SUNSHINE COAST REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
AGENDA

Thursday, July 17, 2025, 9:30 a.m.
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

Pages

1. CALL TO ORDER

2. AGENDA

2.1 Adoption of Agenda

3. PRESENTATIONS AND DELEGATIONS

4. REPORTS

5. COMMUNICATIONS

6. MOTIONS

6.1 Motion for Which Notice Has Been Given regarding Coastal Douglas Fir Moist Maritime Bioclimatic Zone

The following Notice of Motion was put forward by Director Gabias at the June 26, 2025 Regular Board meeting:

THAT staff explore effective policy and legal tools designed to protect the Coastal Douglas Fir moist maritime bioclimatic zone as part of the Official

Community Plan (OCP) renewal process.

7. **NEW BUSINESS**

8. **IN CAMERA**

9. **ADJOURNMENT**

Staff Report
For Information

TO: Electoral Areas Services Committee – July 17, 2025

AUTHOR: Julie Clark, Senior Planner

Jonathan Jackson, Manager, Planning & Development

SUBJECT: **Status Update: Integrating Seven OCPs into One**

OVERVIEW

Purpose of Report:

The purpose of this report is to provide an update on work toward an integrated Official Community Plan structure that includes the Board-directed key elements of a future OCP.

This report is for information. No staff recommendation accompanies this report and "Electoral Area Services Committee" or "Board" action is not required.

BACKGROUND

This report provides information regarding work toward an integrated Official Community Plan structure that includes the key elements of a future OCP, as directed by SCRD Board on February 27, 2025 from resolution 061/25 Rec No. 1, including:

> "a. A policy framework of one OCP and one Zoning Bylaw that integrates Development Approval Process Review (DAPR) objectives
> b. Two pillars of Housing and Environment & Climate
> c. Meeting legislative requirements
> d. Integration of the Regional Growth Baseline Study with supporting Growth Management Principles…"

DISCUSSION

To support the integration of SCRD's seven OCPs, methods for a comparative analysis and integration of existing OCPs were developed.

This report shares work-to-date, specifically, 1) a summary of the methods for integrating seven existing OCPs into one and 2) a preliminary outline of an integrated OCP that is aligned with current Board direction (Attachment A).

A preliminary outline is being shared to demonstrate at a technical level that it is possible to integrate seven OCPs. The integration methods used seek to capture the **existing range of common themes** and **unique aspects** across all seven OCPs. Phase one engagement will test and enhance the findings of this integration work as we hear from our community about how we should grow over the next 20 years. Key highlights are provided, below:

- **A first effort to integrate seven OCPs**: The integration report represents a first effort of how the OCPs across electoral areas can be crafted into a single OCP that provides a coherent regional vision for rural areas, while recognizing the unique character and concerns of the different communities from Port Mellon to Egmont.

- **Common themes and unique categories:** Common themes in the document were developed based on a comparative analysis of all OCPs. Three overarching themes emerged: Physical Environment & Natural Areas, Types of Land Uses, and Infrastructure & Utilities. Additional key themes were sorted into a fourth theme: Unique Categories. These key themes will inform the final structure and outline of the unified OCP document.

- **Preliminary outline of an integrated OCP structure**: The preliminary outline proposes six possible sections in a future OCP document: Introduction, Environment & Climate, Housing & Community, Development Permit Areas, Maps, Implementation. These sections can include discussion of all the key themes, including Unique Categories, so the priorities and concerns of all existing OCPs have a 'home' within the unified document.

- **To be refined with results of engagement phase one and technical studies:** It's important to note that this work is a preliminary outline, and at this point intended to show that a unified approach is possible. Further Board direction, input from Phase 1 engagement as well as results of technical studies will inform the final structure and key themes of the OCP, to be decided by SCRD Board.

Once results of phase one engagement and current technical studies are complete further review and refinement of this integration work will occur that will require SCRD Board decisions regarding formal direction on the OCP's structure/table of contents. This is anticipated to be in late Q4, 2025.

FINANCIAL IMPLICATIONS

A single OCP with aligned zoning bylaw will be easier to use and more efficient for community/development applicants. Such a framework will also be more efficient for SCRD to administer relative to the current multi-bylaw situation. A single set of definitions, application forms, maps, etc. will enable faster training for staff, streamlined processing, and simpler public-facing communications. Less work will be required to prepare updates in response to provincial or other legislative changes.

LEGISLATIVE IMPLICATIONS

The Board has directed that an integrated SCRD OCP will meet all legislative requirements.

STRATEGIC PLAN IMPLICATIONS

The OCP will integrate strategic plan directions as they relate to managing current and future community growth.

