



PUBLIC HEARING INFORMATION BINDER

Zoning Amendment Bylaw No. 722.9 & 337.123

TABLE OF CONTENT

Board resolution to hold the public hearing	Tab 1
Staff report including the proposed bylaws	Tab 2
Notice of Public Hearing	Tab 3
Newspaper ads	Tab 4
Written submissions received to date	Tab 5

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	<p>Definitions (Bylaw 722 & 337):</p> <ul style="list-style-type: none"> 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. <p>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.</p> <ul style="list-style-type: none"> 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. <p>Under area calculation <i>proposed add</i> on page 5/13:</p> <ul style="list-style-type: none"> Proposed add should also include SPEA buffer areas as undevelopable. Under the RAPR, measures to protect the SPEA are also undevelopable. <p>Under <i>proposed amendment to Bylaw 337, Section 402 proposed add</i> on page 5/13:</p> <ul style="list-style-type: none"> 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. <p>Under <i>proposed replacement for (b) and add (c)</i> on page 5/13:</p> <ul style="list-style-type: none"> 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. <p>Proposed additions to the bylaws include the following language:</p>

	<p><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></p> <p>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.</p> <p><u>Proposed Amendment 2: Buffer from Streamside Protection and Enhancement Areas (SPEA)</u></p> <p><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></p> <ul style="list-style-type: none"> • 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. <p><u>Proposed Amendment 3: Setback from Waterbodies and Watercourses</u></p> <p><u>Proposed amendment to Bylaw 337, Section 515(1)(d):</u></p> <ul style="list-style-type: none"> • <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> <ul style="list-style-type: none"> ○ 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	<p>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>.</p> <p>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</p>

	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



We ensure the best results possible for the counters in your home. Specializing in counters for your kitchen & bathroom in your choice of stone and using the newest technology in CNC machining, your counters are installed by our professional installation team

Quartz | Granite | Marble | Limestone | Soapstone

Locally Owned & Serving the Sunshine Coast

HOUSE OF STONE LTD.

604-716-4117 • 604-723-1833

Info@houseostone.com • houseostone.com



MEMBER OF
CCBA
COAST COMMUNITY
BUILDERS ASSOCIATION

Authorized distributor
APEX
GRANITE AND TILE INC.



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).

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 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 electronically, you will need to run the ZOOM app on your device (computer, tablet, phone) or dial in from a telephone.

You can also watch 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

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."



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).

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 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 electronically, you will need to run the ZOOM app on your device (computer, tablet, phone) or dial in from a telephone.

You can also watch 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

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.

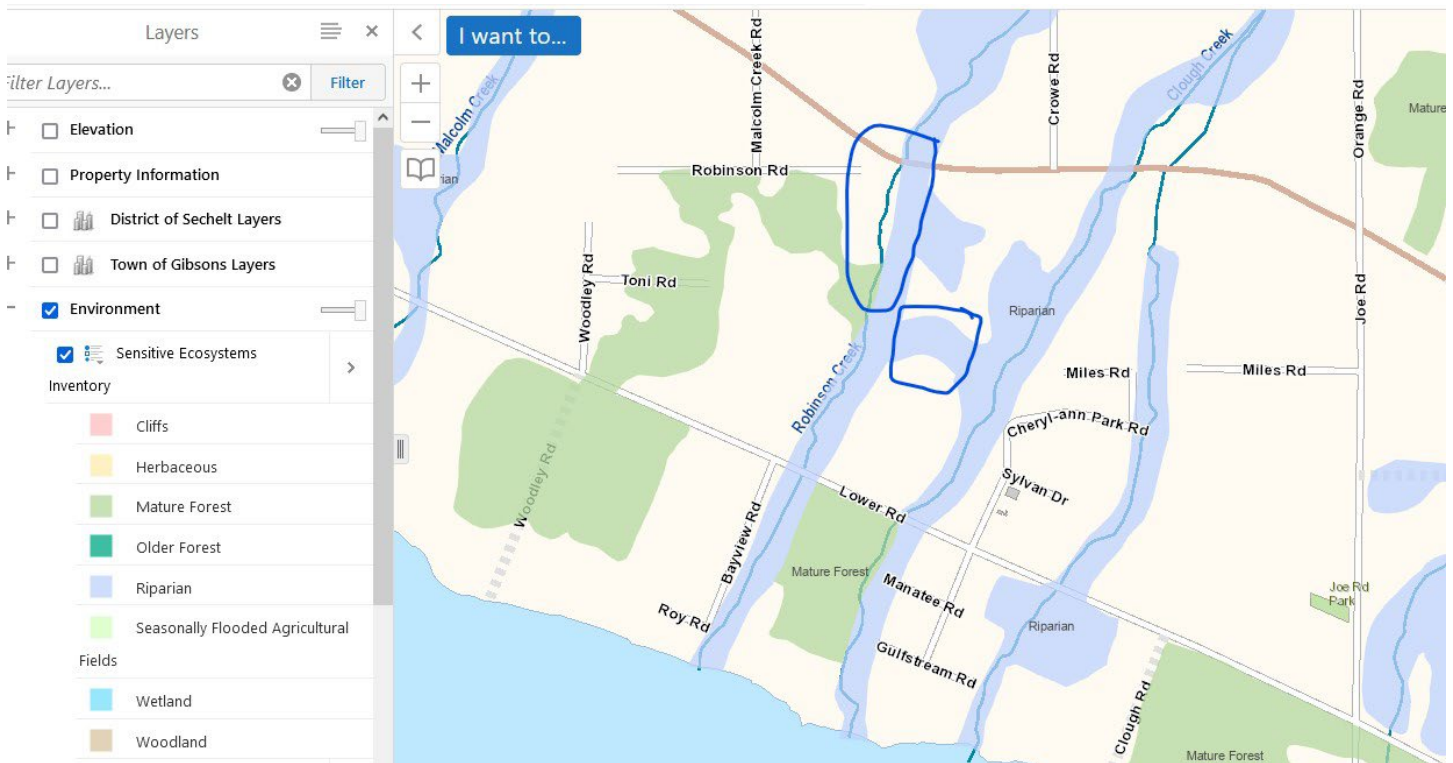
I understand that the SCRD is planning to make changes to the bylaws related to riparian zones.

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

Respecting your privacy and preferences for electronic communications is important to us. If you would prefer not to receive emails from me, please reply with "UNSUBSCRIBE" in the subject line or body of the email. If you would also prefer not to receive emails from our firm, please cc: unsubscribeRBCDominionSecurities@rbc.com (mailto:unsubscribeRBCDominionSecurities@rbc.com), in your reply. Please note that you will continue to receive messages related to transactions or services that we provide to you. To speak to us about how your preferences are managed, please email: contactRBCDominionSecurities@rbc.com (mailto:contactRBCDominionSecurities@rbc.com).

This email may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this email or the information it contains by other than an intended recipient is unauthorized. If you received this email in error, please advise the sender (by return email or otherwise) immediately.

Le respect de votre vie privée et de vos préférences pour les communications électroniques est important pour nous. Si vous ne souhaitez plus que je vous envoie des courriels, veuillez répondre en inscrivant « DÉSABONNER » dans la ligne d'objet ou dans le corps de votre message. Si vous ne voulez non plus recevoir des courriels de notre société, veuillez indiquer : « unsubscribeRBCDominionSecurities@rbc.com (mailto:unsubscribeRBCDominionSecurities@rbc.com) » en copie conforme (Cc) dans votre réponse. Veuillez toutefois noter que vous continuerez de recevoir des messages liés aux opérations effectuées ou aux services que nous vous fournissons. Si vous avez des questions sur la façon dont sera géré votre préférence, veuillez nous les envoyer par courriel, à l'adresse contactRBCDominionSecurities@rbc.com (mailto:contactRBCDominionSecurities@rbc.com).

Ce courrier électronique est confidentiel et protégé. L'expéditeur ne renonce pas aux droits et obligations qui s'y rapportent. Toute diffusion, utilisation ou copie de ce message ou des renseignements qu'il contient par une personne autre que le (les) destinataire(s) désigné(s) est interdite. Si vous recevez ce courrier électronique par erreur, veuillez m'en aviser immédiatement, par retour de courrier électronique ou par un autre moyen.

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"

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.

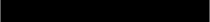
Please put these questions up for discussion.

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

Sent from my iPhone

History

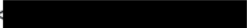
Sat Jun 22 13:38:53 2024 **Lynn Saunders** Ticket created

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 [REDACTED] Ticket created

From: "Stephanie Belich" [REDACTED]

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** [REDACTED] Ticket created

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

Subject: Shoreline bylaw

From: "Bev Hiphner" [REDACTED]

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** [REDACTED] - Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "Bill Guise" [REDACTED]
Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments 722.9 and 337.123
CC: "Kelly Vuletic" [REDACTED]
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 stiffs 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** [REDACTED] - Ticket created

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

From: "Jack S Lutsky" [REDACTED]

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

CC: "Susan Mendelson" [REDACTED]

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

[REDACTED]
Garden Bay, B.C., V0N 1S1

[REDACTED]
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

AI Vroom

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: "AI Vroom"

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

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 Towert 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? SCRD 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** Ticket created
Subject: Support for Amendment to zoning bylaw 722.9 and 337.123
From: "Sierra Rempel"
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.

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 [REDACTED]

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

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

Cc: SCCA Information [REDACTED]

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 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

--
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

--

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 [REDACTED] Ticket created
Date: Thu, 4 Jul 2024 11:02:49 -0700
Subject: Support for Riparian Area Protections
From: "Diedra Goodwin" [REDACTED]
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

--

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

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

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.cmnbc.ca (<http://www.cmnbc.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** - Ticket created
CC: "Vladi Tachev"
To: publichearings@scrd.ca
From: "Bilyana Ivanova"
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

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

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

--

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** [REDACTED] Ticket created

Date: Sat, 6 Jul 2024 07:48:24 -0700

To: publichearings@scrd.ca

From: "Richard Carton" [REDACTED]

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

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

--

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'kwelhp (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** [REDACTED] Ticket created
Subject: Please Protect our Streams, Shorelines and Wetlands
Date: Tue, 9 Jul 2024 13:58:28 -0700
From: "Sunshine Coast Wildlife Project" [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.

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>) 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"

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

Brian Carson

Roberts Creek, B.C.
V0N 2W6

Planning Department
and Chairman and Directors of the Sunshine Coast Regional District
1975 Field Road
Sechelt B.C.
V7Z 0A8

July 12, 2024

RE; Riparian Area and Ocean shoreline Protection Bylaw Amendment

Dear Mr. Chairman and Regional Directors,

Please reconsider your support for the latest return of the discredited green shore initiative that has reappeared in the guise of riparian management. The scientific basis for the Georgia Strait having and requiring a regulatory framework for its so called "riparian" area is unfounded. How government oversight of any structure, vegetation or pathway within 15 m of the ocean's shoreline has any relevance to the health of the ocean, or its beach creatures is puzzling to say the least. The excuse that the SCRD is just keeping in line with provincial regulations is disingenuous if the original regulation itself is flawed.

"If somthin ain't broke. Don't fix it!"

I have been an international watershed management professional over the last 40 years. There is no credible scientific justification for the new regulatory environmental regulation being proposed for our ocean shorelines. I strongly recommend that you reconsider this unnecessary, almost certain to become a highly disruptive decision among the community's most highly taxed property owners.

Yours sincerely,



Brian Carson (retired professional geoscientist)
Roberts Creek

Ticket Subject: Strongly opposed to proposed changes to riparian/shoreline

History

Sat Jul 13 10:54:34 2024

Brad Edgelow

Ticket created

From: "Brad Edgelow"

Subject: Strongly opposed to proposed changes to riparian/shoreline

To: publichearings@scrd.ca

CC: darren.inkster@scrd.ca, leonard.lee@scrd.ca, silas.white@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca,
donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Date: Sat, 13 Jul 2024 10:53:59 -0700

I am primarily opposed because of the lack of scientific basis. The changes appear to be supported by anecdotal evidence and do not take into account the experience and evidence that is readily available.

I also question the timing of these changes, given the separate process that the Government is currently undertaking regarding the Dock Management Plan. There should be consistency and consideration of the reality of allowing access to the docks that are either currently in place or potential new ones under the revised DMP. It seems like a strange focus of priorities for the SCRD, given the number of other issues, like constrained water resources that should be occupying the SCRD staff?

I encourage you to pause this process to allow for great community input and consideration of the impact.

Regards,

Brad Edgelow

Ticket Subject: Further Riparian restrictions

History

Sun Jul 14 21:46:27 2024 Doug Martin Ticket created
From: "Doug Martin" [REDACTED]
Subject: Further Riparian restrictions
To: publichearings@scrd.ca
Date: Sun, 14 Jul 2024 21:45:53 -0700

I am against changing the Riparian and Shoreline Protection Bylaw to a more restrictive use of a landowners's property and to the authoritarian manner that this change is being pushed.

It seems he SCRD wants to diminish the property rights of a legally purchased parcel of land but still continue to tax the landowner to the maximum. Perhaps this his should be a talking point next years BC Assessment revue?

Mr. R. Martin

Ticket Subject: Amending Bylaws 722 and 337

History

Sun Jul 14 22:07:18 2024 **Greg Knight** [REDACTED] - Ticket created
Subject: Amending Bylaws 722 and 337
From: "Greg Knight" [REDACTED]
Date: Sun, 14 Jul 2024 22:06:55 -0700
To: publichearings@scrd.ca

- Hide quoted text -
> Dear Sirs, Madams,
>
> I am writing to advise you that I am in total disagreement with the proposed changes you are trying to implement.
>
> These changes will not help make BC a better place, and it is not in anybody's best interest to change them.
>
> I urge you to discuss this with your peers, and vote against these changes .
>
> Regards
> Greg Knight
Sunshine Coast Resident Regards

History

Sun Jul 14 21:08:59 2024 **Matt Magee** [REDACTED] Ticket created

To: publichearings@scrd.ca

Date: Sun, 14 Jul 2024 21:08:30 -0700

From: "Matt Magee" [REDACTED]

Subject: Water front property

- Hide quoted text -

To whom it may concern,

We as a family have owned the same small cabin on a little piece of waterfront real estate in Egmont, BC on the Sunshine Coast for over 50 yrs.

The existing dock has been in place and maintained for over 35 years. In light of the recent government decision to change waterway rights and reinstate new guidelines on the foreshore it is not only an unreasonable mandate but a very difficult arrangement to implement under such a short time frame. Our wish is to preserve the beautiful lands and nature in a respectful way to all who live in this area and to work with the indigenous.

There are a long list of factors going into this process which have not been carefully considered for the benefit of the foreshore landowners that are massively impacted.

Here are a few:

Lack of Consultation - A complete disregard for the community of foreshore owners that have rights and pay taxes on the land .

Environmental impact of removing older docks without consideration of consequences to the land, waterways and properties. Our dock has been in place for over 35 years. The impact of the environment and ecosystem would be much more vulnerable and at risk of damage than that of leaving it as is. Upgrading to sound environmental standards with careful planning and consideration is essential and much more time is needed.

Overall Environmental Science needs additional research. We do not feel enough studies through the proposal support the economic benefits. The protection of the lands and waterways in taking this approach so quickly needs more information and must be presented in a more appropriate manner so the general property owners can have a more clear understanding. At this stage the science needs to be substantial to ensure we protect this beautiful coastline for many years.

Engineering guidelines don't make sense for boats over 25 ft, (Standard boat).

Our home on the water is strictly limited to boat access only. There are no roads or car allowances. For emergency purposes we would not have easy boat access to ensure we have quick access to health and safety services. The allowable proposal to the dock space would not make allowance for any safety or emergency vessels- ie fire boat, coast guard or police boat. In the event of an emergency our lives would be at risk and many of those around us.

Contracting vessels or visitors would not be eligible to moor but rather anchor to only disrupt the ocean floor significantly more than if left alone. Property owner rights - we do not believe the average owner was consulted appropriately to engage in community planning or conservation which is very important when managing the value and usage of one's home and the beautiful surrounding nature.

This could be a fatal blow for the Sunshine Coast community. Employment would be greatly impacted by changing how many of us have lived for many years and marinas will ultimately suffer.

Real Estate impactsThe value of real estate will be impacted substantially and will be the demise of the market values all up and down the coast.

In closing more time is needed to study the science and consult with the First Nations to enjoin them in coming up with better ways to protect Marine habitat that are science based and allows for discussions within our communities to protect the heritage of traditions of the waterways and land.

Please respect and consider our letter to request more time for additional information and consultation with the First Nations communities to ensure any changes are in keeping protection of the waterways.

Thank you The Magee FamilyEgmont, B.C.

Dexter Realty

office [REDACTED]
cell [REDACTED]

Ticket Subject: Dock plan and land use

History

Sun Jul 14 19:37:41 2024

Alfie Mannion [REDACTED] - Ticket created

To: publichearings@scrd.ca

Date: Sun, 14 Jul 2024 19:37:21 -0700

From: "Alfie Mannion" [REDACTED]

Subject: Dock plan and land use

As a resident of the Sunshine Coast I disagree with giving First Nations authority over docks or any land use, this should never happen

Ticket Subject: Proposed Replacement: 17 m of the natural boundary of a swamp or pond;

History

Sun Jul 14 23:51:59 2024 **Carol Reimer** [REDACTED] Ticket created

To: publichearings@scrd.ca

Date: Sun, 14 Jul 2024 23:51:22 -0700

From: "Carol Reimer" [REDACTED]

Subject: Proposed Replacement: 17 m of the natural boundary of a swamp or pond;

I do not support the proposed change from 7.5 m to 17m of the natural boundary of a swamp or pond.

Should something happen to our family cabin as a result of fire or some other cause, we would be unable to rebuild on our property due to the terrain. I was told at the SCRD information meeting that the SCRD will consider hardship cases which is **DEFINITELY NOT** a guarantee that we can continue to use our property.

IF we were held to 17m for a rebuild, our only recourse would be to blast and remove trees (if there are any left after a fire) to make space for a new cabin. How is this better for the environment? It's NOT!

This change may be considered housekeeping to you but it will potentially have a major impact on our use of property we have worked hard to own and even harder to maintain.

As part of the BC and municipal government that we elect and pay for through our taxes, I am not being fairly represented as I would expect.

Carol Reimer
Sakinaw Lake

Ticket Subject: Riparian Amendments proposed

History

Sun Jul 14 20:15:45 2024 **Dal Brynelsen** [REDACTED] - Ticket created
From: "Dal Brynelsen" [REDACTED]
Subject: Riparian Amendments proposed
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Mon, 15 Jul 2024 03:15:22 +0000

To Board SCRD, I am 4 generations on this coast, we have built a hotel here, developed many subdivisions, logged, real estate sales and tried to contribute to our community. I was a baby here and am now 77. I am left now with a feeling that no one is listening, no one cares and deals are done in private because you know they will not be popular. Nor necessary. Do you feel that you know better than we do about our coast. Do you think that your acting in our best interest? This has to stop. We need open consultation and we need full disclosure. Do you realize that properties were bought upon this coast with hard earned money. Homes were built before zoning and zoning was created reflecting the times. I totally agree that on a case by case basis accommodations need to be made but you may render properties valueless or their values greatly diminished. Not necessary to do so. The future needs to be approached with care for the environment and our constituents and we must work to Protect both. Set backs are fine for new developments but existing lots and homes need to be protected and people allowed to build new or upgrade and renovate. Provide help and guidance to your constituents trapped by new regulations that actually do not only damage the owners but really do nothing for the environment.

Dal Brynelsen
[REDACTED]

Ticket Subject: Bylaw changes

History

Sun Jul 14 20:33:23 2024 **Doug and Shirley Milligan** Ticket created
From: "Doug and Shirley Milligan"
Subject: Bylaw changes
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Mon, 15 Jul 2024 03:32:59 +0000 (UTC)

I am opposed to the proposed changes to the riparian and shoreline bylaw as it will make some properties unbuildable and many existing properties non compliant, including ours.
Yahoo Mail: Search, Organize, Conquer (https://mail.onelink.me/1078729682pid=NativePlacement&c=Global_Acquisition_YMktg_315_EmailSignatureGrowth_YahooMail:Search,Organize,Conquer&af_sub1=Acquisition&af_sub2=Global_YMktg&af_sub3=&af_sub4=100000945&af_sub5=OrganizeConquer_Static.)

Ticket Subject: Give away

History

Sun Jul 14 19:31:31 2024 **Larry Bergholz** [REDACTED] - Ticket created
Date: Sun, 14 Jul 2024 19:30:55 -0700
To: publichearings@scrd.ca
Subject: Give away
From: "Larry Bergholz" [REDACTED]

Stop the give away, the native Indians are a conquered people, they don't need anymore Canadian taxpayers supported freebies.
Larry

Ticket Subject: Riparian and pending private waterfront bylaw

History

Sun Jul 14 22:27:42 2024 **Lynn Bahnman** [REDACTED] Ticket created

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

Date: Mon, 15 Jul 2024 05:27:17 +0000

From: "Lynn Bahnman" [REDACTED]

Subject: Riparian and pending private waterfront bylaw

To whom it may concern

I attended the information session last week and was very disappointed with the representation by the SCRD. More than half of the questions were left unanswered because the representatives seemed to be uninformed and unprepared to set the records straight as to what this new bylaw entails. My family has owned waterfront property in Halfmoon Bay since 1957. We are very respectful of the waterfront and the land that we hold near and dear to our hearts.

This bylaw needs to be tabled until the SCRD can provide waterfront homeowner a public and complete understanding of the bylaw changes, how this will affect our property values, our current way of life on our property, the adverse affects to our existing docks, ramps and waterfront structures and the future development and maintenance of these structures.

Respectfully,

Lynn Bahnman
[REDACTED]

Halfmoon Bay
[REDACTED]

Sent from my iPhone

Ticket Subject: waterfront riparian and shoreline protection bylaw

History

Mon Jul 15 05:03:03 2024 **Bernice Brown** Ticket created

Date: Mon, 15 Jul 2024 09:02:28 -0300

Subject: waterfront riparian and shoreline protection bylaw

From: "Bernice Brown"

To: publichearing@scrd.ca, leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

I am writing to express my opposition to Riparian area and shoreline protection bylaw amendments 722.9 and 337.123 regarding setbacks and restriction on waterfront properties.

I have several concerns and feel these are the main issues:

- Inadequate public notice or consultation, ignoring local feedback
- Increase of waterfront setbacks and diminished land usage,
- Preventing safe access to the waterfront,
- Limiting the ability for docks and structures to be attached to land,
- Creation of buffer zones prohibiting installation of gravel, pavers, patios, decks, structures etc. within up to 35 meters from the water,
- Limiting the ability to alter or expand an existing structure, which would be made non-conforming, with the proposed changes
- Impact on property value - dramatic drop in personal wealth due to lower value of property and in some cases ability to sell at any price due to change in certainty in ability to continue living in home if increase to exposure to flooding and use of waterfront
- economic impact to local economy and business and employment
- These amendments appear to be an over reach by the government and are not in the broad community interests. They will reduce the value and usability of coastal properties and potentially harm our provincial economy.
- i urge SCRD to reconsider and vote down the proposed bylaws
- thank you for your consideration
- Bernice Brown
- owner of waterfront in BC on coast

Ticket Subject: Watercourses and shoreline protection

History

Mon Jul 15 06:42:41 2024 **Hannah Lewis** Ticket created
Date: Mon, 15 Jul 2024 06:42:10 -0700
To: publichearings@scrd.ca
From: "Hannah Lewis"
Subject: Watercourses and shoreline protection

Hello,

I am unable to make the hearing on July 16th but I am writing to express my support for the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD.

Thank you,
Hannah Lewis
Area E

Ticket Subject: Riparian/Shoreline Protection Bylaw

History

Mon Jul 15 06:32:44 2024 **Joel O'Reilly** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 06:32:10 -0700
To: publichearings@scrd.ca
Subject: Riparian/Shoreline Protection Bylaw
From: "Joel O'Reilly" [REDACTED]

Good day,

I am writing to say I am opposed to the amendments, as currently proposed. There are so many properties on the Sunshine Coast that don't have the space to comply, it will negatively affect values, and there has been no consultation with property owners.

Thank you.

Joel O'Reilly
Realtor / Personal Real Estate Corporation
Top 1% of RLP Nationwide | Chairmans Club Member | Medallion Club Member

T [REDACTED]

www. (http://www.brynnelsenoreilly.com/) oreillyrealestate.ca (http://oreillyrealestate.ca/)

Ticket Subject: Shoreline setbacks

History

Mon Jul 15 08:09:39 2024 [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 15:09:14 +0000
Subject: Shoreline setbacks
From: "Melissa Rayfield" [REDACTED]
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

I am concerned about the shoreline setbacks. In January I bought a 1/4 parcel in area E at [REDACTED]. The current cabin is over 100 years old and will definitely need improvements or removal and rebuild. With such a small lot this change to setbacks could seriously impact my ability to use my land. There is an esplanade walk way in front of me so does that make this property exempt?

Melissa Rayfield

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

Ticket Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

History

Mon Jul 15 07:52:06 2024

Steve McKenzie

Ticket created

From: "Steve McKenzie"

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 07:51:46 -0700

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!

Steve

History

Mon Jul 15 03:59:25 2024 **Trevor Newton** Ticket created

To: publichearings@scrd.ca

From: "Trevor Newton"

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

Date: Mon, 15 Jul 2024 03:58:48 -0700

CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Hello

I am writing today to state my opposition to amendments to the Bylaw as currently proposed

My reasoning includes the following points

- Inadequate public notice or consultation,
- Increase of waterfront setbacks and diminished land usage,
- Preventing safe access to the waterfront,
- Limiting the ability for docks and structures to be attached to land,
- Creation of buffer zones prohibiting installation of gravel, pavers, patios, decks, structures etc. within up to 35 meters from the water,
- Limiting the ability to alter or expand an existing structure, which would be made non-conforming, with the proposed changes
- Impact on property values

I greatly appreciate the time all of you take to be providing to your expertise to public matters but I strongly oppose to the amendments to Zoning Bylaw No. 722.9 and 337.123 as currently proposed

Sincerely

Trevor Newton

Ticket Subject: Riparian & shoreline protection bylaws

History

Mon Jul 15 08:59:47 2024 **Al Snell** [REDACTED] - Ticket created

Date: Mon, 15 Jul 2024 15:59:28 +0000

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

From: "Al Snell" [REDACTED]

Subject: Riparian & shoreline protection bylaws

I am letting you know that I am opposed to the amendments as they are currently proposed.

Due to the inadequate public notice as well as little to no public consultation, (ie: ramming through your personal preferences at two other meetings on this subject), I feel that this proposal and any other proposals that impact the homeowners and citizens of the Sunshine Coast should be put to a public referendum no matter what the cost ! Least of all that would give us a proper say in these matters !!

A.S.

Sent from my iPhone

Ticket Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

History

Mon Jul 15 10:54:10 2024 **Alicia Clendenan** - Ticket created

Date: Mon, 15 Jul 2024 10:53:36 -0700

To: publichearings@scrd.ca

Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

From: "Alicia Clendenan"

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas. There should be scientific facts that these changes are based on that are specific to the bodies of water that are being impacted as habitat and natural wildlife homes vary greatly across the Coast.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Further, great care should be taken to understand the existing condition of properties that have been part of the community for decades and clear, appropriate rules should be in place to achieve a transition to any new rules that are implemented. Simply designating all properties as existing and non conforming is not enough.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Above all, we urge you to stop trying to push through these changes without appropriate consultation and engagement with your constituents.

Respectfully,

Alicia Clendenan, Sakinaw Lake Resident

Sent from my iPhone

Ticket Subject: Zoning bylaws

History

Mon Jul 15 15:34:36 2024 **Alison Brook** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 15:17:54 -0700
To: publichearings@scrd.ca
Subject: Zoning bylaws
From: "Alison Brook" [REDACTED]

I am writing to express concern in advance of your July 16 public meeting to review zoning restrictions that will effect our access to our cottage property should we need to rebuild the 43 stairs from our boat access only dock to our cabin. Already we are concerned about the dock management plan to possibly require removal of our dock and boat house. It seems there are too many proposals that are not coordinated and not scientifically proven as the best overall plan forward to protect our environment, fish, water and foreshore. We are responsible cottage owners who have been on Sakinaw for over 30 years. We are tax payers and concerned citizens who are willing to abide by scientifically proven measures but not haphazard new rules that seem to be thrown our way from here and there.

Respectfully submitted,
Alison Brook

[REDACTED]
Sakinaw Lake

Sent from my iPhone

Ticket Subject: Amendments no 722,9 and 337.123

History

Mon Jul 15 20:34:45 2024 **Alison Lindsay** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 20:34:12 -0700
To: publichearings@scrd.ca
Subject: Amendments no 722,9 and 337.123
From: "Alison Lindsay" [REDACTED]

Dear Directors,

I support the proposed amendments to Zoning Bylaw no. 722.9 and 337.123

to strengthen protection of the water courses and shorelines in the SCRD.

Thank you for your work, Alison Lindsay.

July 15, 2024
Sunshine Coast Regional District
1975 Field Road, Sechelt, BC

RE: Zoning Amendment Bylaw No. 722.9 & 337.123

Letter of Opposition

Dear SCRD Council,

On behalf of my Mother – Patricia Andrew – and the entire Andrew Family, we would like to voice our concern and acknowledge the immense negative impact that this current amendment would have on countless homeowners along the Sunshine Coast.

As a single mother with three kids, my Mother looked to the Sunshine Coast for solace in the early 90's. She wanted a place that she could take her kids – to escape city-life and to create memories for her young family. She purchased a modest piece of lakefront property in 1990 for \$60,000 on Sakinaw Lake. She recognised that this was a risky endeavour, but she took the plunge to invest along the Sunshine Coast, when it was early days. She had the foresight to buy this property to keep her kids out of trouble in the summers, and to have a place where her kids, grandkids, and family could convene as the years went on. She has been a law-abiding citizen her entire life – devoting her time to her community. She has paid her property tax every year for 34 years. Sakinaw Lake is where her life is. This is where her retirement is. This is where her family comes together. This amendment (without deeper research and public input) is careless, invasive, and undemocratic.

The proposed amendment takes existing homes with existing structures and negates years of time and investment spent on these properties.

Continual changes to regulation coming at property owners from various ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

Just as the BC Government and Shíshálh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

This is not about the resistance to change, or the journey we are all on to reconciliation. This is about listening to the residents along the Sunshine Coast, and taking an approach that is rationale, reasonable, and humane.

Thank you for your time. We are optimistic that the voice of residents will be heard in this decision.

Sincerely,
Allison Harris
on behalf of The Andrew Family:

(Patricia Andrew, Brock Andrew (Marina Andrew), Allison Harris (Dave Harris), Mike Andrew (Chelsea Andrew), John Christopherson. Grandkids: Tessa Harris, Stella Harris, Abby Andrew, Emily Andrew, William Andrew, Henry Andrew, Isabel Andrew, Grace Andrew, Hugo Dunn, & Finnigan Dunn)

Ticket Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

History

Mon Jul 15 08:34:25 2024

Mandy Drope

Ticket created

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Mandy Drope"

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 08:34:02 -0700

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 for all you do to support the community's of the Sunshine Coast. Please consider supporting these important ecosystems by providing them the extra protection that is important to safe guard them long-term.

Kind regards,
Amanda Drope

History

Mon Jul 15 12:56:56 2024 [Amber Muench](#) [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 12:56:25 -0700

From: "Amber Muench" [REDACTED]

Subject: oning Amendment Bylaw No. 722.9 and 337.123

To: publichearings@scrd.ca [REDACTED]

Dear Members of the SCRD Board,

I am writing to express my strong opposition to the proposed amendments to the bylaws and urge you to vote against these changes.

The continuous stream of regulatory changes imposed on property owners by various government entities necessitates a comprehensive evaluation of their cumulative impact. It is crucial to consider the rights of citizens, communities, property owners, and business operators before hastily passing such bylaw amendments.

It would be wise for the SCRD to postpone any decision until the completion of the Dock Management Plan planning process. Any resulting changes should be integrated into a cohesive strategy for the use and development of docks, foreshore, and riparian areas across the Sunshine Coast, taking into account the diverse needs of different regions.

The complexity and bureaucracy surrounding these regulations make it exceedingly difficult for stakeholders to stay informed and make informed decisions that truly benefit our communities, rather than simply complying with sweeping restrictions.

As a member of this community, I find it unacceptable that the SCRD would classify these proposed bylaw changes, which curtail the common law rights of waterfront property owners to access their properties, as mere 'housekeeping.' These changes significantly affect property rights, property development plans, and future aspirations, and should be treated with the utmost seriousness.

Just as the BC Government and the shishalh First Nations have prioritized community input and taken the necessary time to consider impacts and practicalities in relation to the Dock Management Plan, I urge the SCRD to similarly prioritize community concerns and fully understand the implications of these bylaw amendments before moving forward.

Thank you for considering my perspective on this matter.

Sincerely,

Amber Muench

- Show quoted text -

History

Mon Jul 15 13:37:09 2024

Ticket created

To: Leonard.Lee@scrd.ca, publichearings@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Subject: Riparian and Shoreline Protection Bylaw - Amending Zoning Bylaw No 722.9 and 337.123

From: "Amber McCabe"

Date: Mon, 15 Jul 2024 13:36:30 -0700

CC: "Amber McCabe"

Good afternoon Leonard Lee, Justine Gabias, Kelly Backs, Donna McMahon, and Kate Stamford

I am fully informed as to the above noted changes that you have already pushed through in previous readings. I am absolutely opposed to the Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

As a reminder, the SCRD area has one of the highest # of kilometres of ocean shoreline in any local government in BC. Therefore it is incumbent on you to not blindly follow other District/Municipality/City bylaw changes in these matters but instead take the lead for other areas to reconsider and follow. Your decision will be the most impactful so I ask that you take the required time to give every issue your full consideration, listen to the citizen's valid concerns, and eventually only make the necessary changes that are proven to benefit all. We have made the SCRD our home for very good reasons and are highly invested in protecting it as property owners and for next generations to come.

