially difficult, as the vast majority of it is water access only. Without a budget or anything highlighted in the 'financial impacts' area I'm surprised this is being considered.
4. Many of the property owners on Gambier have docks. Again, this is not articulated anywhere in the amendment that I can see. It just says no rebuilds are allowed. While I'm not a massive fan of private docks littering all of our islands, it makes no sense that the spirit of this amendment is to save wildlife and fisheries - a noble pursuit - while doing nothing to reverse the existing damage.
5. My particular property is on the end of west bay where we receive a large amount of ferry wake from the Horseshoe Bay to Langdale ferry. This wake causes erosion along the water line. Seeing as this erosion is not natural, are interventions to prevent this erosion in violation of this proposed amendment?
6. We have multiple municipal docks on Gambier. Are these in violation or will the SCRD provide funding to write the necessary reports?

I know that probably seemed like a lot but this is a fairly sensitive topic for many people.

I understand wanting to balance protecting the environment with keeping people happy and do not envy your position at the moment.

Thanks!

-Trevor

Ticket Subject: Repairman and Shoreline Protection Bylaw

History

Thu Jun 20 16:30:15 2024 **Jane Keresztes** [REDACTED] - Ticket created
To: publichearings@scrd.ca
Subject: Repairman and Shoreline Protection Bylaw
From: "Jane Keresztes" [REDACTED]
Date: Thu, 20 Jun 2024 16:29:40 -0700

I am opposed to the suggested changes in the bylaws for many reasons, but my #1 issue is the removal of pathways and stairs to safely access the waterfront that we worked so hard to purchase and continue to protect. Prohibiting hardscaping is like removing the driveway from the road to your home, what will be next on the list?

Thank you.

Jane Keresztes
[REDACTED]

History

Fri Jun 21 14:56:58 2024 [REDACTED] - Ticket created
Date: Fri, 21 Jun 2024 21:56:42 +0000
From: "Allyson Nelson" [REDACTED]
Subject: Zoning Bylaws 337 and 722
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

I want to make it very clear that as the owner of my Pender Harbour business, I am **absolutely not in favour** of the proposed Amendments to the above bylaws.

They would have a serious impact on the long-term viability of my business.

Regards,
Allyson Nelson (Owner)
JH Marina & Resort Inc.
(dba John Henry's Marina & Resort)
Cell. [REDACTED]
Email: [REDACTED]

Ticket Subject: Proposed setback changes SCRD Riparian and Shoreline Bylaw Amendments

History

Fri Jun 21 13:59:31 2024 **Cheryl Springman** [REDACTED] - Ticket created

To: publichearings@scrd.ca

From: "Cheryl Springman" [REDACTED]

Date: Fri, 21 Jun 2024 13:43:25 -0700

Subject: Proposed setback changes SCRD Riparian and Shoreline Bylaw Amendments

I am opposed to the by-law changes proposed. So too should the SCRD. I cannot imagine pouring endless quantities of sand into Ruby Lake at Dan Bosch Park nor doing the same at the Ruby Lake Boat ramp with rock fits this ultra strict riparian proposal. Have you actually thought this through?

Cheryl Springman
[REDACTED]

Madeira Park BC

Sent from my iPad

Ticket Subject: Oppose new proposed set backs for saltwater.

History

Fri Jun 21 13:41:32 2024 **Cody Parker** [redacted] - Ticket created
Date: Fri, 21 Jun 2024 13:41:00 -0700
Subject: Oppose new proposed set backs for saltwater.
To: publichearings@scrd.ca
From: "Cody Parker" [redacted]

I oppose the proposed zoning changes and object to them being described as 'housekeeping' items."

This is important to costal life.

Kind regards

Cody.

[redacted]

Ticket Subject: I am opposed to the by-law changes proposed

History

Fri Jun 21 08:34:22 2024 [redacted] Ticket created
Subject: I am opposed to the by-law changes proposed
CC: [redacted]
To: publichearings@scrd.ca
Date: Fri, 21 Jun 2024 08:33:53 -0700
From: [redacted]

We are opposed to the changes proposed under **SCRD Riparian and Shoreline Protection Bylaw Amendments** (Amending Zoning Bylaw No. 722.9 and 337.123).

It is clear that the concerns expressed in the Area 'A' Advisory Planning Committee recommendations (Recommendation No. 2): **July 26, 2023 Area A APC Minutes (<https://waterfrontprotection.org/content/files/2024/06/2023-1111-26-Area-A-APC-Minutes.pdf>)**. Were not considered and need to be addressed before these potential changes proceed any further.

Derick Sindell

[redacted]

History

Fri Jun 21 13:58:32 2024 **denise brynelsen** Ticket created
From: "denise brynelsen"
To: publichearings@scrd.ca
Subject: Zoning Amendment 722.9 and 337.123
Date: Fri, 21 Jun 2024 13:57:58 -0700

Hello

As a realtor, waterfront property owner and a small business owner I don't agree with the proposed:

Zoning Amendment Bylaw No. 722.9 and 337.123

Please leave set backs how they are. This change will put a lot of homes into the legal non confirming bucket and will cause more stress to a real estate market that has already been impacted by the Dock Management Plan significantly.

Thanks
Denise

Best Regards,

Denise Brynelsen
Realtor | Personal Real Estate Corporation
Top 1% of RLP Nationwide
Chairmans Club Member | Medallion Club Member
Royal LePage Sussex | Sunshine Coast
Sechelt, B.C. - V0N 3A0

Ticket Subject: Comments regarding SRCD Riparian and Shoreline Bylaw Amendments

History

Fri Jun 21 08:00:38 2024 **Garth Johnson** - Ticket created

To: publichearings@scrd.ca

From: "Garth Johnson"

Date: Fri, 21 Jun 2024 08:00:02 -0700

Subject: Comments regarding SRCD Riparian and Shoreline Bylaw Amendments

Hello...

My family has owned and maintained recreational property on the Sunshine Coast since the 40's. Over the past several decades frustrations have continued to mount as the SCRD attempts to "band-aid" fixes to stop/reverse/change, or what have you, practices that the very group has condoned. Local government meddling in things which, in my opinion, should be left for Provincial and Federal levels. The SCRD and other local governments should focus on local specific issues such as roads, drinking water, sanitation, illegal dumping, and safety/crime etc....that's it! Attempting to wade into further fields creates the very issues the SCRD are now apparently concerned about and apparently obligated to address. The SCRD has miles of work to do in these other critical areas yet continue to point to other jurisdictions for the thorny issues and chooses rather to delve into areas where the size of Govt (and cost) continues to increase with and residents and property owners left to foot the bill financially and via increased frustration. Creation of 'kingdoms' for the public to deal and to pay for when they are absolutely NOT necessary. Focus on crime, vandalism, homelessness, local cost of living issues, drugs, pollution...no worries...we have some riparian legislation to add to instead...wait...we better hire some additional staff to study something...yeah we can delve into climate change and melting glaciers...how about fish farms too...we'll need some SCRD experts on the payroll to meddle in these issues as well. That's better than cleaning up the parks of needles, running off squatters, or doing something about local haywires doing burnouts/doughnuts on the highway killing time before breaking into another place etc.

The mounting costs come in the form of the 'need' to hire experts in all sorts of areas, the lengthy timelines for permitting, the lack of support for proposals that actually make sense (I have personal experience) and which have been vetted by necessary 'experts' whereas the SCRD, despite evidence of improvement, not detriment, related to a proposal kick off down the road to up front resistance and even after being shown there will be improvement one receives a no rather than a reasonably timed yes and move onto other issues. Cost also comes in the form of the impact of changes to residents who have yet to make any due to poorly planned or timed or poorly administered processes that have been condoned by the SCRD in past. Opportunity one had previously with a property are stripped away all the while the 'size' of ones lot is typically used to determine its assessed value and subsequent taxes rather than the detail of what one can now actually do with their lot with respect to subdivision or sale given the presence of waterfront and streams both of which have been protected by the owner since the 40's!

The riparian area protection regulations are those that should be enforced with case by case instances where a buffer on these minimums be added or a reduced riparian area where it may make sense or even trades where a reduced riparian area in one location and adding to the area in others may be the most environmentally effective option. Instead the SCRD, that has already added the SPEA, is now looking to add a buffer to the SPEA because the administration of the previous legislation is too onerous?

Concerns now for consideration:

- How does one go about fixing or repairing structures inside of these existing and proposed areas that have been there since before the SCRD or any legislation existed?
- Why has the SCRD ignored feedback from the local advisory planning committee?
- Why has the SCRD not provided strong support to well vetted plans that improve the situation but rather allowed Front Counter to say no even though the situation resulting from the plan would be a benefit locally?
- Property value continues to erode in reality (the saleability of larger tracts due to lack of opportunity to subdivide) yet there is no provision to BC Assessment from the SCRD to highlight these properties that current and proposed legislation greatly impact.
- How does one provide safe access in remote areas between the upland and waterfront particularly for the elderly? There are many instances where the only access to properties is via waterways.
- How is a structure such as a boardwalk, pathway, or stairs/railings, within reason, not better than continuing to trample natural vegetation or other shoreline or streamside features to get to the water?
- Changes such as proposed are noted as 'housekeeping items' whereas they are wholesale changes to current requirements that will affect property value.
- My list could go on.....I'm sure you'll hear similar from others.

Sincerely, Garth Johnson, RPF

Ticket Subject: "I am opposed to the by-law changes proposed"

History

Fri Jun 21 04:54:19 2024 **Jim Haugen** [REDACTED] - Ticket created
Subject: "I am opposed to the by-law changes proposed"
To: publichearings@scrd.ca
Date: Fri, 21 Jun 2024 04:53:49 -0700
From: "Jim Haugen" [REDACTED]

"I am opposed to the by-law changes proposed" I have a property in the north end for the lake my dad's cabin what is the fourth ever on the lake on this property? We've been here before a real road with everyone. It was only a gravel road my roll # for the property is. [REDACTED]
all these changes from people that haven't been on the Sunshine Coast for a very long time always want to make changes. I'm very upset. This is gods country and retreat. Your search. Thank you very much James R Haugen.
Sent from my iPad

Ticket Subject: New foreshore zoning proposal

History

Fri Jun 21 15:57:10 2024 [redacted] Ticket created

Date: Fri, 21 Jun 2024 15:56:48 -0700

From: "Joe Haegert" [redacted]

Subject: New foreshore zoning proposal

To: publichearings@scrd.ca

I object to this proposal to change property setbacks from 7.5m to 15 m. This not a "housekeeping" item.

Joe and Sandy Haegert

[redacted]

Sent from my iPhone

Ticket Subject: Riparian Setbacks

History

Fri Jun 21 09:31:31 2024 **joe mcinnis** [REDACTED] - Ticket created

Subject: Riparian Setbacks

Date: Fri, 21 Jun 2024 09:30:57 -0700

From: "joe mcinnis" [REDACTED]

To: publichearings@scrd.ca

Hello -

I am writing today to express my concern about the proposed amendments to the setbacks. I think this is a draconian infringement on private property rights and should not proceed. It seems especially deceitful to be framed as a mere "housekeeping" amendment. I'm not sure what Provincial and SCRD bureaucrats have against homeowners on the Coast but this is getting ridiculous.

Specifically, my questions are:

1. Why are ocean setbacks being increased from 7.5 meters to 15 meters?
2. How do owners safely access waterfront without the ability to build stairs / pathways with the proposed prohibitions against hardscaping?
3. Why has the SCRD ignored the feedback from the local Advisory Planning Committee?
4. How does this affect one's ability to repair existing structures within new "no-build" areas?
5. Would dock ramps or other structures touching waterfront land be affected by these changes?
6. Why are significant increases in water setbacks and new restrictions on waterfront property being described as "housekeeping" items?
7. How will owners be treated when transferring existing title and structures between the 7.5-meter setback (original setback distance) and the new 15-meter setback during a property transfer/sale? Will existing structures be considered legally non-conforming?
8. Given that only a few municipalities have adopted similar bylaws, is this a new requirement of the Provincial Government? What are the current Provincial best practices for setbacks on the waterfront and when were these crafted / amended? What supporting material is available?
9. Do proposed setback requirements and new no build "buffer" areas pose consequences to existing property owners? This may reduce property values and render parcels either unbuildable or not subdividable. Have these scenarios been evaluated?
10. Increasing setbacks can potentially affect neighboring properties, creating a lack of privacy and sightline obstructions. Has the SCRD considered this unintended consequence?
11. Where can the public review what questions have been submitted and what responses does the SCRD intend to provide?
12. Is the plan to remove all land covered by water (even temporarily) from a calculation for subdivision? Given recent atmospheric rivers, would this not exclude much of the land in the Pacific coastal rainforest?
13. How does the **January 20, 2023 B.C. Court of Appeal decision** (<https://waterfrontprotection.org/r/ef2b98fe?m=f0f61889-a194-45bb-b01c-9b096e84147b>) impact our ability to develop our waterfront properties under the Riparian Areas Protection Act (RAPA)?

Ticket Subject: SCRD BYLAW PROPOSED CHANGES

History

Fri Jun 21 12:39:31 2024 **Laurie Tuttle** - Ticket created

Date: Fri, 21 Jun 2024 12:39:00 -0700

Subject: SCRD BYLAW PROPOSED CHANGES

To: publichearings@scrd.ca

From: "Laurie Tuttle"

I am opposed to the by-law proposed changes as they will greatly restrict normal usage of our waterfront Ruby Lake property. Leased in 1958 and purchased from the B.C. government in 1996 during which time, we have improved our site to safely navigate the 12 foot drop from the cabin door to the lakeside. I am now 88 years old and use a cane for balance. If I am forced to remove access steps, my route to our cedar float for swimming and boating access will be lost.

For many years, representatives of the SCRD have conducted periodic tours of the entire fifty cabins and waterfront improvements. For all these years, I have never heard of any verbal or written cautions or "red flag halt orders" being issued on stairs, rock walls or paver patios. Why NOW?

If the concern is for the protection of the water purity and clarity of Ruby Lake, then review the weekly records of purity tests conducted at the SCRD Pumping station at the north end of the lake. These public records cover 30 plus years. Also, I can report that the summer clarity of the lake along the shoreline is as clear as when I first walked on our property in 1958.

If the concern is to maintain the habitat for wildlife, I can report, from our location there is continuing strong presence of otters, loons, merganser ducks and Canadian geese. In our many years at the lake we have two resident merganser families in our bay producing 20 ducklings per summer.

Presently, the Ruby lake cabin owners are dealing with unresolved dock issues. Because of government no responses to our inquiries, our anxiety is growing. And now with these proposed new riparian directives, our lake community feels targeted and overwhelmed.

Laurie Walter Tuttle

Eva Aileen Tuttle

to remove the

Sent from my iPad

Ticket Subject: Zoning bylaw No 722.9 and 337.123

History

Fri Jun 21 19:48:24 2024

Leah Lovell

Ticket created

To: publichearings@scrd.ca

Subject: Zoning bylaw No 722.9 and 337.123

From: "Leah Lovell"

Date: Fri, 21 Jun 2024 19:47:54 -0700

Hello,

I oppose the proposed zoning changes and object to them being described as 'housekeeping' items.

Leah Lovell

History

Fri Jun 21 16:37:30 2024 **Gerald/Loretta Sieben** - Ticket created

To: publichearings@scrd.ca

Date: Fri, 21 Jun 2024 16:37:13 -0700

From: "Gerald/Loretta Sieben"

CC: leonard.Lee@scrd.ca

Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments (Amending Zoning Bylaw No. 722.9 and 337.123)

Dear SCRD Directors

We are writing to express our concern over these proposed bylaw amendments and our firm opposition to these amendments as presently written. The SCRD referred to these proposed changes as housekeeping items and mere "tweaks". We contend that some of these changes are significant.

There is a need to pause this process for now and take a sober second look at these complex, confusing bylaws and directly consult with the constituents most directly affected, the owners of property adjacent to water bodies who are impacted by Riparian Zones. There is also a need to clarify these proposed bylaws and definitions and make them easily understandable and acceptable.

While the proposed bylaws may have worked their way through the SCRD internal processes, they have not been properly considered and formulated by thoroughly consulting and engaging with the citizens directly affected. Many waterfront property owners only learned about these significant changes a few days ago. This rather sudden public hearing process is our first real opportunity to consider these proposals. Every waterfront property owner affected ought to have been directly notified by mail by the SCRD and consulted.