This initiative/proposal can be seen as supporting the Strategic Focus Area of Water Stewardship in the Board's 2023 – 2027 Strategic Plan.

TIMELINE

SCRD Board decision-making about the structure/table of contents of a future OCP will follow after engagement and study results. This is anticipated to be in late Q4, 2025.

COMMUNICATIONS

Key messages associated with integrating seven OCPs into one is included in the project's overall communications plan.

Internal: the project team, consisting of staff from across the SCRD, are aware of the work to integrate seven OCPs, and are participating in the review and refining of this work.

External: this work will be included in the planned all-APC workshop in September. Staff are in communication with staff from other local governments and First Nations.

SUMMARY AND CONCLUSION

This report represents a first effort on the methods to integrate SCRD's existing OCPs into one plan, with a regional vision and unique policies. This report includes a sample outline of an OCP that is intended as a demonstration of a path forward to accomplish board direction: integrate existing OCPs, focus on two pillars (housing and climate/environment), meet legislative requirements and build on the regional growth baseline study.

ATTACHMENT(S):

Attachment A – Existing Official Community Plan Integration Analysis

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

Love
Where
You Live

Existing Official Community Plan Integration Analysis

Official Community Plan Renewal Project

Sunshine Coast Regional District

July 2025

Table of Contents

1. Overview

This document is a desktop comparison of the seven current Official Community Plans (OCPs) across the Sunshine Coast Regional District (SCRD) to identify an approach for a future single OCP that can balance regional and local considerations. This analysis summary demonstrates how the integration of the seven current OCPs into a single OCP is possible by using a Preliminary OCP Outline.

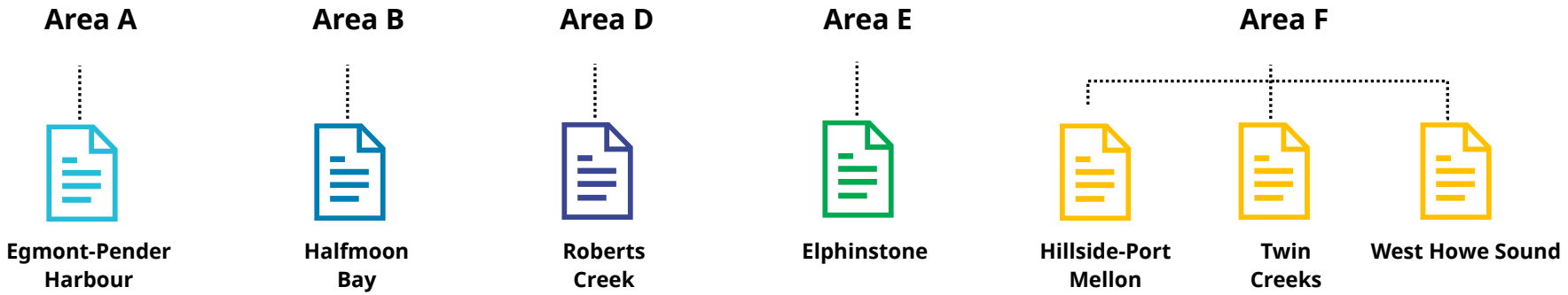
To achieve a single OCP, the findings from this analysis will be combined with technical analysis and feedback from the public and stakeholders to inform a draft OCP, which will in turn be available for feedback in the Round 2 engagement anticipated for January 2026.

This document includes:

- An overview of how this analysis will fit together with other aspects of the project to inform the future OCP.
- To "see the possibilities", a preliminary Outline for a future integrated OCP with identification on how content for various potential subject matter could be developed through the OCP Renewal Project.
- A comparison of the commonalities and unique characteristics of the current OCPs.
- Identification of how a future single OCP can meet legislative requirements.

Overview of an Official Community Plan

Land use planning across the Sunshine Coast is currently informed by multiple plans. There is one OCP for each of the municipalities, while the shíshálh Nation has a Strategic Land Use Plan and Squamish Nation has a sacred land use plan. For the Sunshine Coast Regional District (SCRD), there are seven OCP documents for the following electoral areas:



An OCP is a provincially mandated planning document that provides a framework to manage growth and change for a 20-year timeframe, and the OCP must meet various legislative requirements.

OCPs include objectives and policies to clearly identify both intent and actions. This analysis compares these elements across SCRD's seven OCPs to identify potential opportunities for a single integrated OCP, which can further enhance alignment across the SCRD and enable efficiencies in implementation.