Of note, I did attend the July 4 'open house' and found your team members had scripts rather than answers to logical questions and concerns. It seems there is an agenda to push these extreme changes through as quickly as possible considering you seem to be wanting to get them through this summer month while many citizens with legitimate questions and concerns are on vacation.

I have several concerns...

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

These amendments are an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Ticket Subject: Riparian area

History

Mon Jul 15 14:36:02 2024 [Andrea Flintoft](#) [REDACTED] - Ticket created

To: publichearings@scrd.ca

Subject: Riparian area

From: "Andrea Flintoft" [REDACTED]

Date: Mon, 15 Jul 2024 14:35:31 -0700

CC: leonard.lee@scrd.ca

Hello,

Thank you in advance for taking the time to read my email. I look forward to your response.

I am OPPOSED to the proposed changes in setback. On the heels of the DMP, and buried deeply within a video, it seems like you're trying to push things through without proper consultation. As a taxpayer here, why is it that I am not being notified of potential massive and sweeping changes that your government is trying to push through? The undemocratic process makes me wary of what else is going on, and I expect that I am not the only one who feels this way.

How has government interacted with fire authorities, particularly the FireSmart program, in imagining this new setback? Are we not to make sure that the land is kept clear of fire hazards as best as we can? Will you now require yet more permits, in an already bogged down system, to remove said hazards?

What is the science behind changing the setback? Is this something that is being considered province-wide, or, like the docks, is it exclusive to the Area A?

Many thanks for taking the time to read and respond to my email.

Regards,

Andrea Flintoft

History

Mon Jul 15 10:00:32 2024

Ticket created

To: publichearings@scrd.ca

From: "A Kroning"

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

Date: Mon, 15 Jul 2024 10:00:01 -0700

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. However, if there is significant opposition to the marine component or from a specific Rural Area, then I urge you to nonetheless pass the remaining amendments (riparian and the balance of the Rural Areas) as soon as possible and pass the remainder at a later date. I also urge the SCRD to consider their future liability, once the marine shoreline setbacks are legislated, for damage caused to infrastructure due to sea level rise and increasing storm surges.

Thank you for the opportunity to ask questions at the open house, the knowledgeable staff were most helpful.

Thank you,
-Angela Kroning
Area E Elphinstone

Ticket Subject: Opposition to Riparian & Shoreline Protection Bylaw Ammendments

History

Mon Jul 15 12:19:31 2024 **Ann Taciuk** Ticket created
To: publichearings@scrd.ca, justine.gabias@scrd, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca,
leonard.lee@scrd.ca
From: "Ann Taciuk"
Subject: Opposition to Riparian & Shoreline Protection Bylaw Ammendments
Date: Mon, 15 Jul 2024 12:18:58 -0700

Attention SCRD,

I am writing to express my strong opposition to the proposed Riparian & Shoreline Ammendments. First of all I am shocked that you would consider such significant changes "house keeping", these changes are major and impact all water front property owners. I would expect that these major changes should require adequate consultation, discussion and engagement of all the residents and tax payers who occupy properties.

The vast majority of properties would not conform to your proposed Ammendments, we need to fully understand the implications in terms of rebuilding in case of fire or disaster, impact to property value and potential to resell in the future, insurance implications.

Back in the 1950s and 1960s there were gravel roads, the highway wasn't even here. People came to the Sunshine Coast to try and establish their own home on waterfront. Our boat access only home, including the hardscaping was all built by hand and hard labour. We have had building inspectors and permits over the 25 years since we have owned the property and have followed all of their rules & guidance. Now you all of a sudden decide to change the rules and what am I expected to do, remove everything that was previously ok. How would you like it if I came to your home and said take down your deck, remove your driveway, and move your house 10 feet back, I am certain you would be outraged. You can not change the goal posts and expect everyone to rip down what they have. As building codes change in cities people are not expected to tear down their homes and make them conform, this should be no different.

Have you even considered the ramifications of each individual stakeholder (ocean, river or lake), the staggering amount of infrastructure you would require to be removed? That would be an environmental catastrophe, not to mention the damage to the foreshore of having to implement the ridiculous Ammendments you plan on putting in place.

I completely support the idea of taking care of our waterfront properties, keeping them clean, tidy, free of garbage. We live here because we love the natural surroundings and care for the foreshore, it is our home.

Instead of spending your time focused on changing existing rules that most of the community would oppose, why don't you focus on other important things such as fixing infrastructure.

Regards,
Ann Taciuk

Sent from my iPad

History

Mon Jul 15 09:51:01 2024 Anna [redacted] Ticket created
To: publichearings@scrd.ca
From: "Anna" [redacted]
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
Date: Mon, 15 Jul 2024 09:50:30 -0700

Dear SCRD Council,

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation affecting property owners from various Ministries and levels of government need to be considered cumulatively. The rights of citizens, communities, property owners, and business owners must be taken into account before passing the proposed bylaw changes.

The complexity of regulation and the level of bureaucracy make it extremely onerous to be informed and to understand what is truly right for our communities, rather than merely acquiescing to broad restrictions.

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 this may be true for some locations, it is hard to understand why it is necessary for the entire SCRD. Furthermore, it seems insincere to claim that marginal protection of green infrastructure will materially compensate for the level of destruction caused by current logging practices on the coast.

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.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process are completed. Any resulting changes should be part of a holistic approach to docks, foreshore, and riparian area usage and development across the Sunshine Coast, recognizing the different needs in different areas.

Thank you for considering my concerns.

Anna Johnson
[redacted] Madeira Park, BC.

Ticket Subject: Protection amendment

History

Mon Jul 15 12:22:40 2024 **Paré, Anthony** [REDACTED] - Ticket created
Subject: Protection amendment
From: "Paré, Anthony" [REDACTED]
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Mon, 15 Jul 2024 19:22:21 +0000

The Riparian and Shoreline Protection Amendment is absolutely critical. Our OCPs are out of date and out of step with current environmental science, and we need amendments such as this to defend our most vulnerable natural assets until updated OCPs are developed. I strongly encourage the SCRD to pass this important bylaw.

Anthony Paré
Area E
SCRD

Ticket Subject: Public Hearing SCRD Riparian/Shoreline Bylaw Changes

History

Mon Jul 15 18:21:23 2024 **Barbara Cupit** [REDACTED] Ticket created

To: publichearings@scrd.ca

From: "Barbara Cupit" [REDACTED]

Subject: Public Hearing SCRD Riparian/Shoreline Bylaw Changes

Date: Mon, 15 Jul 2024 18:21:04 -0700

CC: justine.gabias@scrd.ca

SCRD Board and Staff

First I would like to commend you for taking on the tasks of aligning the various Bylaws and at the same time, attempting to enhance climate resilience.

One area where climate resilience is in contradiction with itself is with the buffer area. Personally, I believe buffer areas are necessary along streams, rivers, waterways and the like, however there seems to be a conflict regarding keeping this vegetation vs removing it due to concerns of it providing fuel for fires and access in order to be able to put fires out. Maybe this could be clarified.

Another problem I see is that this amendment does not take into consideration how an ocean waterfront property owner is to access their water lot lease if there is zero hardscaping. Many water lot leases include docks and require safe access. Many people have property on the Sunshine Coast and boating is a way of life, which is why they are here.

And, a third problem I see is the lack of Grandfathering for existing non-compliance properties, which, I believe is in the current Bylaws. A Grandfather Clause is extremely important should a non-compliance property need repairs or should be damaged by a fire. May non-compliance properties have been handed down through generations and many would like to continue with the tradition.

I know there is an on-going community/government/native issue regarding ocean waterfront properties, docks, structures, etc and I sincerely hope these proposed changes are not an underhanded method to impose hardships on ocean waterfront property owners as a continuation of this issue. Bylaws are designated to, and should be prepared for, the tax paying electorate of the area.

Sincerely,

Barbara Cupit

[REDACTED]
(Ocean Waterfront)

History

Mon Jul 15 20:22:35 2024

Ben K

Ticket created

CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Date: Mon, 15 Jul 2024 20:22:17 -0700

Subject: Opposed to ammendment 337.123, 2023

From: "Ben K

To: publichearings@scrd.ca

Hello SCRD,

I do not agree or consent to your zoning bylaw change proposal 337.123, 2023.

"SCRD's stated reasons as follows in quotes"

--with my comments below between hyphens--

"Staff proposed them"

--It is of no concern if your staff proposes something for the properties fairly purchased and laboured for by their neighbors who own them. The properties do not belong to your staff.

It is also irrelevant what your staff propose when it comes to the equal share in the use of Gods creation--

"promote clear and consistent regulations"

--No, It is not clear how this will be used at all other than for no good, we don't need consistency and we don't need your regulations. Variety, uniqueness, individual choices, preferences, freedom of expression and different ways of doing things is our gift from God, its not for sale or to be policed through petty bylaws--

"strengthen property protection from flooding and facilitate environmental protection"

--You have zero proof that it will strengthen anything at all or protect anything for that matter, flooding will continue to occur when enough rain falls. There could be an endless debate on what helps the environment or what harms it.

SCRD opinion is not our god to obey and the SCRD holds itself accountable for absolutely nothing which can be clearly read in your "disclaimer of warranty or representation" with regards to building permits....

Even if sinkholes opened up and swallowed entire houses the SCRD would hire lawyers to protect itself, maybe throw a few staff under the bus along with the homeowners etc. So it's incredibly disingenuous to pretend your here to help us or protect us from something. Your not, and you won't--

"public enjoyment of natural coastline"

--more nonsense. We can enjoy this gift from God without SCRD involvement. Men and Women have enjoyed this gift long before the scrd existed, your proposal is the exact opposite--

"reconciliation"

--Burdening your neighbors with endless rules, financial burdens, restrictions and attempting to control their God given freedoms in our shared land is not the definition of reconciliation. This may be your new religion, it's not mine nor many of the neighbors who are increasing in opposition to this one sided burden--

"align with provincial guidelines"

--A bylaw, with threats, penalties, fines, burdens and costs is not a "guideline". Look up the definition of guideline. Your welcome to provide opinions and guidelines just like we all are--

"best practices"

--The SCRD's opinion of what best practices are is not shared by equal Men and Women across these lands. Your entitled to your opinion, you are not entitled to force it on Gods creation. Besides, many practices, different practices and learning from them are what creates better ones. There are many ways of doing things, "best" is only an opinion and a word often used to control or to feel superior. Choices are a gift from God, you don't own us or our choices. SCRD choices and beliefs are not the best, if they were you wouldn't need fines and threats--

"SCRD's approach to building climate resilience and mitigating risk to climate change"

--*That's your approach, your belief and you have no proof that it works or its needed or that your bylaw will have any affect other than burden your neighbors. We will choose our own approach and beliefs. Imposing your beliefs on others for control is against Gods laws. "Treat others as you would have them treat you"*--

"SCRD's ability to streamline development approvals"

--*Don't worry about streamline at your neighbors expense, we'd rather not have our lives, investments, our freedoms, and our labour abused and burdened so the SCRD can feel like they have streamlined something. No thanks, another ridiculous reason--*

"lessen the demand on staff"

--*Oh, put incredible demands on your neighbors, financial burdens, property uses removed and strip them of their God given rights so your staff feels less burdened. Try written consent from your neighbors or do nothing, and as a suggestion you could quit trying to control everyone so much and your staff demands would easily subside--*

"staff believe these amendments should be implemented as soon as possible"

--*Who cares. Your staff's beliefs are not our beliefs. Tell them to burden their own lives and properties , they can consent for themselves, they don't have the right to do this for their neighbors--*

My family and myself do not consent or agree to your proposed changes on our properties in our names, in our family corporation or on any properties that your devaluing and burdening that are owned by us or our neighbors also, many may not know about this or may not be aware of how sneaky these changes your making are, and the costly affects it will have on them.

We do not consent to have these proposed bylaws alter the use of our properties in any way or change its use whether in subdivision or any form from the way it was purchased. This would affect our interests and we decline your absurd offer to do so.

What are the names of these staff members recommending these changes and do they own waterfront property or any property that will be affected by their proposals? Please provide their names, addresses and phone numbers so we can know which staff members of the SCRD are accountable for recommending to devalue our homes, properties and treat their neighbors here on the Sunshine Coast in way and manner in which they would not like to be treated.

The staff of the SCRD do not represent the many owners of properties that are affected personally and financially by the burdens in this plan and many others. Send out a copy of the proposed changes to every single property owner that will be affected and burdened by your staff proposals/recommendations and ask those who are to bare the affects and costs if they would like to pay financially and be burdened with the new restrictions based on staff belief. Ask all the landowners for expressed consent to alter use.

Provide a piece of paper where they can choose to sign their agreed consent to your staff recommendations and when you have their signed agreement go ahead and implement your plan on that particular property where you were given consent.

If you don't get their signed agreement and implement your plan then you have not properly consulted your neighbors and are attempting to extract their God given rights of equality on the land God has created and shared with all of us. Climate change is a debatable subject, reconciliation is a debatable subject, best management practices is of course also debatable, no one is subject to your one sided biased opinions on these reasons for your burdensome rules.

Have you ever asked your neighbors if they would like you to have your staff manage every little thing in their lives and burden them with the robbing of their hard earned labour and earnings through permit extortion and fees for everything we do under Gods sun? Do you think you own Gods land? Do you think you own Gods creation of man and woman?

Your management services of serving up burdens on your neighbors is certainly not a "best management practice". We are all men and women under the Creator and you do not have the God given permission to petty police every little thing we do in our sharing of this creation, the lands, the water and our individual gift of life. The SCRD has turned itself into a political religion that seeks to impose its belief system on others. I do not share your beliefs and many of your neighbors do not either.

Staff recommendations on precedents from other places is a monkey see monkey do system, it does not align with our

God given freedoms of choice. If your so genuinely concerned about making things easier for your staff then refrain from turning every peaceful thing your neighbors do into one of your petty rules and infractions to enforce with penalties and threats.

You are not God, your staff is not God and you are not above your equal neighbors. So get written signed permission from all your neighbors if you want to place restrictions, burdens or financial loss on the things they have laboured to produce and laboured to purchase fairly without these restrictions.

It's one thing to offer a permit to "help" construct a safe and decently built house with guidelines. Its an entirely different thing when your religion of "best management practices", "climate change", "reconciliation", and man made maps that are claiming territory ownership over Gods Creation to a select few of the men and women God created while the rest of the men and women God created are burdened with your quest for ridiculous control. Different types of building and living practices are welcomed by our Creator, the proof is in the fact we were were created with that ability, it's what makes us each unique and inspires creativity, opportunities to learn and actually find better ways of doing things. There is no such thing as a "best" way of doing things as all of us, all places, and circumstances vary. There exists already many homes and works inside of your proposed new boundaries/man made rules that are just fine and perfectly acceptable, there is no reason that such things shouldn't continue. Each man and woman can make their own decisions on their properties they steward as caretakers while they live out their own lives.... the foreshore, ocean, lakes and land are Gods gift to all of us, as long as there is respect for neighbor and Gods creation in what we are doing it is none of your business to try and control every step others take in their lives.. What the scrd does is harm their neighbors through a never ending list of rules, burdens and fees and that's not fine, that's not respect for your neighbors.

Men and women have been tending areas around flowing water, standing water, ocean water, lake water, pond water, diverting water and collecting water since time immemorial..... it's a gift from God and many have tended these water areas in beautiful ways for their enjoyment, for safety reasons and of course the life giving need of this gift. You have no authority to take away this gift of our labour, our preference and safety from your fellow mankind, you are not the Creator. If you had real authority you wouldnt need threats, fines and coercion in a never ending game of "infractions". These ridiculous proposals I'm sure will be selectively used on individuals no doubt. It's not like your going to move hardscaping roads away from ditches with flowing water or tear down bridges over streams or stop building things this way for that matter.

Yes, why don't you start with the SCRD building itself, there is sometimes water flowing over your parking lot and in ditches that surround the building. Nothing should be built where water sometimes flows or close to the stream in that ditch where life resides. Set the example and tear down your building and perform remedial actions, let's see trees and nature instead of your building and we can closely observe the intelligence or stupidity of your example and then decide if we would or would not like to follow it. Set the example and at the very least this will also lessen the demands on your staff.

The SCRD wants everyone to apply for permission for any changes to buildings or whatever they do, but the SCRD doesnt ask for permission to make changes to the value and usability of the way someone fairly purchased their property. If we bought it this way and you change that way you are devaluing and burdening your neighbors investments, hard work..... the fruit of our labour.

If you'd like to change the value, the potential and the usability of our properties with these burdens then come to us and ask your equal fellow mankind for a permit.

I don't agree with your methods or your proposals, but if you'd like to apply for a permit to change our properties in these ways email me for an application and you can fill it out with the \$5000.00 application fee.

I'm gonna suggest to you first though, before you apply, that I'm not likely to agree to your beliefs and one sided proposals, I will most likely decline your application.

So, while your welcome to apply, I do reccomend you don't waste your \$5000.00, your time and just stick to your own Housekeeping while keeping your noses out of your neighbors houses, their lives, and their equal share in Gods creation.

For clarity, the things God has created are every single thing You and I cannot create, water, foreshore, trees, and land are some examples of that. We will use the path to water and tend the path to water in safe respectable ways, it's a gift from God not from you or anyone else.

I do not agree to your proposed changes, the broad and unclear ways it's written, the way you will selectively interpret that today or the burdening ways it may be interptetated in the future. I do not consent to being burdened by your plans financially, potentially or otherwise and I do not relinquish my God given freedoms to the SCRD or anyone else for that matter,

Ben Klikach

"with thanks and appreciation to the Creator alone for our lives, for our free will and choices and sharing these lands

with All of us"

I will celebrate this gift and freedom by moving a stone near a pond and stepping on that stone so I can touch the water. I might even get a few stone pavers and make a nice path to the pond, trim a few branches and maybe even motion the frog to move outta my way. God gives me permission for this, not you..... Genesis 1:26.

Ticket Subject: setbacks and restrictions on waterfront property

History

Mon Jul 15 19:42:13 2024 **Bev Rooke** [REDACTED] - Ticket created

Date: Mon, 15 Jul 2024 19:41:53 -0700

CC: "leonard.lee@scrd.ca" <leonard.lee@scrd.ca>, "justine.gabia@scrd.ca" <justine.gabia@scrd.ca>, "kelly.backs@scrd.ca" <kelly.backs@scrd.ca>, "donna.mcmahon@scrd.ca" <donna.mcmahon@scrd.ca>, "kate.stamford@scrd.ca" <kate.stamford@scrd.ca>
To: "publichearing@scrd.ca" <publichearing@scrd.ca>

Subject: setbacks and restrictions on waterfront property

From: "Bev Rooke" [REDACTED]

I am emailing my feelings of distress to the proposed bylaw amendments to no. 722.9 and 337.123 setbacks and restrictions on waterfront properties. How will we attach our docks and gangways for safe water access? How will they be maintained, building stairs, pathways and decks to gain water access will be made impossible.

Why have the public not been properly informed. Why is there now a rush for this to happen.

Questions are if there is a fire will we be able to rebuild, also the lowering of property values. As seniors this will cause hardship and create safety problems. Will existing properties be grandfathered.

What will be the impact on the local economy?

I would like the SCRD to vote down these proposed bylaws. This is unnecessary government overreach.

Thank you for considering this letter.

Sincerely

Beverly J Rooke

Sent from Mail (<https://go.microsoft.com/fwlink/?LinkId=550986>) for Windows 10

Ticket Subject: Riparian Setbacks Public Hearing July 16, 2024

History

Mon Jul 15 14:59:34 2024 **B&E Sievwright** Ticket created

From: "B&E Sievwright"

Subject: Riparian Setbacks Public Hearing July 16, 2024

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 14:58:50 -0700

Attn Chairman and Directors

My family and I are long term owners of property on Sakinaw Lake. We feel very fortunate to be a part of the lake community and the Coast at large.

I am writing to express my strong opposition to the proposed Riparian Setback bylaw amendments and urge you to vote "NO." with respect to Area A

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws. These are NOT HOUSEKEEPING changes. These affect people's lives.

And these changes are punitive.

I urge the SCRD to wait until the Dock Management Plan (DMP) planning process is completed. Then, any changes should be incorporated into a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast. They must acknowledge the diverse needs of different regions and interests.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

There will be a significant backlash.

As a property tax-paying constituent, I find it unacceptable that the SCRD considers bylaw changes that limit waterfront property owners' common law rights to access their properties as merely a 'housekeeping matter.' These changes affect people's property rights, plans, retirement savings and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for the coast. This will certainly lead to job losses— and impose an economic hardship on everyone, not just property owners.

Both the BC Government and shishalh have decided to listen to the community's response. I am optimistic they will take the necessary time to consider the consequences and community concerns regarding the DMP. I strongly encourage the SCRD to do likewise and examine the implications of these bylaw decisions.

I was an original member of one of the first activist environmental organizations in Canada called Pollution Probe. We took on many causes in the early 70's and made a difference. I'm a passionate environmentalist and want to see our riparian areas protected. However it should be done with consideration for the overall concerns and impacts on the community.

I note that there has not been any mention of possible variances or hardship. Virtually every property and cabin on Sakinaw Lake will be impacted. The Board needs to take a pause and consider the impact of the changes.

Everyone I know takes care of the environment near their lakefront cottages. We are thoughtful and responsible owners.

I believe that unintended consequences come from every major decision. And I believe implementing these bylaw decisions will have severe unintended consequences that would be devastating to property owners like ourselves. And also hurt the much larger community as well.

Respectfully

Bill and Elaine Sievwright

Hope is not a Plan - There is no Planet B

Be part of the Solution - Drive an EV

Consider the 5 Rs - #1 Refuse

Ticket Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

History

Mon Jul 15 11:25:07 2024 **Bill Henwood** [redacted] Ticket created

Date: Mon, 15 Jul 2024 11:24:43 -0700

From: "Bill Henwood" [redacted]

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

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!

Ticket Subject: Opposition to Proposed Bylaw Amendments No. 722.9 and 337.123

History

Mon Jul 15 09:23:23 2024 **Blair Cosulich** Ticket created

Subject: Opposition to Proposed Bylaw Amendments No. 722.9 and 337.123

From: "Blair Cosulich"

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 09:22:44 -0700

Dear SCRD Board Members,

I am writing to share my strong opposition to the proposed Riparian Area and Shoreline Protection bylaw amendments No. 722.9 and 337.123, which propose increased setbacks and restrictions on waterfront properties. These amendments raise several significant concerns that could negatively impact property owners and the wider community.

Misleading "Housekeeping" Description: The significant increases in water setbacks and new restrictions on buildable areas are being described as "housekeeping" items. This is misleading and minimizes the true impact of these changes.

Unclear Justification for Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding is already contained in the requirements for Development Permits. No Provincial law requiring the ocean setback increase has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

Access Restrictions: The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront. Additionally, these restrictions complicate repairs to existing houses and decks within the maximum Riparian Assessment Area, making such tasks unnecessarily complex and bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? The exclusion for "sometimes water" is also problematic without reference to Riparian concerns.

Impact on Property Rights: Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. This raises the question of how owners who purchased properties with the intention of replacing existing structures will be affected. Are they able to tear down and rebuild?

Privacy and View Concerns: Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?

Practical Considerations for Propane Tanks: For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?

Concerns for Dock Ramps and Structures: Will dock gangways, ramps, and other waterfront structures still be permitted to affix to the upland? Can these be maintained, repaired, and replaced as needed? Have the consequences for boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

Fire Safety Issues: FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?

Lack of Urgency and Thorough Review: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

Addressing the Real Issue – Enforcement: The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

Economic Impact Analysis: These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback: Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the best interest of the broad community. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Blair

--

Blair Cosulich

Ticket Subject: Proposed Riparian Amendments

History

Mon Jul 15 14:18:50 2024 **Brenda Groves** [REDACTED] Ticket created
To: donna.mcmahon@scrd.ca, justine.gabias@scrd.ca, kate.stamford@scrd.ca, kelly.backs@scrd.ca, leonard.lee@scrd.ca,
publichearings@scrd.ca
Subject: Proposed Riparian Amendments
From: "Brenda Groves" [REDACTED]
Date: Mon, 15 Jul 2024 14:18:21 -0700

As a constituent paying property taxes on the Sunshine Coast, I find it totally irresponsible that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties. To present such significant detrimental bylaw amendments as a 'housekeeping matter' is abhorrent. These proposed changes will negatively affect property ownership rights, homes, futures and our overall community.

I recommend that you vote against these amendments and support property owners' rights.

Brenda Groves
[REDACTED]
Madeira Park, BC. V0N 2H1

Ticket Subject: Riparian zones

History

Mon Jul 15 12:03:42 2024 **Brian Welch** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 19:03:23 +0000
CC: "Leonard.Lee@scrd.ca" <Leonard.Lee@scrd.ca>
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "Brian Welch" [REDACTED]
Subject: Riparian zones

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Brian, Julie, Chelsea Welch

Sakinaw Lake

Ticket Subject: Proposed bylaw ammendments to Riptarian Zones.

History

Mon Jul 15 14:52:20 2024 **Brian Riedlinger** [REDACTED] - Ticket created
To: publichearings@scrd.ca
From: "Brian Riedlinger" [REDACTED]
Subject: Proposed bylaw ammendments to Riptarian Zones.
Date: Mon, 15 Jul 2024 14:51:49 -0700

To SCRD Mayor and Council. My wife and I have owned a home on North Lake which we had built in 2008. We are very concerned about the the proposed amendments to bylaws relating to riparian zones. We strong disagree with the proposed changes and ask you to vote NO.

Thank-you

Brian and Donna Riedlinger
[REDACTED] Egmont B.C.

Ticket Subject: Proposed amendments to Riparian rights

History

Mon Jul 15 12:02:31 2024 **Bruce McLean** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 19:02:07 +0000
To: publichearings@scrd.ca
Subject: Proposed amendments to Riparian rights
From: "Bruce McLean" [REDACTED]

As owner of waterfront property in Halfmoon Bay, B.C., I go on record with my most strenuous opposition to the proposed amendments to the Riparian rights on our coast.

Sent from my iPhone

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 12:05:53 2024

Ticket created

CC: "Leonard Lee" <Leonard.Lee@scrd.ca>

Date: Mon, 15 Jul 2024 19:05:11 +0000

From:

Subject: Riparian and Shoreline Protection Bylaw

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

To whom it may concern,

As Sunshine Coast landowners and Sakinaw Lake seasonal residents for over 60 years, we are strongly opposed to the amendments to Bylaw No. 722.9 and 337.123 as currently proposed for these reasons.

1. There has been inadequate public notice or consultation.
2. The increase of waterfront setbacks and the diminished land use.
3. The prevention of safe access to waterfront.
4. Limiting the ability for docks and structures to be attached to land.
5. Creation of buffer zones prohibiting installation of gravel, pavers, patios, decks, structures, etc. within 35 metres from the water.
6. Limiting the ability to expand, alter or repair existing structures.
7. Very important consideration, the impact on property values would be enormous.
8. The lack of grandfathering of existing installations

Sincerely,

Bruce & Lori Morrison

Ticket Subject: Amending Zoning Bylaw NO. 722.9 and 337.123

History

Mon Jul 15 15:23:18 2024 **Carol Givton** - Ticket created
Date: Mon, 15 Jul 2024 15:22:52 -0700
From: "Carol Givton"
Subject: Amending Zoning Bylaw NO. 722.9 and 337.123
To: publichearings@scrd.ca, justine.gabias@scrd.ca

I am opposed to the amendments as currently opposed.

Carol Givton

Representing the family owners of Turnagain Island in Secret Cove.

History

Mon Jul 15 09:17:11 2024 **Cathy Barrett** [REDACTED] - Ticket created
To: publichearings@scrd.ca
From: "Cathy Barrett" [REDACTED]
Subject: Written Submission - Zoning Amendment Bylaw No. 722.9 and 337.123
Date: Mon, 15 Jul 2024 09:16:41 -0700

Dear SCRD Council,

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan (DMP) planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights and plans for properties, and should not be treated flippantly.

Just as the BC Government and shishalh First Nation have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Thank you for your consideration,

Catherine Barrett
[REDACTED]

Madeira Park, BC
V0N 2H1

Ticket Subject: Proposed bylaw changes. -lakefront

History

Mon Jul 15 09:11:13 2024 CLocher [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 09:10:48 -0700

Subject: Proposed bylaw changes. -lakefront

From: "CLocher" [REDACTED]

To: publichearings@scrd.ca

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Rgds,

Chris Locher

[REDACTED]

Sakinaw Lake

Tel: [REDACTED]

Sent from my BlackBerry — the most secure mobile device — via the TELUS Network

Ticket Subject: Proposed Increase in coastal building setbacks

History

Mon Jul 15 11:13:17 2024 **Chris Whelan** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 11:12:13 -0700

To: publichearings@scrd.ca

Subject: Proposed Increase in coastal building setbacks

From: "Chris Whelan" [REDACTED]

Hello all,

The current coastal building requirements setbacks of 15m in British Columbia is a well established and researched set back requirement (BC Ministry of the Environment report Project No. 143111). Land subdivisions, purchases, construction expectations are all based on this legally accepted report.

There are a number of issues with changing the setbacks:

- 1) The cost for SCRD to compensate land owners for the partial loss of buildable land and potentially the total loss of buildable land. This land was purchased with the understanding it was compliant to the bylaws of SCRD.
- 2) It appears the proposed change is arbitrary as an in depth study such as Report Project No. 143111 has not been prepared and presented justifying the proposed change.
- 3) The tax paying land owners of SCRD have not requested this change, and the change would be in contradiction to Environment Ministry established standards.

Sincerely

Sent from my iPhone

Ticket Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

History

Mon Jul 15 16:17:42 2024

Claude Boisvert

Ticket created

To: publichearings@scrd.ca

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Claude Boisvert"

Date: Mon, 15 Jul 2024 16:17:06 -0700

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!

Claude Boisvert

—Cell:

Sechelt, BC, V7Z 0B3
Canada

"Our lives begin to end the day we become silent about things that matter." — Dr. Martin Luther King Jr.

History

Mon Jul 15 08:59:33 2024 **Craig Petersen** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 15:59:07 +0000
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
From: "Craig Petersen" [REDACTED]
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO" on these changes.

The continuous stream of regulations from various Ministries and levels of government must be considered collectively, taking into account the rights of citizens, communities, property owners, and business owners before implementing proposed bylaw changes.

It would be wise for the SCRD to wait until the Dock Management Plan planning process is completed before making any changes. Any resulting amendments should be part of a comprehensive approach to docks, foreshore, and riparian areas usage and development across the Sunshine Coast, recognizing the diverse needs in different areas.

The complexity of regulations and bureaucratic processes makes it challenging for individuals to stay informed and understand what is truly best for our communities, rather than simply accepting broad restrictions.

As a taxpayer, I find it completely unacceptable that the SCRD would consider bylaw changes that restrict the common law rights of waterfront property owners to access their properties as a mere 'housekeeping matter'. These changes significantly impact property ownership rights, property plans, property values and future prospects, and should not be taken lightly.

Just as the BC Government and shíshálh Nation have demonstrated by listening to the community and taking the necessary time to consider impacts and community concerns in relation to the DMP, I urge the SCRD to also take the time to understand the impacts of these bylaw decisions before implementing them.

Sincerely,

Craig Petersen
President

C
D
M

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


Servantage
(<https://www.servantage.ca/>)

 **COR** Because excellence starts with safety
 **CIMS**

(<https://www.servantage.ca/industries/>)

Servantage Services Group
[REDACTED]
North Vancouver, BC, V7L1V4

This email and any files transmitted with it may contain confidential, proprietary and/or privileged material and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person) and have received this email in error, you may not copy or deliver this message to anyone. In such case, you should notify the sender immediately and delete the email from your system. If you are not the intended recipient, disclosing, copying, distributing or taking any action on the contents of this information is strictly prohibited. If you or your employer does not consent to Internet email messages of this kind, please advise us immediately. Opinions, conclusions and other information expressed in this message are not given or endorsed by the company or employer unless otherwise indicated by an authorized representative.

Image displayed inline above

Ticket Subject: SCRD Riparian and Shoreline Hearing

History

Mon Jul 15 14:59:09 2024 **Craig Zarazun** [REDACTED] - Ticket created

Subject: SCRD Riparian and Shoreline Hearing

From: "Craig Zarazun" [REDACTED]

To: publichearings@scrd.ca, kate.stamford@scrd.ca

Date: Mon, 15 Jul 2024 14:58:38 -0700

Hello,

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw

amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront

properties.

There has been inadequate public consultation on serious

changes that will prevent me access to my land and limit my ability to

alter or expand long time, existing docks and structures attached to my land.

A broad stroke approach does not work for the complex land forms and varied coastline characteristics.

The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already

contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback

be increased has been cited. Why are these changes being proposed? Have studies been conducted to

show that current setbacks are insufficient? What evidence supports that moving buildings further back will

effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

- Craig Zarazun

Ticket Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

History

Mon Jul 15 10:48:05 2024 **Danica Tardif** [REDACTED] - Ticket created

Date: Mon, 15 Jul 2024 10:47:41 -0700

To: publichearings@scrd.ca

From: "Danica Tardif" [REDACTED]

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

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!