As owners of a waterfront property we take shoreline protections very seriously as it is in our own interest to have healthy streams, lakes, bays and riparian areas. But as land owners we hold indefeasible title to the land that we purchased and pay taxes on. The word indefeasible means "not able to be lost, annulled or overturned". By arbitrarily increasing the setbacks on some existing privately owned waterfront lots and homes and by adding a further 5 meters of "buffer" area to the minimum or established "no build SPEA" setback zone, the SCRD appears to be annulling some long established uses of our waterfront property. This seems to be akin to soft core expropriation without compensation.

Property owners have an indefeasible contract, a deed of land, which allows them the exclusive use and enjoyment of their own property in a responsible way. Defending basic property rights is part of living in a democracy. Disrespect for property rights and overrunning personal property use is what one would expect in an authoritarian regime. Private property rights are serious matters. Respect for waterfrontage private property also ought to be made explicit and written into these bylaws.

If lakeshore property owners were to follow to the letter all of the SPEA and buffer restrictions it seems that they would not be able to safely access the water to get into their boats or access their docks from their homes. Basic simple safe landscape stairs and ramps are "hard surfaces" that would be not be allowed without going through a development process.

Property owners could be blocked off from enjoying their own shoreline. Even transversing waterlines permitted by our water licences and required for our firefighting equipment would be in question. The bylaw amendment stipulates that no "hard surfacing materials" would be allowed within the established SPEA or the buffer zone. Surely an outright prohibition flies against common sense. These access amenities are particularly vital for water access only properties where part of the SPEA is also part of the transportation route to the home.

Waterfront property owners have riparian rights and must be guaranteed access to their own contiguous lake frontage through their own property. It is not paranoia to be concerned about waterfront properties being co-opted. (One provincial document even suggested municipal bylaws to fence off the SPEA to keep owners out of their own private property).

The extra 5 metre buffer zone called for by bylaw changes ought to be scrapped altogether. It is an unnecessary over-reach and a cavalier intrusion into private property rights. Instead, the goals of the buffer zone to protect the SPEA areas could be accomplished by administrative procedures during the building permitting and auditing process.

The new bylaws ought to stipulate explicitly that proposed setbacks and buffers do not apply to existing homes that were approved under early bylaws and regulations. Such homes should not just be referred to as "legal non conforming" but as "legal and conforming to previous regulations". Existing homes should not be made into regulatory semi-outlaws, but should be explicitly recognized as legal and legitimate.

Existing homes should be explicitly permitted to rebuild on site in the event that the home is destroyed and should be allowed to renovate as required under the bylaw that existed at the time the structure was built. The present bylaw as written would probably require the owner of an existing home to plead for a variance in order to rebuild or renovate. Such a permission should be explicitly guaranteed and written right in the bylaw.

SPEA and Riparian zones that contain dead, dry, dying, decadent, diseased, and dangerous trees must also be regularly attended to so that fire hazards and fuel availability is reduced. Permission should be written and made explicit in the bylaws.

The SCRD chose not to follow the recommendations of our Area A Advisory Planning Commission who did not support these bylaw amendments and who did not wish these amendments (complete with added buffer zones) to proceed at this time. We agree with our Area A Planning Commission.

Please pause these bylaw amendments and consult further with constituents directly affected. We believe that constituents would encourage the SCRD to take time to reconsider these matters before trying to align its bylaws with present or anticipated provincial directions. Bylaws must be clear, practical, workable, and acceptable. These proposed bylaws ought to be tabled.

Gerald and Loretta Sieben
Garden Bay
Gerald/Loretta Sieben

Ticket Subject: SCRD Riparian and Shoreline Bylaw Amendments

History

Sat Jun 22 23:30:56 2024

Joanne Nickel

Ticket created

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

From: "Joanne Nickel" <>

Date: Sun, 23 Jun 2024 06:30:16 +0000

Subject: SCRD Riparian and Shoreline Bylaw Amendments

Hello,

I wish to express my concern with the proposed bylaw amendments.

It is disconcerting that these significant changes to the water setbacks and new restrictions on waterfront property are labelled as "housekeeping" items. From my understanding, only a few municipalities have adopted similar bylaws. Are there now new provincial government requirements? What are the current provincial best practices for setback on the waterfront and when were these created? If there are new requirements, what scientific analysis determined the change to 15m?

How are current waterfront owners affected? How do we repair existing structures that are located within the 15m setback? Do the proposed bylaw amendments affect dock ramps or other structures touching waterfront land?

The local Advisory Planning Committee provided feedback to the SCRD. Why has the SCRD ignored their recommendations?

SCRD has probably received many questions regarding the bylaw amendments. How can the public access these questions and the SCRD responses?

Shouldn't local residents have the opportunity to have their questions answered. Shouldn't there be a public information meeting?

I hope the SCRD will stop this expedited approach to passing bylaw amendments that would critically affect waterfront owners.

Thank you.

Joanne Nickel

Garden Bay

Ticket Subject: We are opposed to the proposed bylaw changes to 337 and 722

History

Sat Jun 22 08:24:08 2024 Katherine Murphy Ticket created
From: "Katherine Murphy" [redacted]
To: publichearings@scrd.ca
Date: Sat, 22 Jun 2024 08:23:32 -0700
Subject: We are opposed to the proposed bylaw changes to 337 and 722

While we understand the potential impacts of development close to water, there are too many outstanding questions and lack of transparency to this proposal at this stage of the process. For this reason we are opposed to the proposed changes to bylaws 337 and 722.

At the very least, it should be made clear as to whether existing structures will be impacted, and if so, how and by when.

Katherine and Mike Murphy
Property owners on Ruby Lake

Ticket Subject: SCRD Riparian and Shoreline Bylaw Amendments

History

Sat Jun 22 15:24:37 2024 **Linda Cleminson** [REDACTED] - Ticket created

To: publichearing@scrd.ca

From: "Linda Cleminson" [REDACTED]

Subject: SCRD Riparian and Shoreline Bylaw Amendments

Date: Sat, 22 Jun 2024 15:24:07 -0700

Hello,

I am writing on behalf of my husband and I who own a high bank waterfront property on Gambier Island. Our major concerns with the shoreline bylaw amendments being discussed on June 24th in Gibson's are as follows:

1. How do owners safely access the waterfront (shoreline) without the ability to build stairs/pathways to the shoreline with the proposed amendments?
2. How does this affect existing stairs/pathways to the shoreline?
3. How does this affect transferring existing title of the property "as is"?
4. Do proposed setback requirements and "buffer" areas pose consequences to existing owner?

We do not agree with the proposed amendments as they affect Shoreline Bylaws.

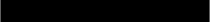
Please put these questions up for discussion.

Linda and Andrew Cleminson
The Grove Road, Gambier Island
[REDACTED]

Sent from my iPhone

History

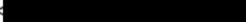
Sat Jun 22 13:38:53 2024 **Lynn Saunders** Ticket created

From: "Lynn Saunders" 

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Date: Sat, 22 Jun 2024 20:38:29 +0000

Subject: SCRD Riparian and Shoreline Bylaw Amendments Meeting June 24, 2024 VIA Zoom

CC: "Saunders, Chris" <

Hi:

Please clarify that the proposed Amendment for 20m setback to 30m setback on waterfront lakeshore is for "New Development/Subdivisions "only. After watching the video, this is my understanding.

If a lot owner has had a Riparian study done and a 20 metre set back is now registered on Title, does this new Amendment effect the status of the current 20 metre registered set back?

Thank you

Lynn Saunders



Ticket Subject: SCRD Riparian and Shoreline Protection ByLaw Amendment

History

Sat Jun 22 09:27:08 2024 **Randy Johnson** [REDACTED] - Ticket created
From: "Randy Johnson" <[REDACTED]>
To: publichearings@scrd.ca
Date: Sat, 22 Jun 2024 09:26:18 -0700
Subject: SCRD Riparian and Shoreline Protection ByLaw Amendment

I am opposed to this and encourage the adoption of Option 3: make no changes.
I have limited confidence in the decision criteria used to propose these changes. The staff report includes "a strong commitment to protecting sensitive ecological areas." Additionally, it states, "this fix has significant benefits... by protecting green infrastructure, we strategically foster climate resilience and mitigate organizational risk."

While that may be true for some locations, it is hard to understand why it is necessary for the entire SCRD. Furthermore, it rings a little hollow to me that, as long as we have the current level of logging on the coast, the marginal level of green infrastructure protection will materially compensate for that level of destruction.

Lastly, the notion that alignment with provincial requirements will result in improvements is questionable, given their arbitrary approach to the Dock Management Plan and Land Act Amendments.

Regards
Randy Johnson
[REDACTED]
Madeira Park BC

Ticket Subject: Shoreline Bylaw Amendmants

History

Sat Jun 22 23:44:49 2024

Stephanie Belich

Ticket created

From: "Stephanie Belich"

To: publichearings@scrd.ca

Subject: Shoreline Bylaw Amendmants

Date: Sat, 22 Jun 2024 23:44:04 -0700

- Hide quoted text -

Please clarify and share studies, reports and training behind these proposed changes

- Hide quoted text -

1. How does this affect one's ability to repair existing structures within new "no-build" areas?

- Hide quoted text -

1. Would dock ramps or other structures touching waterfront land be affected by these changes?

1. Why are ocean setbacks being increased from 7.5 meters to 15 meters, based on what facts ?

- Hide quoted text -

1. How do owners safely access waterfront without the ability to build stairs / pathways with the proposed prohibitions against hardscaping?

How do boat access properties have secure safe and wheel chair accessible access to their properties

Stephanie Belich

Sakinaw Lake BC

- Hide quoted text -

History

Sat Jun 22 12:41:45 2024 **Steve Myers** Ticket created

Date: Sat, 22 Jun 2024 12:40:42 - 0700

Subject: Commentary on Proposed Riparian and Shoreline Protection Bylaw

To: publichearings@scrd.ca,

From: "Steve Myers"

Dear Ms. Clark and Members of the Advisory Planning Commission,

I would like to offer my comments on the proposed Planning Enhancement Project 2 (PEP2), and ask some questions for clarification.

I would first note that several of my concerns have been addressed by comments made in a previous meeting regarding land use around the waterfront: setbacks:

" **Water Setbacks** • *The proposed increased setback requirements pose serious consequences to landowners in Area A by reducing property values and rendering many parcels "unbuildable". • Serious justification and the opportunity for public input is requested. • Varying setbacks means existing properties will lose privacy as neighbours are forced to build behind them and those required to build further back will have restricted sight lines and want to clear more trees for water views. • The committee is concerned with the reality that, as the SCRD increases these restrictions (without increasing the resources available to enforce them), trees will disappear to maintain view lines (Why do people buy waterfront?), paths and stairs will appear, (residents want safe Egmont/Pender Harbour (Area A) Advisory Planning Commission Minutes – July 26, 2023 Page 4 access to waterfront), larger hardscaping will be built (such a long trek to the shore) and this activity will now occur (and be visible) in a (proposed) larger setback area. • Bylaw enforcement, requests for variance and pressure on planning staff will grow exponentially, because the consequences are critical to waterfront owners. • The changes suggested are an oversimplified band-aid non-solution to a complex !"*

My understanding is that the intentions of the new rules proposed are to maintain and enhance the natural environment, and avoid developers stripping the land of any existing plant material.

I would suggest as a counter to this proposal, and the SPEA buffer zone, that there be a bond placed for the area affected in the SPEA zone, and then after construction is complete, the buffer zone would have to be remediated to get the bond returned.

Furthermore, environmental consultants could be hired by the owner to make a plan that would be carried out for the works, that would be reviewed and approved by the SCRD, prior to start of work.

This would allow a site based, flexible design environment that would allow the lot to reflect the particular design requirements of the owner while maintaining the environmental goals of the OCP.

Regarding any water setback rules proposed, how will this be coordinated with the proposed changes to the Foreshore Agreements for Docks, piers and similar improvements?

How will the consultation with First Nations be defined, and how will they be integrated into the process? We are currently looking at potential changes that will affect us greatly in regards to our foreshore, and it is imperative that we understand how the OCP and other regulations will be integrated.

I have questions regarding statements such as:

1) *"Given that existing and future trees within the SPEA have roots and branches that extend into the developable portion of a property, the proposed bylaw amendment would require all buildings, structures, and hardscaping to be situated a minimum of 5 m away from the SPEA boundary to ensure that there is adequate space for protecting natural assets and ensuring that land alteration activity does not intrude on the SPEA."*

I have extensive construction and site experience and have worked with landscape architects, landscapers, and other related consultants for over thirty years.

Work can be completed around partial areas of a root ball, or other vegetation, so long as an arborist or environmental consultant can supervise the maintenance and extent of the work around the subject vegetation. Blanket statements such as the one posed above will only lead to people using guerilla tactics to accomplish what they require for their use.

I am advocating for interactive and informed solutions to achieve the best compromise solution between regulations and design concepts.

2) *"...no buildings, structures, hardscaping, or any part thereof shall be constructed, reconstructed, moved, located or extended within 5 metres of an established SPEA boundary. "*

Various types of hardscaping exist that are permeable and allow vegetation to thrive adjacent to them. Furthermore, drainage can be designed around any area with hardscaping to allow water control even in the harshest of conditions.

Secondly, there exist many historic structures, often cabins that are deemed a 'non-conforming tenure' to current rules. With the growing threat of wildfires, or other natural disasters, will the SCRD allow existing non- conforming structures to be rebuilt in place if such an event should occur to damage or destroy a building?

How will the SCRD view these existing historic structures that may even have been built in the riparian zone, beyond a property line, from many decades to up to a century ago? Please comment on the ability to rebuild 'as-is' in these zones.

3) *"Proposed Amendment 3: Setback from Waterbodies and Watercourses Staff propose amendments to Bylaw 337, Section 515(1)(a), Section 515(1)(d), and Section 515(1)(e). The proposed amendments are consistent with Zoning Bylaw 722, Section 5.16 setbacks for waterbodies and watercourses. The amendment would promote clear and consistent setback regulations from waterbodies and watercourses across SCRD Electoral Areas. Further, the proposed amendment would strengthen property protection from flooding and facilitate environmental protection, public enjoyment of natural coastline, and reconciliation"*

Some of these regulations may render some properties unbuildable where water access is the only access available. I refer to the first quotation again as I fear the proposed rule will lead to increased tree cutting and other environmental damage.

The concept of 'public enjoyment' of the coast line is undefined. Some would say the quaint historical built up villages that dot the coastline are far more interesting than looking at just undeveloped landscape. And to be clear, there is a very tiny fraction of a percentage of the total coastline that will ever be developed. That being said, often it is the mix of developed and undeveloped landscape that will make for the most interesting viewing

experience in my opinion. As well, who are the people who are 'enjoying the natural coastline'? Access to a great deal of the coastline is by water, which is not accessible to most of the public visiting the coast, the great majority by car on the road.

If you wanted to maintain natural views, I would suggest limiting development around hiking trails and other vistas from industrial development.

And the concept of reconciliation has been thrown into the mix as well. Could we please have some idea of what consultation is planned, what goals the First Nations have for these areas?

I am asking as I am not sure that the proposed OCP will be aligned with the desires of the First Nations, and what effect satisfying their objectives will have on the final resolution of this OCP.

I have been a cabin resident on the coast for over sixty years and have seen a great many changes during this time.

My vested interest is in a very small water access cabin on Ruby Lake that my parents built in the 1960's.

I have no great development plans or seek to make any substantial changes to the property in my lifetime.

I am very concerned that we may get caught up in rule changes that have unintended consequences to our simple little place.

I thank you for reading this far and look forward to your comments.

Sincerely,

Steve Myers

Ticket Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments

History

Sun Jun 23 08:08:08 2024 **Ray Des Harnais** Ticket created
To: publichearings@scrd.ca
Date: Sun, 23 Jun 2024 08:07:45 -0700
Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments
From: "Ray Des Harnais"

Memo to SCRD regarding: SCRD Riparian and Shoreline Protection Bylaw Amendments

The majority of existing waterfront homes in Pender Harbour were constructed in the 1960's and 1970's. All levels of government have encourage home owners to upgrade their dwellings to become more energy efficient. When these upgrades are undertaken, it is also an opportune time to complete other housing upgrades. It is imperative that the SCRD include a grandfathering clause to preserve all present setback limits for existing homes. Will the SCRD commit to include grandfathering clauses to ensure that all existing homes can be renovated or rebuilt in accordance with existing setbacks?

Respectfully,

Galleen and Ray Des Harnais
Garden Bay BC

Ticket Subject: Public comment re Changes to Riparian and shoreline regulations

History

Sun Jun 23 11:01:13 2024 **Andrew Pottinger** [REDACTED] Ticket created
To: publichearings@scrd.ca
Date: Sun, 23 Jun 2024 11:00:36 -0700
From: "Andrew Pottinger" [REDACTED]
CC [REDACTED]
Subject: Public comment re Changes to Riparian and shoreline regulations

- Hide quoted text -
>> As residents in District A, we respectfully disagree with the many proposed changes and do support the Advisory Planning Committee recommendations.
>> As far as we can see, there is no significant environmental rationale for additional setbacks. The impacts and consequences of such changes, which are not required under the existing provincial framework, have quite evidently not been adequately studied and evaluated. They are certainly not "Housekeeping" items.
>> Joan and Andrew Pottinger
>> [REDACTED]
>> Garden Bay
>> Sent from my iPhone

Ticket Subject: Shoreline bylaw

History

Sun Jun 23 10:18:22 2024 **Bev Hiphner** Ticket created

Date: Sun, 23 Jun 2024 10:17:56 -0700

Subject: Shoreline bylaw

From: "Bev Hiphner"

To: publichearings@scrd.ca

I oppose the proposed zoning changes and object to them being described as "housekeeping" items.

1. I would be losing 600 sq meters of land and I was told by the land office by the building permits that I could build an 8,000 sq ft house of two houses. What happens now with the loss of 600 sq meters?

2. I have been paying taxes on that 600 sq. meters for 34 years and if the government wants my land, I will sell it to them at current market prices. I don't think they can buy all the properties.

3. I have been told by Dominion Traveler's Insurance I can no longer get insurance. Reason, the new fireline guidelines.
I live 3 lots from the firehall and hydrant. Yet, they keep on approving new houses when there is no water and I can't get insurance for fire.

Why are they approving new houses??

Regards, Alex Kerr

History

Sun Jun 23 09:36:22 2024 **Bill Guise** - Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "Bill Guise"
Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments 722.9 and 337.123
CC: "Kelly Vuletic"
Date: Sun, 23 Jun 2024 16:35:53 +0000

BILL & Peggy Guise, Ruby Lake Landholders

Dear Sirs or Madam:

"I am opposed to the by-law changes proposed" before the Public Meeting scheduled on Monday, June 23, 2024 at SCRD offices on Field Road.

I have studied the history of this issue starting back before the United Nations took up the issues over a decade ago. I have followed the decision making through the workings of the UN, to the member countries, and now down to the provinces and municipalities. The issues are incredibly significant both for its indigent people and for the voting citizens of this country, province, and municipality.

Democracy is a fragile beast, for a while those in power get to wield the big stick and in their terms in office attempt to make decisions for the good of the people, selectively not picking on the big guys with bigger sticks like power companies, and those who thrive on attaching themselves to the political purse strings. The backbone of the democracy is made up of the other taxpayers, the homeowners, middle class, the working stiff who are scratching to create a comfortable dwelling, possibly a small company, a wharf, or summer place.

Decisions made by our government sometimes are costly to the individuals it serves, and often these decisions hardly give the affective people the time to even calculate the cost to be incurred let alone the rational as to why the amendments are being made or what short term or long-term damage will take place.

The rush to decisions, without significant studies to its affect does a disservice to that person called a citizen, the low man on the totem pole. There are many larger fish to fry, the challenges are much bigger, the little guy with a wharf, a float or a safe walkway to the waters edge is hardly fair game!

I wonder what goodwill will survive between our cultures in the years to come. One only needs to look south to our American friends to see the pain and ill will that has griped this great nation to see the damage that has survived since their civil war.

Sent from my iPad, Bill & Peggy

Ticket Subject: Concerns regarding SCRD Riparian and Shoreline Protection Bylaw Amendments

History

Sun Jun 23 16:11:32 2024 **Catherine Seltzer** [REDACTED] Ticket created

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Subject: Concerns regarding SCRD Riparian and Shoreline Protection Bylaw Amendments

From: "Catherine Seltzer" [REDACTED]

Date: Sun, 23 Jun 2024 23:11:07 +0000

Dear SCRD,

We are the owners of an island property that is boat accessible only. We also have a small mainland property with a dock to keep a boat so that we can access our island property and quickly reach the mainland in case of emergency. The island has had industrial use in the past and has extensive historic retaining and seawalls, as well as areas close to the water with historic fill, it has an existing home protected by the seawalls, along with out-buildings that house electrical and propane infrastructure among other things.

Among our concerns with the proposed bylaw changes is that our existing hardscaped and filled areas be grandfathered, as if they are not, we would lose our home's protection from the sea and our access to the water on both the mainland and island sides. We are concerned that all owners be able to safely access waterfront which would be difficult or impossible without the ability to build stairs / pathways because of the proposed prohibitions against hardscaping.

We are also extremely concerned about how this affects our ability to repair and maintain existing structures and hardscaping within new "no-build" areas.

Another issue for island dwellers is propane tanks. As trucking is not possible, a propane barge is used to fill tanks and as such the tanks need to be sited close to the water within the proposed setbacks.

Given we are boat access only we are also concerned about how dock ramps or other structures touching waterfront land would be affected by these changes?

Why are significant increases in water setbacks and new restrictions on waterfront property being described as "housekeeping" items? How has the district distinguished between setback requirements for low bank properties vs high bank properties?

In addition what would happen should an existing house surrounded by water burn to the ground – owners should be allowed to rebuild in the footprint of the house that was destroyed due to wildfire or earthquake. This is especially important in narrow properties including islands, where proposed setbacks would make the lot unbuildable or force siting of a home in a less valuable spot as would be the case with our very narrow island.

How will owners be treated when transferring existing title and structures between the 7.5-meter setback (original setback distance) and the new 15-meter setback during a property transfer/sale? Will existing structures be considered legally non-conforming?

Do proposed setback requirements and new no build "buffer" areas pose consequences to existing property owners? This may reduce property values and render parcels either unbuildable or not subdividable. Have these scenarios been evaluated? Grandfathering of existing structures and footprints, even in the event of a fire or earthquake, and protection of access has to be a part of the proposed changes.

Increasing setbacks can potentially affect neighboring properties, creating a lack of privacy and sightline obstructions. Has the SCRD considered this unintended consequence?

A significant question is why has the SCRD has ignored the feedback from the local Advisory Planning Committee as their recommendations address many of our and our neighbour's concerns with this proposed bylaw. Once again, local property owners are being subjected to new laws that have potentially serious financial consequences for the value of their property but are being rushed through without proper consultation and with a bias against recognizing the value held by existing property owners.

Where can the public review what questions have been submitted and what responses does the SCRD intend to provide?

Thank you for your consideration,

Catherine Seltzer – Secret Cove BC

[REDACTED]

Ticket Subject: By-law changes

History

Sun Jun 23 11:33:58 2024 **Dan Pifer** [REDACTED] - Ticket created
To: publichearings@scrd.ca
Date: Sun, 23 Jun 2024 11:33:21 -0700
Subject: By-law changes
From: "Dan Pifer" [REDACTED]

I am opposed to the by-law changes proposed, please reconsider this change and the impact it would have on all responsible lake owners.

Kindest regards
Dan Pifer

Sent from my iPad

Ticket Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments (Amending Zoning Bylaw No. 722.9 and 337.123)

History

Sun Jun 23 08:00:25 2024 **Jack S Lutsky** - Ticket created

Date: Sun, 23 Jun 2024 08:00:00 -0700

From: "Jack S Lutsky"

Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments (Amending Zoning Bylaw No. 722.9 and 337.123)

CC: "Susan Mendelson"

To: publichearings@scrd.ca

We are pleased that the public hearing has been deferred, subject to further public input.

We are concerned in particular with the following points:

- How do owners safely access waterfront without the ability to build stairs / pathways with the proposed prohibitions against hardscaping?
- How does this affect one's ability to repair existing structures within new "no-build" areas?
- Would dock ramps or other structures touching waterfront land be affected by these changes?
- Will existing structures be considered legally non-conforming?
- Do proposed setback requirements and new no build "buffer" areas pose consequences to existing property owners? This may reduce property values and render parcels either unbuildable or not subdividable. Have these scenarios been evaluated
- Increasing setbacks can potentially affect neighbouring properties, creating a lack of privacy and sightline obstructions. Has the SCRD considered this unintended consequence?

Thanking you for your interest.

Jack Lutsky and Susan Mendelson

Garden Bay, B.C., V0N 1S1

Sakinaw Lake

Ticket Subject: Opposed to by-law changes

History

Sun Jun 23 09:17:15 2024 **Kelly Vuletic** [REDACTED] Ticket created
 To: "publichearings@scrd.ca" <publichearings@scrd.ca>
 From: "Kelly Vuletic" [REDACTED]
 Subject: Opposed to by-law changes
 Date: Sun, 23 Jun 2024 16:16:53 +0000

I am opposed to the by-law changes being proposed at next weeks meeting.

Kelly Vuletic

Get **Outlook for iOS** (<https://aka.ms/o0ukef>).

Ticket Subject: Riparian zone amendments

History

Sun Jun 23 15:50:24 2024 **Kitty Chase** Ticket created
From: "Kitty Chase"
Subject: Riparian zone amendments
Date: Sun, 23 Jun 2024 15:49:50 -0700
To: publichearings@scrd.ca

I am writing as a home owner on the Sakinaw Lake waterfront. I have some questions and concerns regarding the proposed amendments.

When we purchased our land in 1972 and built shortly thereafter, when the riparian zone/lakefront setback were very different. We purchased and built in good faith. Our lot is shaped in such a way that compliance to new regulations would probably not be acceptable. What about replacing the building on its present footprint if it were to be destroyed? What about the fact that we have cared for our waterfront for many years, in terms of access both for us and for marine and land-based animals? What about the fact we have had no chance to voice our concerns or know what plans are? The last SCRD meeting notes regarding this topic stated that they did not agree with proposed changes, yet here are the amendments again. Also of note, the SLRD (Squamish Lillooet) does not have the amendments you propose regarding riparian zones. It is only regarding new subdivision areas, and also allows rebuilding on footprint of previous building in the event of necessity.

I hope the rescheduled information meeting will answer some of these and other owner's questions and concerns. Thank you

Ticket Subject: New Setbacks

History

Mon Jun 24 07:46:15 2024 **LaurieLeah LarsonLovell** - Ticket created
From: "LaurieLeah LarsonLovell"
To: publichearings@scrd.ca
Subject: New Setbacks
Date: Mon, 24 Jun 2024 07:45:42 -0700

I strongly object to these new setbacks and in particular being referred to as "housekeeping" items. These are material changes to bylaws and MAY affect many homeowners. I say MAY because of the lack of clarity around what these rules mean for existing homeowners. Also, what is the reasoning behind this.

I find it very disturbing that governments have to be watched for trying to push through major amendments as housekeeping.

Laurie Larson

Ticket Subject: shore line protection

History

Sun Jun 23 13:18:51 2024 **Roger Nickel** Ticket created
To: publichearings@scrd.ca
Date: Sun, 23 Jun 2024 13:18:19 -0700
Subject: shore line protection
From: "Roger Nickel"

dear scrd, i am against increasing the ocean set back from 7.5 meters. roger nickel thanks. roger.

Ticket Subject: FORESHORE AMENDNENTS TO EXISTING BYLAWS

History

Mon Jun 24 11:23:07 2024 **Al Vroom** [redacted] - Ticket created

Subject: FORESHORE AMENDNENTS TO EXISTING BYLAWS

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Date: Mon, 24 Jun 2024 11:22:44 -0700

From: "Al Vroom" [redacted]

To whom it may concern.

I would like to know if this amendment pertains to installing a stair and a landing to access your dock and foreshore area. . Tidal waters. Thanks

Regards

[redacted]

[redacted]

History

Mon Jun 24 11:18:53 2024

Ticket created

From: "Alan Koller"

CC:

Date: Mon, 24 Jun 2024 18:18:31 +0000

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Subject: Riparian Land and SPEA response.

Hello Team SCRD,

I just want to take a moment to send you some comments about the new bylaw coming into play regarding waterfront property and riparian land.

First frustration actually has little to do with the SCRD, more so with provincial decisions that are made without public knowledge or consult, and then handed off to the regional districts and municipalities to take the brunt of the blame for their poorly thought-out ideas.

Why are they poorly thought out? Well, I run John Henry's Marina and Resort. 60% of our building would exist inside of the SPEA line. More importantly, 95% of the revenue John Henry's creates within the SPEA line. Moral of the story, changing bylaws can have drastic impacts on the businesses and homeowners in the regional district.

Let's talk about the video that you sent out. Specifically, the part that shows the diagram of how a subdivision would work. The diagram I am referring to is at the 9 minute mark of the video.

2000 sq meters is the minimum lot size.

The SPEA line is 15 to 17 meters on either side of a water feature or ravine.

Now your diagram makes it look very doable to have a stream go through a 3500 sq meter lot. Problem I have is this.

1. A 3500 sq meter lot is essentially 50 × 70 meters. Your diagram shows the SPEA going through about 25% of the short side of the 3500 sq meter lot when in reality it should show that it goes through 60% of the short end of the lot. That diagram is deceptive.
2. Once we accept the SPEA line to be in place, the 3500 sq meter lot does not meet the minimum lot size because part of the lot is on the wrong side of the SPEA line. This is an issue because you can't build a bridge over it to get to the other side of your lot.
3. There is no consideration for the 5 meter buffer zone in your diagram. Including the buffer zone extends the SPEA line 10 meters, 5 meters on either side of the stream, that means that lot does not exist.
4. Actually, it means that 5 of the lots don't exist out of the 10. Why 5? The lot in the bottom right has a technical problem, how do you get to it? Not like you can build a bridge over the SPEA?

What frustrates the majority of the stakeholder are diagrams like this. It is designed to create a happy clappy imagine of how the world won't change much after these by-law amendments get made, but unfortunately if the diagram is done to scale, it shows that these changes will have a drastic change to the regional district. If you are going to present information, make sure it is accurate.

Next on the list is going to involve the combination of SPEA and foreshore leases. As the SCRD well knows, there is a massive fight on right now with docks and foreshore leases. There are many people who have applied for foreshore leases on the lakes and oceanfront in the regional district. Their reasons for doing this is because they have a dream to enjoy the beautiful area that is the Sunshine Coast. They want to boat on the lakes and the oceans. They want to kayak and paddleboard. They want to do everything that make the sunshine coast amazing. Changing the rules regarding set backs and riparian land makes it impossible to do that. If you can't make hard improvements to the SPEA on your property you have no way to get to the lake or ocean you live on. You have essentially bought what you thought was waterfront property and ended up with a waterfront view. There are some properties that have low waterfront, and you can safely walk to the water, but those are few and far between. The vast majority of waterfront properties do need improvements to allow safe access to the water. This also changes the economic value of people's properties. Potentially costing them hundreds of thousands of dollars into the millions of dollars in some cases.

The pending trainwreck included in this is the idea of someone getting a foreshore lease for their property only to have the SPEA line preventing them from putting in a ramp to access their dock. How many more yellow signs do you want us to put up to voice our anger with government decisions like this?

My recommendation would be to have the provincial powers that created this SPEA rule run the meeting instead of you. This fight is bigger than the SCRD and you and your team are going to be stuck in the mud slinging unless you can get the province to join in and be part of the discussion.

Alan Koller

Ticket Subject: RE: PUBLIC HEARING Fwd: Riparian areas

History

Mon Jun 24 11:03:21 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created

From: "The Receptionist" <The.Receptionist@scrd.ca>
CC: "Public Hearing Submissions" <publichearing@scrd.ca>
Date: Mon, 24 Jun 2024 18:03:08 +0000
Subject: RE: PUBLIC HEARING Fwd: Riparian areas
To: "Dale Jackson" [REDACTED]

Thank you for your inquiry. I am forwarding your question for response to the Public Hearing email, copied on this email. Thank you.