Danica Tardif
Resident in the ts'ukw'um area

Ticket Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

History

Mon Jul 15 08:21:41 2024 **Dave Harris** Ticket created

Date: Mon, 15 Jul 2024 08:21:09 -0700

To: publichearings@scrd.ca

From: "Dave Harris"

Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Thank you for your time,

Dave Harris

Sakinaw Lake

Ticket Subject: Riparian feedback

History

Mon Jul 15 10:23:32 2024 **David Gray** - Ticket created

Date: Mon, 15 Jul 2024 10:22:56 -0700

To: publichearings@scrd.ca, leonard.lee@scrd.ca

Subject: Riparian feedback

From: "David Gray"

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns :

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
David Gray

Ticket Subject: Letter to SCRD - Please vote NO to bylaw amendments

History

Mon Jul 15 11:35:44 2024 **Sara Sawyer** Ticket created
From: "Sara Sawyer" [REDACTED]
Subject: Letter to SCRD - Please vote NO to bylaw amendments
To: publichearings@scrd.ca
CC: "David Muench" [REDACTED]
Date: Mon, 15 Jul 2024 12:35:10 -0600

Dear SCRD Council,

We are writing this to respectfully ask that you vote "NO" to the proposed bylaws to amend riparian and ocean shoreline setbacks.

We do not believe that the effects of these amendments on citizens, families, and property/business owners have been taken into account with the ongoing regulation changes.

Please wait until the outcomes of the Dock Management Plan planning process is completed.

The primary focus should be to fully recognize the different needs in docks, foreshore, and riparian area usage and development across the Sunshine Coast, then form amendments with a full grasp of what needs to be done. Broad restrictions don't solve problems, and regulations need to be tailored to meet the complexity of the area and the communities that will be greatly affected.

We find it concerning for us, and our future generations of children, that the SCRD does not consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a massive revision that needs extensive time and consideration. Such changes will disrupt families' carefully planned visions of their future children and grandchildren.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them. Please take our opinion into account and vote 'NO'.

--

Thank you,

Sara Sawyer and David Muench

Ticket Subject: Thank You for Riparian & Shoreline Protection!

History

Mon Jul 15 15:21:29 2024

- Ticket created

CC: donna.mcmahon@scrd.ca, justine.gabias@scrd.ca, leonard.lee@scrd.ca, kelly.backs@scrd.ca, kate.stamford@scrd.ca, alton.toth@scrd.ca, darren.inkster@scrd.ca, silas.white@scrd.ca

Date: Mon, 15 Jul 2024 15:20:59 - 0700

Subject: Thank You for Riparian & Shoreline Protection!

From: "Dawn Allen"

To: publichearings@scrd.ca

Dear SCRD Directors,

I am writing to thank you and express my support for the good work you are doing to protect our riparian areas and shorelines through the Riparian and Shoreline Protection Bylaw Amendment.

I understand that the proposed amendments are long overdue, and bring our protection of these key parts of our ecosystem into alignment with the Provincial best practices as well as our climate action plan and OCP updates. Furthermore, I understand that these bylaw amendments are essential to protect our natural areas/assets until our OCPs are updated.

While the adoption of these amendments is upsetting to those with private property that touches on riparian and or shoreline areas, the implications of failing to protect these important areas is much greater for ALL people on the Coast.

As extreme climate events increase, so too does the need to protect the health of riparian and shoreline areas that are so closely tied to our own well-being. We ALL depend on our natural areas/assets to provide us with water, shade, rich biodiversity, healthy fish populations. We ALL need healthy watersheds, healthy forests, healthy shorelines, healthy lakes. They are not luxuries, they are essential to our wellbeing and the wellbeing of the finely-balanced ecosystem that we now ALL need to steward with vigilance.

Thanks again for all of your hard work in taking care of this beautiful place.

Dawn Allen

dawnsallen@gmail.com

Ch'kwelhp (Gibsons), BC

History

Mon Jul 15 23:57:41 2024 **Deborah Greaves** [REDACTED] - Ticket created

To: publichearings@scrd.ca

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Deborah Greaves" [REDACTED]

Date: Mon, 15 Jul 2024 23:57:13 -0700

Dear SCRD Directors:

I sat for many years on the Advisory Planning Commission for the City of Nanaimo, and later on the Environmental Advisory Commission for the Central Okanagan Regional District.

During these years, I learned the many reasons riparian areas are so important, the many reasons these areas must be protected carefully, and the many short and long term benefits to every community that cherishes and values these areas.

I support - and strongly recommend - 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!
Citizen Deborah Greaves,
Gibsons
[REDACTED]

History

Mon Jul 15 18:28:13 2024 **Dennis Elgie** [REDACTED] - Ticket created

CC: Leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Date: Mon, 15 Jul 2024 18:27:52 -0700

From: "Dennis Elgie" [REDACTED]

Subject: Amending Zoning bylaw #722.9 & 337.123

To: publichearings@scrd.ca

I am emailing my opposition to the Riparian and Shoreline Protection Bylaw (Amending Zoning bylaw No.722.9 and 337.123)

The lack of public notice or consultation to those that these will greatly affect is appalling. They will limit the ability to attach walkways or pathways for safe access to the waterfront and docks. Are these bylaw amendments for new construction only or will existing properties be grandfathered ?To address fire safety concerns Firesmart urges owners to clear away vegetation to limit fuel fo fire safety.These changes if implemented will greatly affect both usability and property values to existing properties.Being a Senior this is causing undue stress and possibly financial burden. I URGE the SCRD to vote down the proposed amendments. Thank You for your time.Sincerely Dennis Elgie.

History

Mon Jul 15 11:20:55 2024 **Don Anderson** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 11:20:23 -0700

CC: leonard.lee@scrd.ca

To: publichearings@scrd.ca

From: "Don Anderson" [REDACTED]

Subject: Riparian / Shoreline Protection Bylaw amending zoning bylaw 722.9 and 337.123

As a waterfront property owner in pender harbour I am opposed to the amendments, as currently proposed. Yours truly Don Anderson [REDACTED]
[REDACTED] garden bay.

Sent from my iPad

History

Mon Jul 15 18:47:43 2024

Donald Lumb

Ticket created

CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Date: Mon, 15 Jul 2024 18:46:54 -0700

Subject: Amending Zoning Bylaw No. 722.9 and 337.123

From: "Donald Lumb"

To: publichearings@scrd.ca

I am totally opposed to the amendments as proposed in the above noted bylaws as I expect it is likely that they could have a significant negative impact on property values. This is due to the fact that it could limit the ability to alter or expand the existing structure on properties.

Don Lumb

Ticket Subject: Shoreline Protection Bylaw

History

Mon Jul 15 08:49:16 2024 **Don Russell** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 08:48:45 -0700
From: "Don Russell" [REDACTED]
Subject: Shoreline Protection Bylaw
To: publichearings@scrd.ca

I am strongly opposed to the proposed bylaw. Aligning the SCRD with the provincial government plans makes no sense because they are clueless about waterfront properties and especially docks.
Regards, Don Russell
[REDACTED] Garden Bay

Ticket Subject: Lakefront Ownership

History

Mon Jul 15 15:28:14 2024 **Doug Chase** [REDACTED] - Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: Lakefront Ownership
From: "Doug Chase" [REDACTED]
Date: Mon, 15 Jul 2024 22:27:52 +0000

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.



Doug Chase | Inside Sales Representative
[REDACTED] Richmond, B.C. V6V 1P6
[REDACTED] • P: [REDACTED] • C: [REDACTED] safetyexpress.com
  <https://safetyexpress.com/about/>

Image displayed inline above

Ticket Subject: Riparian zone changes

History

Mon Jul 15 20:47:58 2024 **Doug Martin** - [REDACTED] - Ticket created
Subject: Riparian zone changes
From: "Doug Martin" [REDACTED]
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 20:47:25 -0700

To SCRD Council,

I wish to to inform you of my opposition to the proposed bylaw amendments to the existing riparian zone in Area A. I feel the existing setbacks are appropriate and effective, however enforcement is sorely lacking. And, what scientific evidence has appeared to decide on the new setback distance? To indiscriminately expropriate legally purchased land from owners is heavy handed and unnecessary. Do I, or do I NOT own the land I purchased decades ago?

R.D. Martin
[REDACTED]
Sakinaw Lake, B.C.

- Hide quoted text -

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Ticket Subject: Bylaws amendment

History

Mon Jul 15 20:45:53 2024 **Doug Schafer** [REDACTED] - Ticket created
Subject: Bylaws amendment
From: "Doug Schafer" [REDACTED]
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 20:45:21 -0700

I am a cabin owner on Sakinaw Lake and do NOT agree with the bylaw amendments proposed for the meeting on July 16th 2024. These changes impact the Dock Management Plan and should be dealt with at the same time.

Vote NO to these changes

Douglas Schafer
[REDACTED]
North Vancouver BC
V7G2E7
Sent from my iPad

Ticket Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

History

Mon Jul 15 07:44:40 2024 Elizabeth McNeill Ticket created

Date: Mon, 15 Jul 2024 07:44:11 -0700

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Elizabeth McNeill"

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!
Elizabeth McNeill
Sechelt

Ticket Subject: Riparian Area and Shoreline Protection proposed bylaw

History

Mon Jul 15 09:30:02 2024 **Ginette Carter** [REDACTED] Ticket created
From: "Ginette Carter" [REDACTED]
Subject: Riparian Area and Shoreline Protection proposed bylaw
To: publichearings@scrd.ca
CC: justine.gabias@scrd.ca
Date: Mon, 15 Jul 2024 09:29:37 -0700

July 15, 2024

To whom it may concern:

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have several concerns:

Effect on Property Use and Value: Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?

Housekeeping Items: Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?

Change in Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

Dock Ramps and Structures: Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

Fire Concerns: FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?

Urgency and Justification: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

Economic Impact: These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback: Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns? These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones. Thank you for your consideration.

Sincerely,

Ginette Carter

Sunshine Coast Waterfront Homeowner

--

To: SCRD Board
c/o publicmeetings@scrd.ca

July 15, 2024

Glen & Nancy Brown,
[REDACTED]
Madeira Park, B.C. V0N 2H1

We oppose the Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have several concerns. They are:

New Buffer Zones: The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, therefore limiting safe access to the waterfront & potentially making repairs to our existing boat shed and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex. How does the SCRD plan to address the safety & accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.

Affects Property Use & Value: Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to repair/replace existing structures? Can they tear down & rebuild?

Privacy & Sightlines: Increasing setbacks can affect neighbouring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this consequence? The location of buildings on our property and neighbouring properties was a consideration when we purchased. We are not all in line with our neighbours, therefore, we all have some privacy.

Change in Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion & flooding are already contained in the requirements for Development Permits. No Provincial law requiring that ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure & address environmental concerns without imposing unnecessary restrictions on property use?

Dock Ramps & Structures: Will dock gangways, ramps & other waterfront structures still be permitted to affix to the upland? Will trams still be permitted to get to and from your dock? Are these able to be maintained, repaired & replaced as needed?

Fire Concerns: “Fire Smart” urges us to create a no vegetation circle around our homes to limit fire fuel. We need to provide safe access to firefighters and first responders, as well as ourselves. We don’t want vegetation, especially brambles, coming up between the stairs going to our deck at the ocean front. This can be a major tripping and fire hazard.

Urgency & Justification: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion & conflict with existing provisions & the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review? Why is there a rush to implement these changes in the summer months when many people are vacationing or in “holiday mode” and not glued to the internet to wear their boxing gloves for another fight for their waterfront property rights?

Enforcement Issue: The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection & Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

Economic Impact: These policies will reduce the value & usability of coastal properties, potentially harming our local economy. The long-term affect on development revenues for SCRD, increased property tax, & economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback: Why has the SCRD ignored the feedback from the local Advisory Panning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government & are not in the coastal community's best interest. They will reduce the value & usability of coastal properties & potentially harm our local economy.

We urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks & riparian zones. Please seriously consider this. Thanking you in advance.

Sincerely,
Glen & Nancy Brown

Ps: Why is it every time that us tax payers turn around we are fighting the Federal, Provincial, Municipal, or Regional Governments. Please direct more attention to our aging infrastructure: roads like cattle trails, and water systems that need attention.

Ticket Subject: SCRD Public hearing - VOTE NO!!

History

Mon Jul 15 14:37:48 2024 **Gordon Cherry** [REDACTED] Ticket created

To: publichearings@scrd.ca

From: "Gordon Cherry" [REDACTED]

Subject: SCRD Public hearing - VOTE NO!!

Date: Mon, 15 Jul 2024 14:37:28 -0700

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

History

Mon Jul 15 14:50:37 2024 **Gordon Shannon** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 14:50:03 -0700

From: "Gordon Shannon" [REDACTED]

Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

To: publichearings@scrd.ca

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Gordon Shannon

Ticket Subject: Riparian

History

Mon Jul 15 16:01:16 2024 **Greg Pantages** [REDACTED] Ticket created
Subject: Riparian
From: "Greg Pantages" [REDACTED]
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 16:00:49 -0700

I am totally opposed to the changes being proposed by the SCRD you have better things to do than this BS this is just as stupid as joining in to Sue Big oil get your head out of the sand and get on with more important things like water and the Ferries get the road built from the mainland do the coast something constructive for the community.

Greg Pantages

History

Mon Jul 15 14:10:05 2024 [REDACTED] Ticket created
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
From: "Gregg Hallaway" [REDACTED]
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Mon, 15 Jul 2024 21:09:50 +0000

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Sincerely,

Gregg Hallaway, RPF.

Sent from my iPad

Ticket Subject: Zoning Amendment Bylaw No. 722.9 and 337.123 - Please Vote Against this

History

Mon Jul 15 20:11:26 2024 **Gottfried Muench** [REDACTED] Ticket created
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123 - Please Vote Against this
From: "Gottfried Muench" [REDACTED]
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 20:10:52 -0700

Good Day,

I have read the proposed amendments to bylaw 722.9 and 337.123.

As a waterfront property owner in the area, I strongly oppose the proposed amendments as currently drafted.

I believe the proposals are a surprise that will diminish my property rights and my property values.

In addition, and probably more importantly, the proposal introduces an aura of uncertainty that is needlessly stressful.

When I asked a simple question to staff about the practical impact of these changes to existing structures, the response was confusing and ambiguous. I'd be pleased to share the written response if you'd like.

I do understand the need to modernize our bylaws, protect our environment and lead for the future. But rather than bring logical clarity, this proposal will create more problems, confusion and delays.

Please shelve the proposal as currently drafted until the concerns of existing g property owners are logically and reasonably addressed.

Cheers,

Guff Muench
[REDACTED]

History

Mon Jul 15 18:05:07 2024 **Halfmoon Bay Environmental Society** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 18:04:37 -0700

To: publichearings@scrd.ca, darren.inkster@scrd.ca, "Justine Gabias" <justine.gabias@scrd.ca>, leonard.lee@scrd.ca, donna.mcmahon@scrd.ca, alton.toth@scrd.ca, silas.white@scrd.ca, kate.stamford@scrd.ca, kelly.backs@scrd.ca

From: "Halfmoon Bay Environmental Society" [REDACTED]

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

Dear SCRD Directors:

I'm writing to you today on behalf of the board of directors and membership of the Halfmoon Bay Environmental Society to applaud the changes that you're proposing to Riparian Areas on the coast. These kinds of protections are critical to protect sensitive riparian areas from degradation and overdevelopment. And in the lead up to OCP renewals on the coast, it's important to start taking action to protect sensitive areas and enhance climate resilience.

Riparian areas are climate arks. Intact shorelines are crucial for the marine environment. Marine health is essential for all life on earth, including mitigating climate/weather change.

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!

Marcus Stein
on behalf of the Board & Members of the
[\(https://hbes.ca/\)](https://hbes.ca/)

Ticket Subject: Re: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 23:18:32 2024 **Harold Dion** - Ticket created

To: publichearings@scrd.ca

Subject: Re: Riparian and Shoreline Protection Bylaw

From: "Harold Dion"

Date: Mon, 15 Jul 2024 23:18:11 -0700

CC: Leonard.Lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca, "Harold Dion"

Hello All,

I would like you to know that I am absolutely and completely opposed to the currently proposed changes to the riparian and shoreline protection bylaw. Please, if you are considering these changes, I am asking you to re-think your position.

This bylaw is already very stringent and protects the shoreline well enough. The new proposals are overkill and will do nothing but present more hardships for everyone involved. We already have a ton of land that we can't use or improve (for safety reasons) because of the present bylaw.

Also, the secrecy behind these proposed changes raises questions of a lack of transparency. That lack of transparency usually means something bad is being proposed for the people.

It is actually very disgusting that you think that you are the only ones who care about the environment. The public actually cares more than you think. Please give us some credit.

I am really tired of governments stepping into my life and insinuating that we (the people) are actually very stupid and we don't know what is good for us. We don't need to be told what to do and when to do it.

Please, step back, leave the people alone and let the present bylaw do what its done since its inception.

Thank you
Harold Dion.

History

Mon Jul 15 09:39:32 2024

Harvey McKinnon

Ticket created

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

From: "Harvey McKinnon"

Subject: submission SCRD bylaw changes

Date: Mon, 15 Jul 2024 16:39:12 +0000

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO."

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.

And these changes are punitive.

I urge the SCRD to wait until the Dock Management Plan (DMP) planning process is completed. Then, any changes should be incorporated into a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast. They must acknowledge the diverse needs of different regions and interests.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

There will be a significant backlash.

As a property tax-paying constituent, I find it unacceptable that the SCRD considers bylaw changes that limit waterfront property owners' common law rights to access their properties as merely a 'housekeeping matter.' These changes affect people's property rights, plans, and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for the coast. Allowing properties to fall apart essentially means fewer people will spend time on the coast. This will certainly lead to job losses — and impose an economic hardship on everyone, not just property owners.

Both the BC Government and shishalh First Nations have decided to listen to the community's response. I am optimistic they will take the necessary time to consider the consequences and community concerns regarding the DMP. I strongly encourage the SCRD to examine the implications of these bylaw decisions.

I am a lifelong environmental activist. I've served on the national board of one of Canada's largest environmental groups. And have been a founding member of two other environmental organizations. I'm all in favour of protecting riparian areas. I also favour protecting coastal forests and the animals that live in them. However, I notice governments are still approving massive clearcutting that's devastating to so many creatures, their homes, and our climate. The massive clearcutting has a much more significant negative impact on the environment.

Everyone I know takes care of the environment near their lakefront cottages. We are thoughtful and responsible.

I believe that unintended consequences come from every major decision. And I believe implementing these bylaw decisions will have severe unintended consequences that would be devastating to property owners like ourselves. And also hurt the much larger community as well.

Sincerely,

Harvey McKinnon

Ticket Subject: July 16,2024

History

Mon Jul 15 20:50:15 2024 **Heather Morgan** Ticket created
Date: Mon, 15 Jul 2024 20:49:39 -0700
To: publichearings@scrd.ca
Subject: July 16,2024
From: "Heather Morgan"

SCRD
I am strongly opposed to the 722.9 Bylaw. Please vote NO. This severely impacts property owners and their rights.

Heather Morgan
Madeira Park, BC

Ticket Subject: Support for proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to protect water and shorelines in the SCRD

History

Mon Jul 15 15:38:48 2024 **Heather Sanders** Ticket created

Subject: Support for proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to protect water and shorelines in the SCRD

From: "Heather Sanders"

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

Date: Mon, 15 Jul 2024 22:38:29 +0000

Dear SCRD staff,

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

Thank you for adding my name to those in support.

Heather Sanders
VON1V4

History

Mon Jul 15 14:09:13 2024

heinz.tigges - Ticket created

Date: Mon, 15 Jul 2024 14:08:43 -0700

To: publichearing@scrd.ca

From: "heinz.tigges"

Subject: Fwd: SCRD Zoning Amendment Bylaw No.337.123 and Bylaw No722.9

- Hide quoted text -

Dear Sunshine Coast Regional District Planning Department,

I am writing to formally **oppose** SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

My concerns are as follows:

1. **Lack of Scientific Basis:** The proposed amendments appear to be speculative, lacking scientific validation. Decisions driven by emotional reactions and fear can be detrimental. While I acknowledge the environmental impact of human activities, implementing arbitrary laws does not address the core issues.

2. **Geographical Considerations:** The Sunshine Coast's unique geography—situated between mountains and the ocean with numerous streams—warrants distinct zoning regulations. Adhering strictly to provincial standards, without considering our unique topography, would result in extreme impacts on our community compared to other regions in British Columbia.

3. **Separation of Construction Laws:** There must be a clear distinction between regulations for new constructions and existing dwellings. These categories have different requirements and should be treated accordingly. I recommend including a grandfather clause or removing the term "reconstructed" from Section 5.16.2 to address this issue.

4. **Impact on Historical Homes:** Restricting the ability to repair homes, particularly those with historical significance, is unjust. For instance, my home in Roberts Creek is one of the original houses, with a rich history cherished by past owners. The proposed bylaws seem to overlook the importance of preserving our community's heritage and wrongly assume all residents are developers. Our community is deeply committed to environmental stewardship and historical preservation.

5. **Economic Consequences:** Increasing the buffer zones would significantly devalue properties, leading to a drop in property taxes and subsequent funding challenges for local programs. Residents might be compelled to seek services in Vancouver, undermining local culture. As a biologist, I advocate for investing in local resources—farms, cultural events, sports, and medical facilities—to foster sustainability and community resilience.

6. **Hardscaping Definitions:** The definition of hardscaping in Part 12 could harm the shoreline and pollute rivers. Designated pathways will protect wild areas, and retaining walls will prevent shoreline erosion and contamination, especially near roadways. Properly constructed campground pads also protect natural areas. The ambiguous wording suggests a lack of professional input and could lead to environmental damage.

7. **Community Engagement and Transparency:** The development and implementation of bylaw amendments should involve thorough community engagement and transparent decision-making processes. It is essential that residents have ample opportunity to voice their concerns and contribute to the planning process to ensure that the bylaws reflect the needs and values of the community. I feel this has not been achieved and this bylaw amendment requires further time to evaluate.

For these reasons, I respectfully oppose SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

Sincerely
Heinz Tigges

1/1

History

Mon Jul 15 09:50:03 2024 **Jack S Lutsky** Ticket created
To: publichearings@scrd.ca
From: "Jack Lutsky"
Subject: Public Hearing July 16/24
Date: Mon, 15 Jul 2024 09:49:19 -0700
CC: "Susan Mendelson"

Dear SCRD Council

We would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes we find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Susan Mendelson

Jack Lutsky

Garden Bay V0N 1S1

Sakinaw Lake waterfront

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

History

Mon Jul 15 08:24:01 2024 **Jamie Stewart** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 15:23:40 +0000

From: "Jamie Stewart" [REDACTED]

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

"leonard.lee@scrd.ca" <leonard.lee@scrd.ca>, "justine.gabias@scrd.ca" <justine.gabias@scrd.ca>, "kelly.backs@scrd.ca"

To: <kelly.backs@scrd.ca>, "donna.mcmahon@scrd.ca" <donna.mcmahon@scrd.ca>, "kate.stamford@scrd.ca" <kate.stamford@scrd.ca>, "publichearings@scrd.ca" <publichearings@scrd.ca>

Dear SCRD Council,

I send in this letter to express my opposition to the proposed bylaw amendments regarding riparian and shoreline protection and request that you vote "NO" to these changes.

I watched the videos you threw onto your website as an explanation, and I don't believe they actually tell the full impact to us as property owners. Your use of the word "housekeeping" to explain these changes to bylaws is frustrating because they appear to me, to have long-standing negative implications to me and my family in the future.

We have a cabin at Sakinaw Lake, inaccessible by automobile, and I believe these changes would impact our family significantly. It feels like these changes are being slammed through without fair dialogue. These changes seem to have far reaching (maybe "over-reach") consequences for cabin owners without real understanding of why these changes, plus the Dock Management Plan changes, and more are proceeding.

I am concerned that the changes you are proposing, have implications to my family in the future that are not spelled out, nor understood by you, me or anyone else. I urge you to understand these implications, talk to us (as property owners) and include us in a meaningful way to make changes consistent with good land use and what is practical for all areas of the Coast.

Thank you,

James Stewart

(Property owned on Sakinaw Lake for 60+ years)

July 15, 2024

To the SCRD Board c/o publicmeetings@scred.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

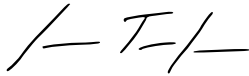
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about buildings that need to be replaced or rebuilt in the future? How do we ensure that existing structures may be replaced or rebuilt in the future as needed?
- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy.
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Taylor'.

Robert James Taylor



Madeira Park, BC

Ticket Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

History

Mon Jul 15 07:56:01 2024 **Jane Covernton** Ticket created
Date: Mon, 15 Jul 2024 07:55:24 -0700
To: publichearings@scrd.ca
Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123
From: "Jane Covernton"

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!

Jane Covernton, Roberts Creek

Ticket Subject: SCRD meeting Tuesday this week - Written Submission

History

Mon Jul 15 14:32:18 2024 **Jeff Keevil** [REDACTED] Ticket created

To: publichearings@scrd.ca

Subject: SCRD meeting Tuesday this week - Written Submission

From: "Jeff Keevil" [REDACTED]

Date: Mon, 15 Jul 2024 14:31:49 -0700

To whom it may concern,

I am writing to express strong opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

It is unfair and unjust that a matter that so greatly affects taxpaying property owners would be treated so nonchalantly. I feel as though these decisions are being made rashly and without proper forethought as to how it will affect SCRD residents, and their economy.

While conscientious adjustments and updates of course should be explored, these bylaws, along with the Dock Management Plan only take into account one viewpoint, completely alienating all others. This is not the way forward. This is not the way to build bridges and create cohesive communities. Retroactively overcompensating will only further divide residents.

The review and study of environmental and ecological impact should continue, and findings from that should be fairly communicated to ALL SCRD taxpayers and residents before adjudged and voted upon.

My family has been a property owner and taxpayer for nearly 40 years on the Sunshine Coast, and it currently feels as though these potential amendments do not take us into consideration.

Thank you for your time, and your consideration on this matter.

Jeff Keevil

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 20:45:54 2024 **Jim Cameron** [REDACTED] - Ticket created
To: publichearings@scrd.ca, "Leonard Lee" <leonard.lee@scrd.ca>
Subject: Riparian and Shoreline Protection Bylaw
From: "Jim Cameron" [REDACTED]
Date: Mon, 15 Jul 2024 20:45:29 -0700

I am writing to express my opposition to this by-law. My home would be within the setbacks as proposed and has been here since 1935. You are creating a problem where none exists. As a commercial fisherman it is important to have access to the waterfront. I would like to think the Regional District would support a working waterfront in Pender Harbour and all the Sunshine Coast.
I have a netshed, it has been there for over 60 years and is still in use. This time of year it is photographed every day, It adds to the character of Pender Harbour.
I suggest if you want to make changes you should consult the people that actually live here.

Jim Cameron
[REDACTED] Madeira Park, BC
V0N 2H1

Ticket Subject: Amendments to Riparian by bylaw

History

Mon Jul 15 13:32:38 2024 **Jim Hinton** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 13:32:12 -0700
To: publichearings@scrd.ca
From: "Jim Hinton" [REDACTED]
Subject: Amendments to Riparian by bylaw

- Hide quoted text -

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Sincerely

Jim Hinton
[REDACTED]

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 07:36:41 2024 **John Cosulich** [REDACTED] - Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "John Cosulich" [REDACTED]
Subject: Riparian and Shoreline Protection Bylaw
Date: Mon, 15 Jul 2024 14:36:16 +0000

Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123).

opposed to the amendments, as currently proposed.

John Q. Cosulich
[REDACTED]
Chairman & C.E.O.
Cosulich Group Investments Inc.

Re: Proposed SCRD Riparian and Shoreline Bylaw Amendments

To Whom it May Concern

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

The proposed SCRD Riparian and Shoreline Bylaw Amendments are yet another attack on the rights of law-abiding citizens property values and rights in the name of spurious environmental benefits, none of which have been, or can be, supported by independent scientific research. This follows the ongoing attack on property values and property enjoyment in the SCRD currently being fought under the same spurious reasoning, and lack of independent scientific research and supportive evidence as with the current proposed Dock Management Plan. There is so much wrong with this proposed plan and its belief that, even though an estimated 98% of the BC coastline is completely uninhabited that somehow negatively impacting the 1-2% of property owners on the inhabited portion of BC coastline by doubling the setback from 7.5 to 15 meters will somehow solve global warming. Categorizing these proposed changes as "Housekeeping Items" only adds insult to injury and if it wasn't so sad it would be truly amusing. Well maintained docks and the current 7.5-meter setbacks are not contributing to global warming, sea rising, melting ice flows or the thinning of the ozone layer. Perhaps time would be better spent on the scientific causes of this phenomena rather than looking for local, nonexistent, easy to punish citizen culprits.

John Davis
Resident of Pender Harbour

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties? Have you considered mobility challenged individuals access to the dock and waterfront. Not just wheelchair but also walkers, canes etc. These are all affected by the railings/stairs and access infrastructure.
- **Fire and Firefighting Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult? Some of us have fire suppression sheds in this zone for property protection have you considered this?

- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes? What is the budget for this oversight and how many FTE jobs are going to be created for compliance/enforcement?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy without proper study research engineering and community input.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
John Durrant

Pender Harbour

July 15, 2024

Ronna-Rae Leonard, MLA

Courtenay BC, V9N 1J7

by email to: Ronna-Rae.Leonard.MLA@leg.bc.ca

cc: publichearings@scrd.ca

cc: Area A / Egmont: Leonard Lee via leonard.lee@scrd.ca

cc: Halfmoon Bay: Justine Gabais via justine.gabais@scrd.ca

cc: Roberts Creek: Kelly Backs via kelly.backs@scrd.ca

cc: Area E / Elphinstone: Donna McMahon donna.mcmahon@scrd.ca

cc: Howe Sound: Kate Stamford kate.stamford@scrd.ca

re: Riparian and Shoreline Protection Bylaw

(Amending Zoning Bylaw No. 722.9 and 337.123)

Dear Ms Leonard –

For shame on you and the government you enable.

You are our MLA. We last wrote you February 5th regarding the travesty being foisted on the public under the misleading moniker of being a Dock Management Plan. Why for shame? -

1. Apparently our earlier letter never made it into the public record (and I have checked all 2254 pages of it), and you remained silent about our concerns and did not even provide the courtesy of acknowledging receipt of said Feb 5th letter.
2. As the government's chosen and carefully choreographed process has unfolded, the promised community engagement is a sham.
3. The so-called Protection Bylaw lacks any scientific basis for its many radical changes.
4. Holding a public meeting in the middle of the summer is a cavalier and disrespectful way (and yet well-proven), to drive-the-preordained-result-desired by the politicians, in spite of public sentiment.

From our Feb 5th letter, let me reiterate that my wife and I are lifelong boaters, concerned homeowners, and residents of the Comox Valley. The proposed DMP needlessly threatens long-standing property rights, marine access, the environment, and already weakened BC coastal and boating-dependent communities across the Province.

I will not repeat the rest of our concerns, other than to say we are adamantly opposed to the Bylaw Amendments as currently proposed.

Sadly, as drafted, the proposed changes offer zero accountability to, and reflect no meaningful consultation with, those most affected. In summary, we are urging:

- Sober reconsideration of the DMP as a whole, based upon a common-sense approach to what its acceptable impacts should be, including realistic dock sizes, and;

- A proper consultation process with affected residents, businesses, the BC boating community, property owners, environmental experts, First Nations, and other relevant stakeholders.

The DMP needs to reflect a plan that is fair, practical, and beneficial for all parties involved, including the environment.

Thank you for your attention to this important matter. We (again) look forward to your response.

Sincerely,



Joseph Bowes



Francine Legault

Ticket Subject: SCRD public hearings VOTE NO!!

History

Mon Jul 15 14:38:25 2024 Joyce Cherry [REDACTED] Ticket created
From: "Joyce Cherry" [REDACTED]
Subject: SCRD public hearings VOTE NO!!
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 14:38:06 -0700

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

History

Mon Jul 15 11:13:52 2024 **Judy Anderson** Ticket created

CC: "Justine Gabias" <Justine.Gabias@scrd.ca>

Date: Mon, 15 Jul 2024 18:13:32 +0000

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

From: "Judy Anderson"

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

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration

Sincerely,

Judy Anderson

History

Mon Jul 15 08:19:49 2024

Ticket created

To: publichearings@scrd.ca

From:

Subject: Riparian and Shoreline Protection Zoning Amendment Bylaw No. 722.9 and 337.123

Date: Mon, 15 Jul 2024 08:19:18 -0700

CC: "Leonard Lee" <Leonard.Lee@scrd.ca>

To Whom It May Concern,

As a Sunshine Coast land owner and Sakinaw Lake dweller for over 60 years, I am adamantly opposed to the amendments to Bylaw No. 722.9 and 337.123 as currently proposed for these reasons.

1. There has been inadequate public notice or consultation.
2. The increase of waterfront setbacks and the diminished land use.
3. The prevention of safe access to waterfront.
4. Limiting the ability for docks and structures to be attached to land.
5. Creation of buffer zones prohibiting installation of gravel, pavers, patios, decks, structures, etc. within 35 metres from the water.
6. Limiting the ability to expand, alter or repair existing structures.
7. Most importantly, the impact on property values would be enormous.

Sincerely,

Jill Pollard

Ticket Subject: Fwd: Letter to SCRD

History

Mon Jul 15 08:43:32 2024 **Justin Roach** Ticket created
Date: Mon, 15 Jul 2024 08:43:02 -0700
From: "Justin Roach"
Subject: Fwd: Letter to SCRD
To: publichearings@scrd.ca

- Hide quoted text -

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Justin Roach

sakinaw lake permanent resident



History

Mon Jul 15 13:58:57 2024 **Karin Tigges** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 13:58:42 -0700
To: publichearings@scrd.ca
From: "Karin Tigges" [REDACTED]
Subject: SCRD Zoning Amendment Bylaw No.337.123 and Bylaw No722.9

Dear Sunshine Coast Regional District Planning Department,

I am writing to formally **oppose** SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

My concerns are as follows:

- 1. Lack of Scientific Basis:** The proposed amendments appear to be speculative, lacking scientific validation. Decisions driven by emotional reactions and fear can be detrimental. While I acknowledge the environmental impact of human activities, implementing arbitrary laws does not address the core issues.
- 2. Geographical Considerations:** The Sunshine Coast's unique geography—situated between mountains and the ocean with numerous streams—warrants distinct zoning regulations. Adhering strictly to provincial standards, without considering our unique topography, would result in extreme impacts on our community compared to other regions in British Columbia.
- 3. Separation of Construction Laws:** There must be a clear distinction between regulations for new constructions and existing dwellings. These categories have different requirements and should be treated accordingly. I recommend including a grandfather clause or removing the term "reconstructed" from Section 5.16.2 to address this issue.
- 4. Impact on Historical Homes:** Restricting the ability to repair homes, particularly those with historical significance, is unjust. For instance, my home in Roberts Creek is one of the original houses, with a rich history cherished by past owners. The proposed bylaws seem to overlook the importance of preserving our community's heritage and wrongly assume all residents are developers. Our community is deeply committed to environmental stewardship and historical preservation.
- 5. Economic Consequences:** Increasing the buffer zones would significantly devalue properties, leading to a drop in property taxes and subsequent funding challenges for local programs. Residents might be compelled to seek services in Vancouver, undermining local culture. As a biologist, I advocate for investing in local resources—farms, cultural events, sports, and medical facilities—to foster sustainability and community resilience.
- 6. Hardscaping Definitions:** The definition of hardscaping in Part 12 could harm the shoreline and pollute rivers. Designated pathways will protect wild areas, and retaining walls will prevent shoreline erosion and contamination, especially near roadways. Properly constructed campground pads also protect natural areas. The ambiguous wording suggests a lack of professional input and could lead to environmental damage.
- 7. Community Engagement and Transparency:** The development and implementation of bylaw amendments should involve thorough community engagement and transparent decision-making processes. It is essential that residents have ample opportunity to voice their concerns and contribute to the planning process to ensure that the bylaws reflect the needs and values of the community. I feel this has not been achieved and this bylaw amendment requires further time to evaluate.

For these reasons, I respectfully oppose SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

Sincerely
Karin Tigges

Ticket Subject: Riparian Area and Shoreline Protection proposed bylaw amendments

History

Mon Jul 15 09:27:44 2024

Ticket created

Date: Mon, 15 Jul 2024 09:27:18 -0700

CC: justine.gabias@scrd.ca

To: publichearings@scrd.ca

From: "Ken Carter"

Subject: Riparian Area and Shoreline Protection proposed bylaw amendments

July 15, 2024

To whom it may concern:

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have several concerns:

Effect on Property Use and Value: Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?

Housekeeping Items: Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?

Change in Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

Dock Ramps and Structures: Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

Fire Concerns: FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?

Urgency and Justification: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

Economic Impact: These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback: Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns? These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones. Thank you for your consideration.

Sincerely,

Ken Carter

Halfmoon Bay Waterfront Homeowner

History

Mon Jul 15 16:45:26 2024 [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 16:45:07 -0700

From: "Kevin Hanson" [REDACTED]

Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

To: publichearings@scrd.ca

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Kevin and Brenda Hanson

Ticket Subject: New setback proposals for lakes.

History

Mon Jul 15 18:36:22 2024 Bay3024 Ticket created

To: publichearings@scrd.ca

From: "Bay3024"

Subject: New setback proposals for lakes.

Date: Mon, 15 Jul 2024 18:35:50 -0700

I find it disconcerting that I would have to find out about the proposed changes through our community and not the SCRD. I do not recall receiving any kind of direct notification from the SCRD. The fact that these changes are being characterized as mere housekeeping issues is misleading. These changes will have an impact on the use and value of our properties. I have read many of the concerns expressed by property owners and share those views. If our home or access to the water is destroyed by any means by greater than 75% we will never be able to rebuild or access our foreshore (at least that is how we read it) under your proposal. That seems unfair. Would encourage meaningful community engagement. This will have an impact on the region.

Kim Bay

Sent from my iPad

Ticket Subject: Support for SCRD Riparian Area and Shoreline Protection

History

Mon Jul 15 15:01:34 2024 **Laurie McConnell** Ticket created

CC: "SCCA Information" <info@thescca.ca>
Date: Mon, 15 Jul 2024 15:00:45 -0700
From: "Laurie McConnell"
Subject: Support for SCRD Riparian Area and Shoreline Protection
To: publichearings@scrd.ca

Hello.

My address is:

Sechelt BC
V7Z 0M4

I am writing in support of the SCRD Riparian Area and Shoreline Protection Bylaws Amendments.

These amendments are critical to protect fragile ecosystems and buffer against climate change impacts, which we are already feeling significantly on the Sunshine Coast.

Having these amendments approved is proactive and much preferable to dealing reactively to impacts down the road from erosion, lack of shade to protect our groundwater, and is necessary to safeguard wildlife and movement corridors for the species with whom we share our ecosystem.

Please do not bow to public pressure from individuals who wish to put their own financial returns and ecosystem usage desires ahead of conservation of the ecosystem values and sustainability that make the Sunshine Coast such a wonderful place to live for our entire population.

These setbacks are realistic, and the bylaw amendments will prevent the encroachment of development through shady 'ask for forgiveness later' practices, and create certainty for everyone in this region we are all responsible for stewarding.

Sincerely,
Laurie McConnell
Sechelt

Ticket Subject: Riparian/shoreline Public hearing

History

Mon Jul 15 22:19:49 2024 **leah thomson** [REDACTED] Ticket created

Date: Tue, 16 Jul 2024 05:19:28 +0000

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

From: "leah thomson" [REDACTED]

Subject: Riparian/shoreline Public hearing

To Whom it may concern

As a land owner at Ruby Lake I would like to voice my objection and out right concern over the currently proposed amendments.

My first and foremost concern is one of safety. This will prevent safe access to the waterfront. This will prevent land holders to remove hazardous trees/bushes that could also be fire hazards. We are being told to be fire smart, fire safe, remove trees that could cause or feed a fire that are dead or too close to the structures. This amendment would not allow us to do so.

This would also diminish our land use with the setbacks and then the buffer zone added to this.

This would prevent our walkways to docks and or our docks to be attached to the land. How does this make any sense?

This buffer zone inhibits anyone to add a walkway, patio, or deck.

This will most certainly diminish land use. This will absolutely decrease property values. Many properties will not be able to enhance, add or change anything due to the size of their land and this amendment.

Lastly, I am so very disappointed in the complete disregard you have shown to property owners in the lack of consultation and public notice.

Regards

Leah Thomson

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

July 15, 2024

SCRD Board c/o publicmeetings@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several major concerns, and these are potentially devastating for owners in terms of property values and terms of use and safety issues, and there are no reports or studies provided to support these changes. See below our concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild? This surely will affect property values and resale ability.
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence? This is a huge negative impact on properties as owners have designed things based on previous mandates.
- **Housekeeping Items:** These are NOT house keeping issues, these are huge changes. Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items these have potentially devastating negative impacts on property values and use and enjoyment of properties?
- **Change in Ocean Setbacks:** What is the logic behind this? Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient (where are the reports)? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use (where are the reports)?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult to access?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes (where are the reports)?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
Ronald and Beverly Karnehm

Ticket Subject: I Vote No

History

Mon Jul 15 11:51:38 2024 [REDACTED] - Ticket created
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 11:51:07 -0700
From: [REDACTED]
Subject: I Vote No

- Hide quoted text -

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Linda Klikach
Madeira Park BC

History

Mon Jul 15 18:22:55 2024 **Lindsey McGill** Ticket created

Date: Tue, 16 Jul 2024 01:22:35 +0000

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

From: "Lindsey McGill

Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Lindsey McGill

Garden Bay, BC

History

Mon Jul 15 11:57:11 2024 **Liz Chase** Ticket created
CC: Leonard.Lee@scrd.ca
Date: Mon, 15 Jul 2024 11:56:39 -0700
Subject: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123).
From: "Liz Chase"
To: publichearings@scrd.ca

I am writing to express my concerns with the proposed amendments to the Riparian and Shoreline Protection Bylaws, particularly those pertaining to existing owners of shoreline lands.

My concerns and questions echo many others including those in the report submitted by the Area A Advisory Committee.

We have owned shoreline property since the early 70's. We built within the bylaws of the time within our lot configuration.

We appreciate the need for Riparian zones to minimize the impact of human presence to protect our aquatic and land environments but we feel the proposed bylaw amendments are too stringent and don't include flexible allowances for existing structures.

Our primary concerns with the proposals are the significant increase in setbacks, the addition of a no build "buffer" and exclusion of any type of hardscaping that allows for safe access to shoreline waterfront. We are asking for much more detailed clarity and transparency around these proposals.

- 1) What are the specific consequences for property owners with existing homes and hardscaping with the proposed setback requirements and new no build "buffer" areas?
- 2) Will existing homes and hardscaping structures be considered legally non-conforming if they are currently not at or past the proposed setback line of 17 + 5 (22 meters) for fresh water bodies?
- 3) If so, how do you propose to address properties that could lose most or all their value with these proposed new bylaws as a result of them becoming non-conforming?
- 4) How do the proposed changes affect transferring existing title of the property "as is".
- 5) With the proposed prohibition against hardscaping of any kind, how do property owners ever safely access waterfront without the ability to build stairs / pathways?
- 6) Would dock ramps and docks touching waterfront be affected by the proposed bylaws?
- 7) How will these proposed bylaw changes marry with the proposed DMP changes and who has jurisdiction over what?

Comments

There are very few properties in the region with low enough waterfront you can safely walk to. If you can't make hard improvements to the SPEA on your property you have no way to get to the lake or oceanfront you live on to enjoy what you bought waterfront property for.

Significantly

We advocate grandfathering for existing shoreline property owners on title "as is". Changes to the current bylaws will render many, many properties non-conforming resulting in an onerous and costly environmental assessment and approval process for any renovations to existing structures or much more significantly when a home and attendant hardscaping is destroyed by fire or tree fall. Without grandfathering many properties's value will greatly decrease or become valueless as they will be unbuildable under the proposed new bylaws.

The SCRD speaks of property protection from flooding but what about from fire? Since nothing can be touched in a Riparian zone or SPEA how do property owners mitigate the risk of fire or tree fall when there can be no disturbance of trees or vegetation in the area?

The intensity of proposed changes (DMP and proposed by-laws) to foreshore owners property has been significant the last couple of years to the point that to repair, renovate, rebuild as needed is meant to be so restrictive as to render the land unbuildable and without value to owners with the ultimate goal being to return the land adjacent to water bodies to the wild.

We ask for further specific clarification to the questions and concerns voiced by property owners to these proposed amendments.

We advocate for grandfathering for existing shoreline property owners on title "as is". Changes to the current bylaws will render many, many properties non-conforming resulting in an onerous and costly environmental assessment and approval process for any renovations to existing structures or much more significantly when a home and attendant hardscaping is destroyed by fire or tree fall. Without grandfathering many properties's value will greatly decrease or become valueless as they will be unbuildable under the proposed new bylaws.

Sincerely,
Liz Chase

Ticket Subject: RE: Support for Zoning by-law

History

Mon Jul 15 13:13:09 2024 **Dianne Maddrell <Dianne.Maddrell@scrd.ca>** - Ticket created

From: "Dianne Maddrell" <Dianne.Maddrell@scrd.ca>

Subject: RE: Support for Zoning by-law

To: "Sarama" [REDACTED]

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

Date: Mon, 15 Jul 2024 20:12:59 +0000

Hello,

Thank you for your inquiry. I am forwarding your email to the Public Hearings email who are copied on this email.

Thank you.

From: Sarama [REDACTED]

Sent: Monday, July 15, 2024 12:51 PM

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

Subject: Support for Zoning by-law

You don't often get email from [REDACTED]

This is In regard to the public hearing scheduled for July 16 about proposed bylaws to protect riparian zones within the jurisdiction of the SCRD.

We are writing to express our support for amendments to Zoning Bylaw No. 722.9 and 337.123 to further protect vulnerable riparian zones with environmental best practices.

Sincerely yours,

Lyonoor Lardein and I Sarama

[REDACTED]
Gibsons, V0N 1V0
[REDACTED]

History

Mon Jul 15 08:47:09 2024 **maggie.guzzi** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 08:46:46 -0700

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "maggie guzzi" [REDACTED]

To: publichearings@scrd.ca

Dear SCRD Directors:

For the past couple of years I have been assisting Diane Sanford in testing for forage fish eggs at various beaches on the Sunshine Coast. Though not at the bottom of the food chain these little fish are paramount to a healthy eco system. These little fish, Sand Lance and Surf smelts live their lives in eel grass. For me they represent a dove in a mine shaft.

We need to be more aware of our shoreline and all riparian areas.

Collectively we need to shift our perspective on ownership and lifestyle and more toward stewardship and sustainability.

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!

Maggie Kalve-Guzzi
[REDACTED]

Sechelt B.C.

V7Z 0E4

Ticket Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

History

Mon Jul 15 09:52:03 2024 **maggie.schell** - Ticket created
Date: Mon, 15 Jul 2024 09:51:29 -0700
To: publichearings@scrd.ca
From: "maggie.schell"
Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

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: Proposal to Amend Zoning Bylaw 337 and 722 to strengthen protection of watercourses and ocean shorelines within the SCRD

History

Mon Jul 15 09:57:25 2024 **HB Community Development Forum** Ticket created

To: publichearings@scrd.ca

From: "HB Community Development Forum" <[REDACTED]>

Subject: Proposal to Amend Zoning Bylaw 337 and 722 to strengthen protection of watercourses and ocean shorelines within the SCRD

Date: Mon, 15 Jul 2024 09:57:00 -0700

CC: "Justine Gabias" <justine.gabias@scrd.ca>

To the SCRD Board,

The **Community Development Forum (CDF) in Halfmoon Bay** (<https://halfmoon-bay.ca/cdf/>) supports the proposed amendments which aim to implement our existing Official Community Plan objectives to protect sensitive ecological areas and enhance the region's resiliency to the effects of climate change.

We appreciate that the proposed amendments would set clear and consistent regulations across the SCRD's electoral areas. Currently, the SCRD's two Zoning Bylaws 337 (covering Area A) and 722 (covering Areas B, D, E, F) are not aligned with each other, or with provincial legislation and guidelines when it comes to development regulations for properties containing or adjacent to waterbodies, watercourses, or ocean shorelines. The CDF supports a consistent Coast-wide approach to watercourse and shoreline protection that is in line with provincial best practices.

We encourage all residents of the Sunshine Coast to look beyond individual property rights, and to carefully consider how we can best protect our collective natural assets as our population increases and development takes place.

Community Development Forum, Halfmoon Bay

Website: halfmoon-bay.ca/cdf (https://halfmoon-bay.ca/cdf)

Email: [REDACTED]

History

Mon Jul 15 18:12:56 2024

Marcus Stein

Ticket created

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Marcus Stein"

To: "publichearings@scrd.ca" <publichearings@scrd.ca>, "darren.inkster@scrd.ca" <darren.inkster@scrd.ca>, "justine.gabias@scrd.ca" <Justine.gabias@scrd.ca>, "leonard.lee@scrd.ca" <leonard.lee@scrd.ca>, "donna.mcmahon@scrd.ca" <donna.mcmahon@scrd.ca>, "alton.toth@scrd.ca" <alton.toth@scrd.ca>, "silas.white@scrd.ca" <silas.white@scrd.ca>, "kate.stamford@scrd.ca" <kate.stamford@scrd.ca>, "kelly.backs@scrd.ca" <kelly.backs@scrd.ca>

Date: Tue, 16 Jul 2024 01:12:35 +0000

Dear SCRD Directors:

First of all, I want to express my gratitude and appreciation for the great work that you've done recently with the Climate Action Plan. It's great to see our community making resilience and adaptation to the climate crisis a priority.

I also applaud the changes that you're proposing to Riparian Areas on the coast. These kinds of protection are critical to protect sensitive riparian areas from degradation and overdevelopment. Intact shorelines are crucial for the marine environment. Marine health is essential for all life on earth, including mitigating climate/weather change.

While I understand that there is considerable vocal objection to these proposed amendments on the heels of the Dock Management Plan, from waterfront property owners who see limits to development of foreshore and riparian areas adjacent to their properties as an infringement to their rights. My family also owns lakefront property in Garden Bay; while we appreciate their concerns, we feel strongly that we need to see the bigger picture and do what's right to protect biodiversity and enhance climate resilience.

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!

Marcus Stein

July 15th, 2024

Dear SCRD Board,

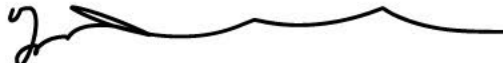
We are writing to express our opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have many concerns but first and foremost we strongly object to the over reach that SCRD is demonstrating in suggesting that it should propose extensions to buffer zones that prohibit and limit access to existing repairs to houses, stairs, pathways and limit access to waterfront. By way of background, we purchased almost an acre of waterfront property in East Porpoise bay in 2016. We had full understanding of the sensitive salt water marsh that comprises our water access and have fully and respectfully abided by the existing bylaws that protect this DOA3 area from structures. We love and respect this riparian area and have no plans to put at risk any of our foreshore. However, if the SCRDs proposed extension to buffer zones is approved that would literally mean that our existing house would be part of the SPEA and we would be restricted from doing our regular maintenance and repair work without beaurocractic oversight from the SCRD. Is this really necessary and something that SCRD wants to mandate? I believe the assumption here is that property owners are poor stewards of waterfront. Yet this morning my husband and I spend about 5 hours removing invasive species (ivy, blackberry, holly and broom) from our property and the adjoining pathway in front of our property as good stewards who truly do value the land, water and a clean planet. We take ocean plastics that wash ashore to the the Ocean Plastic Depoit and have always watched out and reported poachers who abuse our fishing guidelines. We love our property and if you feel that SCRD would be in a better position to look after it than us, I believe you are wrong. The board does not have adequate resources to do even a portion of what we voluntarily do and love.


I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,



Margaret MacDonald and Gordon Dockstader

 Sechelt BC

July 15, 2024

Sunshine Coast Regional District

1975 Field Road, Sechelt, BC

RE: Zoning Amendment Bylaw No. 722.9 & 337.123

Letter of Opposition

Dear SCRD Council,

On behalf of my Mother-In-Law – Patricia Andrew – and the entire Andrew Family, we would like to voice our concern and acknowledge the immense negative impact that this current amendment would have on countless homeowners along the Sunshine Coast.

As a single mother with three kids, my Mother-In-Law looked to the Sunshine Coast for solace in the early 90's. She wanted a place that she could take her kids – to escape city-life and to create memories for her young family. She purchased a modest piece of lakefront property in 1990 for \$60,000 on Sakinaw Lake. She recognised that this was a risky endeavour, but she took the plunge to invest along the Sunshine Coast, when it was early days. She had the foresight to buy this property to keep her kids out of trouble in the summers, and to have a place where her kids, grandkids, and family could convene as the years went on. She has been a law-abiding citizen her entire life – devoting her time to her community. She has paid her property tax every year for 34 years. Sakinaw Lake is where her life is. This is where her retirement is. This is where her family comes together. This amendment (without deeper research and public input) is careless, invasive, and undemocratic.

The proposed amendment takes existing homes with existing structures and negates years of time and investment spent on these properties.

Continual changes to regulation coming at property owners from various ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

Just as the BC Government and Shíshálh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

This is not about the resistance to change, or the journey we are all on to reconciliation. This is about listening to the residents along the Sunshine Coast, and taking an approach that is rationale, reasonable, and humane.

Thank you for your time. We are optimistic that the voice of residents will be heard in this decision.

Sincerely,

Marina Andrew

on behalf of The Andrew Family:

(Patricia Andrew, Brock Andrew, Allison Andrew-Harris (Dave Harris), Mike Andrew (Chelsea Andrew), John Christopherson. Grandkids: Tessa Harris, Stella Harris, Abby Andrew, Emily Andrew, William Andrew, Henry Andrew, Isabel Andrew, Grace Andrew, Hugo Dunn, & Finnigan Dunn)

Ticket Subject: Comment on Riparian bylaw amendment

History

Mon Jul 15 08:56:21 2024 **Mark Chernoff** [REDACTED] Ticket created
To: publichearings@scrd.ca
Subject: Comment on Riparian bylaw amendment
From: "Mark Chernoff" [REDACTED]
Date: Mon, 15 Jul 2024 08:56:00 -0700

July 15, 2024

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and Shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

I please request a NO vote at this time so the true depth of the impacts can be determined and the true benefits revealed so a balanced approach to the desired protections results.

Thank You

Regards,

Mark Chernoff

[REDACTED]

July 15, 2024

Melanie and Ron Fyfe

Roberts Creek, BC V0N 2W6

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

Dear Sunshine Coast Regional District,

We are writing to express our total opposition to the proposed Zoning Amendment Bylaw 337.123 and Bylaw 722.9.

The proposed changes of these bylaws would inflict significant economic hardship on a very large number of property owners within the SCRD whose properties are located on or next to a waterway, whether the ocean, a creek, stream, lake, or pond. Given the nature of the unique topography of the Sunshine Coast, these types of properties represent a huge proportion of the area. Are you even aware of the number of streams that exist in Roberts Creek alone and the number of properties that would be affected?

While we agree in principal with these changes for new construction, it is completely unfair and illogical that existing homes should not be grandfathered. The changes would in effect mean that many homeowners would be unable to rebuild or repair their homes in the event of a fallen tree, a fire, or normal deterioration. At the very least, existing homes should be grandfathered. Designating them as "non-conforming legal" would present an extremely unfavourable outcome for resale of said properties, resulting in enormous reduction in property values.

Aside from the financial impact, the changes would create enormous physical challenges if these homes were forced to be relocated from their existing footprint, resulting in possible further reduction of enjoyment for the owners of said properties.

As residents who have chosen to live here because of our love and reverence for the physical environment, we are committed to respecting and preserving our natural surroundings. These proposed changes, however, seem to have no basis other than the stated goal of being in line with provincial regulations. The process by which these proposed changes have been introduced is undemocratic. With the exception of the requisite newspaper announcement, there was no public consultation until now. For example, one of our friends on Beach Avenue had no idea of these proposed changes until we told him about it today. We expect more from our local government than this minimal consultation in a situation where so much is at stake for so many residents.

The SCR D must exempt and grandfather those existing homes that meet the current setbacks for riparian zones.

Respectfully,

Melanie and Ron Fyfe

Ticket Subject: Re: By-Law Amendment

History

Mon Jul 15 07:14:38 2024 [REDACTED] Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: Re: By-Law Amendment
From: "mherberts@aol.com" [REDACTED]
Date: Mon, 15 Jul 2024 14:14:17 +0000 (UTC)
CC: "Michael Herberts" [REDACTED]

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed. I suggest that at the very least, there be grandfathering clauses in place in the event an existing structure is destroyed so it may be rebuilt in the same position it was albeit possibly conforming. The proposed by-law changes do not factor in that for some properties, the setbacks proposed may render the property non usable. I suggest that you show us the science which that has been applied to confirm that the additional setbacks will actually have a positive impact environmentally over the current existing setback requirements.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Respectfully,

M. Herberts

Ticket Subject: FW: Letter to SCRD

History

Mon Jul 15 11:57:21 2024 **Michael Templeton** [REDACTED] Ticket created

Subject: FW: Letter to SCRD

From: "Michael Templeton" [REDACTED]

To: publichearings@scrd.ca

CC: [REDACTED]

Date: Mon, 15 Jul 2024 11:57:05 -0700

Dear SCRD Council

I am a property owner on Sakinaw Lake in your district and would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

I believe that the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed. As you are aware we as waterfront (lakeside) property owners have been faced with changes in the dock and foreshore area from the provincial government and first nations recent attempt to manage dock and foreshore areas. Your proposed changes do not appear to be in sink with this process.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated without a full and complete inclusion of the property owners' considerations.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Thank you for your attention to this matter and consideration of my comments.

Kind Regards

Michael Templeton

[REDACTED]
Garden Bay, B.C.

Ticket Subject: Amendments to Zoning Bylaws 337 and 722

History

Mon Jul 15 21:08:23 2024

[Midge Meeres](#)

Ticket created

To: publichearings@scrd.ca

From: "Midge Meeres"

Subject: Amendments to Zoning Bylaws 337 and 722

Date: Mon, 15 Jul 2024 21:08:13 -0700

Please accept this correspondence as a yelling from the rooftops NO to the proposed "housekeeping" and other changes to Bylaws 337 and 722.

It has been claimed that these changes are necessary to bring these SCRD bylaws into alignment with Provincial legislation. Isn't this the same Province that was using one marine (oceanic) biology report to justify changes to freshwater streams and lakes with regards to docks, ramps and boathouses etc.? How can you genuinely look your constituents in the eye and say, they know best?

You have a Letters Patent that presumably states (I cannot confirm as nowhere on your website is it posted - another shoddy oversight) that the Province has handed the SCRD the right to write your own bylaws given your unique "knowledge" of the areas you represent. Your own APC for Area A has stated that the SCRD should slow down and give more careful consideration to the proposed changes. Yet you are ignoring your own committee's findings.

We all know that the Sunshine Coast has an affordability problem and making all property owners, except those governed by Sechelt or Gibsons, constantly provide costly reports will only make the area more unattainable for families. In addition, apparently Sechelt and Gibsons don't have to worry about what the Province thinks, so why do we? (Yes, I am aware that these locations are not in your jurisdiction which makes it more glaring that you are trying to ram this through. Do they not have the same environmental concerns?).

There are any number of reasons why these amendments are a bad idea, many of which have been eloquently stated by the numerous and various communications you have received in the past few weeks. Stop.... listen to their reasoned objections. There is no rush. Given the many other much more pressing matters happening on the coast, shouldn't those be the priority?

Sincerely,

Full time resident Area A

Ticket Subject: SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

History

Mon Jul 15 11:46:29 2024 **Nadine Harding** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 11:46:10 -0700
To: publichearings@scrd.ca
From: "Nadine Harding" <[REDACTED]>
Subject: SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

July 15, 2024

Planning Department
Sunshine Coast Regional District
1975 Field road, Sechelt, BC, V7Z 0A8
via [email: publichearings@scrd.ca](mailto:publichearings@scrd.ca) (<mailto:publichearings@scrd.ca>).

Dear Sunshine Coast Regional District Planning Department,

I am writing to formally **oppose** SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

My concerns are as follows:

- 1. Lack of Scientific Basis:** The proposed amendments appear to be speculative, lacking scientific validation. Decisions driven by emotional reactions and fear can be detrimental. While I acknowledge the environmental impact of human activities, implementing arbitrary laws does not address the core issues.
- 2. Geographical Considerations:** The Sunshine Coast's unique geography—situated between mountains and the ocean with numerous streams—warrants distinct zoning regulations. Adhering strictly to provincial standards, without considering our unique topography, would result in extreme impacts on our community compared to other regions in British Columbia.
- 3. Separation of Construction Laws:** There must be a clear distinction between regulations for new constructions and existing dwellings. These categories have different requirements and should be treated accordingly. I recommend including a grandfather clause or removing the term "reconstructed" from Section 5.16.2 to address this issue.
- 4. Impact on Historical Homes:** Restricting the ability to repair homes, particularly those with historical significance, is unjust. For instance, my home in Roberts Creek is one of the original houses, with a rich history cherished by past owners. The proposed bylaws seem to overlook the importance of preserving our community's heritage and wrongly assume all residents are developers. Our community is deeply committed to environmental stewardship and historical preservation.
- 5. Economic Consequences:** Increasing the buffer zones would significantly devalue properties, leading to a drop in property taxes and subsequent funding challenges for local programs. Residents might be compelled to seek services in Vancouver, undermining local culture. As a biologist, I advocate for investing in local resources—farms, cultural events, sports, and medical facilities—to foster sustainability and community resilience.
- 6. Hardscaping Definitions:** The definition of hardscaping in Part 12 could harm the shoreline and pollute rivers. Designated pathways will protect wild areas, and retaining walls will prevent shoreline erosion and contamination, especially near roadways. Properly constructed campground pads also protect natural areas. The ambiguous wording suggests a lack of professional input and could lead to environmental damage.
- 7. Community Engagement and Transparency:** The development and implementation of bylaw amendments should involve thorough community engagement and transparent decision-making processes. It is essential that residents have ample opportunity to voice their concerns and contribute to the planning process to ensure that the bylaws reflect the needs and values of the community. I feel this has not been achieved and this bylaw amendment requires further time to evaluate.

For these reasons, I respectfully oppose SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

Sincerely,
Nadine Harding
Roberts Creek

Ticket Subject: Proposed Changes to the Riparian Area and Ocean Setbacks

History

Mon Jul 15 17:04:16 2024 **Nancy G.** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 17:03:51 -0700

Subject: Proposed Changes to the Riparian Area and Ocean Setbacks

From: "Nancy G" [REDACTED]

To: publichearings@scrd.ca

To Whom It May Concern:

I am writing to express my strong opposition to the proposed amendment to the riparian setbacks in Pender Harbour, British Columbia.

The Pender Harbour area was founded before roads existed on the coast. As a result, many homes were built near to the ocean as boats were the only means of transportation at the time. In most cases, the 7.5m setback was adhered to. It is my sincere belief that should the proposed changes come into effect, these homes will be grandfathered. Our home is almost 70 years old and adheres to the 7.5 m setback. However, should it be damaged by fire, we would not be able to rebuild on our property. Not only does this potentially limit the future use of our property, but it will impact the value of our land as anyone who wants to purchase the parcel will not be able to remodel or rebuild on the property. The homes in Pender harbour have existed along the shores since the areas were first developed. As a result, I am opposed to the proposed changes. Should the amendment be passed, it is imperative that it only apply to new developments or subdivides. Historical homes in the harbour must be protected.

Additionally, Pender Harbour has a very rugged coastline. With the new proposed changes, there will be properties in the harbour that will become impossible to build on. There needs to be flexibility within the act to accommodate lots that are very steep. Similarly, there are lots along the coast that are between the ocean and the Sunshine Coast highway. If these proposals are adopted, there will be properties that will be unable to be built on as they will be too close to the highway. There cannot be a one size fits all ruling to meet the requirements of the entire coast.

Pender Harbour residents are still reeling from the recent dock management plan fiasco as well as the suggested proposals to the land act. In fact, both of these proposals are still in limbo and there is currently a court case going to the Supreme Court to resolve this issue. Why is the SCRD adding fuel at this particular time to an already highly volatile situation by adding a third set of proposals to the mix. I strongly suggest that the SCRD table this proposal until both the dock management plan and the land act have been resolved.

As a property owner in Pender Harbour I strongly oppose the proposed changes to the Ocean Setback and I can assure you that unless the elected officials begin to listen to the constituents, I will certainly NOT be supporting the NDP government in the next election.

Sincerely,

Nancy Gordon
[REDACTED]

July 14, 2024

Sunshine Coast Regional District
Board of Directors

Re: Proposed Zoning Amendment Bylaw 722.9

As property owners in Elphinstone, we write to oppose the adoption of the parts of proposed *Bylaw No. 722.9* that would insert a new section 5.16.3 and definition of “hardscaping” into *Bylaw No. 722, 2019*.

The Regional District is, of course, mandated to ensure that its bylaws satisfy the requirements of the Province’s riparian areas assessment regime. However, these proposed new provisions would exceed the provincially mandated requirements and would be, to that extent, incongruent with the provincial regime.

Under the provincial regime, a Qualified Environmental Professional (“QEP”) sets the size of a Streamside Protection and Enhancement Area (“SPEA”). The proposed new provisions would effectively expand the QEP-established SPEA by creating an additional 5-metre wide zone in which the property owner would be foreclosed from siting any kind of structure or human-made material.

This would be a burdensome constraint on many property owners. By way of example, if a 1,000 foot-long SPEA is established on a property, the proposed new provisions would effectively deprive the owner of important rights of use on over 16,000 additional square feet of their property.

The primary rationale given for the proposed new provisions is that some property owners have encroached on a SPEA when siting structures and hardscaping along the boundary of the SPEA, and that costly and time-consuming remediation processes have been made necessary as a result of such encroachment. But, with respect, there is no guarantee that property owners who encroach on a SPEA will not further encroach on an additional 5-metre zone beyond a SPEA. And the proposed new provisions would unfairly penalize the great majority of property owners who understand and are prepared to respect their responsibilities in relation to a SPEA.

It should be left to the QEP to establish an appropriate SPEA for a stream. If a property owner can site a structure or hardscaping in close proximity to the SPEA while respecting the integrity of the SPEA, the property owner should be permitted to do so.

We urge the Board to reconsider and reject these proposed new provisions.

Sincerely,

Nicholas and Marcus Bartley
 Elphinstone

Ticket Subject: Riparian and Shoreline Protection Bylaw Amendments

History

Mon Jul 15 11:32:47 2024 **jacqueline.neufeld** Ticket created
Date: Mon, 15 Jul 2024 11:32:47 -0700
From: "jacqueline.neufeld"
Subject: Riparian and Shoreline Protection Bylaw Amendments
To: publichearings@scrd.ca

July 15, 2024

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

TO WHOM IT MAY CONCERN:

We support science-based environmental stewardship but opposes these Riparian and Shoreline bylaw amendments as currently proposed due to their disproportionate negative impact on waterfront properties.

There hasn't been enough time for consultation with all stakeholders to determine what the unintended consequences of these decisions may be. We didn't even get our simple question answered that was submitted previously to your portal WRT grandfathering of existing structures.