From: Dale Jackson [REDACTED]
Sent: Monday, June 24, 2024 6:13 AM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: PUBLIC HEARING Fwd: Riparian areas

You don't often get email from [REDACTED] [Learn why this is important \(https://aka.ms/LearnAboutSenderIdentification\)](https://aka.ms/LearnAboutSenderIdentification)

Dear SCRD, please accept my email below. I submitted it as support yesterday for the riparian areas public hearing tonight, but the SCRD system sent it back as did not recognize it as

A trustworthy source..... many thanks for accepting my input

Sent from iPad

Begin forwarded message:

- Hide quoted text -

From: Dale Jackson [REDACTED]
Date: June 23, 2024 at 9:42:43 PM PDT
To: publichearing@scrd.ca (<mailto:publichearing@scrd.ca>)
Subject: Riparian areas

- Hide quoted text -

Dear scrd,
Yes yes yes riparian areas need your wider protection. The areas are essential and vital buffers to protect our water, our water is essential for all wildlife, fish plants and human life. The streams rivers and ocean shores need to remain shaded , to remain cool and clear with minimum disturbance. The suggested increase in the protection zone seems very reasonable as it has been accepted elsewhere in legislation and your proposal is especially welcome here on sunshine coast with our slopes and demands on water supplies.
In area A, the lakesides streams and ocean are at risk if people always assume and create their vehicles easy access and wide horizontal views to the shoreline. Trees and shorelines disappear due to such unchecked private development. These delicate natural areas are often hidden or unknown or taken for granted and are easily and quickly damaged by large machinery, so this wider protection is welcomed.
Please accept this as a letter of support for your bylaw officers and this wider legislation which will help reign in this damaging human activity.
Mrs D E Jackson garden bay

Sent from iPad

Ticket Subject: Changes to Riparian area setbacks

History

Mon Jun 24 11:59:50 2024 [REDACTED] - Ticket created

CC: "Gordon Zonailo" [REDACTED]

Date: Mon, 24 Jun 2024 11:59:29 -0700

From [REDACTED]

To: publichearings@scrd.ca

Subject: Changes to Riparian area setbacks

Dear sirs,

I oppose the proposed zoning changes and object to them being described as 'housekeeping' items.

It surprises me that after all the public outrage over the proposed Dock Management Plan revisions, the secret studies that were done by the government, the lack of discussions with the public and SCRD, the unrealistic time allotted for public input as was also noted by the SCRD, and the complete bungling by the BC Lands Ministry, that the SCRD would also try to ram through this significant change to the setback requirements.

The key requirement is that there must be grandfathering of all existing facilities that were properly constructed in accordance with the existing setback requirements when built and any new requirement should only apply to new developments.

Best regards

Gordon Zonailo, P.Eng.

Madeira Park Estates shareholder

Cell: [REDACTED]

Email: [REDACTED]

Ticket Subject: Shoreline Protection Amendments 722.9 and 337.123

History

Mon Jun 24 16:57:51 2024 **John Macdonald** [REDACTED] Ticket created

From: "John Macdonald" [REDACTED]

To: planning@scrd.ca

Subject: Shoreline Protection Amendments 722.9 and 337.123

Date: Mon, 24 Jun 2024 16:57:28 -0700

Hi,

I live and work in SCRD/Gibsons and have learned of your initiative to update shoreline protection policies in the region to provincial standards. I think this is great but I have some feedback on how to improve as I think your proposed Amendment 3 doesn't perfectly catch what provincial standards actually require.

My understanding is Amendment 3 is to make the setback "15m from the natural boundary of the ocean" however the natural boundary of the ocean is not static and is expected to rise. I am sure you are aware of the Recommended Global Sea Level Rise Curve for Planning and Design in BC from Ausenco Sandwell in which we sea level is consider to rise 1.0m from 2000 to 2100.

This is incorporated into provincial guidelines in 2018 when the Ministry of Forests, Lands, Natural Resource Operations and Rural Development amended the Ministry of Water, Land, and Air Protection's 2004 Flood Hazard Area Land Use Management Guidelines, they added the following commentary in section 3.5.5.1 - Standard FCLs and Setbacks.

"The building setback should be at least the greater of 15 from the future estimated natural boundary of the sea at Year 2100, or landward of the location where the ground elevation contour is equivalent to the Year 2100 FCL"

As you can see, this description would result in a more restrictive setback than what was cited in your proposed amendment 3. Due to sea level rise, 15m from the natural boundary today is not always going to be equivalent to 15m from the future estimate natural boundary.

I hope your team considers this distinction as you improve our bylaws. I am very happy to see the SCRD taking this initiative.

The 2018 amendment I reference is available here: www2.gov.bc.ca/assets/gov/environment/air-land-water/water/integrated-flood-hazard-mgmt/flood_hazard_area_land_use_guidelines_2017.pdf (http://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/integrated-flood-hazard-mgmt/flood_hazard_area_land_use_guidelines_2017.pdf).

Regards,
John

History

Mon Jun 24 09:42:06 2024 **Mark Guignard** [REDACTED] Ticket created

Subject: Comment on Zoning Amendment Bylaw No. 722.9 and 337.123

To: publichearings@scrd.ca

From: "Mark Guignard" [REDACTED]

Date: Mon, 24 Jun 2024 09:41:35 -0700

Although our SCRD may have the best of intentions (protecting the environment) with its new proposed Zoning Amendment Bylaw No. 722.9 and 337.123, it does create expensive consequences for property owners. We will no longer be getting our 'full measure' of property rights and utilization we paid for the property.

The SCRD, being directed by the NDP government, is digging deep into the pockets of families wishing to subdivide. Engaging professionals to chart out and remove significant square metres in riparian, shoreline, SPEA, setbacks and buffers reduces the number of lots and creative flexibility of a property.

Riparian areas can be successfully addressed by owners: Andy & Olga exemplify what can be done, "the Tower residence is a gardener's and artist's dreamscape---with undulating blocks of colourful flowers, roses, perennials and bulbs, winding paths, a babbling creek at the base of a steep cultivated ravine, mature trees and flowering shrubs." quote Christina Symons, Coast Life

All the above was achieved without paying professional consultants but this freedom will be history under the new zoning amendment.

The point to be made: If the SCRD is diminishing full use of a 'legal property size' as defined by land titles, taxation assessment should be based on the 'surveyed size' less the setbacks and buffers. Consider writing to your NDP Finance Minister on this issue.

Any thoughts on property control? ZOOM meeting tonight at 7pm www.scrd.ca/public-hearings (<http://www.scrd.ca/public-hearings>). Mark

History

Mon Jun 24 10:06:39 2024

Khaketla, Moliehi [VCH]

Ticket created

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Subject: Letter from Medical Health Officer - SCRD Riparian Area & Shoreline Protection Bylaw Amendments

Date: Mon, 24 Jun 2024 16:50:31 +0000

From: "Khaketla, Moliehi [VCH]"

Good day,

Please find attached a letter from my office regarding the proposed SCRD riparian bylaw amendments.

Sincerely,

Dr Moliehi Khaketla

Medical Health Officer

Vancouver Coastal Health

office

e-mail

Administrative Assistant

e-mail

office

Vancouver Coastal Health

Promoting wellness. Ensuring care.

I acknowledge that my place of work lies on the traditional and unceded territory of the Coast Salish Peoples, including the Musqueam, Squamish, and Tsleil-Waututh Nations.

The content of this e-mail is confidential and may be privileged. If you receive this e-mail in error, please contact the sender and delete it immediately.

Image displayed inline above

Message body not shown because it is not plain text.

June 24, 2024

Planning Department
Sunshine Coast Regional District
1975 Field Road, Sechelt, BC, V7Z 0A8
via email: publichearings@scrd.ca

Dear Sunshine Coast Regional District (SCRD) Planning Department

RE: Support for SCRD Riparian Area & Shoreline Protection Bylaw Amendments, 722.9 & 337.123

As the Medical Health Officer for the Sunshine Coast (including the Sunshine Coast Regional District), I appreciate the opportunity to provide input on the *Riparian Area & Shoreline Protection Bylaw Amendments, 722.9 & 337.123*. I have reviewed the proposed bylaw amendments in collaboration with experts within our Healthy Environments & Climate Change team.

I support the proposed amendments for bylaws 722.9 and 337.123 to strengthen the protections of riparian areas by ensuring protection of riparian areas within new lots, establishing a buffer adjacent to watercourses and waterbodies, and increasing setbacks from waterbodies and watercourses. Preservation of riparian areas and shorelines from land alterations can protect water quality and help to mitigate detrimental effects of climate change, and in turn, contribute to improving overall health and well-being of residents and community resilience in the Sunshine Coast Regional District. These amendments align with the action-based recommendations around adaptation to a changing climate, outlined in our Chief Medical Health Officer's recent report ([Protecting Population Health in a Climate Emergency](#)).

Water Quality

The bylaw amendments' alignment with provincial legislations for properties containing or adjacent to watercourses or shorelines can also help protect drinking water quality. The SCRD is home to many riparian areas that act as natural buffers that filter pollutants from stormwater runoff, protecting both groundwater and surface water quality.¹ Protection of riparian areas and setting appropriate setback distances are particularly important in areas that are within watersheds and near developments that rely on groundwater recharge for wells. Maintaining vegetation in riparian areas can also filter nutrients and provide shade to surface water, which can prevent algal blooms that are harmful for drinking water and recreational water use.¹ As such, preservation of riparian areas is essential in protecting drinking water supply and ensuring access to clean drinking water for residents in SCRD, the majority of whom rely on the Chapman water system. These benefits further contribute to creating resilient and adaptive communities in times of water scarcity and drought. This is becoming increasingly urgent as our climate rapidly changes.

¹ Government of British Columbia. (2004). *Environmental Best Management Practices for Urban and Rural Land Development*.
https://www.env.gov.bc.ca/wld/documents/bmp/urban_ebmp/EBMP%20PDF%206.pdf

Climate Resilience

In the context of climate change, riparian areas enhance climate resilience by mitigating the impacts of extreme weather events, including through managing water flow during floods and absorbing excess rainfall.¹ These functions are vital as climate change increases the frequency and intensity of storms and rainfall events, which are of particular concern in coastal and mountainous regions like the Sunshine Coast.² Degraded riparian zones lack these protective functions, leaving communities more vulnerable to the adverse effects of climate change, such as increased flooding and increased likelihood of landslides and soil erosion. Degraded riparian areas are also more prone to wash away, causing damage to property and infrastructure and posing significant safety risks to communities.³ Land use risks associated with climate change may be a source of anxiety and stress for property owners. Preserving riparian areas is integral to building climate-resilient communities and ensuring long-term community well-being.

Ultimately, preserving the natural environment - including riparian areas in the SCRD - is fundamental for both human and environmental health and community climate resilience. By prioritizing their protection, we foster a healthier, more resilient, and sustainable future for all. The health of our natural environments is intrinsically linked to the health of our communities, making the protection of riparian zones not just an environmental imperative but a public health priority. Through the proposed bylaw amendments, the SCRD can ensure that these vital areas continue to support both ecological balance and human prosperity.

In conclusion, I support the proposed amendments to bylaws 722.9 and 337.123 and appreciate the opportunity to provide a population and public health perspective to this process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Molietla".

Dr Moliehi Khaketla MBChB, MPH, CCFP, FRCPC

Medical Health Officer

Vancouver Coastal Health

² Vancouver Coastal Health Chief Medical Health Officer. (2023). "Protecting population health in a climate emergency: Report of the Vancouver Coastal Health Chief Medical Health Officer." Vancouver, BC: Vancouver Coastal Health.

<https://www.vch.ca/sites/default/files/2024-02/vch-climate-change-health-report.pdf>

³ Green Communities Guide. (2024). *Conservation of Existing Natural Spaces: Riparian Setbacks*. <https://greencommunitiesguide.ca/guide/nbs-implementation-overviews/conservation-of-existing-natural-spaces-riparian-setbacks>



Kennith A. Mellquist

June 23, 2024

SCRD Staff

Re: SCRD Riparian and Shoreline Protection Bylaw Amendments (Amending Zoning Bylaw No. 722.9 and 337.123)

I am writing in relation to the above proposed bylaw amendments. My wife, Joanne, and I own two contiguous properties in Garden Bay/Pender Harbour [REDACTED] that will be affected by these proposed changes.

First of all, there are 3 changes that are set forth in the above proposed amendments, including:

1. Parcel Area Calculation
2. Buffer from Streamside Protection and Enhancement Areas (SPEA's)
3. Setback from Waterbodies and Watercourses

From my reading of the materials, the amendments proposed in 1 and 2 above relate to streams and other confined watercourses. They would not apply to oceanfront properties unless there was a stream or other watercourse flowing through the applicable property. Is this correct? If so, some clarification in your materials would be greatly appreciated.

As for the setback changes, my wife and I have a number of questions and concerns:

1. In our opinion, increasing existing setbacks for waterfront properties is not a "housekeeping" issue. It can and will have a significant impact on (i) ability to develop properties, (ii) use of properties, and (iii) valuations and marketability, and will also create confusion as to rights of owners moving forward, on sale of properties and when and if damage occurs to a property. This should involve more than just putting forward some measures as "housekeeping". There should be information provided on all these issues, and a more thorough public consultation and discussion should be initiated.

2. The recommendations from the Area A - Egmont/Pender Harbour Advisory Planning Commission (July 26, 2023) address some of the concerns expressed in the prior paragraph. Why have these recommendations been ignored? Significant changes that can impact many people should not be pushed through in this manner.

3. As for our properties in particular, we have a number of issues and concerns relating to the impact these proposed changes might have:

(a) As mentioned above, we own two contiguous properties. Our main home is on Strata Lot 2. We have a small cottage on Strata Lot 3. Both would be within the prohibited area if the setback requirements are increased to 15 meters. These properties are in a bare land strata created in the 1990's when zoning bylaws allowed for setbacks of 7.5 meters. They are located on a fairly steep slope, with a health covenant on each property that designates where the septic field is to be established. No construction (other than related to the septic field) is allowed within the health covenant area. Any increase in the setback requirements could, in our opinion, render these properties unusable (unbuildable) should we decide to expand on Strata Lot 3, or should we rebuild or have to rebuild (in the case of fire or other disaster) on Strata Lot 2 and not be allowed to rebuild in the current location of our house. There is only so much room between the 7.5 meter setback and the health covenant on each property and increasing the setback to 15 meters would significantly reduce the area where a house or other structure could be built.

(b) Last summer, two homes were burnt down across the bay from our house. Other than cleanup, as of now neither of these homes has been rebuilt. This leads to the question of what happens if the setback rules are changed and a home is wholly or substantially damaged or destroyed by fire or some other cause? Are these proposed restrictions and BC government policy part of the reason why there is no construction happening on either of these properties, and would this be our fate if the setback requirements are changed and we are unfortunate enough to have a fire or significant damage occurs for some reason? What is the situation if this occurs? SCR D should be outlining the various scenarios for ratepayers, so that everyone understands the potential impact, not just referring people to other legislation? If a property owners' ability to rebuild a damaged or destroyed home is severely impacted by this proposed change to setback requirements, these changes will have a significant impact on marketability and valuations on the Sunshine Coast.

(c) NOTE - The BC government site discussing zoning bylaws (<https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/land-use-regulation/zoning-bylaws>) indicates that an owner must comply with the new bylaw if more "than 75% of the value of the building or

structure above its foundation is damaged or destroyed”. How does the Province and SCRD interpret “value”? Is it the current “depreciated” value often shown in our property assessments? Or is it the current “replacement” value of the building or structure? The interpretation used will have a potentially huge impact on the application of these setback requirements given the increased cost of construction over the last few years. Have you done any analysis on the number of properties that would be impacted by your proposed zoning bylaw amendments, and to what extent the application of the bylaw might lead to situations where homes could not be rebuilt on existing lots with the application of increased setback requirements? This should be part of your analysis and discussion.

(d) We do not agree with the need to expand the setbacks for waterfront properties (particularly oceanfront properties) from 7.5 to 15 meters, and your materials do not provide a clear explanation for this increase other than referring to Provincial Best Practices. Similarly, increasing setbacks for SPEA’s should not be required unless there is a valid and specific purpose for it - i.e. a 15 m setback for a SPEA might not be needed if a creek or seasonal water flow is non-fish bearing or if the environment would not otherwise be impacted by a lesser setback.

(e) We also do not believe that all waterfront properties should be treated equally. Where our properties are located, we are on the side of a fairly steep slope. There is no threat of flooding and most of the area within the setback of 7.5 meters is maintained as natural.

4. Finally, while SCRD may view these changes as “housekeeping” matters, they will be anything but for property owners as they will increase the complexity and cost to owners of buying, developing, modifying, maintaining, insuring and rebuilding properties. In particular:

(a) The changes will have a negative impact on property values and other related affects (see <https://www.aicanada.ca/article/zoning-and-land-use-controls/?cn-reloaded=1> and https://professional.sauder.ubc.ca/re_creditprogram/course_resources/courses/content/352/Zoning.pdf which discuss valuations on non-conforming properties). Lower valuations will add complexity to transactions and depress property values, will lead to increased insurance and mortgage costs, and might impact the ability of some property owners or purchasers to secure mortgage financing.

(b) The ability and cost to build on many existing lots may be severely impacted. Our properties, and I am sure many others on the Sunshine Coast, that were created under bylaws where a 7.5 m setback was allowed, may be rendered unusable if new construction had to satisfy the 15 m setback requirements. Most definitely, rebuilding in compliance with a revised setback requirement will increase cost, expense and complexity as it would, in our case, result in having to excavate further uphill

in more steep terrain and within a smaller footprint (if one is even available given the constraints of our properties) and might require removal of existing foundations within the prior setback requirement. Removal of existing foundations might actually make building further uphill unfeasible due to the steepness of our lots. Remediation - whether it is needed, to what extent and its impact on the ability to build on an existing site - is actually a point that would be worth some clarification. If a home cannot be rebuilt in its current location, what costs must the homeowner incur relating to the prior building site? Would the homeowner have to remove the prior foundation, replant trees and vegetation or otherwise remediate the prior site? To what extent would a requirement to remove an existing foundation or support impact ability to build on an existing site? Unlikely any additional cost of remediation would be covered by insurance.

(c) Modifications and potential additions to properties will be more complicated and more expensive to the extent changes to properties that have a non-conforming use will require consulting and negotiating with the SCRD.

(d) More risk, will mean higher insurance rates for property owners. This probably goes without saying. Of equal concern, however, is whether insurers may decline to cover such properties given the increased risk profile and what if any coverage will be available. For example, the insurer might cover the cost of the new build, but may not cover the cost of remediation if that is required on the prior site that was within a 7.5 m setback. These costs could be significant.

We urge you to slow down this process, do some more research and provide more information, and above all consult more fully with affected parties.

Yours very truly,

Ken and Joanne Mellquist

Ticket Subject: zoning bylaw 722.9 and 337.123

History

Wed Jun 26 11:45:43 2024 **Genevieve Lawrie** [REDACTED] - Ticket created
Date: Wed, 26 Jun 2024 11:45:13 -0700
To: publichearings@scrd.ca
From: "Genevieve Lawrie" [REDACTED]
Subject: zoning bylaw 722.9 and 337.123

Hello

I am a resident of Garden Bay and I am writing in support of the proposed amendments to zoning bylaw 722.9 and 337.123. Protecting lake and stream shorelines and their ecosystems from development across the Coast needs be priority, and this amendment supports that.

I recognize there is deep value in streams and don't want development within riparian areas.

Thank you for your consideration
Genevieve

Excuse my brevity
Sent from my iPhone

Ticket Subject: Support for Amendment to zoning bylaw 722.9 and 337.123

History

Wed Jun 26 11:07:35 2024

Sierra Rempel [REDACTED]

Ticket created

Subject: Support for Amendment to zoning bylaw 722.9 and 337.123

From: "Sierra Rempel" [REDACTED]

To: publichearings@scrd.ca

Date: Wed, 26 Jun 2024 11:07:06 -0700

Hello,

I am writing in support of the proposed amendments to zoning bylaw 722.9 and 337.123. It's so important to protect riparian areas across the Sunshine Coast and this amendment needs to be passed as soon as possible. We live between creeks in Roberts Creek, both which have been subject to degradation due to unauthorized in stream works upstream, leading to flooding. From a climate resilience perspective, we need the important natural assets of riparian areas for flood control as well as habitat and food for keystone fish species and land animals.

Thank you,

Sierra

Ticket Subject: Bylaw 722.9 337.123

History

Wed Jun 26 11:37:35 2024 Josh Rempel [REDACTED] - Ticket created
To: publichearings@scrd.ca
Date: Wed, 26 Jun 2024 11:36:53 -0700
From: "Josh Rempel" [REDACTED]
Subject: Bylaw 722.9 337.123

Hello,

I am writing in support of the proposed amendments to zoning bylaw 722.9 and 337.123. It's very important to protect riparian areas across the Sunshine Coast and this amendment needs to be passed. I live close to a creek that flooded a few years ago in Roberts creek due to unauthorized instream work upstream. Protecting riparian areas on the coast is very important work and I fully support it.

Cheers,

JR

History

Tue Jul 02 09:19:34 2024

The Receptionist <The.Receptionist@scrd.ca> - Ticket created

To: "B Cecill" <[REDACTED]>

CC: "Planning" <planning@scrd.ca>

Date: Tue, 2 Jul 2024 16:19:23 +0000

From: "The Receptionist" <The.Receptionist@scrd.ca>

Subject: RE: bylaws 722.9, 337.123

Thank you for your inquiry. I am forwarding your question for response by the Planning Department who are copied on this email. Thank you.

From: B Cecill <[REDACTED]>

Sent: Saturday, June 29, 2024 11:29 AM

To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>

Cc: SCCA Information <info@thescca.ca>

Subject: bylaws 722.9, 337.123

You don't often get email from [REDACTED]. [Learn why this is important \(https://aka.ms/LearnAboutSenderIdentification\)](https://aka.ms/LearnAboutSenderIdentification)

To whom it may concern,

I strongly support bylaws 722.9 and 337.1 3. It is essential for all of us that we protect our riparian areas and other natural assets in order to help mitigate as well as respond to the challenges of climate change.

Thank you so much for this initiative. I truly appreciate it.

Bet Cecill

--

I am delighted to be able to live on the traditional, ancestral, and unceded Indigenous territories of the shishálh (Sechelt) and skwxwú7mesh (Squamish) First Nations. These lands and life are under the biggest existential threat of our time due to climate change. Taking urgent steps to address this catastrophe and restore our precious connection to the life-giving systems around us must be a priority for all.

1/1

Ticket Subject: Zoning bylaw to protect watercourses shoreline

History

Tue Jul 02 12:54:58 2024 **Dale Sankey** [REDACTED] - Ticket created
From: "Dale Sankey" [REDACTED]
Subject: Zoning bylaw to protect watercourses shoreline
To: planning@scrd.ca
Date: Tue, 2 Jul 2024 12:54:20 -0700

To Whom it May Concern

I am unable to attend the July 4 th meeting on this subject and so writing to you in support of the proposed by- laws 722.9 and 337.123 which would strengthen the protection of our watercourses and shorelines. I believe this to be an important issue that the SCRD should act on.

sincerely,
Dale Sankey
Roberts Creek

History

Tue Jul 02 14:08:30 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created
Date: Tue, 2 Jul 2024 21:08:21 +0000
CC: "Lucie McKiernan" [REDACTED]
To: "Public Hearing Submissions" <publichearing@scrd.ca>
Subject: FW: Sunshine Coast Regional District Feedback Form - Comments
From: "The Receptionist" <The.Receptionist@scrd.ca>

Thank you for your inquiry. I am forwarding your question for response by the Planning Department, Public Hearing, who are copied on this email.
Thank you.

- Hide quoted text -

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, July 2, 2024 2:06 PM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Lucie McKiernan McKiernan [REDACTED]
Subject: Feedback Form

Feedback: Please make a note that I support the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD. Our riparian areas are critical habitat and must be protected.

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: British Columbia

City: Gibsons

Postal/Zip Code: V0N 1V5

--

This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

Ticket Subject: RE: Sunshine Coast Regional District Feedback Form - Comments

History

Tue Jul 02 09:32:40 2024

The Receptionist <The.Receptionist@scrd.ca> - Ticket created

To: [REDACTED]

CC: "Public Hearing Submissions" <publichearing@scrd.ca>

Date: Tue, 2 Jul 2024 16:32:24 +0000

From: "The Receptionist" <The.Receptionist@scrd.ca>

Subject: RE: Sunshine Coast Regional District Feedback Form - Comments

Thank you for your inquiry. I am forwarding your question for response by the Planning Department, Public Hearing, who are copied on this email. Thank you.

- Hide quoted text -

-----Original Message-----

From: [REDACTED]

Sent: Tuesday, July 2, 2024 9:21 AM

To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>

Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Paul Wagler Kathleen Wagler <[REDACTED]>

Subject: Feedback Form

Feedback: We are riding in Support of the proposed amendments to zoning by law number 722.9 and 337.123 to strengthen protection of Water courses and shoreline in the SCRD. We live next to malcolm#creek and we strongly urge protection for this creekin all similar natural water courses in the SCRD.

Type of Feedback: Comments

Follow-up: No, further follow up is not necessary

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Roberts Creek

Postal/Zip Code: VON2W4

--

This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

1/1

History

Tue Jul 02 13:07:33 2024 **Dianne Maddrell <Dianne.Maddrell@scrd.ca>** - Ticket created
From: "Dianne Maddrell" <Dianne.Maddrell@scrd.ca>
Subject: FW: Sunshine Coast Regional District Feedback Form - Comments
To: [REDACTED]
CC: "Planning" <planning@scrd.ca>
Date: Tue, 2 Jul 2024 20:07:21 +0000

Hello,
Thank you for your e-mail. I am forwarding your email to the Planning Department who are copied on this email.

Thank you.

- Hide quoted text -
-----Original Message-----
From: [REDACTED]
Sent: Tuesday, July 2, 2024 12:41 PM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Ron Pyatt [REDACTED]
Subject: Feedback Form

Feedback: SCRD Riparian & Shoreline Protection Amendments.

Yes I am in agreement

Type of Feedback: Comments

Follow-up: No, further follow up is not necessary

Telephone: [REDACTED]
Address: [REDACTED]

Country: Canada

Province/State: BC

City: Gobsons

Postal/Zip Code: V0N 1`V5

--
This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

Ticket Subject: Zoning Bylaw to protect watercourses and shorelines

History

Tue Jul 02 11:08:22 2024 **Bruce & Yvonne** [REDACTED] - Ticket created

From: "Yvonne & Bruce" [REDACTED]

Subject: Zoning Bylaw to protect watercourses and shorelines

To: planning@scrd.ca

Date: Tue, 2 Jul 2024 11:07:48 -0700

To Whom it May Concern ,

I am unable to attend the July 4 th meeting on this subject and so writing to you in support of the proposed by- laws 722.9 and 337.123 which would strengthen the protection of our watercourses and shorelines. I believe this to be an important issue that the SCRD should act on.

sincerely,

Yvonne Mounsey

Roberts Creek

Sent from my iPad

History

Tue Jul 02 09:33:46 2024

The Receptionist <The.Receptionist@scrd.ca> - Ticket created

Subject: FW: bylaws 722.9, 337.123

From: "The Receptionist" <The.Receptionist@scrd.ca>

Date: Tue, 2 Jul 2024 16:33:35 +0000

To: "Public Hearing Submissions" <publichearing@scrd.ca>

From: B Cecill

Sent: Saturday, June 29, 2024 11:29 AM

To: SCRD General Inquiries <SCRDGeneralInquiries@scrd.ca>

Cc: SCCA Information

Subject: bylaws 722.9, 337.123

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Learn why this is important (<https://aka.ms/LearnAboutSenderIdentification>)

To whom it may concern,

I strongly support bylaws 722.9 and 337.1 3. It is essential for all of us that we protect our riparian areas and other natural assets in order to help mitigate as well as respond to the challenges of climate change.

Thank you so much for this initiative. I truly appreciate it.

Bet Cecill

--

I am delighted to be able to live on the traditional, ancestral, and unceded Indigenous territories of the shishálh (Sechelt) and sḵwxwú7mesh (Squamish) First Nations. These lands and life are under the biggest existential threat of our time due to climate change. Taking urgent steps to address this catastrophe and restore our precious connection to the life-giving systems around us must be a priority for all.

History

Wed Jul 03 08:20:09 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created
CC: [REDACTED]
To: "Public Hearing Submissions" <publichearing@scrd.ca>
From: "The Receptionist" <The.Receptionist@scrd.ca>
Date: Wed, 3 Jul 2024 15:19:46 +0000
Subject: FW: Sunshine Coast Regional District Feedback Form - Comments

- Hide quoted text -

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, July 2, 2024 9:57 PM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Ruth Walmsley [REDACTED]
Subject: Feedback Form

Feedback: Hello. I am writing to express my strong support the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD.
Riparian zones are imperative for healthy salmon habitat and to maintain areas that also serve as much needed wildlife corridors. These proposed amendments will help maintain needed shade and cover to ensure a healthy waterway for fish etc. These protections are more important than ever in this time of unprecedented climate events.

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Burnaby

Postal/Zip Code: V5C 2E8

--

This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

Ticket Subject: Proposed changes to shoreline waterfront

History

Thu Jun 27 14:13:53 2024 [redacted] Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Thu, 27 Jun 2024 21:13:28 +0000
From: "Ashley Hencheroff" [redacted]
Subject: Proposed changes to shoreline waterfront

Hello,

I am writing to provide feedback and concerns to the proposed changes to waterfront set back from 7.5m - 15m for land/home owners.

We are a young family who purchased land in 2021 with the purpose to build a single family dwelling in Farrington Cove, Egmont/Pender Harbour AREA. The proposed change of water set back create a very large concern for the land owners of Farrington Cove. This unique residential development area consists of approximately 50 strata lots. The lots are not large and are on steep bedrock which makes it difficult to build to begin with. I do not know how we would be able to fit a single dwelling home on our lot to abide to the proposed 15m setback. This change will impact many land owners and will leave us with a complete financial loss if we cannot build.

Over the course of the last 2 years we personally have paid a local architect to design our home within the current 7.5m setback. We have gone through the preliminary review for our DPAs with SCRD and completed and paid for the pre-application meeting with Devin Rajala Planning #219075 PRE00093 and have the outcome letter approval. We have also received approval of our current home design and paid a deposit to our ARC (architect review committee) at Farrington Cove Strata with the current set back of 7.5m. All of these steps we have taken to get to where we are in the build process has been very costly financially and very time consuming. If the changes to the set back go through this will be devastating. We do not know if the land will even be usable for a residential home. It will also put a huge financial strain on our family to have to complete the design process and the years of design work all over again.

I ask that you please do not go through with this change.

Ashley Hencheroff

owner of land in Farrington Cove

[redacted]
Pender Harbour
[redacted]

Ticket Subject: zoning bylaws

History

Sat Jun 29 10:09:16 2024 maggie schell Ticket created

From: "maggie schell"

Subject: zoning bylaws

To: planning@scrd.ca

Date: Sat, 29 Jun 2024 10:08:40 -0700

hello planning & zoning,
i am emailing you to let you know that i support the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD. thank you for caring for & protecting the forests, lands & watershed of british columbia's sunshine coast.
sincerely,
maggie schell

Ticket Subject: Support for Riparian Area Protections

History

Wed Jul 03 21:47:09 2024 **Bette Chadwick** Ticket created
To: publichearings@scrd.ca
Date: Wed, 3 Jul 2024 21:46:51 -0700
Subject: Support for Riparian Area Protections
From: "Bette Chadwick"

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!
Bette Chadwick
Sechelt BC

History

Wed Jul 03 11:19:26 2024 **Caitlyn H** - Ticket created
From: "Caitlyn H"
To: publichearings@scrd.ca
Date: Wed, 3 Jul 2024 11:18:59 -0700
Subject: Vehemently Opposed

We are homeowners on the Sunshine Coast and we vehemently oppose the proposed amendments to bylaws 722.9 and 337.123 relating to increased setbacks and amendments, not limited, to an additional 5-meter buffer added to the 30-meter SPEA Streamside Protection Environmental Area are an overreach by the government.

The SCRDC is not acting in the broad community interest with the proposed amendments and these changes could drastically reduce all valuations on coastal properties. Our Area A APC has reviewed the suggested amendments and has found grave concerns with these bylaw changes. We are concerned that our elected officials are not doing their duty to the citizens of the coast. Why is the SCRDC not considering the Area A recommendations?

The suggested recommendations to setback of 7.5 meters to 15 meters or the strangely worded alteration to the buffer zone will create thousands of homes that are currently legal to siting to become legally non-conforming. What does this mean to the homeowner? It means that when they go to make changes or renovations or if their home is destroyed more than 75% above its foundation they will not be able to rebuild or make substantial changes. These setback amendments will increase the number of applications for variance. If variances are denied it will create a massive financial implication for the regional district and the homeowner as they will have to be solved by the court. Money that could be well spent on a water facility on the Sunshine Coast or the repair and maintenance of infrastructure.

Local Government Act (https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_14#division_d0e50260)

Non-conforming structures: restrictions on maintenance, extension and alteration

529 (1) If the use and density of buildings and other structures conform to a land use regulation bylaw but

(a) the siting, size or dimensions of a building or other structure constructed before the bylaw was adopted does not conform with the bylaw, or

(b) the siting, size, dimensions or number of off-street parking or loading spaces constructed or provided before the bylaw was adopted does not conform with the bylaw,

the building or other structure or spaces may be maintained, extended or altered to the extent authorized by subsection (2).