We strongly urge the SCRD to PAUSE THE PROCESS and set up a small group from the Waterfront Protection Coalition to collaborate with SCRD representatives to agree on the solutions. Acting on behalf of ALL constituents, will ensure that any changes made are fair, justified, and beneficial for the community as a whole. Addressing these issues in partnership with local stakeholders will lead to better outcomes for both the environment and the residents of the SCRD.

Sincerely,

Norbert and Jacqueline Neufeld

Halfmoon Bay, BC

Ticket Subject: Riparian and Shoreline Protection Bylaw amendments

History

Mon Jul 15 12:46:09 2024 **Orly Givton** - Ticket created

CC: "leonard.lee@scrd.ca" <leonard.lee@scrd.ca>, "justine.gabias@scrd.ca" <justine.gabias@scrd.ca>, "kelly.backs@scrd.ca" <kelly.backs@scrd.ca>, "donna.mcmahon@scrd.ca" <donna.mcmahon@scrd.ca>, "kate.stamford@scrd.ca" <kate.stamford@scrd.ca>

Date: Mon, 15 Jul 2024 19:45:53 +0000

From: "Orly Givton"

Subject: Riparian and Shoreline Protection Bylaw amendments

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

July 15th, 2024

To Whom It May Concern:

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns :

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Orly Givton Nash

Ticket Subject: Opposition to the proposed bylaw amendments and request that you vote "NO" to these changes

History

Mon Jul 15 10:30:08 2024

Otis Perrick - Ticket created

Subject: Opposition to the proposed bylaw amendments and request that you vote "NO" to these changes

From: "Otis Perrick"

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 10:29:45 -0700

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO" on these changes.

Frequent regulatory changes from various Ministries and government levels must be considered collectively. The rights of citizens, communities, property owners, and business owners should be thoroughly evaluated before passing such significant bylaw changes.

It would be wise for the SCRD to wait for the completion of the Dock Management Plan (DMP) planning process. Any resulting changes should be integrated into a comprehensive approach to docks, foreshore, and riparian area usage and development across the Sunshine Coast, recognizing the diverse needs of different areas.

The complexity of the regulations and the level of bureaucracy make it incredibly challenging to stay informed and understand what is genuinely beneficial for our communities, rather than simply conforming to broad restrictions.

As a property tax-paying constituent, I find it unacceptable that the SCRD would consider bylaw changes restricting common law rights of waterfront property owners to access their properties as a mere 'housekeeping matter.' These changes impact property ownership rights, plans for properties, and their future and should be treated with the utmost seriousness.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns regarding the DMP, the SCRD should also take the time to understand the implications of these bylaw decisions before implementing them.

The video on the SCRD site does not detail the proposed changes adequately. While the riparian area of our lots is protected (usually the first 20 meters or 60 feet from the water), stairs to the lake have always been allowed. One proposed change is to prohibit any hard landscaping in riparian areas, including wood, rocks, stones, and gravel. Existing stairs would be allowed, but replacing or adding new hardscaping in the riparian area would be illegal, making upgrades or replacements impossible.

The passing of this bylaw would immediately render most summer cabins legally non-conforming. The long-term implications are unclear—will insurance be affected? Will future bylaw changes further erode our private land rights now that properties are legally non-conforming? Such retroactive changes threaten the property we have invested in and pay taxes on.

I urge the SCRD Council to reconsider these proposals and recognize the profound impact they would have on our community.

Sincerely,

Otis Perrick

Garden Bay

History

Mon Jul 15 18:53:02 2024 **Pat Elgie** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 18:52:27 -0700
To: "publichearings@scrd.ca"; publichearings@scrd.ca>
From: "Pat Elgie" [REDACTED]
Subject: Riparian and Shoreline Protection Bylaw 722.9 and 337.123

I am emailing my opposition to the Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123 .Opposed to the lack of public notice or consultation to those that these will greatly affect.They will limit the ability to build walkways or pathways for safe access to the water front and docks.Are these Bylaw amendments for new construction only or will existing properties be grandfathered.To address fire safety concerns Firesmart urges property owners to clear away some vegetation to limit fuel for fires.These changes if implemented will greatly affect both usability and property values to existing properties.Being a SENIOR this is causing undue stress and possibly financial burden.I URGE the SCRD to vote down the proposed amendendments.

Thank you for your time.Sincerely Pat Elgie.

History

Mon Jul 15 13:45:15 2024

Patty Zimmerman

Ticket created

Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

From: "Patty Zimmerman"

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 13:44:56 - 0700

Dear Members of the SCRD Board,

I am writing to express my strong opposition to the proposed bylaw changes concerning riparian zones within our community. As a property owner and resident deeply invested in the responsible stewardship of our environment, I feel compelled to address several critical concerns regarding these changes.

The proposed further setbacks severely restrict the use of our land, effectively making it impossible to utilize our properties as intended. It is unreasonable and unjust to prohibit the rebuilding of structures in the event of fire or other natural disasters. While the protection of water resources and the environmental impact is undeniably important, it is essential to differentiate between the needs and capabilities of small cottage properties and those of large commercial or residential developments.

We all share a commitment to preserving the pristine nature of our province and are actively involved in efforts to protect it. However, it is evident that our voices are not being heard, and reasonable solutions are not being provided. The proposed bylaw changes risk rendering many properties non-conforming, which could have significant economic impacts and jeopardize the future use of our land.

The protection and equitable use of land must be balanced and not disproportionately benefit one group over another. The current array of bylaw changes, including the undetermined Dock Management Plan (DMP) regulations, must be coordinated with the overall plan for riparian zones to ensure a comprehensive and fair approach. It is unreasonable to expect property owners with water access to have dock allowances (if this even goes through) without means to access their properties once reaching the shoreline.

Decision-makers must have a clear understanding of these complex situations. The proposed bylaw changes have far-reaching impacts on our participation in our land and community. As taxpaying citizens of this province and country, we deserve to be heard and not merely subjected to public meetings that seem to serve as a procedural formality.

I urge the SCRD to reconsider these bylaw changes and work towards a more balanced and reasonable approach that considers the needs of all stakeholders. Our community's economic stability, future land use, and our role in protecting the environment depend on it.

Thank you for your attention to this critical matter. I look forward to your response and the opportunity for further dialogue.

Sincerely,

Patricia Zimmerman

History

Mon Jul 15 19:48:26 2024 **Paul Cosulich** Ticket created

From: "Paul Cosulich"

Subject: Your attempt at calling a huge major change a house keeping item

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

Date: Tue, 16 Jul 2024 02:47:57 +0000

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns

New Buffer Zones: The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.

Effect on Property Use and Value: Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?

Privacy and Sightlines: Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?

Housekeeping Items: Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?

Change in Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

Propane Tanks: For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?

Dock Ramps and Structures: Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

Fire Concerns: FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and first Responders. Why create a buffer that would make these safety measures even more difficult?

Urgency and Justification: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

Enforcement Issue: The expanded buffer zone creation is akin to a solution in search of a problem.

Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

Economic Impact: These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback: Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Paul Cosulich

[REDACTED]

Gambier

[REDACTED]

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

History

Mon Jul 15 16:01:47 2024

Ticket created

To: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca, publichearings@scrd.ca

From:

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

Date: Mon, 15 Jul 2024 19:01:25 -0400

Dear SCRD Council,

I would like to send in this email in to express my opposition to the proposed bylaw amendments regarding riparian and shoreline protection and request that you vote "NO" to these changes.

I have watched the videos you posted onto your website, and I don't believe they actually tell the full impact to us as property owners. Your use of the word "housekeeping" to explain these changes to bylaws is frustrating because they appear to me, to have long-standing negative implications to me, the ability to access to the water, and my family in the future.

We have been property owners for 50+ years at Sakinaw Lake, and have a cabin that is inaccessible by automobile. I believe these changes would impact our family and ability to access and use the property significantly. These changes are being pushed through without without fair dialogue, and input from the property owners who are mostly affected by these changes. These proposed changes seem to have far reaching (I would suggest "over-reach") consequences for cabin owners without real understanding of why these changes, plus the Dock Management Plan changes, and more are proceeding.

I am concerned that the changes you are proposing will have large implications to my family now and in the future, implications that are not clearly described, nor understood by you, me or anyone else. I urge you to understand these implications, talk to us (as property owners) and include us in a meaningful way to make changes consistent with good land use and what is practical for all areas of the Coast.

Thank you,

Paul Stapleton

(Property owned on Sakinaw Lake for 50+ years)

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns (**please choose the points that apply to you and include them in your letter**):

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
Perry Sanche

History

Mon Jul 15 10:45:23 2024 **Peter Muench** [REDACTED] Ticket created

To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: RE Proposed By [REDACTED]
From: "Peter Muench" [REDACTED]
Date: Mon, 15 Jul 2024 17:44:57 +0000

- Hide quoted text -

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Thanks,

Peter



Peter Muench | General Manager - Affiliate Dealer Network

Office: [REDACTED]

Cell: [REDACTED]

[REDACTED] Calgary, AB, T2C 4W1, Canada

 [\(https://www.facebook.com/ColdFrontTempControl/\)](https://www.facebook.com/ColdFrontTempControl/)  [\(https://www.coldfront.ca/\)](https://www.coldfront.ca/)



☐ SAVE PAPER - THINK BEFORE YOU PRINT

Image displayed inline above

Image displayed inline above

Image displayed inline above

Ticket Subject: Proposed bylaw amendments

History

Mon Jul 15 22:16:24 2024 **A & P Helfer** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 22:15:56 -0700
To: publichearings@scrd.ca
Subject: Proposed bylaw amendments
From: "A & P Helfer" [REDACTED]

Dear SCRD council,

I do not support this change and urge you to vote NO. These decisions could have an enormous impact on many of your constituents. If you enact these new bylaws, I believe you are neglecting the rights and interests of property owners.

Please reconsider.

Regards,
Petra Haas

Ticket Subject: Riparian Shoreline proposed bylaw changes

History

Mon Jul 15 12:05:21 2024

- Ticket created

To: publichearings@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca, leonard.lee@scrd.ca,
justine.gabias@scrd.ca

Subject: Riparian Shoreline proposed bylaw changes

From: "Randy Groves"

Date: Mon, 15 Jul 2024 12:04:51 -0700

Once again I,m writing too express my opposition to the proposed bylaw amendments 722.9 and 337.123. Why are you attacking waterfront property owners again? These proposed changes do nothing for protection of riparian areas the only thing it affects is the landowner. Who are we trying to please here with these changes? We currently have riparian bylaws in place province wide, why is that not good enough for the SCRD? Is the goal to remove all access to the lakes rivers and waterfront areas? There needs to be much more consultation with those affected by these proposed changes. What is the goal, because what is proposed is nonsense. I reside on this coast year round and there are many more serious issues for the SCRD to deal with other than attacking waterfront home owners again.

Ticket Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

History

Mon Jul 15 13:56:38 2024 **Randy Zimmerman** Ticket created
Date: Mon, 15 Jul 2024 13:56:03 -0700
From: "Randy Zimmerman"
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
To: publichearings@scrd.ca

Dear Members of the SCRD Board,

I am writing to express my strong opposition to the proposed bylaw changes concerning riparian zones within our community. As a property owner and resident deeply invested in the responsible stewardship of our environment, I feel compelled to address several critical concerns regarding these changes.

The proposed further setbacks severely restrict the use of our land, effectively making it impossible to utilize our properties as intended. It is unreasonable and unjust to prohibit the rebuilding of structures in the event of fire or other natural disasters. While the protection of water resources and the environmental impact is undeniably important, it is essential to differentiate between the needs and capabilities of small cottage properties and those of large commercial or residential developments.

We all share a commitment to preserving the pristine nature of our province and are actively involved in efforts to protect it. However, it is evident that our voices are not being heard, and reasonable solutions are not being provided. The proposed bylaw changes risk rendering many properties non-conforming, which could have significant economic impacts and jeopardize the future use of our land.

The protection and equitable use of land must be balanced and not disproportionately benefit one group over another. The current array of bylaw changes, including the undetermined Dock Management Plan (DMP) regulations, must be coordinated with the overall plan for riparian zones to ensure a comprehensive and fair approach. It is unreasonable to expect property owners with water access to have dock allowances (if this even goes through) without means to access their properties once reaching the shoreline.

Decision-makers must have a clear understanding of these complex situations. The proposed bylaw changes have far-reaching impacts on our participation in our land and community. As taxpaying citizens of this province and country, we deserve to be heard and not merely subjected to public meetings that seem to serve as a procedural formality.

I urge the SCRD to reconsider these bylaw changes and work towards a more balanced and reasonable approach that considers the needs of all stakeholders. Our community's economic stability, future land use, and our role in protecting the environment depend on it.

Thank you for your attention to this critical matter. I look forward to your response and the opportunity for further dialogue.

Sincerely,

Randy Zimmerman

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 07:53:41 2024 **julie** Ticket created

CC: "leonard.lee@scrd.ca" <leonard.lee@scrd.ca>

Date: Mon, 15 Jul 2024 14:53:21 +0000

From: "julie"

Subject: Riparian and Shoreline Protection Bylaw

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

To whom it may concern,
We are vehemently opposed to the amendments as they are currently proposed.
There has been insufficient notice and consultation to the public and waterfront owners.
These bylaws devalue our properties that we have worked for!
The safe access to our waterfront especially for those of us that have had waterfront property for over 40 years and are now seniors.
We thought we lived in a democratic society but it sure seems like it is becoming a dictatorship.
Enough is enough.
Brian and Julie Welch.

Sent from my iPad

History

Mon Jul 15 14:07:30 2024 Ric Arboit [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 14:06:59 -0700
To: publichearings@scrd.ca
From: "Ric Arboit" [REDACTED]
Subject: Vote No

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO."

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.

And these changes are punitive.

I urge the SCRD to wait until the Dock Management Plan (DMP) planning process is completed. Then, any changes should be incorporated into a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast. They must acknowledge the diverse needs of different regions and interests.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

There will be a significant backlash.

As a property tax-paying constituent, I find it unacceptable that the SCRD considers bylaw changes that limit waterfront property owners' common law rights to access their properties as merely a 'housekeeping matter.' These changes affect people's property rights, plans, and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for the coast. Allowing properties to fall apart essentially means fewer people will spend time on the coast. This will certainly lead to job losses — and impose an economic hardship on everyone, not just property owners.

Both the BC Government and shishalh First Nations have decided to listen to the community's response. I am optimistic they will take the necessary time to consider the consequences and community concerns regarding the DMP. I strongly encourage the SCRD to examine the implications of these bylaw decisions.

I am a lifelong environmental activist. I've served on the national board of one of Canada's largest environmental groups. And have been a founding member of two other environmental organizations. I'm all in favour of protecting riparian areas. I also favour protecting coastal forests and the animals that live in them. However, I notice governments are still approving massive clearcutting that's devastating to so many creatures, their homes, and our climate. The massive clearcutting has a much more significant negative impact on the environment.

Everyone I know takes care of the environment near their lakefront cottages. We are thoughtful and responsible.

I believe that unintended consequences come from every major decision. And I believe implementing these bylaw decisions will have severe unintended consequences that would be devastating to property owners like ourselves. And also hurt the much larger community as well.

Sincerely,

Ric Arboit

Ticket Subject: Objection to proposed changes

History

Mon Jul 15 10:56:48 2024 **Robert Burlin** Ticket created

Date: Mon, 15 Jul 2024 10:56:18 -0700

To: publichearings@scrd.ca, "Leonard Lee" <leonard.lee@scrd.ca>, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Subject: Objection to proposed changes

From: "Robert Burlin"

Dear SCRD Council and Area Directors,

As a lakefront primary residence property owner I would like to voice my opposition to the proposed bylaw amendments 722.9 337.123 and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Sincerely,

Robert Burlin

History

Mon Jul 15 16:23:32 2024 **Rockford Wells** [REDACTED] - Ticket created
To: publichearings@scrd.ca
Subject: Shoreline Protection Bylaw amendments No. 7225.9 and 337.123
From: "Rockford Wells" [REDACTED]
Date: Mon, 15 Jul 2024 16:23:03 -0700

To SCRD Board:

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?

Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration,

Rockford and Jane Wells

[REDACTED]
Hardy Island
[REDACTED]

Ticket Subject: Waterfront issue

History

Mon Jul 15 16:36:41 2024 **Rodger Upton** Ticket created
From: "Rodger Upton" [REDACTED]
Subject: Waterfront issue
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 16:36:12 -0700

Hi
I am fully against any changes proposed amendments
Limiting the avail for private docks, boathouses not to mention the impact on property values
Would you propose to adequately fund the loss
Really this whole matter is a very dangerous path and one clearly you have not fully considered
Thank you
Rodger Upton

Ticket Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

History

Mon Jul 15 10:54:16 2024 Rosi H. [redacted] Ticket created

Date: Mon, 15 Jul 2024 10:52:28 -0700

To: publichearings@scrd.ca

From: "Rosi H" [redacted]

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

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!

Rosi Hunter

[redacted]
Sechelt BC
V7Z 0A6



Ruby Lake Landholders Association (RLLA)
email: [REDACTED]

July 14, 2024

TO: Sunshine Coast Regional District

DELIVERED BY HAND TO:

1975 Field Road,
Sechelt BC, V7Z 0A8



on July 15, 2024

RE: Proposed Riparian and Shoreline Amendments Bylaws 722 and 337

Enclosed is an original of the submission, signed by 47 residents of Ruby Lake, expressing concern and opposition to the proposed amendments.

These four pages are being delivered to you with the expectation that they will form part of the official record of comments concerning the subject matter of the July 16 Public Meeting.

Thank you,

Andrew McFadyen, President

Ruby Lake Landholders Association

cc: publicmeetings@scrd.ca, leonard.lee@scrd.ca, justine.gabias@scrd.ca,
donna.mcmahon@scrd.ca, kelly.backs@scrd.ca, kate.stamford@scrd.ca

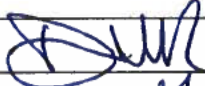











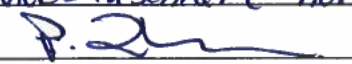

Enc: Submission , 4 pages

Submission to the Public Meeting of July 16, 2023 Regarding the Proposed Riparian and Shoreline Amendments to Bylaws 722 and 337

The property owners, and residents of Ruby Lake, wish to register that we support responsible environmental stewardship of our lake but are opposed to the amendments being proposed for the following reasons:

1. The creation of a 5 metre buffer zone is not required by law (Riparian Act). It can create an unjustified "no build, no hardscaping strip" behind (or through the middle) of our cottages or homes.
2. This buffer is a soft expropriation of a portion of our property, threatening safe access to our homes (many of which are located well within the 30 metre RAPR Assessment Area), safe access to the lake and limiting use and enjoyment of our property unnecessarily.
3. We do not feel you have considered the effect of the changes. For a small lot on Ruby Lake (100' x 200'), the buffer would prohibit virtually any improvements (including gravel, stairs or driveways) over 8% of the land area.
4. Nowhere in your notices or staff reports has this information been presented. We are concerned that the information provided has been misleading and that public input has been ignored. We object to the description of these changes as housekeeping items.

SIGNED:




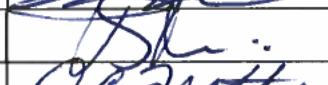

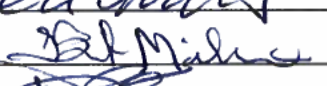

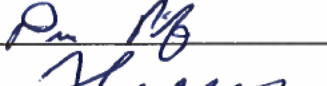


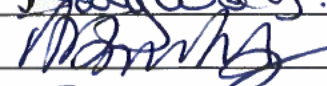
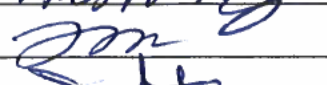


Name	Signature	E-mail
1 Darven Richter		
2 Cheryl Gower		
3 Edward Gower		
4 FRAN ANDERSON		
5 Lynn Macdonald		
6 MARILYN CLAYTON		
7 Todd Parker		
8 Liza Parker		
9 Leah Thomson		
10 Evelyn Thomson		
11 Jessica Taschner		
12 Nicole Taschner		
13 Paddy Thomson		
14 Kevin Hanson		

Submission to the Public Meeting of July 16, 2023 Regarding the Proposed Riparian and Shoreline Amendments to Bylaws 722 and 337

The property owners, and residents of Ruby Lake, wish to register that we support responsible environmental stewardship of our lake but are opposed to the amendments being proposed for the following reasons:

1. The creation of a 5 metre buffer zone is not required by law (Riparian Act). It can create an unjustified "no build, no hardscaping strip" behind (or through the middle) of our cottages or homes.
2. This buffer is a soft expropriation of a portion of our property, threatening safe access to our homes (many of which are located well within the 30 metre RAPR Assessment Area), safe access to the lake and limiting use and enjoyment of our property unnecessarily.
3. We do not feel you have considered the effect of the changes. For a small lot on Ruby Lake (100' x 200'), the buffer would prohibit virtually any improvements (including gravel, stairs or driveways) over 8% of the land area.
4. Nowhere in your notices or staff reports has this information been presented. We are concerned that the information provided has been misleading and that public input has been ignored. We object to the description of these changes as housekeeping items.

SIGNED:















	Name	Signature	E-mail
15.	GLENN SPENCE		
16.	Stuart Milne		
17.	BRUCE BROWN		
18.	Eva Tuttle		
19.	Al Milne		
20.	Deerick Sinden		
21.	DAN PIFER		
22.	Fritz Casey		
23.	Amelia Hicks		
24.	GARY WEEKS		
25.	ANDREW Buckley		
26.	Laura Bryce		
27.	Stephen Pelenko		

Submission to the Public Meeting of July 16, 2023 Regarding the Proposed Riparian and Shoreline Amendments to Bylaws 722 and 337

The property owners, and residents of Ruby Lake, wish to register that we support responsible environmental stewardship of our lake but are opposed to the amendments being proposed for the following reasons:

1. The creation of a 5 metre buffer zone is not required by law (Riparian Act). It can create an unjustified "no build, no hardscaping strip" behind (or through the middle) of our cottages or homes.
2. This buffer is a soft expropriation of a portion of our property, threatening safe access to our homes (many of which are located well within the 30 metre RAPR Assessment Area), safe access to the lake and limiting use and enjoyment of our property unnecessarily.
3. We do not feel you have considered the effect of the changes. For a small lot on Ruby Lake (100' x 200'), the buffer would prohibit virtually any improvements (including gravel, stairs or driveways) over 8% of the land area.
4. Nowhere in your notices or staff reports has this information been presented. We are concerned that the information provided has been misleading and that public input has been ignored. We object to the description of these changes as housekeeping items.

SIGNED:

	Name	Signature	E-mail
28.	Lorne Campbell		
29.	Andrew McFadyen		
30.	DEREK WILKINSON		
31.	REGINARD ABRAM		
32.	Randy Groves		
33.	Helga Grant		
34.	Wayne Grant		
35.	TERRY CLAYTON		
36.	Steve Myers		
37.	Peter Knowles		
38.	Kevin Hanson		
39.	Eric Abraham		
40.	Brenda Groves		
41.	Mary Cervenko		

**Submission to the Public Meeting of July16, 2023 Regarding the Proposed
Riparian and Shoreline Amendments to Bylaws 722 and 337**

The property owners, and residents of Ruby Lake, wish to register that we support responsible environmental stewardship of our lake but are opposed to the amendments being proposed for the following reasons:

1. The creation of a 5 metre buffer zone is not required by law (Riparian Act). It can create an unjustified “no build, no hardscaping strip” behind (or through the middle) of our cottages or homes.
2. This buffer is a soft expropriation of a portion of our property, threatening safe access to our homes (many of which are located well within the 30 metre RAPR Assessment Area), safe access to the lake and limiting use and enjoyment of our property unnecessarily.
3. We do not feel you have considered the effect of the changes. For a small lot on Ruby Lake (100' x 200'), the buffer would prohibit virtually any improvements (including gravel, stairs or driveways) over 8% of the land area.
4. Nowhere in your notices or staff reports has this information been presented. We are concerned that the information provided has been misleading and that public input has been ignored. We object to the description of these changes as housekeeping items.

SIGNED:

[illegible]

Ticket Subject: Riparian and Shoreline Amendments - Public Hearing July 16, 2024

History

Mon Jul 15 18:10:11 2024 **Ruby Lake Resort** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 18:09:22 -0700

To: publichearings@scrd.ca

Subject: Riparian and Shoreline Amendments - Public Hearing July 16, 2024

From: "Ruby Lake Resort" [REDACTED]

Ruby Lake Resort Ltd. is a small family owned and operated motel, campground and restaurant located near the shores of Ruby Lake and the Ruby Lake lagoon. The property surrounds the Iris and Billy Griffith Centre, built through community effort and community donations. The Cogrossi family donation helped transfer Ruby Lake Resort lands to create the nature interpretive centre.

My family and myself take environmental stewardship very seriously. We are active members and donors for: Pacific Wild, Sea Shepherd Conservation Society, PETA (Protection of Ethical Treatment of Animals), World Wild Fund for Nature, the Widdbird Trust and others.

Obviously, we are in favour of reasonable regulations to protect fish and amphibian habitat and have registered a preservation covenant against title to our lands to protect the pristine nature of the Ruby Lake lagoon - a habitat for many bird species, as well as amphibians and fish. Extensive resources and fund raising efforts have revived the wood duck, barnswallow and painted turtle populations in and around this property.

However, we are opposed to these proposed amendments for Area A.

Our property includes over 70 acres of pristine rocky, steep-sloped coastal rainforest. We have no immediate plans for subdivision but find the amendments relating to subdivision a serious overstretch. Already SPEA designated lands are excluded from the "usable land" definition. It makes no sense to also exclude this land from the definition of minimum parcel size.

Also, the exclusion of "occasional" water could mean 50% of the land in Area A would not be considered for subdivision - most of this terrain has some water covering it during the wet storms of winter and little of such water supports fish habitat. This is an extreme and unfair measure. Also, who makes the decision on water that is there only part of the time?

Again, very unfair. There will be more confusion, more applications, more delay, more expense - a real mess.

Finally the "buffer" and hardscaping amendments will create an unfair burden on property owners and prevent our ability to provide safe pathways for our guests. Many of our buildings are legally non-conforming and located closer than 30 metres to a freshwater lagoon (hotel units) and need constant upkeep of wooden steps, gravel paths, pavers and the like for safe access to the accommodation units.

The negative effect on fire prevention has also NOT been considered here.

Please reconsider enacting these amendments. We believe they are layering on confusing and contradictory regulation and go beyond provincial mandates. They are not fair and seem to be punishing many of us who work very hard to keep the flora and fauna of our lands and lakes healthy. Our business success depends on maintaining a healthy natural environment.

Given how undeveloped this area is, it seems wrong and counter-productive to burden landowners with increased regulation and costs through "housekeeping" changes that are hurting and not helping.

Please represent us and vote against these changes.

Sincerely,

Ruby Lake Resort Ltd.

-

Ruby Lake Resort and Trattoria Italiana

"Where nature is the first expression of art"

www.rubylakeresort.com (<http://www.rubylakeresort.com>)

Ticket Subject: SCRD Riparian and Shoreline Bylaw Amendments

History

Mon Jul 15 14:52:27 2024 **Ruth/Craig Carter** [REDACTED] Ticket created

To: publichearings@scrd.ca
From: "Ruth/Craig Carter" [REDACTED]
Subject: SCRD Riparian and Shoreline Bylaw Amendments
Date: Mon, 15 Jul 2024 14:52:03 -0700

I am writing to express my strong opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties and urge you to vote "NO."

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

Both the BC Government and shishalh First Nations have decided to listen to the community's response regarding the DMP. I am optimistic they will take the necessary time to consider the consequences and community concerns regarding the DMP. I strongly encourage the SCRD to examine the implications of these bylaw decisions.

I also have other concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Ruth & Craig Carter

[REDACTED]
Madeira Park, BC V0N 2H1

Ticket Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

History

Mon Jul 15 15:15:11 2024 **Sam Johnson** Ticket created
Date: Mon, 15 Jul 2024 22:14:46 +0000
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
From: "Sam Johnson"
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

- Hide quoted text -

Dear SCRD Council,

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation affecting property owners from various Ministries and levels of government need to be considered cumulatively. The rights of citizens, communities, property owners, and business owners must be taken into account before passing the proposed bylaw changes.

The complexity of regulation and the level of bureaucracy make it extremely onerous to be informed and to understand what is truly right for our communities, rather than merely acquiescing to broad restrictions.

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 this may be true for some locations, it is hard to understand why it is necessary for the entire SCRD. Furthermore, it seems insincere to claim that marginal protection of green infrastructure will materially compensate for the level of destruction caused by current logging practices on the coast.

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.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process are completed. Any resulting changes should be part of a holistic approach to docks, foreshore, and riparian area usage and development across the Sunshine Coast, recognizing the different needs in different areas.

Thank you for considering my concerns.

Sam Johnson
Madeira Park, BC.

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

Ticket Subject: Letter of Concern

History

Mon Jul 15 09:44:53 2024 **Sarah Ross** - Ticket created

Date: Mon, 15 Jul 2024 09:44:24 -0700

To: publichearings@scrd.ca

Subject: Letter of Concern

From: "Sarah Ross"

Dear SCRD Council,

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated with such disregard.

One begins to wonder the motivation for not listening to land owners who are extremely protective of the waters they live alongside. This is not a group of people who are exploiting or who are careless with the resources. They steward the land with great care and report those who do not. This would be known if during this process you had taken the time to visit and speak directly to these landowners as opposed to means that do not allow for personal interactions with those these changes directly impact. It seems short sighted and again motivation becomes a question on all landowners minds.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Kind regards,
Sarah

To the SCRD Board c/o publicmeetings@scrd.ca

I am writing to express my firm opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

My concerns are the following:

- **Not Based on Science:** Like the past efforts of the local and Provincial government, the bylaw amendments are not based on any proven scientific rationale, but are meant to allow agencies to feel good about their 'ecological progress' while ignoring their constituent's waterfront use requirements.
- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property.
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Does the SCRD consider the unintended consequences of the changes?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited, nor is there scientific reasoning given. Why then are these changes being proposed? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns while clearly imposing restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. No consideration is made for this fact.
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Will these structures be able to be maintained, repaired and replaced as needed? How has the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders.
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Is there a rush to implement these changes without a thorough review? This rushed process creates great distrust of government.

- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water.
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an obvious overreach by the government and are not in the broad community's best interest. They have the potential to greatly reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Scot Jarvis

Lund, BC

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns (see below) all have which have been expressed by hundreds of waterfront landowners. The SCRD and NDP government have no right to take away, reduce or change existing waterfront rights.

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement

issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Sincerely,
Scott Ackles

Ticket Subject: Proposed bylaws changing water access from private property

History

Mon Jul 15 17:23:58 2024 [REDACTED] - Ticket created

Date: Mon, 15 Jul 2024 18:23:36 -0600 (MDT)

Subject: Proposed bylaws changing water access from private property

From: "Scott Alexander" [REDACTED]

To: publichearings@scrd.ca

I am opposed to the proposed changes.

They are sweeping and will radically change the enjoyment of my property and its value with no benefit to the public you were elected to serve or to the quality of the environment we all share and value.

Your description of these changes as housekeeping speaks either to dishonest representation of the issue, an attempt to divert scrutiny, or a bureaucracy that needs to get out more and talk to people.

You need to put the brakes on these bylaws and meet with the people they affect and start by explaining how these changes will improve their lives, the economy and the environment.... And how you plan on enforcing them and at what cost to taxpayers....

And why on earth would you advance these changes in the midst of a fractious attempt by the province to remove docks and boathouses? The province has wisely tabled these changes for further review and consultation. You should do the same.

Thank you for the opportunity to comment.

Sent from my iPhone
[REDACTED]

Ticket Subject: Riparian and Shoreline Protection and Bylaw Amendment

History

Mon Jul 15 13:01:08 2024 Sharon Mey [REDACTED] Ticket created

From: "Sharon Mey" [REDACTED]

Subject: Riparian and Shoreline Protection and Bylaw Amendment

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

CC: "Leonard.Lee@scrd.ca" <Leonard.Lee@scrd.ca> [REDACTED]

Date: Mon, 15 Jul 2024 20:00:45 +0000

To Whom it may concern:

Our family has owned property on Sakinaw Lake for over 55 years. The property has a small cabin and sundeck with stairs and access to the dock at the waterfront.

For 55 years we have worked hard to improve the property and our community, particularly as it relates to protecting the natural environment. That stewardship is typical of most property owners on Sakinaw Lake, while also ensuring we enjoy the lake and our access to waterfront.

Please be advised that we are opposed to the Amendment as currently proposed. The impact of these proposals need to be carefully studied and discussed publicly and understood before being adopted in any fashion. The impact on safe access to waterfront, the different implications of freshwater vs saltwater locations, reduced land use and diminished property values could all be significant, with questionable commensurate corresponding benefit.

Property owners deserve safe access to their waterfront, safe access and egress to dock structures, and the ability to make repairs and improvements to existing landscape and structures as time passes.

A starting point for this would be an open and transparent process with adequate notice and public consultation. Until such time, we strongly oppose the amendments being considered.

Sharon Mey

Cell: [REDACTED]

July 14, 2024

Sunshine Coast Regional District
Board of Directors

Re: Proposed Zoning Amendment Bylaw 722.9

As property owners in Elphinstone, we write to oppose the adoption of the parts of proposed *Bylaw No. 722.9* that would insert a new section 5.16.3 and definition of “hardscaping” into *Bylaw No. 722, 2019*.

The Regional District is, of course, mandated to ensure that its bylaws satisfy the requirements of the Province’s riparian areas assessment regime. However, these proposed new provisions would exceed the provincially mandated requirements and would be, to that extent, incongruent with the provincial regime.

Under the provincial regime, a [REDACTED] Environmental Professional (“QEP”) sets the size of a Streamside Protection and Enhancement Area (“SPEA”). The proposed new provisions would effectively expand the QEP-established SPEA by creating an additional 5-metre wide zone in which the property owner would be foreclosed from siting any kind of structure or human-made material.

This would be a burdensome constraint on many property owners. By way of example, if a 1,000 foot-long SPEA is established on a property, the proposed new provisions would effectively deprive the owner of important rights of use on over 16,000 additional square feet of their property.

The primary rationale given for the proposed new provisions is that some property owners have encroached on a SPEA when siting structures and hardscaping along the boundary of the SPEA, and that costly and time-consuming remediation processes have been made necessary as a result of such encroachment. But, with respect, there is no guarantee that property owners who encroach on a SPEA will not further encroach on an additional 5-metre zone beyond a SPEA. And the proposed new provisions would unfairly penalize the great majority of property owners who understand and are prepared to respect their responsibilities in relation to a SPEA.

It should be left to the QEP to establish an appropriate SPEA for a stream. If a property owner can site a structure or hardscaping in close proximity to the SPEA while respecting the integrity of the SPEA, the property owner should be permitted to do so.

We urge the Board to reconsider and reject these proposed new provisions.

Sincerely,

Nicholas and Marcus Bartley
[REDACTED] Elphinstone

Ticket Subject: Support for Riparian Area Protection

History

Mon Jul 15 08:46:13 2024 **Sheila Page** [REDACTED] Ticket created
To: publichearings@scrd.ca
Subject: Support for Riparian Area Protection
From: "Sheila Page" [REDACTED]
Date: Mon, 15 Jul 2024 08:45:43 -0700

Dear SCRD Directors:
As a resident of the Sunshine Coast for the past 60 years I am very familiar with our terrain and the need to protect our slopes and shores.

I strongly 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!
Sheila Page

Ticket Subject: Zoning bylaw amendments 722.9 and 337.123

History

Mon Jul 15 09:35:51 2024 **Sheila Johnson** Ticket created
Date: Mon, 15 Jul 2024 09:35:20 -0700
To: publichearings@scrd.ca
From: "Sheila Johnson"
Subject: Zoning bylaw amendments 722.9 and 337.123

Dear SCRD Council,

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation affecting property owners from various Ministries and levels of government need to be considered cumulatively. The rights of citizens, communities, property owners, and business owners must be taken into account before passing the proposed bylaw changes.

The complexity of regulation and the level of bureaucracy make it extremely onerous to be informed and to understand what is truly right for our communities, rather than merely acquiescing to broad restrictions.

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 this may be true for some locations, it is hard to understand why it is necessary for the entire SCRD. Furthermore, it seems insincere to claim that marginal protection of green infrastructure will materially compensate for the level of destruction caused by current logging practices on the coast.

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.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process are completed. Any resulting changes should be part of a holistic approach to docks, foreshore, and riparian area usage and development across the Sunshine Coast, recognizing the different needs in different areas.

Thank you for considering my concerns.

Sheila Johnson

Madeira Park, BC.
Sent from my iPad

History

Mon Jul 15 17:26:19 2024

Ticket created

Date: Mon, 15 Jul 2024 17:25:55 -0700

CC: "Shirley Samples"

To: publichearings@scrd.ca

From: "Shirley Samples"

Subject: I support the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123

To SCRD:

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

The two amendments will bring SCRD bylaws in line with Provincial riparian and SPEA laws already in place and this makes sense.

I agree with the third amendment being proposed by Planning staff in an effort to avoid some of the issues facing development applications when a property/subdivision development has a riparian area or SPEA included in the lot plan..

There are strict laws about building in a SPEA zone on any property, this is to ensure the creeks, wetlands, lakes and ocean are protected.

I gather the staff has found that during building, the SPEA (riparian protected land) is being disturbed by machinery etc. When this happens, remediation has to take place to bring damaged land to its original natural state, this can be expensive (and if large trees are lost, may not be possible) and is time consuming for both district staff and property owners. In an effort to prevent this from continuing to happen this amendment has been proposed by planning staff.

This bylaw will give the property owners/builders a clear space to work AWAY from the protected area. SPEA are damaged, the tree will suffer and the creek will lose an important facet to remain a healthy waterway for fish ect. This is even more important in this time of unprecedented climate events.

These are **extremely important** to implement these changes to ensure protection of the riparian areas throughout the district. This area is imperative for healthy salmon habitat and these areas serve as a much needed wildlife corridor.

The new bylaws will ensure that any lot that includes a creek, wetland or shoreline will have sufficient area to build a house and ensure there is enough space to keep the riparian area intact with shade producing trees and native plants that benefit the fish and animals that rely on them for food and shelter. As the coast becomes more developed we will have to remain vigilant to keep the unique and special areas we enjoy here safe from development that encroaches on the natural beauty and wild areas of our home.

There is **one concern** regarding the phrase in the new bylaw that says "Any new use of land or a building is subject to the new bylaw." I live in a house that was built in 1947 and my whole lot is basically riparian area. My existing house location is well within the riparian area. If my house gets destroyed for some reason, I am concerned I cannot rebuild on my property. Also designating a septic field would complicate things further as my lot is thin.

I believe that existing buildings should be grandfathered in to ensure that I do not experience the inability to build again on my property.

Thank you.

Shirley Samples

Roberts Creek, BC
V0N 2W4

Ticket Subject: Bylaw amendments

History

Mon Jul 15 08:04:20 2024 **Stephanie Belich** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 08:03:34 -0700
To: publichearings@scrd.ca
From: "Stephanie Belich" [REDACTED]
Subject: Bylaw amendments

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Stephanie Belich
Sakinaw Lake BC

Ticket Subject: Opposition to Bylaws 722.9 & 337.123

History

Mon Jul 15 12:54:23 2024 **sue belisle** Ticket created

Subject: Opposition to Bylaws 722.9 & 337.123

From: "sue belisle"

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 12:53:54 -0700

I wish to go on record to oppose the Riparian & Shoreline Protection By law 722.9 and 337.123.

Based on inadequate information and timing I fail to see how changing these bylaws won't drastically affect my property value and safety of my dock and ramp. I am well above the water line so there is literally no affect to the shoreline. Given the proposed changes I would not be able to have a ramp as it is sheer cliff higher up so safety would be out the door. Since I just replaced this ramp several years ago with the guidance of scrd as to structure and waterlines- will the scrd be covering these costs to rebuild? Will they be reducing our taxes? Will we be reimbursed the loss of property value? Is the scrd looking to destroy the entire Sunshine Coast property values and housing market?

Why is becoming such a pain to live and reside peacefully on the sunshine coast? The whole reason I chose to retire here is to enjoy the waterfront property I purchased specifically for a deep water dock and ramp with a legal foreshore lease - which as you know is far more expensive than without. I put my entire life savings into this property?

Please listen to your community and protect our investments and ultimately your tax base.

S. Belisle

Mon Jul 15 22:34:30 2024

McGurk, Ted

Ticket created

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

From: "McGurk, Ted"

Subject: SCRD Riparian and Shoreline Bylaw Amendments

Date: Tue, 16 Jul 2024 05:34:04 +0000

CC: "Wife

Dear SCRD Council,

The continuous attack on Canadian citizens and British Columbians property rights has got to stop. I purchased my boat access only property, with after tax dollars, with the express intent of enjoying my waterfront property, including reasonable and safe access to the water. The constant barrage of Government regulation from all levels of government is too much. These are serious matters that greatly diminish property values, safety and enjoyment. Classifying this as a "housekeeping matter" is disingenuous at best, but I expect it is more than that. These sorts of actions, are why people don't trust government. With all that is going on already, why you would add fuel to the fire, at this time, is beyond me.

No one cares more about the environment around our lakefront properties than the owners. And in my experience all owners are very thoughtful and responsible in preserving the environment around their properties. I do not understand the need for these regulations and I seriously doubt those proposing them have thought thoroughly enough about the economic, safety and practicality of these proposed regulations.

Please do not pass these amendments

Your truly

Ted McGurk

Ted McGurk | Managing Director | Investment Banking | **TD Securities**

Vancouver, BC, V7Y 1B6

Internal

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

History

Mon Jul 15 07:44:25 2024 **Tracy Roach** [REDACTED] - Ticket created

To: publichearings@scrd.ca

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

From: "Tracy Roach" [REDACTED]

Date: Mon, 15 Jul 2024 07:44:00 -0700

Hello

I am writing to express my concerns with the proposed changes. I don't think any changes should be enacted before the DMP is put to rest. I also oppose a blanket change that does not take in the different riparian foreshores in the lakes as opposed to oceans. Furthermore, I am worried about access to my boat access property and ease of use. As both a taxpayer and a resident here, I feel that the SCRD are rushing in new restrictions without proper consultation. Thank you for taking my letter.

Sincerely,

Teresa Ellis

Sent from my iPhone

Ticket Subject: Amendments to shoreline and riparian

History

Mon Jul 15 18:16:31 2024 **Thomas Harris** Ticket created
Date: Mon, 15 Jul 2024 18:16:01 -0700
To: publichearings@scrd.ca
Subject: Amendments to shoreline and riparian
From: "Thomas Harris"

I am absolutely apposed to this poorly thought through set of amendments
Listening to a small select self appointed group that demands change while the majority of people are not in agreement is not good governance
The half baked concept tgat sunlight needs to reach every bit of sea bottom is not only laughable but also demonstrable to be incorrect
An example would be the previous large beds of kelp that have been lost which provided shelter from sun and predators for nursery fish
Let's stop blindly adopting ideas from these self appointed guardian groups and demand factual evidence prior to enacting harmful change on a wide group of land owners and boaters

Regards. Tom
Sent from Thomas Harris

History

Mon Jul 15 11:16:54 2024 **A G [REDACTED]** Ticket created

To: justine.gabias@scrd.ca, publichearings@scrd.ca

Subject: Submission to SCRD Board c/o Publicmeetings@scrd.ca

From: "A G" [REDACTED]

Date: Mon, 15 Jul 2024 11:16:24 -0700

To the SCRD Board and Administration team,

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

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have many concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use? On what independent scientific basis have these proposed changes been developed and what professionally qualified examination of the proposals was carried out and by whom?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review and effective public consultation?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Tony Geheran

Ticket Subject: Proposed Riparian Area and Shoreline Protection Bylaw Amendments

History

Mon Jul 15 18:29:55 2024 **Trevor Bell** [REDACTED] Ticket created

To: publichearings@scrd.ca

Subject: Proposed Riparian Area and Shoreline Protection Bylaw Amendments

From: "Trevor Bell" [REDACTED]

Date: Mon, 15 Jul 2024 18:29:25 -0700

CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties. I am the owner of a waterfront home in

Halfmoon Bay, which I built.

I have a number of concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance will be limited in their options to expand, replace, or alter buildings on their property. There will be owners who bought properties intending to replace existing structures? Will they be able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Ignoring Local Feedback:** The SCRD has ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

Finally, I would say it is disingenuous to describe the proposed bylaw amendments as "housekeeping" items. They are substantive and will have a material adverse effect on the value and usability of waterfront property and potentially will harm the local economy. The SCRD benefits from development revenues, increased property taxes and economic growth from the development and ownership of waterfront properties. The long term effect of the proposed bylaw amendments on these benefits has not been adequately considered. Economic studies of these impacts are required.

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
Trevor Bell

History

Mon Jul 15 13:39:18 2024

Vickie Morris

Ticket created

To: publichearings@scrd.ca

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Vickie Morris"

Date: Mon, 15 Jul 2024 13:38:54 -0700

CC:

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.

These are critical habitats and by protecting them from further erosion you also protect us.

Please approve the amendments!

Thank you!

July 12, 2024

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

The Waterfront Protection Coalition (WPC) is a group of waterfront property owners, stratas, lake community associations, co-ops, and organizations (marinas, boating clubs, tourism operators, commercial fishing, realtors, etc.) across BC, with strong representation in the SCRDP region.

The WPC supports science-based environmental stewardship but opposes these Riparian and Shoreline bylaw amendments as currently proposed due to their disproportionate negative impact on waterfront properties.

Concerns:

1. **Process:** Describing these changes as “tweaks” or housekeeping items is misleading. Public education and engagement have been lacking, and other Electoral Areas had extended periods for public consultation. It's unfair to label these significant changes to Area A as minor amendments.
2. **Increase in Ocean Setbacks:** Doubling oceanfront setbacks from 7.5 meters to 15 meters in Area A will diminish views, access, building site options, and property values. There is no provincial law we are aware of that requires this increase, and implementation will reclassify many homes as legal non-conforming along with rendering some lots as unbuildable. No impact assessment has been conducted to weigh these changes.
3. **Streamside Protection and Enhancement Area (SPEA) Buffer and Hardscaping:** SPEAs are determined by a Qualified Environmental Professional (QEP) for any development within 15-30 meters of a waterbody. Adding an extra 5 meters and prohibiting hardscaping will inhibit safe access to the water. This may have significant unintended consequences, such as prohibiting pathways, stairs and repair / replacement work around homes.
4. **Subdivision Changes:** The proposed exclusion of watercourses and SPEAs from the total land area available for subdivision, including areas covered by water whether or not they usually contain water, is excessive and unclear. This reduction in usable land will decrease the area available for subdivision, particularly in the Pacific coastal rainforest, where temporary water coverage is common. This change lacks clarity on who determines the areas affected and how it aligns with existing Riparian Areas Protection Regulations.
5. **Property Rights Concerns:** Members are concerned about the erosion of their property rights. The amendments impose burdens with little scientific justification and without assessing the negative impacts, such as property devaluation and limited access to water. These changes disproportionately affect some citizens and could harm the local economy, especially given the significant number of tourists and second-home residents.

Recommendations:

Given the significant concerns outlined above, we recommend the following steps be taken:

- **Pause this process** and set up a small group to collaborate with SCRD representatives to agree on the solutions.
- **Reconsider aligning Area A bylaws** with the rest of the Coast, as Area A has different land uses, density, topography, and more waterbodies than the other SCRD Electoral Areas.
- **Act on behalf of constituents** and assess changes based on the characteristics of the local region(s) affected, as opposed to accepting provincial or staff input by default.

We urge the SCRD to carefully consider the concerns raised by the WPC and our members. Implementing our recommendations, such as pausing the process to set up a collaborative group, reconsidering the alignment of Area A bylaws, and acting on behalf of constituents, will ensure that any changes made are fair, justified, and beneficial for the community as a whole. Addressing these issues in partnership with local stakeholders will lead to better outcomes for both the environment and the residents of the SCRD.

Thank you for your consideration.

The Waterfront Protection Coalition

History

Mon Jul 15 10:47:46 2024 **wendy.burlin** Ticket created

Date: Mon, 15 Jul 2024 10:46:56 -0700

To: publichearings@scrd.ca, "Leonard Lee" <leonard.lee@scrd.ca>, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

From: "Wendy Burlin"

Subject: Objection to proposed bylaws

SCRD COUNCIL and Area Directors

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns as a lakefront owner, this is our primary residence.

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Leonard Lee is our area A representative who understands our area and how seriously these totally unreasonable, unsubstantiated proposed changes will have.

Thank you for your consideration.

Sincerely,

Wendy Burlin

History

Mon Jul 15 13:59:00 2024

wr

Ticket created

To: "kelly.backs@scrd.ca" <kelly.backs@scrd.ca>, "Leonard.Lee@scrd.ca" <Leonard.Lee@scrd.ca>, "donna.mcmahon@scrd.ca" <donna.mcmahon@scrd.ca>, "kate.stamford@scrd.ca" <kate.stamford@scrd.ca>, "justine.gabias@scrd.ca" <justine.gabias@scrd.ca>

Date: Mon, 15 Jul 2024 20:58:34 +0000

From: "wr"

Subject: Riparian and Shoreline Protection Bylaw

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

Good afternoon,

I am absolutely opposed to the Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

As a reminder, the SCRD area has one of the highest # of kilometres of ocean shoreline in any local government in BC. Therefore it is incumbent on you to not blindly follow other District/Municipality/City bylaw changes in these matters but instead take the lead for other areas to reconsider and follow. Your decision will be the most impactful so I ask that you take the required time to give every issue your full consideration, listen to the citizen's valid concerns, and eventually only make the necessary changes that are proven to benefit all. We have made the SCRD our home for very good reasons and are highly invested in protecting it as property owners and for next generations to come.

Of note, I did attend the July 4 'open house' and found your team members had scripts rather than answers to logical questions and concerns. It seems there is an agenda to push these extreme changes through as quickly as possible considering you seem to be wanting to get them through this summer month while many citizens with legitimate questions and concerns are on vacation.

I have several concerns...

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

These amendments are an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Will Rascan

We are writing to express our opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have several concerns

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the

SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

We urge the SCRD to reconsider and vote down, or at least delay the decision, to allow for more public input to the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

William and Lynda Charlton



Garden Bay BC V0N 1S1

History

Tue Jul 16 11:22:54 2024 [REDACTED] Ticket created

Date: Tue, 16 Jul 2024 18:22:31 +0000

Subject: Re: Proposed Bylaw Amendments 722.9 and 337.123

From: "Allyson Nelson" [REDACTED]

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

Hello,

I have already written but want to re-emphasize my opposition to the above proposed amendments.

If you are required by provincial legislation to do something, then I sort of understand – but I still think if the legislation that has been passed is detrimental to the Sunshine Coast – and especially those of us directly affected – then staff & Board should be doing everything they can to not make the changes.

If any of your proposed amendments are not the result of legislation and are a “it would be nice” bureaucratic notion – then please, please – think about what staff has recommended and vote against these until A LOT more research is done – and you hear more from the public. After all, it's not OK for SCRD Directors and Staff – whose salaries, etc. we pay for through our taxes – to ignore what the public is saying. Unfortunately the SCRD has ignored feedback from the Local Advisory Committee.

Your proposed new buffer zones: Please refer to the photo of Portofino Italy I send a few weeks ago – for reference. The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs & pathways, limiting safe access to the waterfront and potentially make repairs to existing structures, including houses, commercial buildings, and docks (both residential & commercial), if these are located within the maximum Riparian Assessment Area. Repairs will be impossible or needlessly complex – do you have a plan to deal with these safety and accessibility issues?

Your proposed Amendments and their potential & expected impact on property uses and values: Properties not in legal compliance - which includes essentially all of John Henry's commercial property – means the proposed amendments are going to have a significant impact on the value of my business, as well as our ability to expand, replace or alter any of the buildings on my property.

The significant increases in water and oceanfront setbacks – they've been referred to as “housekeeping” items – that's not how this business views these issues – no part of my property would comply – again negating any ability to expand my business.

As John Henry's is fully located on ocean waterfront, it's become apparent there is no provincial law requiring the proposed ocean setback be increased. So, WHY is this being proposed, when everything that's proposed has a huge impact on the large volume of oceanfront properties, especially in Area A. Has anyone even studied why current setbacks are problematic/insufficient?

The proposals relating to dock ramps and structures is definitely a concern for a commercial marina operation. In light of the suspect advice provided by the biologist and other consultants for the Dock Management Plan – fully advising docks are unhealthy for our environment. Actually, the only living, healthy areas in Pender Harbour's harbour are under docks – not outside docks. Docks are not affecting the oceanfront environment. Our commercial dock has to be affixed to our upland property. How else could it be stable and available for our customers to access their vessels? Please, please consider the logical and long-term consequences of your recommendations. I'm not sure these consequences have been well and sufficiently considered. The boaters who arrive at our docks bring a very significant financial contribution to Pender Harbour – not just John Henry's, but to many other businesses in this harbour. If you make the survival of this and other commercial businesses impossible – then why would anyone come to live and work in the Pender area?

Why is there so much urgency to implement these changes/amendments? These are not urgent issues – and also conflict with existing provisions and the Office Community Plan adopted in 2018. Again, from the perspective of a tax payer who just wrote \$40,000 in property tax cheques – these are not urgent issues and unless the province absolutely demands these changes be made, there seems to be little urgency to either recommending or promoting passage of these amendments.

If you are having enforcement issues with respect to the SPEA, then solve that problem. But please don't solve the problem by adding hardship and decreasing property values.

When the Board and Staff recommend/propose amendments it's really, really critical that there is a deep understanding of the harm these actions may have on property values and economic growth. You are not operating in a bureaucratic vacuum, that does not appear to seriously consider the harm being done to taxpayers – who, I will remind you again, pay for your services. And I've used the word SERVICE on purpose. The SCRD Board and staff provide SERVICES for residents and businesses. Service provision does not mean services are removed, amended/changed, without substantial consultation – that includes a very specific analysis of the economic consequences of proposed changes. It's very difficult for this writer to understand the overreach I believe is happening with these proposed amendments and the harm they will have for the local economy and your tax-paying residents.

I reiterate and urge the SCRD Board to reconsider and VOTE AGAINST the proposed bylaws for ocean setbacks and riparian zones. Passage of these amendments will only cause hardship, with very little, if any, return.

Sincerely,

Allyson Nelson (Owner)
JH Marina & Resort Inc.

(dba John Henry's Marina & Resort)

Cell. [REDACTED]

Email [REDACTED]

Ticket Subject: In Favour of Riparian Areas and Shoreline Protection bylaw update

History

Tue Jul 16 10:41:43 2024

Ticket created

To: publichearings@scrd.ca, darren.inkster@scrd.ca, justine.gabias@scrd.ca, leonard.lee@scrd.ca, "Donna McMahon" <donna.mcmahon@scrd.ca>, alton.toth@scrd.ca, silas.white@scrd.ca, kate.stamford@scrd.ca, kelly.backs@scrd.ca

Subject: In Favour of Riparian Areas and Shoreline Protection bylaw update

Date: Tue, 16 Jul 2024 10:40:58 -0700

From: "amy brooks"

Good morning,

I am fully in favour of the bylaw update the SCRD has worked so hard on in the past several months or longer in order to protect riparian areas and shorelines in our beautiful community. These areas don't only benefit a few species, they benefit us all - and the generations to come - and I know in doing this work you were considering what is best for the most, not what is best for the few.

Thank you so much for the hard work you do. I recently attended a council meeting and was, once again, deeply impressed with the amount of reading, research, consideration, thoughtfulness, and respect for diverse opinions that is demonstrated by our local politicians. Being an elected official is not easy but it's such important work. Thank you again.

Kind regards,

Amy Brooks

Ticket Subject: SCRD Riparian and Shoreline Bylaw Amendments

History

Tue Jul 16 08:36:59 2024 [REDACTED] - Ticket created

To: publichearings@scrd.ca

Subject: SCRD Riparian and Shoreline Bylaw Amendments

From: "Beverly McGurk" [REDACTED]

Date: Tue, 16 Jul 2024 08:36:31 -0700

Dear SCRD Council,

I am writing you to express my extreme opposition to the proposed amendments and urge you to vote against this.

The continuous attack on Canadian citizens and British Columbians property rights has got to stop. I purchased my boat access only property, with after tax dollars, with the express intent of enjoying my waterfront property, including reasonable and safe access to the water. The constant barrage of Government regulation from all levels of government is too much. These are serious matters that greatly diminish property values, safety and enjoyment. Classifying this as a "housekeeping matter" is disingenuous at best, but I expect it is more than that. These sorts of actions, are why people don't trust government. With all that is going on already, why you would add fuel to the fire, at this time, is beyond me.

No one cares more about the environment around our lakefront properties than the owners. And in my experience all owners are very thoughtful and responsible in preserving the environment around their properties. I do not understand the need for these regulations and I seriously doubt those proposing them have thought thoroughly enough about the economic, safety and practicality of these proposed regulations.

Please do not pass these amendments

Your truly

Beverly McGurk

Ticket Subject:

History

Tue Jul 16 08:54:55 2024 **Bruce Prasloski** Ticket created
Date: Tue, 16 Jul 2024 08:54:26 -0700
From: "Bruce Prasloski"
Subject:
To: publichearings@scrd.ca

Dear SCRD Council

I would like to voice my opposition to the proposed Riparian Setback bylaw amendments and request that you vote "NO" to these changes. These changes are massive in scale and should be treated as such. Not flippantly passed as a housekeeping issue. To base such changes on "Best Practices" is farcical at best. Best for who and based on what particular scientific evidence. As a taxpayer, I feel the current amendments will have serious unintended consequences for many homeowners on the Coast. I respectfully ask you to take a step back, consider the implications, consult the public and those affected on a meaningful basis. Please do this by voting against the proposed amendments.

Sincerely
Bruce Prasloski

Garden Bay

History

Tue Jul 16 07:09:22 2024 **Bryce Kelpin** [REDACTED] Ticket created

To: publichearings@scrd.ca

From: "Bryce Kelpin" [REDACTED]

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

Date: Tue, 16 Jul 2024 07:08:53 -0700

I am the owner of a property on Sakinaw lake, which has only water access.

I wish to express my disapproval of the

Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123) on the grounds that:

- Inadequate public notice or consultation,
- Increase of waterfront setbacks and diminished land usage,
- Preventing safe access to the waterfront,
- Limiting the ability for docks and structures to be attached to land,
- Creation of buffer zones prohibiting installation of gravel, pavers, patios, decks, structures etc. within up to 35 meters from the water,
- Limiting the ability to alter or expand an existing structure, which would be made non-conforming, with the proposed changes
- Impact on property values

This bylaw would seriously affect my ability to access and enjoy my property.

We pay a great deal of taxes to the municipality for services we can never access such as fire etc. It is unreasonable that any efforts would be made to make it more difficult for me to even access my property or provide my own access to the waterfront in order to protect my property.

I would urge you to not pass this bylaw, and in particular, without further consultation with the affected individuals, such as myself.

Bryce and Morag Kelpin

[REDACTED]

Ticket Subject: Comment: Riparian and Shoreline Protection Bylaw

History

Tue Jul 16 11:12:17 2024 **D Russell** Ticket created
CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca
To: publichearings@scrd.ca
From: "D Russell"
Subject: Comment: Riparian and Shoreline Protection Bylaw
Date: Tue, 16 Jul 2024 11:11:41 -0700

I wish to register my opposition to the SCRD proposed Bylaw amendments relating to riparian areas. The amendment should be abandoned.

The amendment will have a significant negative impact on my ability to safely use and enjoy my property.

The proposed amendment will result in the destruction of the natural features of my off-grid, boat accessible property. My landscaping is intentionally designed to protect the native fauna while allowing me to access and enjoy this steep rocky property. This is a rainforest for about 10 months a year. Without my landscaping the slope up to my home would be a muddy dangerous path devoid of the beautiful mosses and grasses we currently love.

As it relates to area where I live the amendment is a solution to a problem that does not exist. If passed the amendment will lead to the destruction the natural beauty in this region.

Please, do the right thing.

Dan Russell
Area A

Ticket Subject: Comments on Riparian Area and Shoreline Protection Proposed Bylaw Amendments

History

Tue Jul 16 11:43:38 2024

Darlene Ramsum

Ticket created

From: "Darlene Ramsum"

Subject: Comments on Riparian Area and Shoreline Protection Proposed Bylaw Amendments

Date: Tue, 16 Jul 2024 11:43:03 -0700

To: donna.mcmahon@scrd.ca, justine.gabias@scrd.ca, kate.stamford@scrd.ca, kelly.backs@scrd.ca, leonard.lee@scrd.ca, publichearings@scrd.ca

Darlene Ramsum
Madeira Park, BC

July 16, 2024

SCRD Board % publicmeetings@scrd.ca (<mailto:publicmeetings@scrd.ca>).

Re: Public Comment in Proposed Bylaw Amendments

I am writing to express my opposition to the Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns but I will focus on those most relevant to my situation.

Proposed changes to buffer zones and ocean setbacks lack scientific rationale or at the very least it was not provided in the proposed amendments. In addition there does not seem to be any Provincial law requiring increased ocean setback. The amendments will have a major impact on dock ramps and structures that need to be attached to upland areas of a waterfront property. These structures are necessary for safe and reliable access to the water. It seems likely that changes to the bylaw will create a situation where the maintenance or replacement of the structure for safety purposes could be denied moving forward.

I am extremely concerned that the SCRD staff has referred to these proposed amendments as "Housekeeping Items"!!! These proposed amendments will have a major impact on property owners whether they are waterfront or inland properties. What is the reason for rushing this through to adoption without thoughtful review and discussion with citizens and stakeholders? I have to wonder if the Premier is pulling strings behind the scenes to push these amendments through. It feels very similar to the DMP fiasco as well as the Governments' attempt to sneak through changes to the Land Act. The culmination of these recent events that purposely ignored local citizen's concerns and feedback has created an environment of mistrust of local and provincial government.

Recent government overreach has been harmful to the local community in the SCRD. I am asking the SCRD Board to vote down the proposed bylaws that will have a huge impact on our properties and the local economy of the Sunshine Coast.

Sincerely,
Darlene Ramsum

Sample submission to SCRD Board c/o publicmeetings@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns (**please choose the points that apply to you and include them in your letter**):

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement

issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

David E. Williams

Ticket Subject: Riparian setback public hearing, July 16, 2024

History

Tue Jul 16 10:05:27 2024 **David Blair** Ticket created

From: "David Blair" <[REDACTED]>
Date: Tue, 16 Jul 2024 17:05:13 +0000
Subject: Riparian setback public hearing, July 16, 2024
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Attention Chair and Directors,

I am a long-time owner at Sakinaw Woods, a 30-lot bare land strata on Sakinaw Lake. You have heard from our President, Wayne Pledger on behalf of all of the Strata owners, and I expect many individual owners.

There is a one type of simplicity to the amendments---prohibiting everything is simple. But from the point of view of owners it appears not to be a housekeeping change but expropriation of use. It cries out for a more careful consideration of risk and benefit. For example, Sakinaw Lake is almost entirely steep side and level-controlled in a range of 18" A flood is not conceivable. The slopes are not developable in any building sense. But the prohibition of even a stone down-slope path to water would in many cases be a prohibition of water access and a claim of environmental harm doubtful. Such a policy appears to me to be unlikely to reduce land alteration infractions. I cannot accept that these are housekeeping changes, as suggested by staff. They are sweeping changes and punitive.

In addition to prohibition of lake access from the land the effects on riparian rights of access should be considered. On many lots, especially steeper-fronted, it appears we are permitted to get to land from the water but not get out and onto the land aided by the least "alteration". It is bad enough that the few with road access cannot get to the water. These changes mean water access owners will be unable to access their property, effectively prohibit building or renovation because of no or limit suitable access to deliver materials.

The net effect will be devastating economically for many individuals and businesses on the Coast as well as lead to job losses. There has been little information or scientific rationale provided. We cannot believe any property owner would welcome these extreme changes. Sakinaw Woods certainly does not.

It is puzzling to try to fit riparian area restriction to the dock management proposals now under discussion. Even the worst of the dock proposals were not a total prohibition. But the riparian proposals mean no path to dock and no man-made steel anchors on the land.

We suggest it would have been more productive if the SCRD had reached out and worked with the Provincial Government to develop a plan that integrates the dock management with riparian area protection. At a minimum, implementation should be deferred until the DMP process is complete. Then, a subsequent planning and consultation process could develop a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast that would acknowledge the diverse needs of different regions and interests.

I believe implementing these bylaw changes will have severe unintended consequences that would be devastating to property owners and the community. Both the BC Government and shishalh have finally understood this and have decided to listen to the community's response to their proposed draft DMP.

I encourage the District to do likewise and examine the implications of these riparian bylaw decisions.

Sincerely,

David Blair

Owner, Sakinaw Woods Strata.

History

Tue Jul 16 10:01:01 2024 **donna shugar** **Ticket created**
From: "donna shugar" **[REDACTED]**
Date: Tue, 16 Jul 2024 17:00:44 +0000
Subject: Riparian Area amendments to Zoning Bylaw No. 722.9 and 337.123
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Dear SCRD Directors:

I previously sent a letter concerning amendment #1 Parcel Area Calculation. I offer a slight correction to my comments:

I was mistaken when I stated that there was no definition of footprint in the BC Riparian Areas Regulations. In fact, the term footprint appears a few times in the definitions and applies in several different ways. However, my comment still holds that "footprint" is not synonymous with minimum parcel size. So my suggestions are still relevant. Here is what I am planning to say verbally at the public hearing related to the proposed amendment regarding parcel area calculation.

The staff report provided to the board in July 2023 states:

*"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."*

But that is not actually the wording in the bylaws. It does not say that the riparian area and SPEA are to be considered developable. In fact quite the opposite is true.

In relation to subdivision potential, Zoning Bylaw 722 refers to both a **minimum parcel area** which is to exclude such things as roads, community sewers and parkland (Note that the Riparian area and SPEA are not on this list) and a **continuous developable area** which requires certain minimums be achieved when the riparian area and SPEA as well as other concerns are netted out. In other words, Bylaw 722 already meets the provincial standard as stated in the above segment of the staff report. **The riparian area and SPEA are already removed from the calculation of continuous developable area for the purpose of subdivision. They do not need to be removed from the minimum parcel area calculation.**

Zoning Bylaw 337 has some more complicated and inconsistent language but the intent is the same and the language in the 2 bylaws could quite easily be brought into alignment without netting the riparian area and SPEA out of the minimum parcel size calculation.

In my previous written submission, I mentioned that the wording in the BC Land Act refers to both "**developable area**" and "**footprint**." I was mistaken in saying that the term "footprint" is not defined. In fact, it does appear in the definitions section of the act in a number of different ways, all related to areas of human disturbance, not subdivision. It appears that planning staff are equating developable area and footprint with minimum parcel size. But nowhere in the definitions could I find that relationship so I don't think that that leap of logic is appropriate. It could in fact unnecessarily reduce a property owner's ability to create new lots. And we all know we need new housing opportunities. I am not talking about runaway development. Density is controlled in our bylaws and I am not suggesting changes.