(2) A building or other structure or spaces to which subsection (1) applies may be maintained, extended or altered only to the extent that

(a) the repair, extension or alteration would, when completed, involve no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started, and

Restrictions on repair or reconstruction of non-conforming structures

532 (1) If a building or other structure, the use of which does not conform to the provisions of a land use regulation bylaw, is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the building inspector, the structure must not be repaired or reconstructed except for a conforming use in accordance with the bylaw.

The Area A APC also opposed the SCRDC's proposed amendments and we agree with their findings. Many people may not have read the Area A Advisory Planning Committee's recommendations so we are placing them here.

<https://waterfrontprotection.org/content/files/2024/06/2023-JULY-26-Area-A-APC-Minutes.pdf?>
<https://waterfrontprotection.org/content/files/2024/06/2023-JULY-26-Area-A-APC-Minutes.pdf>
<https://waterfrontprotection.org/content/files/2024/06/2023-JULY-26-Area-A-APC-Minutes.pdf>?

The Area A APC reviewed the Regional Growth Framework Baseline Research report.

Recommendation No.1 Regional Growth Framework Baseline Research The Area A APC recommended that the Regional Growth Framework Baseline Research report be received for information. The Area A APC discussed the proposed amendments to Bylaw 337 (Area A) with respect to the PEP 2 Phase 1 Policy Fix Micro Project and had the following recommendation, concerns and issues: Recommendation No.2 Planning Enhancement Project (PEP) 2 Phase 1 Policy Fix Micro Project: Amendment Zoning Bylaw No. 722.9 and 337.123 Watercourse and Shoreline Protection Amendments. T

The Area A APC recommended that the SCRDC Board adopt Option No. 3, make no changes at this time, and that the proposed amendments do not receive first reading and no amendments to Bylaw 337 be enacted at this time.

CONCERNS AND ISSUES: • These amendments are not "housekeeping" items • Given the importance and number of waterfront properties in Area A, the proposed changes will have a significant and negative impact on both property values and the amount of subdividable land. • Area A residents need to be informed of the proposed changes and provided with an opportunity to ask questions and provide their input. • Justification for pushing these changes through on an emergency basis has not been justified; specific provincial legislative requirements are not specified and vague references to fostering climate resilience is not adequate justification. •

The changes would aggravate rather than clarify the regulatory confusion and layer on additional and conflicting compliance and enforcement issues. • The committee is concerned about the assumption that all areas should have the same OCP or Zoning bylaw as this idea has never been vetted with the residents of Area A, this Committee, PHARA or our community associations.

Area A has extensive waterfront properties and a topography and economic climate quite different than the other Electoral areas and municipalities of the Sunshine Coast.

Parcel Area Calculation for Subdivision Purposes • There may be confusion between “useable parcel area” (where a minimum useable size is set out in s.413 of Bylaw 337 for each Subdivision Area) and a calculation of the total area of the property proposed to be subdivided (the numerator in calculating minimum lot size).

The Streamside Protection Enhancement Area (SPEA) is already excluded from the definition of “useable parcel area” in Bylaw 337. If specified requirements for minimum lot size, useable parcel area and lot coverage ratios are otherwise met, the committee did not see a benefit to excluding SPEA area. Requirements of the SPEA report (and a restrictive covenant on title) would restrict development on the resulting subdivided lots. • The proposed definition of a stream or watercourse contains a novel, additional exclusion in Egmont/Pender Harbour (Area A) Advisory Planning Commission Minutes – July 26, 2023 Page 3 calculating parcel area (new 402 (iv)) that goes beyond the current Riparian Areas Protection Act (RAP) because it removes the connection between such water and preservation of fish habitat. • As drafted, the proposed exclusion would include areas of pooled water over vast areas of land that is the temporary and natural consequence of precipitation in a Coastal Rainforest area of rocky sloping land. The committee questioned the exclusion of such water areas if there was no connection to protecting fish habitat and recommends deletion of 402 (iv).

Hardscaping Definition

- The benefit of creating a “hardscaping” definition was questioned, as it would further confuse the issue and be of limited benefit. • The Changes proposed would not prevent hardscaping near the waterfront, because the prohibition would only apply where a SPEA area has been created in an RAP QEP report. That report is triggered by: an application for development (an undefined term in RAP regulations) or by a land being within a Development Permit Area (DPA) #4 under the Area A OCP).
- The proposed wording would not prevent a buyer of a vacant lot (whose land is not within Development Permit Area #4) building a road to the water, clearing tress, importing sand or gravel, building a retaining wall etc. because no SPEA would exist at that point.
- Such activities are unlawful where land is within a DPA #4 – Riparian (see OCP s. 3.10 and 3.10.8), but it was noted most landowners are not aware that their property is within a DPA.
- It would be of benefit to include “hardscape” in the “Land Alteration” definition in OCP s. 3.10 (c).

Streamside Buffer

- It was noted that a once a SPEA is delineated in the RAP report, it usually specifies what can be built or grown or not removed within the SPEA (down to identified trees, etc.) and the SCRDP often requires a covenant specifying such restrictions be registered against title.
- The 5-metre buffer is significant (increasing the SPEA setback area by potentially 20- 50%) and of questionable value.

If the SPEA determined by the QEP (as determined based on the professional reliance model set out in the RAP) is not adequate in protecting a stream or watercourse (and nearby roots and canopy), it seems the Province should revisit this legislation.

- Given the huge impact of these site restrictions for many property owners in Area A, limiting building of: patios, decks, pathways, stairs, etc., to access and enjoy the waterfront, the stated rationale of “ critical green infrastructure asset that strengthens the resilience to climate change impacts” is not enough.

- Scientific justification is needed for something going beyond protection of fish habitat.

- Given the vast tracts of Crown land within Area A subjected to annual permitted deforestation, it is difficult to justify the hardship to (only) waterfront property owners by requiring an additional 5 metre “no build” zone.

Water Setbacks

- The proposed increased setback requirements pose serious consequences to landowners in Area A by reducing property values and rendering many parcels “unbuildable”.

- Serious justification and the opportunity for public input is requested.
- Varying setbacks means existing properties will lose privacy as neighbours are forced to build behind them and those required to build further back will have restricted sight lines and want to clear more trees for water views.
- The committee is concerned with the reality that, as the SCRDP increases these restrictions (without increasing the resources available to enforce them), trees will disappear to maintain view lines (Why do people buy waterfront?), paths and stairs will appear, (residents want safe Egmont/Pender Harbour (Area A) Advisory Planning Commission Minutes – July 26, 2023 Page 4 access to waterfront), larger hardscaping will be built (such a long trek to the shore) and this activity will now occur (and be visible) in a (proposed) larger setback area.
- Bylaw enforcement, requests for variance and pressure on planning staff will grow exponentially, because the consequences are critical to waterfront owners. • The changes suggested are an oversimplified band-aid non-solution to a complex issue.

Hardscaping would be determined by the QEP in their Riparian Area Assessment.

The Court of Appeal has already dealt with the mistaken belief that districts have that no development can take place in the SPEA. There is no reason to have the Regional District add a 5 meter buffer zone as the QEP determines the SPEA and is in charge of managing the Riparian Area in a Development Permit area. The SCR D wishing to add more to a Provincial law makes no sense when it is currently dealt with by the Province and the QEP in charge of the development. Again this creates the opportunity for lawsuits and expense and staff time problems in the future.

Court of Appeal Scales Back Riparian Area Protection Powers - Young Anderson

(<https://www.younganderson.ca/publications/bulletins/court-of-appeal-scales-back-riparian-area-protection-powers>)

(<https://www.younganderson.ca/publications/bulletins/court-of-appeal-scales-back-riparian-area-protection-powers>)

(<https://www.younganderson.ca/publications/bulletins/court-of-appeal-scales-back-riparian-area-protection-powers>)

(<https://www.younganderson.ca/publications/bulletins/court-of-appeal-scales-back-riparian-area-protection-powers>)

Excerpt from the court of appeal

"The applicants' QEP identified an 18-metre SPEA and opined that the construction and occupancy of the dwelling almost entirely within that area would not harm fish habitat.

In both Courts, this was interpreted as implying that while development within a SPEA may be made subject to conditions, it may not be prohibited entirely. According to the Court of Appeal, "it is not the intention of the legislature to prohibit development in a SPEA; rather, it is the intention of the legislature to empower local governments to prohibit development in a SPEA where HADD would result".

There seems to be confusion regarding the 30 meter SPEA and Riparian Area Regulations. A QEP known as a Qualified Environmental Professional determines the SPEA area. It is not a set number and the SCR D wanting to add a 5 meter buffer zone to an area that the Provincial Government already manages along with the QEP is an overreach by the SCR D.

This is an excerpt from the Provincial Government website. (https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/rar-brochure-2016_final_web.pdf)

https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/rar-brochure-2016_final_web.pdf (https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/rar-brochure-2016_final_web.pdf)

If the Riparian Areas Regulation applies to your development, you may need to have your property assessed by a Qualified Environmental Professional. **The assessment will determine the width of the Streamside Protection and Enhancement Area (SPEA) on your property.** Development may be restricted in this area if it has the potential to damage vegetation and/or interfere with the ability of the riparian area to provide fish habitat. Additional measures to maintain riparian habitat such as sediment and erosion control, may be included in the assessment.

People living in the affected areas should be advised the hardships that will come their way if they need or want to make changes to their property once it becomes legal non-conforming. Already realtors are writing cautionary tales about purchasing legal non-conforming properties. Our property values will diminish if they haven't already due to the desire of the SCR D to remove our docks and boathouses and remove our paths to the lake.

Sincerely homeowner in Area A

History

Wed Jul 03 10:24:26 2024 **The Receptionist <The.Receptionist@scrd.ca> - Ticket created**

To: "Public Hearing Submissions" <publichearing@scrd.ca>

From: "The Receptionist" <The.Receptionist@scrd.ca>

Subject: FW: Support of Riparian and Shoreline Protection Amendments

Date: Wed, 3 Jul 2024 17:24:16 +0000

CC: [REDACTED]

Thank you for your inquiry. I am forwarding your question for response by the **Planning Department**, Public Hearing who are copied on this email. Thank you.

From: Heather Conn [REDACTED]

Sent: Wednesday, July 3, 2024 10:16 AM

To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>; Bylaw Compliance <Bylaw.Compliance@scrd.ca>

Subject: Support of Riparian and Shoreline Protection Amendments

You don't often get email from [REDACTED]

[Learn why this is important \(https://aka.ms/LearnAboutSenderIdentification\)](https://aka.ms/LearnAboutSenderIdentification)

Dear SCRD,

I am writing to voice my support for your proposed amendments regarding riparian and shoreline protection. I definitely feel that the existing bylaws need to be updated to prevent further damage to trees, vegetation and creeks along riparian zones due to road and home construction, etc. We need the strongest protection possible of riparian areas to maintain healthy salmon habitat in creeks, to keep shade-producing trees (a benefit during times of increased sun and heat), and to have adequate vegetation along wildlife corridors as habitat, shelter, and food sources for local creatures.

Newly amended bylaws will ensure that home owners will have sufficient area to build a house while keeping the riparian area intact. This will also avoid expensive and time-consuming remediation efforts. Especially as the SCRD keeps approving new subdivisions, this need to protect riparian areas will become more and more vital. We need to save our wetlands, waterways and shorelines, especially as drought and climate change are already creating extreme challenges for local waters and lands.

Sincerely, Heather Conn

Heather Conn, MFA

Vancouver & Sunshine Coast

British Columbia, CANADA

[REDACTED]
Heatherconn.com

Heatherconnblogs.com

Sunshinecoastsoulcollage.ca

Find me on Instagram/Facebook/Twitter/LinkedIn

Ticket Subject: Support for Zoning Bylaw No 722.9 and 337.123

History

Wed Jul 03 10:18:53 2024 **Lin Gardiner** [REDACTED] - Ticket created

From: "Lin Gardiner" [REDACTED]

To: planning@scrd.ca

Subject: Support for Zoning Bylaw No 722.9 and 337.123

Date: Wed, 3 Jul 2024 10:18:39 -0700

I support the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD.

Thanks,

Lin Gardiner
Roberts Creek

Ticket Subject: FW: Sunshine Coast Regional District Feedback Form - Comments

History

Wed Jul 03 15:33:35 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created
To: "Public Hearing Submissions" <publichearing@scrd.ca>
CC: [REDACTED]
Date: Wed, 3 Jul 2024 22:33:20 +0000
Subject: FW: Sunshine Coast Regional District Feedback Form - Comments
From: "The Receptionist" <The.Receptionist@scrd.ca>

Thank you for your inquiry. I am forwarding your question for response by the Planning Department, Public Hearing, who are copied on this email.
Thank you.

- Hide quoted text -

-----Original Message-----
From: [REDACTED]
Sent: Wednesday, July 3, 2024 3:27 PM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Odette Hidalgo [REDACTED]
Subject: Feedback Form

Feedback: I would like to indicate my strong support to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD.

Type of Feedback: Comments

Follow-up: No, further follow up is not necessary

Telephone: [REDACTED]
Address: [REDACTED]

Country: Canada
Province/State: BC
City: Roberts Creek
Postal/Zip Code: V0N 2W2

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This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

History

Wed Jul 03 11:54:03 2024

The Receptionist <The.Receptionist@scrd.ca>

- Ticket created

Date: Wed, 3 Jul 2024 18:53:51 +0000

From: "The Receptionist" <The.Receptionist@scrd.ca>

CC: [REDACTED]

Subject: FW: Sunshine Coast Regional District Feedback Form - Comments

To: "Public Hearing Submissions" <publichearing@scrd.ca>

Thank you for your inquiry. I am forwarding your question for response by the Planning Department, Public Hearings, who are copied on this email. Thank you.

- Hide quoted text -

-----Original Message-----

From: [REDACTED]

Sent: Wednesday, July 3, 2024 11:42 AM

To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>

Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Rand Rudland, B.Sc., MD [REDACTED]

Subject: Feedback Form

Feedback: Please support the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD. This is critical for riparian-dependant species, many of which are at risk due to increasing temperatures and reduced rainfall periods as we are experiencing nowadays.

Type of Feedback: Comments

Follow-up: No, further follow up is not necessary

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Halfmoon Bay

Postal/Zip Code: V7Z1B4

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This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

History

Wed Jul 03 15:21:16 2024 **dianne sanford** [REDACTED] Ticket created
To: publichearings@scrd.ca
Date: Wed, 3 Jul 2024 15:20:22 -0700
From: "dianne sanford" [REDACTED]
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

Hello,

Below are my comments on the proposed bylaw amendments to strengthen the protection of watercourses and ocean shorelines.

1) I am in total agreement with the amendments to both zoning bylaws.

It is about time these bylaws were brought up to date and to Provincial standards.

2) Care should be taken to ensure that QEP's that are hired are up to date and have relevant, recent experience in the area they are working, whether it be ocean shorelines or fresh water creeks, marshes, lakes, or other waterways. SCRD or home or property owners should have the onus placed on them to do their homework to ensure accurate, clear, and relevant reports.

3) **Due to the vulnerability of offshore species in ocean shoreline areas**, what is done above the high tide line has many direct impacts on shoreline life, as well as the offshore eelgrass beds or kelp. Shade trees removed at or above the high tide line will affect shade on the beaches and have detrimental effects on shoreline spawners such as surf smelt and sand lance who rely on shade to prevent their eggs from cooking in hot summer sun periods during their incubation in the sand. Vegetation removal degrades the filtering effects in the backshore, and increases sedimentation especially during extreme weather events.

4) **Increases in turbidity** in streams caused by impacts on vegetation within and above the riparian zone, carries excessive sediments down to the ocean, and impacts shore life and adjacent eelgrass beds which cannot tolerate excess sediments.

5) **Eelgrass beds are protected under the Fisheries Act**, and are important nurseries, feeding areas, shelter, and migration corridors for many species, including outmigrating salmonid species such as Chum, Coho, Chinook, Cutthroat, and Steelhead.

Change is needed in the way we perceive special areas where biomes meet. They are not assets to be enjoyed privately, but areas to be protected for the commons.