Instead, I propose that

- the definition of "continuous developable 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.

In my previous written submission I said that the proposal to net out the riparian area and SPEA from the minimum parcel size calculation may make sense on smaller lots. But on larger lots there is often plenty of room to build a house, outbuildings, driveways, septic field, gardens, etc *without* encroaching on the riparian zone and SPEA. Therefore I further recommend 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.

I would also like to offer this suggestion regarding the proposed shoreline amendments in Area A:

During my time as the Area D Director, the SCRD proposed a 15 meter setback from the natural boundary of the ocean to apply to Area D. This was met with intense opposition from waterfront property owners. In response we created a volunteer citizens' committee to look at the issues and make recommendations. This committee was comprised of Roberts Creek residents with relevant expertise and experience such as a geographer, a builder, and a developer, people who lived on the waterfront and people who lived inland but who enjoy recreating by the ocean and care about our beautiful foreshore and the creatures who depend on its health. This group of volunteers worked for several months learning about the science of the foreshore ecosystem and best practices. They engaged in meaningful discussion. They went on local field trips. In the end, while not all members agreed, they came up with recommendations that were accepted by the community and are in place in SCRD bylaws like 722 and the Roberts Creek OCP to this day. I suggest a similar approach to effective and meaningful community engagement be undertaken in Area A.

Thank you,
Donna Shugar, **[REDACTED]** Roberts Creek

Ticket Subject: waterfront setbacks

History

Tue Jul 16 10:46:19 2024 **Sladey Timber- Doug Sladey** [REDACTED] Ticket created

Date: Tue, 16 Jul 2024 10:45:59 -0700

Subject: waterfront setbacks

From: "Sladey Timber- Doug Sladey" [REDACTED]

To: leonard.lee@scrd.ca

CC: publichearing@scrd.ca

Hi Len,

We are writing to protest the SCRD's proposed changes to the waterfront setback regulations. We own 2 waterfront properties in Madeira Park that will be greatly influenced by these proposed housekeeping changes to the setback from the ocean. Both properties have homes on them , which now have been legally approved by the current setback standards of today. Property values on these parcels could plummet due to these setback changes. What will be the process for grandfathering in all existing structures that are currently legal under the old guidelines? When will this attack on Pender Harbour residents stop, 1st the SIB and the provincial gov,t on the dock changes, then the SCRD trying to ram through setbacks on waterfront property , with no reasonable e

explanation or proper consultation process ?

Regards,

Doug and Betty Sladey

Ticket Subject: support for amendments to Bylaws No. 722.9 and 337.123

History

Tue Jul 16 07:19:34 2024 **Prescott, Cindy** Ticket created
Date: Tue, 16 Jul 2024 14:19:13 +0000
From: "Prescott, Cindy"
Subject: support for amendments to Bylaws No. 722.9 and 337.123
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

I am writing to express my strong support for the proposed amendments to Zoning Bylaws No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD. As a practicing ecologist, I am aware of the critical importance of watercourses and riparian areas for biodiversity. Ecologically functioning aquatic and riparian ecosystems are also critical for proper hydrological function, which is extremely important in our current era of extreme weather events. As a resident of the Sunshine Coast, I would much prefer that we keep these areas ecologically functional than suffer the disruption and cost of infrastructure repair when extreme events hit the Coast.

Dr Cindy Prescott

Madeira Park, BC
V0N 2H4

Ticket Subject: Sakinaw Lake Riparian plan

History

Tue Jul 16 06:49:09 2024 **Eric Martin** [REDACTED] Ticket created
Subject: Sakinaw Lake Riparian plan
From: "Eric Martin" [REDACTED]
Date: Tue, 16 Jul 2024 13:48:46 +0000
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Dear SCRD Council,

My family and I have been made aware of bylaw changes which could affect our family cabin at Sakinaw Lake. This is a generational cabin, an original cabin going onto its 4th generation and we wish to continue with our responsible lake way of life. We aren't new owners or builders of large new houses on the lake. We like our Shady Lane shack just like it is.

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes. Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Regards,
Eric Martin
A Shady Lane family member.

History

Tue Jul 16 08:35:33 2024

George A M Smith

Ticket created

Date: Tue, 16 Jul 2024 08:35:19 -0700

From: "George A M Smith"

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

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.

The history of development verses environmental stewardship in North America is as long as the experience of colonialism and the arrival of Europeans on the continent. In general, governmental legislatures and agencies have traditionally supported economic development and human settlement over concerns of environmental sustainability and biodiversity maintenance. These practices have unfortunately continued apace, even as awareness of conservation science and traditional ecological knowledge have made it apparent that society must improve our stewardship standards if we wish to sustain the ecological functioning of the planet, including our own species.

The BC government must be commended for countering years of limited action and establishing improved regulations to protect BC watercourses and shorelines. In turn, the staff and board of the SCRD must be congratulated and supported for upping our local regulations in keeping with the intent of the province's actions. I urge you to remain steadfast in completing the amendment process for Riparian Area Protection.

Thank you for your work on this.

George Smith
Elphinstone Resident

July 16, 2024

Public Hearings

Leonard Lee

publichearings@scrd.ca

leonard.lee@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Dana Cameron



Ticket Subject: Riparian setbacks Public Hearing July 16, 2024

History

Tue Jul 16 10:38:44 2024 [REDACTED] Ticket created

Subject: Riparian setbacks Public Hearing July 16, 2024

Date: Tue, 16 Jul 2024 17:38:23 +0000

From: "Harry Grimm" [REDACTED]

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

CC: "Deborah Grimm" [REDACTED]

Attention Chair and Directors,

We have been on Sakinaw Lake for over 35 years and feel very fortunate to be a part of this lake community and the Coast at large. We are writing to express our strong opposition to the proposed Riparian Setback bylaw amendments being proposed by your staff. We strongly urge you to vote "**NO**." Why? **Yet again**, we are faced with more regulatory changes at very short notice, this time in the summer and without meaningful consultation. We are already facing a barrage of regulatory changes from different Provincial Ministries and various levels of government and feel very strongly your proposed changes must be evaluated as part of these broader changes. If you do not, you are neglecting the rights and interests of your citizens, communities, property owners, and business owners. These are **NOT HOUSEKEEPING** changes as suggested by staff. These are changes that are substantive and will affect people's lives and they are punitive.

As taxpayers, we also find it disingenuous and therefore unacceptable that the SCRD would consider bylaw changes that limit waterfront property owners' common law rights to reasonably access their properties. These changes affect people's property rights, plans, retirement savings and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for many individuals and businesses along the coast as well as lead to job losses. The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for our strata Owners to stay informed and understand what genuinely benefits our communities. There has been little information or scientific rationale provided. We cannot believe any property owner would welcome these extreme changes. We certainly do not.

We suggest it would have been more productive if the SCRD had reached out and worked with the Provincial Government to develop a **holistic plan** that integrated the Dock Management Plan (DMP) with your riparian plan. We expect that it is too late to do this now, but you should at least wait until the DMP process is complete. Then, a subsequent planning and consultation process could develop a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast that would acknowledge the diverse needs of different regions and interests.

Unintended consequences come from every major decision, and we believe implementing these bylaw changes will have severe unintended consequences that would be devastating to property owners like ourselves and the much larger community. Both the BC Government and shishalh have finally understood this and have decided to listen to the community's response to their proposed draft DMP. We are optimistic they will take the necessary time to consider the consequences and community concerns. We strongly encourage you to do likewise and examine the implications of these riparian bylaw decisions.

Regards,

Harry & Deborah Grimm
[REDACTED]

History

Tue Jul 16 10:53:05 2024

Ticket created

To: publichearings@scrd.ca

CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Date: Tue, 16 Jul 2024 10:52:41 -0700

Subject: Comments on Riparian Area and Shoreline Protection proposed bylaw amendments NO. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties

From: "Reid Robinson"

James Robinson
Madeira Park, B.C.

July 16, 2024

SCRD Board c/o publicmeetings@scrd.ca (<mailto:publicmeetings@scrd.ca>)

Re: Public Comment on Proposed Bylaw Amendments

I am writing to request and recommend that the SCRD pause any decision on the proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restriction on waterfront properties until a fair process is implemented under which all concerned parties are entitled to participate in crafting any amendments, or indeed, if any amendments are needed at all. In addition, the ridiculous notion that these proposed amendments are mere "housekeeping" initiatives shows a profound lack of respect towards Area A residents and the Local Advisory Planning Committee.

I have several concerns:

- Effect on Property Use and Safety:

As a high bank waterfront property owner, maintaining safe access to the ocean is paramount, in order to continue enjoying the benefits and privilege of owning a boat. Building access via paths, stairs or other structure represents a significant expense, as does the requisite maintenance.

- Effect on Property Value:

Any amendments, however minor, are going to have a negative impact on property values. If amendments are deemed necessary and justifiable, they should be crafted to have as minimal impact on property values as possible.

- Change in Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

- Dock Ramps and Structures: Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

- Fire Concerns: FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?

- Urgency and Justification: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

- Economic Impact: These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

James Robinson

Ticket Subject: SCRD Proposed bylaw amendments No. 722.9 and 337.123

History

Tue Jul 16 10:54:22 2024 **Jeff Barker** [REDACTED] Ticket created

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

CC: "Leonard.Lee@scrd.ca" <Leonard.Lee@scrd.ca>

Date: Tue, 16 Jul 2024 10:53:58 -0700

Subject: SCRD Proposed bylaw amendments No. 722.9 and 337.123

From: "Jeff Barker" [REDACTED]

We are residents of [REDACTED] Garden Bay, BC. We are opposed to the Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

Our concerns include:

- **Housekeeping Items:** Why are these proposed amendments portrayed as 'housekeeping items'? This is misleading in our view.
- **Urgency and Justification:** We see no urgent need to implement these changes before a thorough bylaw review and potential re-write.
- **New Buffer Zones:** The proposed changes will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic.
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the land? Are these able to be maintained, repaired and replaced as needed?
- **Economic Impact:** Have any studies or assessments been done on the economic impact of the proposed changes? These policies have the potential to reduce the value and usability of coastal and lake properties, potentially harming the local economy.
- **Local Feedback:** Comments from the local Advisory Planning Committee (which previously addressed many of these concerns) seem to have been ignored.

While we are supportive of efforts to protect riparian areas and shorelines, these amendments appear to be an overreach. They will reduce the value and usability of coastal and lake properties and potentially harm our local economy.

I urge the SCRD to reconsider, vote down the proposed bylaws, and act on behalf of local residents (i.e., don't just accept provincial and SCRD staff input without question).

Thank you.

Sincerely,
Bonnie and Jeff Barker

[REDACTED]

Ticket Subject: Riparian & Shoreline

History

Tue Jul 16 07:10:28 2024 **Jeffrey Peterson** [REDACTED] - Ticket created
To: publichearings@scrd.ca, "Leonard Lee" <Leonard.Lee@scrd.ca>
Subject: Riparian & Shoreline
From: "Jeffrey Peterson" [REDACTED]
Date: Tue, 16 Jul 2024 07:09:57 -0700

Hello - I urge you to vote no on amending the Riparian and Shoreline Protection Bylaw. First, these changes would have a significant negative impact on the ability of landowners to access adjacent water without meaningfully protecting the environment. Second, appropriate changes are premature until the Dock Management Plan is finalized. Third, this would be another nail in the coffin of the Coast's economy. Fourth, waterfront adjacent land owners are already exceptionally protective of the environment and existing riparian zone.

Sincerely,

Jeff Peterson

Ticket Subject: Proposed changes

History

Tue Jul 16 10:36:58 2024 [redacted] - Ticket created
From: "Joan Fisher" [redacted]
Date: Tue, 16 Jul 2024 10:36:29 -0700
Subject: Proposed changes
To: publichearings@scrd.ca

To whom it may concern
I am very worried about these proposed changes. I do not agree with them and would like to stop any further changes to riparian and shoreline protection by law.
There's needs to be more consultation before something big can happen. We are all tax paying members of society so if our voices could be heard that would seem to be the fairest way to proceed
Joan Fisher

Ticket Subject: Riparian & Shoreline setbacks

History

Tue Jul 16 10:04:25 2024 **joe.mcinnis** Ticket created

Date: Tue, 16 Jul 2024 10:03:55 -0700

Subject: Riparian & Shoreline setbacks

From: "joe mcinnis"

To: publichearings@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely, Joe Mcinnis

History

Tue Jul 16 05:30:40 2024 **John Flintoft** Ticket created

From: "John Flintoft"

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

Date: Tue, 16 Jul 2024 05:30:04 -0700

To: publichearings@scrd.ca

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Thank you for taking the time to read my email and consider these points.

Best regards

John Flintoft

Ticket Subject: Support for Riparian and Shoreline area protection

History

Tue Jul 16 10:49:27 2024 [redacted] Ticket created
Date: Tue, 16 Jul 2024 10:48:51 -0700
Subject: Support for Riparian and Shoreline area protection
From: "Jules Smith" [redacted]
To: publichearings@scrd.ca

This is a quick note of thanks to the directors for their leadership on this topic and to signal the support that exists but perhaps has not had the opportunity to be as vocal as those who are fighting against what clearly provides stewardship for the land, waters and future generations rather than the narrow interest of a small group of property owners.

Thanks,
Jules Smith

To the Board of the Sunshine Coast Regional District
Re: Zoning by law amendments 722.9 and 337.123.
July 16, 2024.

This is to inform you of my objection to the proposed by law amendments 722.9 and 337.123. What is most concerning is change to minimum parcel area calculation. Section 4.3 of by law 722 already excludes the streamside protection and enhancement area when calculating the required unencumbered area for the lot sizes. The result, by adding the SPEA area to minimum parcel size, is larger and fewer lots in a subdivision which require the same infrastructure, like roads, water lines etc, as smaller lots do. Thus the cost per lot increases and the end product becomes much more expensive for the eventual home owner. Also maintenance costs for the infrastructure becomes more expensive for the local government because of a diminished tax base. There already is an affordability problem on the coast and this amendment will only add to it with fewer homes being built.

Information guidelines provided by the SCRd online and at the open house refer to "following provincial guidelines". I have yet to find or be shown any such guidelines which require larger lots to protect the SPEA and larger lots will not prevent a contractor or home owner from encroaching into the area.

The SPEA is already very well protected during a rezoning or subdivision process with zoning by laws and development permits and OCP's. More public information and enforcement, rather than more red tape may be a better solution if there is an ongoing problem in these areas.

Also proposed section 4.3.1 (d) is confusing. Why would an area that is never wet, like a ravine or lowland which is not in a SPEA, be excluded from the lot area? Who makes the final decision on these areas and interprets the term "whether or not usually contains water"?

A SCRd information bulletin referred to these amendments as "housekeeping" and aligning with Provincial legislation. I for one would like to see more information regarding these points. Land use and minimum parcel size are being changed and more input is required when doing this.

I believe the vast majority of people in the real estate and home construction industry along with the general public are in total support of protecting the environment and riparian areas we work and live in. I also commend the SCRd and staff in for the protection provided for these areas which are already in place. Educating everyone living or developing property near a SPEA is the key to protecting it.

Regards
Larry Penonzek
BC Land Surveyor, (retired)



Ticket Subject: Bylaw considerations

History

Tue Jul 16 08:07:40 2024 **Leslie/Gordon Gaudet** [REDACTED] - Ticket created

Date: Tue, 16 Jul 2024 09:07:23 -0600 (MDT)

Subject: Bylaw considerations

From: "Leslie/Gordon Gaudet" [REDACTED]

To: publichearings@scrd.ca

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO."

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.

And these changes are punitive.

I urge the SCRD to wait until the Dock Management Plan (DMP) planning process is completed. Then, any changes should be incorporated into a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast. They must acknowledge the diverse needs of different regions and interests.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

Please reconsider your position

Sincerely,

Leslie Gaudet

Sakinaw Lake

Sent from my iPad

Ticket Subject: Proposed changes to bylaws for waterfront properties

History

Tue Jul 16 09:39:22 2024 **michele pearce** Ticket created
From: "michele pearce" [redacted]
Date: Tue, 16 Jul 2024 09:38:53 -0700
Subject: Proposed changes to bylaws for waterfront properties
To: publichearings@scrd.ca

To whom it may concern:

I wish to voice my opposition to these changes which will not only impact our enjoyment of the property it will affect and no doubt significantly decrease the property value.

I fail to see how you can proceed with these changes without public consultation and feedback!!

Michele Pearce
Madeira Park BC

Ticket Subject: Support for proposed Riparian Areas and Shoreline Protection bylaw amendments

History

Tue Jul 16 09:49:52 2024 [redacted] Ticket created
Date: Tue, 16 Jul 2024 09:49:32 -0700
Subject: Support for proposed Riparian Areas and Shoreline Protection bylaw amendments
To: publichearings@scrd.ca
CC: justine.gabias@scrd.ca
From: "Ovidiu Chis" [redacted]

For the record, we support the proposed Riparian Areas and Shoreline Protection amendments to two SCRD Bylaws (377 - Pender Harbour and 722 – SCRD), which we believe will clarify and strengthen environmental protection areas, and align the SCRD's policies with each other, and with provincial guidelines.

Best regards,

Ovid and Ioana Chis, [redacted] Halfmoon Bay

Ticket Subject: Riparian and Shoreline Bylaw amendments

History

Tue Jul 16 11:02:52 2024 **Rick Tidder** Ticket created
Subject: Riparian and Shoreline Bylaw amendments
Date: Tue, 16 Jul 2024 11:02:22 -0700
From: "Rick Tidder"
To: publichearings@scrd.ca

Opposed to Riparian and Shoreline Bylaw amendments as proposed.
Rick and Mary Tidder ,
Sent from my iPad

Ticket Subject: Proposed changes

History

Tue Jul 16 10:32:57 2024 **Ron Fisher** Ticket created
From: "Ron Fisher"
Date: Tue, 16 Jul 2024 17:32:38 +0000
Subject: Proposed changes
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

I am opposed to the changes that are proposed. I do not feel that they will benefit British Columbians nor do I feel they will make this province a better place to live
Ron Fisher
Nelson Island
Sent from my iPhone

History

Tue Jul 16 10:45:27 2024 **Ron Perrick Law Corp.** Ticket created
To: publichearings@scrd.ca
Subject: Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123
Date: Tue, 16 Jul 2024 10:45:12 -0700
From: "Ron Perrick Law Corp."

I am writing to express my family’s opposition to the above-noted amendments.

We have been on Sakinaw Lake since 1955 and intend on remaining there indefinitely and confirm that we share the several concerns that others have already expressed to the local Advisory Planning Committee.

Thank you,

Ron Perrick

(http://www.avg.com/email-signature?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=emailclient)

Virus-free www.avg.com (http://www.avg.com/email-signature?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=emailclient)

History

Tue Jul 16 08:25:39 2024 **Sean McAllister** [REDACTED] Ticket created
To: publichearings@scrd.ca
Date: Tue, 16 Jul 2024 08:25:24 -0700
CC: "sean mcallister" [REDACTED]
From: "Sean McAllister" [REDACTED]
Subject: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No.722.9 and 337.123)

Please allow this email to serve as my written submission to the public hearing referred to above.

My name is Sean McAllister (retired lawyer) and I am the Vice Chair of the Area A, Advisory Planning Commission. These are my personal submissions and not those of our APC.

PROCESS

These amendments first came to my attention at an APC meeting which occurred last summer. The amendments were discussed and Catherine McEachern of our APC provided written questions arising from her review of the proposed amendments. (These were adopted into our minutes) We have yet to receive a response to these questions from staff.

These amendments were also mentioned during an all APC meeting held earlier this year, in March, which I attended. The amendments were briefly discussed and it was my impression that the amendments were merely "housekeeping" and designed to simply bring our bylaws in line with current Provincial Legislation.

The amendments were put on our APC agenda again this year and our APC responded and stated that until our concerns from last year, were addressed, we were against moving forward with them. Still no response from staff.

The next thing that happened is that I was informed of an upcoming Public Hearing on June 24th, 2024 on these same amendments. Fortunately this hearing was adjourned to July 16th, permitting a public information session to take place which I attended.

PUBLIC INFORMATION SESSION

The public information session was well attended and helpful in my understanding of the proposed amendments. I determined however, that these amendments were not merely "housekeeping". It must be kept in mind that the SCRD MUST and SHOULD align our bylaws with Provincial Legislation but are under no duty to align them with Provincial Policy or Guidelines or Suggestions or Best Practices contained in various publications issued by the Province.

Parcel Area Calculation

The wording of this proposed amendment is extremely confusing and could be interpreted as requiring the SCRD to subtract the SPEA areas twice. Removing streams, SPEA areas and occasional water from the calculation of minimum parcel size would reduce the parcel size and remove such parcels from subdivision eligibility automatically, notwithstanding that the "usable area" threshold is met. The exclusion of "occasional water" from the calculation has no connection to fish habitat, is ambiguous, and appears to be overreach by staff. I am not personally aware of whether this wording is mandated by Provincial legislation and if it isn't, more time needs to be spent on this to get it right. My suggestion would be that it be fully discussed when our current OCPs are amended. I am lead to believe this is to occur in the next year.

Proposed Buffer from SPEA

SCRD staff are "suggesting" a 5 meter buffer from an established SPEA. There is absolutely no support for this in the current legislation but was explained to me to be only a "suggestion". There was some discussion that this buffer would disappear once construction was completed but this is not found in the current amendments. This is not "housekeeping" but rather a further intrusion into our property rights and needs to be more fully discussed with those affected by it (ie property owners) Once again a good opportunity to fully discuss this would be during the OCP amendment process.

Proposed Setbacks from Waterbodies and Watercourses

I learned at the Public Information session that there is absolutely NO legislation requiring a setback from the Ocean. This is simply another "suggestion" from the staff and clearly not just "housekeeping". The use of "natural boundary" is ambiguous and this amendment would seem to prohibit the ability of an oceanfront property owner from building steps or other hardscaping to allow access to a dock. (If accepted this amendment would make my lot "unbuildable" as well as most of Garden Bay Estates. Moreover, the 15 meter setback would not allow me to build appropriate stairs to descend from my house to my dock which sits 50 feet above the ocean and is at no risk from ocean rise in this millennium.) The fact that this would make bylaws 337 and 722 consistent is a specious argument and irrelevant. Once again, those people who are most affected should be consulted on this dramatic change. The OCP amendment process should be utilized to fully discuss this "suggestion".

CONCLUSION

Area A and specifically Pender Harbour has been under attack for decades concerning the right to have and maintain our docks, without proper consultation. Now we have these proposed amendments, which, for the most part appear to be generated by Staff and not prompted by legislation or the wishes of our citizens or Directors for that matter. Once again, there has been no proper consultation or discussion with those that are most affected. It is not for the Staff to dictate Policy. That is for our elected officials. It was also improper, in my view, to suggest to the public, (some would say mislead) that these amendments were merely housekeeping when clearly they are not. The staff first brought these amendments forward a year ago and they have not properly responded to respectful inquiries from our APC. There appears no urgency in having these amendments implemented since a year has passed since they were first brought forward. Assuming proper consultation is to take place during the OCP amendment process (and one cannot ever be too sure it seems) I can see no reason why that process could not be used to properly consider these amendments. I sincerely hope our SCRD staff is not adopting the "public consultation/check the box method" of public consultation used by the Province in connection with the Dock Management Plan for the last decade.

Not wanting to sound too dramatic but the citizens of BC are becoming increasingly dissatisfied and distrustful of the government which appears to be ideologically driven at the expense of individual property rights.

If there is some urgency with regard to alignment with Provincial legislation then I would submit that only those portions of the proposed amendments that reflect same be passed with the rest tabled until the OCP review.

History

Tue Jul 16 07:49:01 2024 **Thorn** Ticket created
Date: Tue, 16 Jul 2024 07:48:23 -0700
Subject: Fwd: SCRD Riparian and Shoreline Bylaw Amendments - Action Requested
From: "Thorn"
To: publichearings@scrd.ca

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO."

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.

And these changes are punitive.

I urge the SCRD to wait until the Dock Management Plan (DMP) planning process is completed. Then, any changes should be incorporated into a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast. They must acknowledge the diverse needs of different regions and interests.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

There will be a significant backlash.

As a property tax-paying constituent, I find it unacceptable that the SCRD considers bylaw changes that limit waterfront property owners' common law rights to access their properties as merely a 'housekeeping matter.' These changes affect people's property rights, plans, and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for the coast. Allowing properties to fall apart essentially means fewer people will spend time on the coast. This will certainly lead to job losses — and impose an economic hardship on everyone, not just property owners.

Both the BC Government and shishalh First Nations have decided to listen to the community's response. I am optimistic they will take the necessary time to consider the consequences and community concerns regarding the DMP. I strongly encourage the SCRD to examine the implications of these bylaw decisions.

I am a lifelong environmental activist. I've served on the national board of one of Canada's largest environmental groups. And have been a founding member of two other environmental organizations. I'm all in favour of protecting riparian areas. I also favour protecting coastal forests and the animals that live in them. However, I notice governments are still approving massive clearcutting that's devastating to so many creatures, their homes, and our climate. The massive clearcutting has a much more significant negative impact on the environment.

Everyone I know takes care of the environment near their lakefront cottages. We are thoughtful and responsible.

I believe that unintended consequences come from every major decision. And I believe implementing these bylaw decisions will have severe unintended consequences that would be devastating to property owners like ourselves. And also hurt the much larger community as well.

With Thanks, Steve Thorn

Ticket Subject: Riparian and water protection bylaw

History

Tue Jul 16 10:38:54 2024 Val Dion [REDACTED] Ticket created

To: publichearings@scrd.ca

From: "Val Dion" [REDACTED]

Date: Tue, 16 Jul 2024 10:38:25 -0700

Subject: Riparian and water protection bylaw

Hello

I have been coming to the lake since 1964 and it has been the most precious of places for me . I was taught at an early age to respect the water and land . I now have grown children that also respect and are stewards of Sakinaw .

I do not understand why we need all these amendments especially more riparian area I have turtles deer elk bears otters beavers and eagles all around me. At night if we shine a flashlight there are fish everywhere.

I have left the natural fauna in the riparian zone and respect that ... I do need however to have a safe path / stairs to the water .

I would ask of everyone voting yes to these amendments

"Is your yard /house/land in good environmental order??"

" do you have safe access to your vehicle of transport in your garage /carport ?

For 60 years my family has been conscientious stewards of sakinaw and will continue to be .

My uncle who was a pioneer here would be rolling over in his grave right now.

I completely oppose these amendments being brought forward.

Sincerely

Val Dion

Sent from my iPhone

Ticket Subject: Riparian setbacks Public Hearing July 16, 2024

History

Tue Jul 16 07:45:33 2024 **Wayne Pledger** Ticket created
To: publichearings@scrd.ca
Subject: Riparian setbacks Public Hearing July 16, 2024
From: "Wayne Pledger"
Date: Tue, 16 Jul 2024 07:45:04 -0700

- Hide quoted text -

Attention Chair and Directors,

Sakinaw Woods is a 30 lot bare land Strata along the shores of Sakinaw Lake. We have been here for over 40 years and feel very fortunate to be a part of the lake community and the Coast at large. We are writing to express our strong opposition to the proposed Riparian Setback bylaw amendments being proposed by your staff. We strongly urge you to vote "**NO.**" Why? **Yet again**, we are faced with more regulatory changes at very short notice, this time in the summer and without meaningful consultation. We are already facing a barrage of regulatory changes from different Provincial Ministries and various levels of government and feel very strongly your proposed changes must be evaluated as part of these broader changes. If you do not, you are neglecting the rights and interests of your citizens, communities, property owners, and business owners. These are NOT HOUSEKEEPING changes as suggested by staff. These are changes that will affect people's lives and they are punitive.

AS taxpayers, we also find it disingenuous and therefore unacceptable that the SCRD would consider bylaw changes that limit waterfront property owners' common law rights to reasonably access their properties. These changes affect people's property rights, plans, retirement savings and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for many individuals and businesses along the coast as well as lead to job losses. The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for our strata Owners to stay informed and understand what genuinely benefits our communities. There has been little information or scientific rationale provided. We cannot believe any property owner would welcome these extreme changes. Sakinaw Woods certainly does not.

We suggest it would have been more productive if the SCRD had reached out and worked with the Provincial Government to develop **a holistic plan** that integrated the Dock Management Plan (DMP) with your riparian plan. We expect that it is too late to do this now but you should at least wait until the DMP process is complete. Then, a subsequent planning and consultation process could develop a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast that would acknowledge the diverse needs of different regions and interests.

Unintended consequences come from every major decision and we believe implementing these bylaw changes will have severe unintended consequences that would be devastating to property owners like ourselves and the much larger community. Both the BC Government and shishalh have finally understood this and have decided to listen to the community's response to their proposed draft DMP. We are optimistic they will take the necessary time to consider the consequences and community concerns. We strongly encourage you to do likewise and examine the implications of these riparian bylaw decisions.

Sincerely,

Wayne Pledger, President

Sakinaw Woods Strata Corporation

Ticket Subject: Re: Zoning Amendment Bylaw No. 722.9 and 337.123

History

Tue Jul 16 11:35:26 2024 **Beverley Muench** Ticket created
From: "Beverley Muench"
Date: Tue, 16 Jul 2024 11:20:07 -0700
Subject: Re: Zoning Amendment Bylaw No. 722.9 and 337.123
To: publichearings@scrd.ca

Re: Zoning Amendment Bylaw No. 722.9 and 337.123

Dear SCRD Council,

I have read the proposed amendments to bylaw 722.9 and 337.123, and I am writing to express my strong opposition to these amendments and urge you to vote "NO."

As a long time Sunshine Coast waterfront property owner, I adamantly oppose the proposed amendments.

As a property tax-paying constituent, I find it heartbreaking that the SCRD considers bylaw changes that limit waterfront property owners' common law rights to the access and the use of their properties as merely a 'housekeeping matter' without consultation.

I do understand the need to modernize our bylaws, protect our environment, and lead for the future. But rather than bring logic and clarity, this proposal will create more problems, confusion, inconsistency, and delays.

These changes are truly significant, and affect people's property rights, access, values and plans; therefore, they should be treated with the seriousness they deserve.

Please shelve this proposal, as currently drafted, until the concerns of existing property owners are logically and reasonably addressed.

Sincerely, Beverley Muench

July 16, 2024

Public Hearings

Leonard Lee

publichearings@scrd.ca

leonard.lee@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Dana Cameron



[REDACTED]
Roberts Creek, BC
V0N 2W0

July 16, 2024

By email: publichearings@scrd.ca

Planning Department,
SCRD
1975 Field Road
Sechelt, BC V7Z 0A8

Re: Wildfire Risk and Bylaw 722.9

At the outset, I wish to confirm that we own and live on our residential property in Roberts Creek.

On June 30, 2021, we were driving on Hwy 1, approaching Lytton when we were suddenly stopped in a line of cars. I think we were the 6th car back. In less than 15 minutes, Lytton was virtually burned to the ground. The asphalt highway ahead of us was on fire from downed electric lines. Lots of black smoke billowing upward. The dazed look on the faces of local people in shock made you feel sick to your stomach. And helpless, since there was nothing that bystanders could do. Once fire rages, there is nothing that can be done. People were running for their lives to escape. You never forget images like that, they are etched in our minds. Two people died. Virtually all structures and infrastructure destroyed, gone. The quaint City Hall and Totem Motel that we had admired for years were reduced to a pile of ashes.

On November 8, 2018, Paradise California was wiped off the map by a wildfire. 85 people killed, some burned alive in their cars, like a 1,000+ degree oven. Imagine the horror. And nearly 19,000 homes and structures destroyed.

On August 8, 2023, Lahina Maui virtually burned to the ground from a fast-raging wildfire. Over 100 people killed. Many were burned alive in their cars trying to escape the firestorm, one boy died in the back seat of the family car, hugging his dog.

Perfect Storm

A perfect storm is brewing here on the Sunshine Coast and the obvious is being blissfully ignored by local government. The fact is that people and forests are a dangerous combination. If/when fire were to take hold in the forest canopy of the Coast's residential areas, there would be massive and horrific loss of life. There would be no stopping the wildfire. There's just no time to escape, fire travels so fast with intense heat. You get blocked in by downed power lines, walls of flames, burning debris, trees across roads, and abandoned cars as people just get out and run for their lives. Natural gas lines and propane tanks explode and feed the fire. People frantically try to save themselves and property with water from hoses but there's no water pressure.

This culture of 'save every tree' that has made its way into the bylaws needs to be rethought. There are no first growth trees here on the lower Sunshine Coast as they all burned to the ground years ago. A wildfire could make that happen again if we don't wake up and take the necessary steps. Fire prevention must be a consideration when drafting any bylaw affecting the outdoors.

The crafters of 722.9 (hereinafter referred to as "the crafters") and of Proposed Amendment #2 have failed to consider wildfire risk and it is a massive oversight. Fire prevention (see firesmartbc.ca) must be considered front and center when crafting bylaws affecting the outdoors. Attached to this submission is the Firesmart manual. Wise policy is driven by sound philosophy. Why have the crafters been myopic and not heeded the important Firesmart advice?

Firesmart establishes three zones of concerns and advises homeowners to remove trees, particularly conifers, that can spread fire upwards and thus help prevent a fast spreading and deadly crown fire which are virtually unstoppable. Large conifers should be kept 30 to 100 meters from homes and structures. And conifer crowns need to be spaced 3-6 meters apart. Why did the crafters not consider this important advice?

We should be looking at clearing many of the trees on residential properties on the Coast with the sale of the lumber paying for the removal. And we should be creating large fire breaks, devoid of trees altogether to help prevent fire from traveling. The culture of 'save every tree' is ruinous and tremendously negligent.

Human lives and residential property must take precedence over trees and streams.

The SCRD residential lots were created long ago, all different shapes and sizes. Yet the crafters now want even tree roots protected thereby removing your right to do anything around them! This is over the top. These residential properties are peoples' residences, not public parks. The crafters have lost sight of this too. The effect of 722.9 means that you may have a property that can never be built on again if your home is destroyed by fire, due to all the proposed setbacks.

Maybe the crafters should put their pencils down, put on their hiking boots and head northward through the forest to Gold Bridge and beyond. Nothing but trees as far as the eye can see. While they are at it, they should notice how some areas have been fully destroyed by wildfire. Firesmart confirms that on average there are over 2,500 wildfires each year in British Columbia, consuming over 25,000 hectares and hundreds of homes have been destroyed. Driven by the happenstance of wind, there is no stopping them, they even create their own destructive weather. A Paradise-California-type wildfire here on the Sunshine Coast is a very real possibility unless we heed Firesmart's practical advice.

As a side note, the blanket assumption that hardscaping is detrimental has no factual basis. Remove the definition of hardscaping from the proposed bylaw and allow residential owners to use these materials as they wish. Just look at Joe Road and Highway 101. Hardscaping was used here to contain the water flow. Why? Because it is the only real answer for containment and to avoid erosion.

The crafters of Proposed Amendment 2 have the audacity to mention that the bylaw considers climate change. What a joke. The effect on climate change from this proposed bylaw could not even be measured. Like measuring the effect of one drop of water in all the earth's oceans. More virtue signalling at our risk and expense.

And why do the crafters want a more stringent application of SPEA anyway? Are we in a moral race with other regional districts? Maybe what is best for an urban setting like Abbotsford is not best for our area. Because other regional districts have chosen to ignore wildfire risk, that's their choice. But wildfires are a given in the forest. It's only a matter of time that the unstoppable occurs.

The current regulations in place for riparian areas are more than adequate. In fact, they need to be reviewed and revised with respect to Firesmart and wildfire risk, and to promote human enjoyment of residential property. It's like these residential properties were created and local government is now trying to claw them back from owners while they keep paying property taxes. Owners end up paying taxes on a property that you can't enjoy or do what you want with it. Enough already. Every tree is not sacred. People are. Put the brakes on 722.9. Ignore special interests, agendas and virtue signalling. Instead, directly consult with the owners of the residential properties who are the ones directly affected by the bylaws. And educate yourselves on Firesmart. Now there are two good ideas.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Mackenzie', with a large, stylized initial 'H'.

Heather Mackenzie

THE HOME OWNERS

FireSmart Manual

B.C. Edition

Protect your home from wildfire

You and your neighbours can reduce the hazards of **Wildfire** by following these simple preventative steps.

Take the **FireSmart Assessment** test!

Is **your** home at risk?



Towards a FireSmart Community



PARTNERS IN
PROTECTION



BRITISH
COLUMBIA

The BC Forest Service - Protection Program, would like to thank the following:

- *Partners in Protection* for providing the information used in this brochure,
- *Alberta Sustainable Resource Development - Forest Protection* for allowing use of the Home Owners Manual, Second Edition as a model,
- The BC Office of the Fire Commissioner and Provincial Emergency Program for their support in producing this publication.

Waiver

The British Columbia Ministry of Forests and the Crown accept no responsibility of liability for any loss or damage that any person may sustain as a result of the information in, or anything done or omitted pursuant to, this pamphlet.

Cover photo: John Tocher, Kelowna, B.C.

Okanagan Mountain Park fire from West Kelowna Estates - Aug. 19, 2003.

The Rural Reality

Wildland forest fires are capable of spreading at an astonishing rate. Crowning forest fires often spread at up to 5.5 kilometres per hour, with spotting as far as 2 kilometres ahead. Wind blown grass fires can spread at speeds up to 8.5 kilometres per hour.

In British Columbia, an average 48% of all wildfires are caused by human activity. Wildfire is also a natural phenomenon. Nearly 52% of British Columbia's wildfires are caused by lightning strikes. Over the last several centuries, large areas of British Columbia have been burned over repeatedly.

Over the last 10 years, on average over 2,500 wildfires were started in British Columbia each year consuming over 25,000 hectares of forested land annually. Thousands of families were recently evacuated from their communities and hundreds of homes destroyed.

If you live in or near a forested region of our province, sooner or later you may have to contend with the spread of a wildfire. The best protection against loss, damage or injury due to wildfire is prevention.

Following the FireSmart Home Owners Manual can help reduce that risk.



PHOTO: BC FOREST SERVICE

Get Ready

Properly preparing your home and community doesn't guarantee that you will not incur fire damage, but it does reduce the risks. Obtain insurance coverage for all property at risk from fire – government disaster financial assistance is limited and only covers uninsurable perils.

Some of these preventative measures cost very little and reduce fire dangers by a great deal; others require planning and a long-term commitment to change.

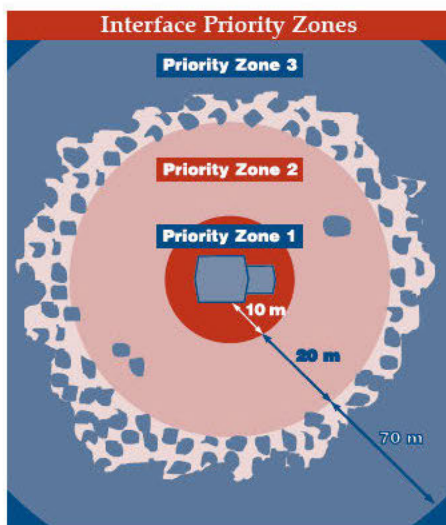
Let's look at three areas where you can apply FireSmart standards to protect or reduce the damage to your property should a wildfire strike.

Site Preparation

Any kind of vegetation is combustible.

Mature trees, shrubs, grass, even your woodpile, are all potential fuels and can easily ignite (increasing the chance of building ignition and loss.) Managing the space around your house and buildings is of prime importance.

This diagram shows the Priority Zones surrounding an interface building or group of buildings.



Do you have a cleared zone around your house and buildings?

The first 10 metres of space around your home is your "First Priority". It's the most critical area to consider for fire protection. A good fuel free space gives firefighters a chance to save your home from an advancing fire. A home without a good fuel free space around it can make firefighting difficult, if not impossible.

What to do?

Remove any shrubs, trees, deadfall or woodpiles from this area and keep your grass mowed and watered.

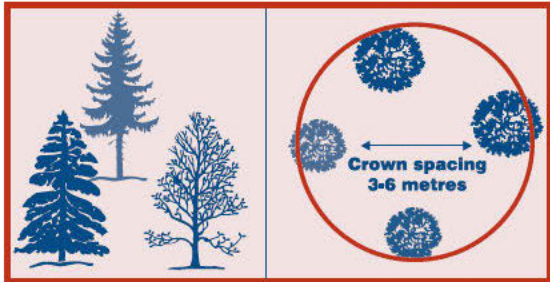
How FireSmart is your “Second Priority” zone?

From 10 to 30 metres out from your home is the second priority zone. In this zone, you need to reduce fuels by thinning and pruning so that combustion cannot be supported.

What to do?

Remove trees and debris that can spread fire upwards to become a fast spreading crown fire. Space trees so that the crowns of individual trees are 3 - 6 metres apart.

Remove or reduce the number of evergreen trees in the area. Evergreens such as pine and spruce are much more combustible than deciduous trees. In fact, aspen, poplar and birch all have very low flammability rates.



Low stand density where trees are widely spaced and crowns do not touch or overlap.

Remove deadfall, thick shrubbery and mature trees that might provide the opportunity for a ground fire to climb up into the forest canopy. Once a fire crowns out, it's virtually unstoppable.

Because fires spread more easily up hill, it's important to extend the second priority zone precautions further on downhill slopes and on windward exposures.

Can you extend your FireSmart maintenance plan to the “Third Priority” zone?

The third priority zone begins 30 metres from any structure and extends to a distance of 100 metres and beyond. The idea here is not to remove all combustible fuels from the forest, but to thin the area so fires will be of low intensity and more easily extinguished.

What to do?

Thin or reduce shrubs and trees that make up the under story, retain fire resistant deciduous trees, space trees (3 - 6 metres between crowns) to reduce the potential for a crowning fire.



PHOTO: RICK ARTHUR

Lawn or non-combustible material

- within 10 metres of building (0 pts).
- within 10 - 30 metres of building (0 pts).

These are...

simple economical steps anyone can take to create a FireSmart home, community or business site. For these actions to be effective, they must be maintained.

Building Construction

Our second set of FireSmart guidelines deals with building materials and design standards. While it may not be practical or economical to apply all of them to an existing structure, many FireSmart modifications are easily accomplished. Others can be included in long-term maintenance or renovation plans or incorporated in new buildings as they are designed and constructed.

Is your roof FireSmart?

The most fire resistant roofing materials are metal, clay tile and asphalt shingles. Untreated wooden shakes and shingles provide no resistance. They are ideal fuels for a roaring wildfire.

Ensure that your roof is free of combustible debris and that no combustible materials such as overhanging trees or vegetation provide fuel for airborne sparks and embers.



PHOTO: KELVIN HIRSCH

Metal, clay tile, asphalt shingles, or non-combustible material (0 pts) - the most fire resistant and remain effective under severe fire exposure.



PHOTO: KELVIN HIRSCH

Unrated wood shakes (30 pts) - provide no fire protection.



PHOTO: KELVIN HIRSCH

Non-combustible siding (0 pts)

Materials such as stucco, metal siding, brick cement shingles, concrete block, poured concrete, and rock offer superior fire resistance.

Are your exterior walls FireSmart?

Materials such as stucco, metal, brick and concrete offer superior fire resistance to wildfire. Logs and heavy timbers are a little less effective, while wood and vinyl siding offer very little protection.

Is your home vulnerable to firebrand ignitions?

If you are designing your home, try to eliminate areas where airborne sparks and embers could accumulate and ignite siding, windowsills or trim. Exterior siding should be fire resistant and extend from ground level to the roofline.

Eaves and vents (on attics and crawlspaces) are ready-made openings that can allow heat and embers to enter a building and ignite it. Ensure eaves are closed in and screen all vents including soffits. Keep areas under decks and porches clear of debris and sheath in the undersides of balconies and decks with flame resistant materials.



Closed eaves, vents screened with 3-millimetre mesh and accessible (0 pts)



Closed eaves, vents not screened with 3-millimetre mesh (1 pt)



Open eaves, vents not screened (6 pts)

PHOTOS: DON MORTIMER

Are your doors and windows FireSmart?

Clear concentrations of fuels within 10 metres of glazed openings. Greater protection is provided by smaller double or thermal pane or tempered glass windows. Single pane glass provides virtually no protection.



PHOTO: BELLA WINDOWS

Tempered (0 pts) - optimum protection is provided by tempered glass.



PHOTO: KELVIN HIRSCH

Single pane (2 or 4 pts)



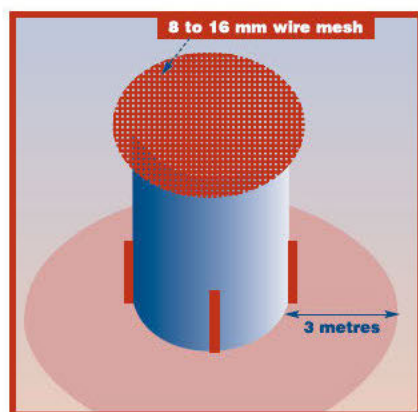
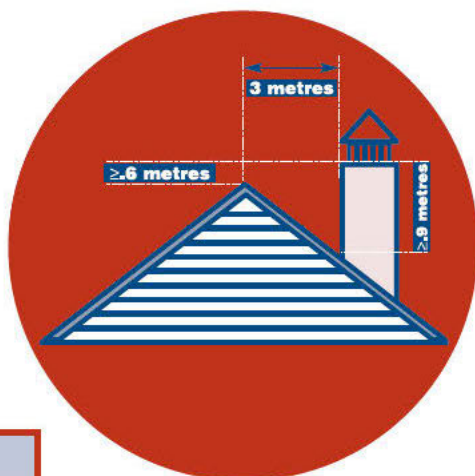
PHOTO: BELLA WINDOWS

Double pane (1 or 2 pts) - moderate protection is provided by double or thermal pane windows.

Don't Be the Cause of a Wildfire

Interface fires often start as small accidental ignitions. FireSmart standards are aimed at helping interface residents to prevent interface fires from starting.

FireSmart your chimney
Chimneys should be constructed to meet current British Columbia building code requirements and should have approved spark arrestors.



Burn barrels

Burn barrels should be located well away from buildings and other combustible items. Burn barrels should have proper ventilation, screens and should never be left burning unattended. For safer disposal, bring your debris to a landfill site.

Power lines and propane tanks
Vegetation should be cleared well back from power lines, propane tanks and other fuel supplies.

Emergency facilities
FireSmart building sites have adequate emergency vehicle access, with an on-site emergency water supply (pool, pond or tank).

Shovels and rakes

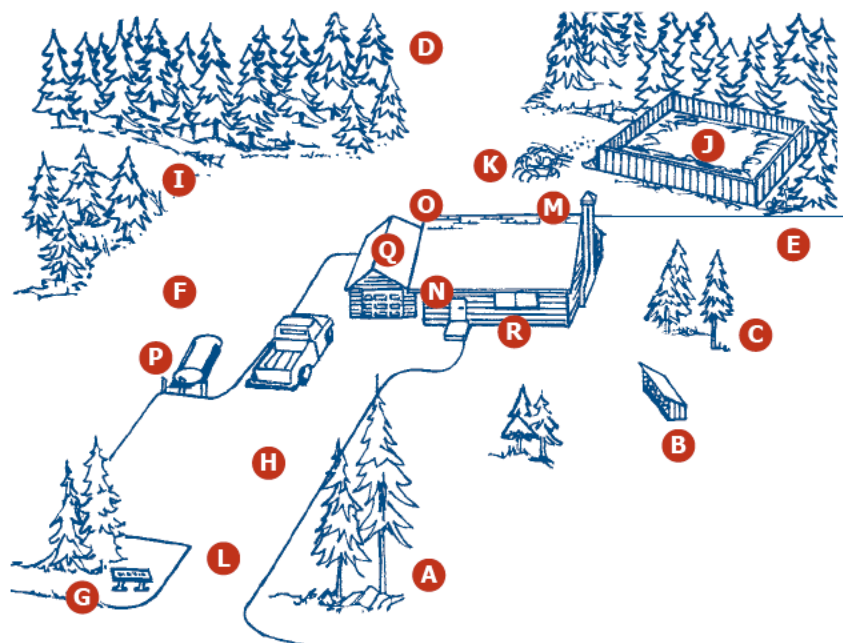
Every home should have shovels, rakes, axes, garden hoses, sprinklers and roof ladders to assist in suppressing wildfires.



Contact utility companies for clearing of vegetation under overhead electrical installations.

PHOTO: BRIAN MOTTUS

A Well Thought Out FireSmart Protection Plan



- A** Prune tree branches to a height of 2 metres or more
- B** Store fire wood 10 metres or more from the house (avoid downslope location)
- C** Remove all trees, long grass, shrubs, logs, branches, twigs and needles within 10 metres of house
- D** Thin trees (with 3 - 6 metres between crowns) for at least 30 metres from the house
- E** Contact your utility company if trees or branches are not clear of power lines
- F** Grass within 10 metres of buildings should be mowed and watered
- G** Address, fire or lot number clearly signed for quick identification by fire service
- H** Driveway is wide enough to accommodate emergency vehicles
- I** Try to provide an alternate emergency access route to your property
- J** Pond or tank with emergency water supply
- K** A FireSmart burning barrel
- L** Driveway clear of trees to a distance of at least 3 or 4 metres
- M** Chimney installed to code complete with spark arrestor screens
- N** All eaves enclosed and screen all vents including soffits
- O** Undersides of balconies, decks and crawlspaces sheathed in with flame resistant materials
- P** Propane tanks located at least 10m from building - clear all vegetation within 3 metres
- Q** Use only fire retardant roofing rated Class A, B or C and fire resistant exterior siding
- R** Solid shutters or metal firescreens will provide increased fire protection for windows and doors

Do Your Own Home and Site Hazard Assessment

Assign yourself the indicated number of points for each assessment area. The fewer points you get, the more prepared your property is to successfully survive a wildfire. If a question does not apply to your home, score 0.



PHOTO: CDF

Will your home survive a wildfire?

Home & Site Hazard Assessment

Important Factors	Characteristics of Material	Point Rating	Your Score
What kind of roofing material do you have?	If you have asphalt shingles, metal, clay tile or ULC rated shakes	0	
	If you have unrated wooden shakes	30	
How clean is your roof?	No needles, leaves or other combustible materials	0	
	A scattering of needles and leaves	2	
	Clogged gutters and extensive leaf litter	3	
What is the exterior of your home built out of?	Non-combustible material stucco, metal siding, brick	0	
	Logs or heavy timbers	1	
	Wood, vinyl siding or wood shakes	6	
Are your eaves and vents closed up and screened?	Closed eaves and vents with 3 mm wire mesh	0	
	Closed eaves and vents with no mesh	1	
	Open eaves, open vents	6	
Have you screened in your balcony, deck or porch?	All decks, balconies and porches are screened or sheathed in with fire resistant material	0	
	All decks, balconies and porches are screened or sheathed with combustible material	2	
	Decks, balconies and porches are not screened or sheathed in	6	
How fire resistant are your windows and doors?	Tempered glass in all doors/windows	0	
	Double pane glass:		
	• Small/Medium	1	
	• Large	2	
	Single pane glass:		
	• Small/Medium	2	
	• Large	4	
Where is your woodpile located?	More than 10 metres from any building	0	
	Less than 10 metres from any building	6	
Is your home set back from the edge of a slope?	Building is located on the bottom or lower portion of a hill.	0	
	Building located on the mid to upper portion or crest of a hill	6	

Home & Site Hazard Assessment

Important Factors	Potential Hazards	Point Rating	Your Score
What type of forest surrounds your home, and how far away is it?	Deciduous trees (poplar, birch) within 10 metres of buildings	0	
	Deciduous trees 10 - 30 metres from buildings	0	
	Mixed wood (poplar, birch, spruce or pine) within 10 metres of buildings	30	
	Mixed wood 10 - 30 metres from buildings	10	
	Conifers (spruce, pine or fir) within 10 metres of buildings • separated • continuous	30 30	
	Conifers (spruce, pine or fir) within 10 - 30 metres of buildings • separated • continuous	10 30	
What kind of vegetation grows in the zone around your buildings?	Well watered lawn or non-combustible landscaping material	0	
	Uncut wild grass or shrubs • within 10 metres of buildings • within 10 - 30 metres of buildings	30 5	
	Dead and down woody material within 10 metres of buildings • scattered • abundant	30 30	
	Dead and down woody material within 10 - 30 metres of buildings • scattered • abundant	5 30	
Are there abundant underbrush and ladder fuels in the surrounding forest?	None within 10 - 30 metres	0	
	Scattered • within 10 - 30 metres of buildings	5	
	Abundant • within 10 - 30 metres of buildings	10	
The Wildfire Hazard Level for your home is:			Total Score

Low <21 points Moderate 21-29 points High 30-35 points Extreme >35 points

Other FireSmart Considerations

Important Factors	Yes	No
Do you have adequate insurance on your home and property?		
Do you have the necessary fire suppression equipment (shovels, rakes, buckets, hoses, etc.) easily accessible?		
Are your burn barrels screened and at least 10 metres from combustibles and buildings?		
Are overhead powerlines clear of vegetation and at least a tree's height away from nearest forest?		
Are propane tanks clear of vegetation and at least 10 metres from dwellings and other buildings?		
Are emergency fire services within a 10 minute drive from your home?		
Is your chimney safe? Is your chimney clean? Does it have proper clearances and stack heights with proper screens and fire arresters?		
Do you have good access to your property for emergency response vehicles?		
Is the area within 10 metres of your home and other buildings free of trees, flammable vegetation and other combustibles?		
Do you have an adequate municipal or on site water supply in case of fire?		
Does your family have an emergency fire and evacuation plan?		

Emergency Phone Numbers

Find and copy down the emergency numbers for your area and keep them in a visible area close to your telephone.

Fire Department: _____

Police: _____

British Columbia Forest Service

Local Fire Centre: _____

**To report a forest fire call:
1-800-663-5555 or *5555 on your cell phone**

Property Identification:

Section _____ Township _____ Range _____ Other _____

Or

Lot _____ Blk _____ Plan _____ Other _____

Or

Street Address _____

For more information about protecting your home and community from wildfire, order a detailed copy of "FireSmart – Protecting Your Community from Wildfire". Copies available from Partners in Protection, phone (780) 435-7283 or <http://www.partnersinprotection.ab.ca/downloads/index.shtml> or from the British Columbia Ministry of Forests, Forest Protection Branch office.

For more information on fire prevention, detection and suppression and burning or travel restrictions, contact our website:

<http://www.for.gov.bc.ca/protect/>

Wildfire Information Line:

1-888-3FOREST or 1-888-336-7378

**For more information on the B.C. Forest Service Protection Program,
contact the office nearest you:**

B.C. Forest Service, Protection Branch
2957 Jutland Road, 2nd floor
P.O. Box 9502, Stn Prov Govt
Victoria, B.C. V9W 9C1

Kamloops Fire Centre
4000 Airport Road
Kamloops, B.C. V2B 7X2
(250) 554-5500

Coastal Fire Centre
665 Allsbrook Road
Parksville, B.C. V9P 2T3
(250) 951-4222

Southeast Fire Centre
208 Hughes Road
Castlegar, B.C. V1N 4M5
(250) 365-4040

Northwest Fire Centre
Bag 5000 Airport Road
Smithers, B.C. V0G 2N0
(250) 847-6600

Cariboo Fire Centre
3020 Airport Road
Williams Lake, B.C. V2G 5M1
(250) 989-2600

Prince George Fire Centre
1011 4th Avenue
Prince George, B.C. V2L 3H9
(250) 565-6124

BE FIRE SMART!



**To report
a forest
fire call:**

**1-800-663-5555 or
*5555 on your cell phone**

History

Tue Jul 16 00:02:34 2024 **Janet Belich** Ticket created
To: publichearings@scrd.ca
Subject: OPPOSITION to proposed bylaw No.722.9 and 337.123
From: "Janet Belich"
CC: leonard.lee@scrd.ca
Date: Tue, 16 Jul 2024 00:02:09 -0700

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have the following concerns:

New Buffer Zones:

The proposed prohibition against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex. How does the SCRD plan to address the safety and accessibility issues this will cause?

Effect on Property Use and Value:

Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their OWN property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and build?

Housekeeping Items:

Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?

Change in Ocean Setbacks:

The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setbacks be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

Dock Ramps and Structures:

Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access only properties been considered? How will the new amendments address the needs of boat access-only properties?

Fire Concerns:

FireSmart urges us to create a no vegetation zone around our homes to limit fire fuel. Additionally, many water access properties need to provide safe access to Firefighters and First Responders. Why create a buffer that would make these safety measures more difficult?

Urgency and Justification:

The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

Enforcement Issue:

Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not jurisdiction for banning people from building safe access to their properties or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

Economic Impact:

These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increase property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback:

Why has the SCRD ignored the feedback from the Local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I strongly urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Tim & Janet Belich

Garden Bay, BC

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO."

I cannot understand the purpose of punishing homeowners and taking away their rights for access to properties that have been in their families control for generations. We have been facing so many strange decisions abusing governments rights over various areas of the BC waterfront. I am at odds of where this is coming from and there doesn't seem to be any strong scientific background, but verbiage used over and over that this is the BC government best practices being implemented. These are life altering decisions for many families and often these aren't wealthy homeowners but generational properties that make up the fabric of Canadian life. Many retirees depend on access to the water front and this would prevent that from being a possibility in the future. Families come together and are the fabric of communities and this is an essential part of that.

The rights and interest of so many individuals are being completely pushed aside for an agenda that I am not sure is but hidden under the cloak of environmental practices or something to that nature. If we truly think this is an environmental issue, we should look at the consumption of cheap goods from China and the amounts of pollution China and other countries produce before we implement draconian by laws against homeowners who have worked hard their whole lives to earn the right to own these properties. We are neglecting the interest of our own citizens for whom? I would say take a referendum on the issue before moving forward against people's wishes.

For the short term the SCRD should postpone a decision until the Dock Management Plan has been completed and a strategy working in conjunction with that decision and other areas that have been discussed such as the foreshore and riparian areas.

The current regulatory environment is both complex and bureaucratic and there hasn't been enough consultation, nor transparency in the process that will affect so many individuals negatively. Where would people retire if that didn't have access to the waterfront, how would they navigate having a home so far back from the water. This can drastically change an individual's life and that should be a major concern for all those decisions and be taken into account. There will be a significant backlash as there should be if this decision is pushed through.

As a property tax-paying constituent, my family and many people we have spoken to find this alarming to see the SCRD treat this matter so lightly and push it through without proper consultation or even a referendum on these important matters. Direction from the constituents is vital to fairness and transparency of all governments and we need to respect the individual right of property owners as a fundamental democratic right. It is the basis as a fair and just process that is key that this be shelved at this moment to get a better understanding of the reasoning of why this would be beneficial to the Sunshine Coast.

Hopefully the SCRD can understand this is the time to listen and take the time to meet with the community and affected individuals and take a macro approach to this decision and not a small group of people pushing their own agendas. Property owners take pride and manage the coast in an environmentally sensitive way as they all have a vested interest in protecting and preserving the land. These are our homes and very rarely does any homeowner not respect and thoughtful towards the land as we all have an interest in best practices to ensure the environment is protected.

I would hope we as a society could come together to ensure all individual rights are heard before we make such huge decisions. Unintended consequences from local by-laws would impact the Sunshine Coast negatively and have many unintended ramifications.

I urge common sense to prevail and postpone this decision until a more appropriate path forward can be decided.

Sincerely,

Mike Andrew
Sakinaw Lake Resident

Ticket Subject: Riparian Shoreline Protection Bylaw Comments - Sakinaw Lake

History

Tue Jul 16 11:08:29 2024 **Vicki Parton** [REDACTED] ticket created

Subject: Riparian Shoreline Protection Bylaw Comments - Sakinaw Lake

Date: Tue, 16 Jul 2024 11:08:29 -0700

From: "Vicki Parton" [REDACTED]

To: publichearings@scrd.ca, kate.stamford@scrd.ca, leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, [REDACTED]

July 16, 2024

The Sakinaw Lake Community Association with 400+ members is strongly opposed and votes no to the proposed bylaw amendments. As property owners on the Sunshine Coast and years invested in the stewardship of our lake, we feel the SCRD must represent our rights and acknowledge our property rights and legacy.

We were provided little time to digest the new bylaw change and with the proposed DMP legislation, feel overwhelmed by all the documents we receive. The community of landowners needs to have a stake in these discussions as it will change how the residents of Sakinaw Lake both full time and "seasonal" use their property. The Riparian zone is important to us all, consultation is a necessary step.

You need to consider the economic impact of this bylaw, our lifelong investments in our properties that we built with future generations in mind. We are a community lake and keep a watchful eye on what occurs around us - we cherish the water and the wildlife. We are stewards of the lake.

We believe unintended consequences have not been considered and surely have not been discussed with landowners. Should a tragedy occur and our cabins are destroyed, yet more damage will take place on the land to enable us to build further back. Blasting would be required for many of us. Further, because of the topography, some would not be able to rebuild. How can a change like this to the bylaws be considered "housekeeping"?

The SCRD needs to hear our voices and take time to consult with the community on such major decisions.

Sincerely,

Sakinaw Lake Community Association

(SLCA)

[REDACTED]

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Tue Jul 16 11:58:46 2024 **Steve Macdonald** Ticket created

Subject: Riparian and Shoreline Protection Bylaw

Date: Tue, 16 Jul 2024 11:58:56 -0700

From: "Steve Macdonald"

To: publichearings@scrd.ca

CC: "Secretary CoBCYC" leonard.lee@scrd.ca, kate.stamford@scrd.ca

I am responding to your request for comments on the "housekeeping" changes to property management in the SCRD. As a member of Burrard Yacht Club, I have an interest in recreational property in Pender Harbour and Howe Sound. By the nature of the needs of the recreational boater, access to the water is essential. The proposed SCRD amendments leave a lot in question as to the safe access to docks and wharfs that compose the basis for the existence of our club. The increased setbacks and the limitations to the activities in the setbacks are also troubling as they may restrict the use of a significant portion of our property.

As stated, SCRD's proposed changes to private land regulations appear to be similar to the amendments made to the Sunshine Coast dock management plans in that they impose significant change without adequate consultation and at very least will have unintended consequences; they may even result in restrictions that prevent owners from using their property without any form of compensation.

I urge you to slow the regulatory process to provide greater consultation and demonstrate the scientific justification for such sweeping and disruptive changes to the use of private property.

Sincerely

J.S. Macdonald
Committee Chair
Burrard Yacht Club



2024-07-16

Sunshine Coast Regional District
1975 Field Road, Sechelt, BC V7Z 0A8
Email publichearings@scrd.ca

RE: SCRD Bylaw 337 and 722 amendments to support riparian areas and ocean shorelines

Dear SCRD Directors:

Thank you for the opportunity to provide input into proposed amendments to Bylaws 337 and 722. The Sunshine Coast Conservation Association (SCCA) is **very supportive of the proposed bylaw amendments** to strengthen riparian area and shoreline protection in the SCRD.

The SCCA is a BC non-profit Society and a registered federal charity (1997). Our mandate is to preserve biodiversity on the Sunshine Coast in the territories of the Sk̓wx̓wú7mesh, shíshálh, Tla'amin, Klahoose and Homalco First Nations. We have worked to preserve lands, waters, sensitive species and ecosystems in this region for **nearly 30 years**. Over the decades, we have tracked, supported, and at times pushed back on SCRD land use policies.

We **sincerely appreciate the SCRD's current efforts** to advance sustainable natural asset management, preserve sensitive habitat and ensure species, ecosystem services and resources these provide endure. We are particularly supportive of SCRD work on drinking water source area diversification and conservation, climate change planning, adaptation and mitigation, riparian area and shoreline preservation. We understand and recognize how these efforts tie together, and support each other. We encourage the SCRD to keep up the good work.

The SCCA and the SCRD have long been allies in protecting Chapman Creek from logging. Our primary watershed was and must remain protected for **the same reasons these bylaw updates are needed now**. When sensitive areas are degraded it impacts the ecosystems ability to self sustain, eroding the systems and the resources we rely on. Effects of degraded landscapes are felt over long time scales and compounded with climate change. Ongoing drought/drinking water scenarios link back to enduring impacts of historic resource extraction on public land. Understanding and addressing links between private land clearing, drought, flooding and erosion on downstream communities, infrastructure and government coffers, is **a key step forward**.

The Sunshine Coast, along with the entire planet, is undergoing a biodiversity crisis. As climate impacts increase and biodiversity decreases, **ecosystems become more vulnerable to ecological disturbance, and less able to recover from impacts.** Daily, calls for action from governments, NGOs and communities across the globe flood the airwaves with urgent calls to act to address these problems. Through these bylaw updates the SCRD is answering the call.


Pre-contact, the ecosystems of the Sunshine Coast supported uncounted generations of wealthy First Nations societies. Yet, newcomers and younger generations have little or no experience of this abundance because forests, fish, and other food sources have drastically diminished from historical levels, as a result of poor land use practices. Including indiscriminate development in ecologically sensitive areas. In our view, improving land use management to maintain and restore natural abundance is **a shared responsibility by all levels of society**, including private landowners.

The SCRД has engaged the community about this proposal in a number of ways. We feel it's **listening and understanding** the concerns of the community as a whole, while accounting for private property and development interests. We note that the job of Directors is not to protect private property values for *some* people. It is to ensure the SCRД has policies and processes in place to manage the public trust in a way that ensures *all people and values* are considered to the best of their ability, within their jurisdiction. We also note that the cheapest and easiest way to sustain natural and engineered infrastructure is to protect them from upstream and climate impacts. Protecting sensitive areas and natural assets is **a fiscally responsible solution.**

This update also helps to **clarify and streamline** rural planning and development processes to support a range of needs. We recognize that this bylaw update will impact opportunities for new development in sensitive areas and we support that shift. We think the best way to address individual site specific property issues is through engagement between property owners and SCRД staff, not through a bylaw update. We believe that questions of impacts on large lot subdivision potential is **a conversation best held through community-wide Official Community Planning** and conversations about where and how densification is most appropriate in rural areas.

Again, we sincerely appreciate the SCRД's work to support holistic natural asset management, preserve sensitive habitat, species, ecosystem services and resources. We encourage Directors to approve these important bylaw amendments and thank you for your consideration of our input.

Kind Regards,
Suzanne Senger
Executive Director, The SCCA



History

Tue Jul 16 12:00:09 2024 **Kim Wilkinson** Ticket created
From: "Kim Wilkinson" [REDACTED]
Subject: Support for Proposed Amendments to Zoning Bylaw No. 722.9 and 337.123
Date: Tue, 16 Jul 2024 11:59:15 -0700
To: publichearings@scrd.ca

Respected SCRD Board:
As a citizen I am writing to express my strong support for the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123. These are necessary amendments to help strengthen protection of watercourses and shorelines in the SCRD. I believe this is a vital step in service to securing our water security, as well as protecting ecosystem services and quality of life for present and future generations. It is in the general public interest to move forward with these protections and I trust those landowners affected can respect that and adapt to the gentle amendments. I thank you for showing leadership in protecting our waterways and way of life.

Kind regards and thank you again,
Kim
Kim M. Wilkinson
Gibsons, BC



I am a newcomer on the unceded land of the shíshálh and Skwxwú7mesh Nations. I am committed to learning and unlearning to support decolonization, reconciliation, and Indigenous Title and Rights.