Dianne Sanford
Roberts Creek resident
Director, Seagrass Conservation Working Group
Sunshine Coast Friends of Forage Fish

Ticket Subject: Support for Riparian Area Protections

History

Wed Jul 03 22:23:14 2024 **Mandy Drope** Ticket created
Date: Wed, 3 Jul 2024 22:22:44 -0700
From: "Mandy Drope"
Subject: Support for Riparian Area Protections
To: publichearings@scrd.ca

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Kind regards,
William and Amanda Drope

Ticket Subject: Support of Zoning Bylaw Changes for Riparian Protection

History

Thu Jul 04 08:11:21 2024 **Chris H. [REDACTED]** - Ticket created

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Date: Thu, 4 Jul 2024 15:11:00 +0000

Subject: Support of Zoning Bylaw Changes for Riparian Protection

From: "Chris H" [REDACTED]

I support the proposed Zoning Bylaw amendments that will strengthen the protection of our sensitive riparian areas on the coast. Not only will these measures protect sensitive fish habitat, but they will also increase our resilience in the face of climate change. I ask the Board to remember that most of the parcels in on the coast are sufficiently large to permit most forms of development, even with these recommended measures implemented. I also ask the board to use this opportunity to be brave and progressive. SCRD must be renewing its OCPs soon, and we will be facing numerous tough decisions as we work to respond to anticipated climate change related impacts and eroding natural areas. Now is the time to reorient ourselves and be leaders.

Thank you,
Chris

Ticket Subject: Support for Riparian Area Protections

History

Thu Jul 04 11:03:19 2024 **Diedra Goodwin** Ticket created
Date: Thu, 4 Jul 2024 11:02:49 -0700
Subject: Support for Riparian Area Protections
From: "Diedra Goodwin"
To: publichearings@scrd.ca

Dear SCRD Directors:

We support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Dièdra & Kye Goodwin
Roberts Creek
V0N 2W4

History

Thu Jul 04 09:24:31 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created

CC: [REDACTED]

To: "Public Hearing Submissions" <publichearing@scrd.ca>

From: "The Receptionist" <The.Receptionist@scrd.ca>

Subject: FW: Sunshine Coast Regional District Feedback Form - Comments

Date: Thu, 4 Jul 2024 16:24:19 +0000

Thank you for your inquiry. I am forwarding your question for response by the Planning Department, Public Hearings, who are copied on this email.
Thank you.

- Hide quoted text -

-----Original Message-----

From: [REDACTED]
Sent: Thursday, July 4, 2024 9:12 AM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Eleanor Mae [REDACTED]
Subject: Feedback Form

Feedback: I would like to indicate my strong support to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD.

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Sechelt

Postal/Zip Code: V7Z 0A1

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This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

Ticket Subject: Please Protect our Streams, Shorelines and Wetlands

History

Thu Jul 04 07:30:30 2024 **Gillian Foster** Ticket created
Date: Thu, 4 Jul 2024 07:29:33 -0700
Subject: Please Protect our Streams, Shorelines and Wetlands
From: "Gillian Foster"
To: publichearings@scrd.ca

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD. We have witnessed many thoughtless abuses to our environment by developers and new home construction,

Thank you!
Gillian Foster
Halfmoon Bay

History

Thu Jul 04 09:02:03 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created

CC: [REDACTED]
To: "Public Hearing Submissions" <publichearing@scrd.ca>
From: "The Receptionist" <The.Receptionist@scrd.ca>
Subject: FW: Sunshine Coast Regional District Feedback Form - Comments
Date: Thu, 4 Jul 2024 16:01:52 +0000

Thank you for your inquiry. I am forwarding your question for response by the Planning Department, Public Hearings, who are copied on this email.
Thank you.

- Hide quoted text -

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, July 3, 2024 3:44 PM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Janet Fairfield [REDACTED]
Subject: Feedback Form

Feedback: I would like to indicate my strong support to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD.

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: B.C.

City: Roberts Creek

Postal/Zip Code: VoN 2W2

--

This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

Ticket Subject: Support for Riparian Area Protections

History

Thu Jul 04 07:03:05 2024 [REDACTED] Ticket created
From: "Lucy Andrade" [REDACTED]
Subject: Support for Riparian Area Protections
Date: Thu, 4 Jul 2024 07:02:30 -0700
To: publichearings@scrd.ca

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337:123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!
Lucy Andrade

Ticket Subject: Support for Riparian Area Protections

History

Thu Jul 04 06:31:38 2024 Neil Frazer [REDACTED] - Ticket created
Date: Thu, 4 Jul 2024 03:30:58 -1000
Subject: Support for Riparian Area Protections
From: "Neil Frazer" [REDACTED]
To: publichearings@scrd.ca

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337:123 that will strengthen protection of watercourses and shorelines in the SCRD.

Anything you can do to expand and protect riparian zones will greatly benefit our children and grandchildren.

Thank you for your unselfish service to SCRD.

Sincerely,
Neil Frazer, PhD

Ticket Subject: Please Protect our Streams, Shorelines and Wetlands

History

Thu Jul 04 10:55:25 2024 **Rob Knight** Ticket created
Subject: Please Protect our Streams, Shorelines and Wetlands
From: "Rob Knight"
Date: Thu, 4 Jul 2024 10:54:30 -0700
To: publichearings@scrd.ca
CC: "Rob Knight"

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

I was the provincial representative for introducing the Riparian Area Regulations (RAR that became RAPR) to the south coast prior to 2010 (I am now retired).

I appreciate the significance and importance of riparian area protection and I would add that the RAPR regulations for lakes and wetlands are 15-30m from the water body natural boundary not the 17 m of the natural boundary. The SCRD Information Video (<https://letstalk.scrd.ca/micro-policy-fix/widgets/183713/videos/11864>) (<https://letstalk.scrd.ca/micro-policy-fix/widgets/183713/videos/11864>) (<https://letstalk.scrd.ca/micro-policy-fix/widgets/183713/videos/11864>) did mention the intention for by-law amendments is 15-30m from the natural boundary.

The SCRD's amendments to Bylaws 722.9 and 337.123 is a welcome and very important step to protecting and conserving riparian areas, especially around wetlands that are critical for water conservation and ecosystem health.

Rob Knight
Director, Community Mapping Network

www.cmnb.ca (<http://www.cmnb.ca>) `>«))))';> ~~~~

History

Thu Jul 04 11:20:31 2024

Ruth Simons

Ticket created

To: publichearings@scrd.ca

Subject: Zoning bylaw Amendments 722.9 and 337.123

From: "Ruth Simons"

Date: Thu, 4 Jul 2024 11:20:03 -0700

Dear SCRD Directors:

I am writing on behalf of the Howe Sound Biosphere Region Initiative Society in support of the proposed amendments to Zoning Bylaws No. 722.9 and 337.123. These bylaw changes will strengthen the protection of natural assets, and preserve important habitats, and any areas of restoration at risk from extreme weather events and encroaching development.

These important changes are aligned with the best practices consistent with the other communities in the Átl'ka7tsem / Howe Sound Biosphere Region and the objectives for Biodiversity Conservation contained within our Nchúú7mut/Unity Plan.

We urge the SCRD to proceed with these bylaw changes and provide the necessary resources to ensure these bylaws can be enforced.

All the best,

RUTH SIMONS, D.Litt | Executive Director

WHERE NATURE AND HUMANITY THRIVE

Howe Sound Biosphere Region Initiative Society

Átl'ka7tsem/Howe Sound UNESCO Biosphere Region

p:

c:

w: howesoundbri.org (<http://howesoundbri.org/>)

BIODIVERSITY CONSERVATION | RECONCILIATION | SUSTAINABLE DEVELOPMENT

Ticket Subject: Concerns about Proposed Setbacks Changes

History

Thu Jul 04 19:22:15 2024 **Bilyana Ivanova** [REDACTED] - Ticket created
CC: "Vladi Tachev" [REDACTED]
To: publichearings@scrd.ca
From: "Bilyana Ivanova" [REDACTED]
Subject: Concerns about Proposed Setbacks Changes
Date: Thu, 4 Jul 2024 19:21:46 -0700

To the Sunshine Coast Regional District (SCRD) Board,

I am writing to express my concerns regarding the proposed changes to setbacks affecting all waterfront and watercourse properties, which will be discussed at the upcoming public meeting and public hearing.

As a waterfront property owner, I am deeply troubled by the proposed increase in ocean riparian setbacks from 7.5 metres to 15 metres. This significant change has the potential to render some properties, including mine, unbuildable or severely restrict the use of the land. Such a drastic increase in setbacks could have considerable financial and practical implications for all affected property owners.

While I understand the importance of environmental protection and sustainable development, I believe that these changes should be balanced with the rights and interests of property owners.

In my case I have already conducted a comprehensive geological assessment two years ago which validated the 7.5m setback and larger setback is not necessary. Based on that we proceeded with land clearing and building lot preparation work which was a significant expense. The proposed drastic increase in the ocean riparian setback to 15m would be huge financial burden for me and will have other environmental implications such as rock blasting and further clearing to allow for a buildable site. I'm sure other property owners would be affected in a similar manner.

I urge the SCRD to consider the following:

- Provide clear and transparent justification for the changes, supported by scientific evidence and environmental studies.
- Engage with property owners and other stakeholders to gather feedback and explore potential compromises or mitigation measures.
- Conduct a detailed impact assessment to understand the implications of increased setbacks on property values, buildability, and the local community.
- If changes are needed, provide transitional provisions or grandfathering clauses to allow existing property owners to adjust without undue hardship.

I appreciate your attention to these concerns and hope that the SCRD will take a balanced approach that considers both environmental protection and the rights of property owners.

Thank you for your consideration.

Sincerely,
Bilyana Ivanova
[REDACTED]

Ticket Subject: Bylaws re: riparian zones

History

Thu Jul 04 17:22:45 2024 **denise_lagasse** [REDACTED] - Ticket created
Date: Thu, 04 Jul 2024 17:22:34 -0700
From: "denise_lagasse" [REDACTED]
Subject: Bylaws re: riparian zones
To: publichearings@scrd.ca

Dear SCRD board,

As a long time resident of Halfmoon Bay, Xwilkway
thank you for the amendments strengthening the protection of waterways and ocean ecosystems.

Yes, I agree with the zoning bylaw proposals 722.9 and 337.123.

Protecting riparian zones, protects our waterways that provide important moisture and habitat for spawning fish.

We live in the range of the southern resident pod of orcas which is endangered, so every stream is important.

Thank you
Denise Lagasse

Ticket Subject: Support for Riparian Area Protections

History

Thu Jul 04 22:36:07 2024 [REDACTED] Ticket created
To: publichearings@scrd.ca
Date: Thu, 4 Jul 2024 22:35:39 -0700
From: "Maryann Kamphuis" [REDACTED]
Subject: Support for Riparian Area Protections

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

-Maryann Kamphuis
Sechelt

Ticket Subject: Please Protect our Streams, Shorelines and Wetlands

History

Thu Jul 04 12:37:00 2024 **Halfmoon Bay Environmental Society** Ticket created
Subject: Please Protect our Streams, Shorelines and Wetlands
From: "Halfmoon Bay Environmental Society"
Date: Thu, 4 Jul 2024 12:36:26 -0700
To: publichearings@scrd.ca

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Mary Beth Knechtel
President, Halfmoon Bay Environmental Society

Ticket Subject: Zoning bylaw

History

Thu Jul 04 17:09:06 2024 **Todd** [REDACTED] Ticket created
Date: Thu, 4 Jul 2024 17:08:34 -0700
Subject: Zoning bylaw
From: "Todd" [REDACTED]
To: publichearings@scrd.ca

I am writing to voice my opposition to proposed bylaw 337 and 722. Keep the setback as it is currently.

Todd Packer

Ruby lake.

Ticket Subject: Support for Riparian Area Protections

History

Fri Jul 05 11:10:25 2024 [redacted] Ticket created
From: "Anne Miles" [redacted]
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: Support for Riparian Area Protections
Date: Fri, 5 Jul 2024 18:10:02 +0000 (UTC)

Dear SCRD Directors: I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD. Thank you!

Ticket Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

History

Fri Jul 05 11:51:51 2024 **Russ Qureshi** [REDACTED] Ticket created

Date: Fri, 5 Jul 2024 11:51:21 -0700

Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

From: "Russ Qureshi" [REDACTED]

To: publichearings@scrd.ca

To Whom it May Concern,

I mostly concur with the changes being brought in line with provincial legislation.

However, adding a 5 meter SPYA buffer is a mistake. We already have sufficient guidelines around that issue. What we need is for the Province to step up with funding so the present bylaw can be policed/enforced. Adding an X meter buffer will not deter someone who will, or has, disregarded the setbacks, whereas policing those folks and having them pay large fines alongside remediation costs is far more appropriate.

The proposed changes around the SPYA will do little to enhance protection. It will deter development as the margins for profit (in development) are very tight and reducing the amount of subdividable property for unneeded streamside protection will result in less opportunities for growth or densification of the SCRD. Needless to say, these proposed changes will lessen the ability to provide much needed housing options.

I understand we all must be stewards of our beloved Coast. However, the existing framework around SPYA is sufficient.

Sincerely,

--

Russ Qureshi PREC*

Coast Lifestyles Network

ReMax City Realty Sunshine Coast

[REDACTED]
www.coastlifestyles.ca (<http://www.coastlifestyles.ca>)

History

Fri Jul 05 08:49:29 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created

Date: Fri, 5 Jul 2024 15:49:12 +0000

Subject: FW: Sunshine Coast Regional District Feedback Form - Comments

To: "Public Hearing Submissions" <publichearing@scrd.ca>

From: "The Receptionist" <The.Receptionist@scrd.ca>

CC: [REDACTED]

Thank you for your inquiry. I am forwarding your question for response by the Planning Department, Public Hearing, who are copied on this email.
Thank you.

- Hide quoted text -

-----Original Message-----

From: [REDACTED]

Sent: Thursday, July 4, 2024 4:46 PM

To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>

Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Carol Loncaric [REDACTED]

Subject: Feedback Form

Feedback: I fully support Amendments to Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD.

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Gibsons

Postal/Zip Code: V0N 1V5

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This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

Ticket Subject: Support for Riparian Area Protections

History

Sat Jul 06 01:40:19 2024 [redacted] - Ticket created
Date: Sat, 6 Jul 2024 01:39:50 -0700
To: publichearings@scrd.ca
Subject: Support for Riparian Area Protections
From: "Francesca Ryan" [redacted]

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 which will strengthen the protection of watercourses and shorelines in the SCRD.

Thank you!

Francesca Ryan

Ticket Subject: Please Protect our Streams, Shorelines and Wetlands

History

Sat Jul 06 07:48:56 2024 **Richard Carton** Ticket created
Date: Sat, 6 Jul 2024 07:48:24 -0700
To: publichearings@scrd.ca
From: "Richard Carton"
Subject: Please Protect our Streams, Shorelines and Wetlands

Dear SCRD Directors:

I have taken the time to inform myself about the issues related to the enhanced protections of riparian zones proposed for the SCRD. I fully support the amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines.

Thank you!

Richard Carton
Sechelt

Ticket Subject: RE: Sunshine Coast Regional District Feedback Form - Comments

History

Mon Jul 08 08:45:31 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created
Subject: RE: Sunshine Coast Regional District Feedback Form - Comments
Date: Mon, 8 Jul 2024 15:45:20 +0000
CC: [REDACTED]
To: "Public Hearing Submissions" <publichearing@scrd.ca>
From: "The Receptionist" <The.Receptionist@scrd.ca>

Thank you for your inquiry. I am forwarding your question for response by the Planning Department, Public Hearing, who are copied on this email.
Thank you.

- Hide quoted text -

-----Original Message-----

From: [REDACTED]
Sent: Saturday, July 6, 2024 9:20 AM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Simon Haiduk [REDACTED]
Subject: Feedback Form

Feedback: I support Zoning Amendment Bylaw No. 722.9 and 337.123

Type of Feedback: Comments

Follow-up: No, further follow up is not necessary

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Roberts Creek

Postal/Zip Code: V0N 2W2

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This email was sent from a contact form on Sunshine Coast Regional District (<https://www.scrd.ca> (<https://www.scrd.ca>))

Sunday July 7, 2024

Dear SCRD;

My Name is; Vito Ialungo at [REDACTED] Madeira Park, BC. (in Gunboat Bay)

I have resided here since June 10th 1980. Without my knowledge or permission, I was imposed a (Red Zone) on my waterfront. In the last 15 years we have been held without the capability to acquire Dock permits, and for those structures deemed illegal, they were forcibly removed last year. We the ones that have permits still battle incredible demands to upgrade, and the insanity goes on. NOW we are faced with another calamity of a 15-meter set back from the current 7 of which I and many others were not aware of. Gentlemen and Ladies of SCRD at two hundred staff strong and constantly complaining about a heavy work load Why in Gods Green Earth are you now imposing greater infliction on this community!!.

I am **TOTALLY OPPOSED** to these changes I do not believe they are Necessary!

Here are some of my concerns:

How do owners safely access waterfront without the ability to build stairs / pathways with the proposed prohibitions against hardscaping?

How does this affect one's ability to repair existing structures within new "no-build" areas?

Would dock ramps or other structures touching waterfront land be affected by these changes?

How will owners be treated when transferring existing title and structures between the 7.5-meter setback (original setback distance) and the new 15-meter setback during a property transfer/sale? Will existing structures be considered legally non-conforming?

Given that only a few municipalities have adopted similar bylaws, is this a new requirement of the Provincial Government? What are the current Provincial best practices for setbacks on the waterfront and when were these crafted / amended? What supporting material is available?

Do proposed setback requirements and new no build "buffer" areas pose consequences to existing property owners? This will reduce **property values** and render parcels either unbuildable or not subdividable.

Increasing setbacks can potentially affect neighboring properties, creating a lack of privacy and sightline obstructions.

Where can the public review what questions have been submitted and what responses does the SCRD intend to provide?

Is the plan to remove all land covered by water (even temporarily) from a calculation for subdivision? Given recent atmospheric rivers, would this not exclude much of the land in the Pacific coastal rainforest?

How does the Jan. 20, 2023 BC Court of Appeal decision impact our ability to develop our waterfront properties under the Riparian Areas Protection Act (RAPA)?

Regards;
Vito Ialungo

Ticket Subject: Support for Riparian Area Protections

History

Mon Jul 08 15:51:23 2024 Keats Island Ticket created
From: "Keats Island" [Redacted]
Date: Mon, 8 Jul 2024 15:50:50 -0700
To: publichearings@scrd.ca
Subject: Support for Riparian Area Protections

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD. While as a resident of Keats Island I am not affected by these changes, I am an SCRD resident taxpayer and am interested in the protection of riparian areas and waterfront protection. The proposed amendments will provide greater protection to those areas ensuring that these incredibly sensitive and important areas are preserved for the benefit of all ... not just the landowners luck enough to have them in their front/back yards.

Thank you!

Dan Rogers
Esplanade Ave, Keats Island

Ticket Subject: Support for Riparian Area Protections

History

Mon Jul 08 14:27:11 2024 [redacted] - Ticket created
Date: Mon, 8 Jul 2024 14:26:40 -0700
To: publichearings@scrd.ca
Subject: Support for Riparian Area Protections
From: "Dawn Allen" [redacted]

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Dawn Allen
dawnsallen@gmail.com
[redacted]

Ch'kwelhpa (Gibsons), BC

History

Mon Jul 08 08:11:28 2024 [redacted] - Ticket created
Date: Mon, 8 Jul 2024 08:10:58 -0700
From: [redacted]
To: publichearings@scrd.ca
Subject: Zoning Bylaws 722.9 & 337.123

I am writing to support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD.

As a Director of the Sunshine Coast Streamkeepers Society, I help to monitor many creeks in the SCRD and understand the importance of providing as much protection as possible to these ecologically sensitive areas. I have seen first hand the damage that occurs when human interference and lack of regard damages our streams. I am especially impressed with the proposed Bylaw (337.123?) that provides a buffer from the SPEA and see this as a progressive action against damage to the riparian zones.

Yours truly,
Kelly Paddock
[redacted] Sechelt, BC V7Z 0P9
[redacted]

Ticket Subject: Please Protect our Streams, Shorelines and Wetlands

History

Tue Jul 09 14:19:51 2024 **David Stiles** [REDACTED] - Ticket #227602: - Ticket created

To: publichearings@scrd.ca

From: "David Stiles" [REDACTED]

Date: Tue, 9 Jul 2024 14:04:05 -0700

Subject: Please Protect our Streams, Shorelines and Wetlands

Dear SCRD Directors: I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD. Thank you!

David Stiles

Sunshine Coast Wildlife Project

Phone: [REDACTED]

www.coastwildlife.ca (<http://www.coastwildlife.ca>).

www.facebook.com/coastwildlife (<http://www.facebook.com/coastwildlife>).

Honoured to live, work, and play on the traditional unceded territories of the shíshálh Nation and Skwxwú7mesh Nation.

Ticket Subject: Please Protect our Streams, Shorelines and Wetlands

History

Tue Jul 09 13:59:25 2024 **Sunshine Coast Wildlife Project** Ticket created
Subject: Please Protect our Streams, Shorelines and Wetlands
Date: Tue, 9 Jul 2024 13:58:28 -0700
From: "Sunshine Coast Wildlife Project"
To: publichearings@scrd.ca

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!
Dr Michelle Evelyn

Donna Shugar

Roberts Creek, BC
V0N 2W3

July 11, 2024

SCRD Board of Directors:

Regarding proposed Zoning Amendment Bylaw 722.9 and 337.123 Riparian Area and Shoreline Protection

Please enter these comments into the public record of the Public Hearing to be held on July 16, 2024.

I want to start by saying that I support protection of sensitive ecosystems including much of what is contained in these proposed amendments. However there is at least one area which I believe deserves further consideration. **This is Proposed Amendment 1: Parcel Area Calculation.**

The proposed amendment for Zoning Bylaw 722 says:

The calculation of minimum parcel area shall not include:

d) Area of land covered by flowing or standing water, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland, whether or not usually containing water; e) Area of land that contains a Stream Protection and Enhancement Area (SPEA), as established under the Provincial Riparian Areas Protection Regulations.

Similar wording is to be applied to Bylaw 337.

This calculation may make sense in an area of higher density and smaller lots. In these cases, there is greater risk of encroachment into the setback areas and interference with sensitive ecosystems. However, when larger lots are proposed, the rationale does not hold and could both penalize property owners on large lots and reduce the available building stock when we are in a housing crisis.

Here is an example:

A person owns a property of 10 hectares (approx 25 acres). The subdivision zoning allows for lots of 2 hectares (approx 5 acres). There are no geotechnical hazards, no issues with perc, no other constraints except that there is a creek running through the property that, with the setbacks taken into account, occupies approximately 1 hectare. If the proposed amendment is adopted and the property size is therefore effectively reduced to 9 hectares instead of 10, this would mean that the property can now be subdivided into 4 lots instead of 5. This would be true even though on a 2 hectare lot there can be plenty

of room for a house (or 2), outbuildings, driveway, gardens or any other permitted human activity without encroaching into the riparian area or required setbacks.

A planning staff person at the SCRD told me that the proposed amendment is necessary to bring our zoning bylaws into alignment with provincial legislation. This is the wording in the BC Land Act Riparian Protection Standard:

*A proposed development that involves a subdivision of a parcel or strata lot does not meet the riparian area protection standard if the subdivision would create a parcel that has a developable area that is less than the allowable **footprint** for that parcel.*

I believe that our zoning bylaws already meet this criterion. However, the language could be strengthened or made more explicit. The word "footprint" is not defined in the Land Act. But it cannot be assumed that footprint means minimum lot size. Zoning Bylaw 722 includes the term "continuous developable area" which is required on each lot being created in a subdivision proposal. (Bylaw 337 uses the term "contiguous usable area".) This "continuous developable area" may not include the riparian area and SPEA. In other words, lots cannot be created that do not have the required "continuous developable area." The riparian zone and SPEA are already netted out of that calculation.

I would like to suggest 2 changes to the proposed amendment:

- That the definition of "continuous developable area" (and the term "contiguous usable area") include a **definition of "footprint"** so that the alignment with provincial legislation is made more clear. This definition should refer not only to structures but also to any form of human disturbance including driveways and gardens, for example.
- That the proposal to net out the riparian area and relevant setbacks from the calculation of total parcel area for the purpose of subdivision **NOT be applied where lots of .809 hectares (2 acres) or greater** are being created.

In my view, these changes would address the issues of protection of sensitive wetlands as well as alignment with provincial legislation without unnecessarily restricting the creation of new lots on larger acreages in areas where subdivision would otherwise be permitted.

Thank you for your consideration of these suggestions.

Sincerely,

Donna Shugar, Roberts Creek

Ticket Subject: Support Amendments to Zoning Bylaw 337 and 722

History

Thu Jul 11 16:28:11 2024 **Andrew Jackson** [REDACTED] - Ticket created

From: "Andrew Jackson" [REDACTED]

To: publichearings@scrd.ca

Subject: Support Amendments to Zoning Bylaw 337 and 722

Date: Thu, 11 Jul 2024 23:27:52 +0000

Hello,

My name is Andrew Jackson and I am a resident of the DOS. I'm not 100% clear on process or if my voice will be heard - but I just need to express my support for these bylaw changes. It would have been great to have this in place 100 years ago, and I hope we won't fail to protect our water and land 100 years from now.

I understand this will negatively impact some people, but they won't be here in 100 years, and the damage will have already been done. If people need to destroy our ecosystem, they can submit an application to do so later - after these bylaws are passed.

Joini Mitchel once said "they paved paradise, and put up a parking lot". I don't want to see what makes The Sunshine Coast special succumb to damaging development.

Thank you,
Andrew

--

Sent with [mail.com \(http://mail.com\)](http://mail.com) Mail app

History

Thu Jul 11 13:26:32 2024 **Jim Cambon** **Ticket created**
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: Bylaw 722.9 and 337.123 Amendments
Date: Thu, 11 Jul 2024 20:26:09 +0000
From: "Jim Cambon" [REDACTED]

Dear SCRD

July 11, 2024

Re: Proposed Amendment of Zoning Bylaws No. 722.9 and 337.123

We would like to provide the following comments to the proposed zoning bylaw changes. Given the lack of public information and minimal consultation with stakeholders, and more importantly, the lack of scientific data to justify the proposed amendments, we feel as stakeholders and homeowners we are at a disadvantage as the amendments are now going for their third and final reading in a process lacking transparency and sound science.

Firstly, we care about the environment and are 100% behind the protection of our local ecosystems. This is our home and will be for our children and grandchildren hopefully. We have not seen any evidence however that the current regulations are causing harm or are ineffective and we have not seen any scientific data to support the proposed amendments.

These poorly thought-out changes will certainly negatively impact property values for thousands of residents on the Sunshine Coast and will result in lower tax revenue for the SCRD and province. We strongly believe that existing homeowners should be grandfathered with the existing guidelines at a minimum, or more appropriately, that the amendments are not adopted at all. These changes were tried 10 years ago and failed. Why are they justified now?

Transparency

Decisions should only be made when you have informed stakeholders. As taxpayers and concerned residents wanting to be better informed, we need to be provided with an opportunity to fully understand what is being proposed and why, and then given sufficient time to make informed comments.

The only public information session was held on July 4th, which took place after two readings were already completed behind closed doors. The information session was seriously lacking in information. We were not able to get satisfactory answers to any of our basic questions and found the representatives present were not informed themselves on the reasoning for the changes (other than "other jurisdictions are doing it"). Nor were they able to provide insight into the key definitions which form the basis of the bylaws (like what the natural ocean boundary really means). We were told several times to just read what is online or hire a consultant. Unbelievably we were even told that we can just sell our homes if we are not happy with the proposed changes! This is not how information sessions should be run and deteriorated our confidence in the system.

Property Tax Revenue Reduction

We expect that the district will see a significant drop in property tax revenue as a result of the new bylaws. Property taxes are based on assessed values. With the bylaw changes there will be a decrease in property value, likely for thousands of Sunshine Coast residents, with many of those on waterfront or creeks paying some of the highest taxes already.

Properties will have to be listed as "legally non-conforming" which will significantly reduce resale value which will impact transfer taxes as well, and no doubt insurance policies. One local real estate agent suggested he would likely reduce the value of a home by up to 50% for a non-conforming home that runs the risk of not being able to be rebuilt if more than 74% is destroyed by a fire or tree.

You can expect a flood of people requesting appeals on their assessed value if the amendments are passed. Have you studied the potential impact on tax revenue reduction as a result of the amendments?

Arson risk

There are serious concerns that these new rules could put homes at risk for potential arson. The premise that these bylaw changes could "free up" waterfront if homeowners were not allowed to rebuild, may inadvertently give nefarious actors the impetus to cause harm to properties. House fires on the coast are often catastrophic and result in more than 74% damage to a property.

Recommendations

Science first. Any new regulations should only be implemented based on thorough scientific studies carried out for each specific area and ecosystem on the coast. Let the science demonstrate the necessity for the bylaw changes and buffer zones on top of buffer zones. If there are scientific studies that show the current SPEA's or buffer areas are not working and are jeopardizing the coast's ecosystems they should be made public. The precedents cited for making the amendments are Surrey, Mission, Abbotsford and Coquitlam. Hardly comparable ecosystems to the Sunshine Coast.

The Green Shores program only provides recommendations and it is clear much of these are not needed or appropriate for much of the Sunshine Coast. Adopting additional regulations just because other jurisdictions have done so is not a well thought out approach.

Grandfather existing homeowners. Homeowners bought their properties based on fair market value which reflected the regulations at the time. Any new bylaws should only be applied to new purchases, if at all, where they can take into consideration all bylaw changes and determine if a purchase price is fair and reasonable for a legally non-conforming property.

We hope you will take these thoughts into consideration and take the amendments off the table until such a time that solid scientific data and stakeholder support justifies them. We look forward to more informed dialogue prior to any final decisions being made.

The Residents of Whitaker Beach

Roberts Creek

Submitted on behalf of the residents by

Jim Cambon


Roberts Creek

Message body not shown because it is not plain text.

History

Fri Jul 12 13:27:44 2024 [REDACTED] Ticket created

To: publichearings@scrd.ca

From: "Bill K" [REDACTED]

Subject: Proposed Riparian zoning changes

Date: Fri, 12 Jul 2024 08:40:11 -0700

Re: SCRD PROPOSED RIPARIAN
ZONING PROPOSAL.

I am totally opposed to the current SCRD/Staff proposed regional zoning Riparian changes.

Blindly Casting a net of proposed new retroactive zoning, which includes compliance to various existing and future yet to be determined devaluing regulations with varying effects to specific home/land/property/ owners including their existing infrastructure in many different undefined ways is not the definition of Best Practices!

The Re-Classification of affected individuals within the district to add some form of justification or acceptance, for this newly hatched plan as:

LEGALLY NON CONFIRMING

is a discriminating insult to their life's labour, substantial occupancy investment, ongoing increasing tax/ compliance burdens, pride of ownership and current liveability expectations previously available and purchased within this community.

This community is progressively becoming under siege mired in laws bylaws compliances rules and regulations from all forms of government, federal, provincial, municipal, regional in concert with claimant's and special interest groups.

All of whom individually demanding a seemingly endless amount of various competing tactless requirements some currently known others unknown being negotiated behind closed doors with far reaching implications to new and existing occupations including abilities within the district devoid of public approval.

What scientific/ environmental studies have occurred that substantiate the necessity of these newly proposed Riparian requirements?

What are the current and future financial impacts/estimates as related to the proposed changes.?

How does the District expect to fund these changes for these costly proposals?

What compensation is proposed to satisfy various residents and businesses eventual devaluation caused by these proposed outcomes?

The justification Staff tabled a to date is very weak without knowledge based or logical proof of specific necessity, validity for such far reaching costly questionable unproven measures appearing to be placed squarely on the shoulders of those individual residents deemed affected!

During the conversations at the recent July 4 public engagement with staff at the SCRD on Field Road, the conversations regarding specific concerns such as:

- how does this affect existing

 - waterfront, including structures

 - such as docks, gangways and

 - up land property access.

- devaluation of property value

 - as result of these proposals

 - what happens in case of a fire that results in complete loss of a structure that now has a value concern due to a reduced buildable footprint.
 - The effect on the resale of an existing property subject to these new non-conforming bylaw's.
 - How is affected property tax assessed based on the zoning devaluation.
 - The effects of the transfer of property now considered non-conforming.
 - Existing bare property private ownership now, potentially subject to these new compliances, which affects the value of the property and a restricted planned build out? Staff answers defaulted to you can apply to BC tax assessments for a reduction, but that has not been quantified.

Other staff comments of hard questions deferred to applying for a variance, which is costly as it has to involve professional reports and undo demands on the owner With no guarantee.

Additional rationale that the new zoning would create clarity in the proposed compliance within the areas, therefore reducing the overall staff work load.?? Wow?

In short no substantial valid justifications were made in support of the proposed changes that would be beneficial to the community. In fact more so to the communities detriment.

Staffs time would best be spent improving the communities necessities versus its devaluation causing more costly compliances.

The regional district appears fractured lacking in supports of the tax paying residents who provide for their livelihood.

Respectfully

Bill Klikach

Maderia park

Sent from my iPhone