1.1 Methodology

The methodology for comparing the seven current OCPs (excluding an analysis of Development Permit Areas or DPAs) consisted of six stages. The purpose of this analysis is comparison only. Assessment of the efficacy of the objective or policies was not considered at this time and will be addressed further in the OCP renewal process The six stages included:

Stage 1: Subject Matter Categorization to identify common themes and unique aspects of the OCPs

Based on the subject areas identified in each of the OCPs' table of contents, a comparison was undertaken to group subject areas that were identical, followed by subject areas that were similar. A review of the objectives and policies of each area helped to determine alignment between them, and opportunities for grouping. The objectives and policies were similarly reviewed for any 'unique' subject areas (topics that only occurred in 1 or 2 OCPs) to confirm whether the subject in question is unique or should be grouped with another subject area. Additionally, where subject areas used slightly different naming conventions, a common reference was identified and then those subject areas were grouped when appropriate.

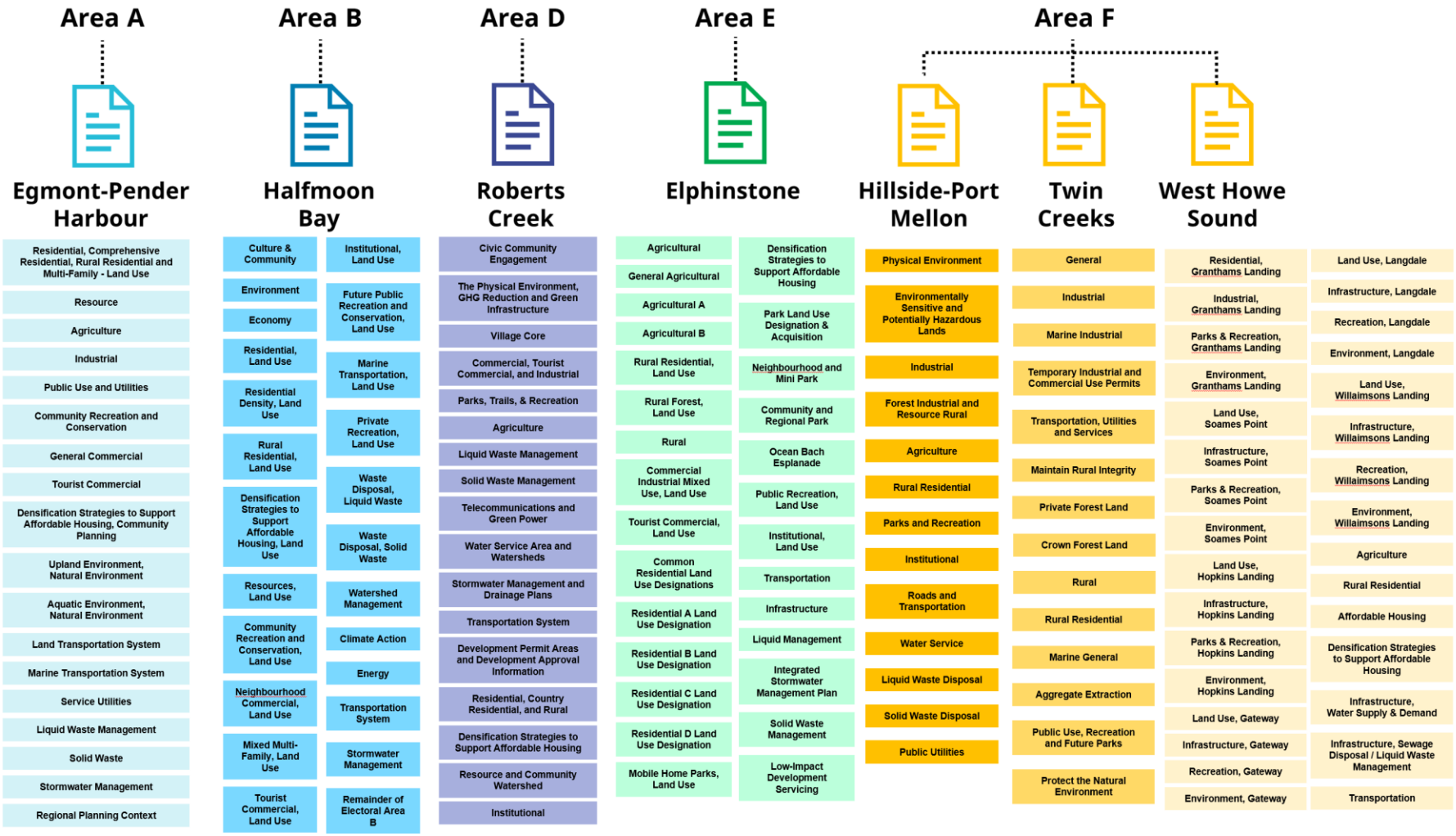
Stage 2: Establishment of Common Themes

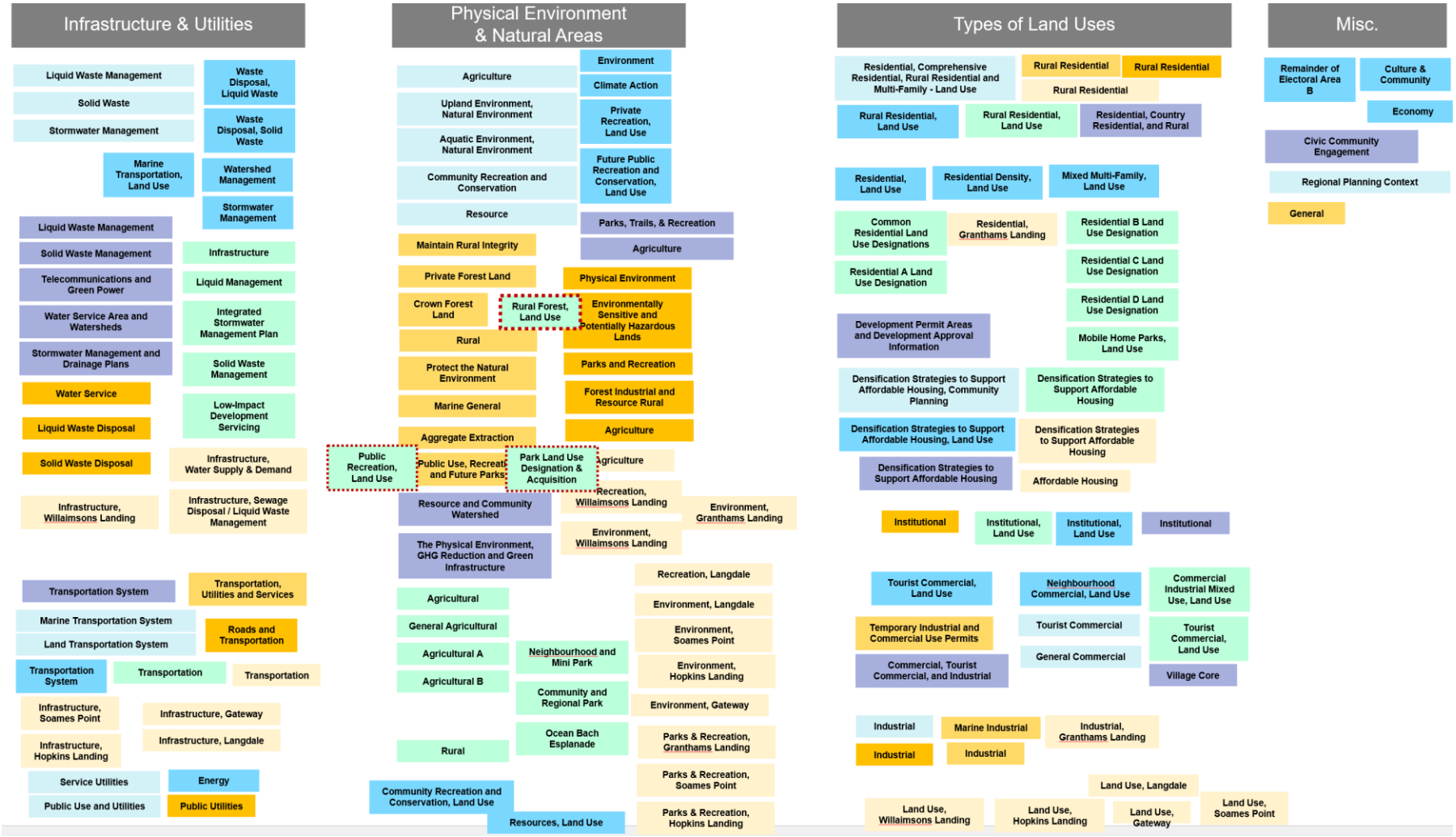
Further analysis of the subject areas included another opportunity for grouping. Three high-level categories emerged for most of the subject areas including **Physical Environment & Natural Areas**, **Types of Land Uses**, and **Infrastructure and Utilities**.

Five subject areas remained unique, which were included in a **Unique Categories** section. A comparative table for each of the common themes demonstrates how the subject areas from all seven OCPs were grouped or themed (see Tables 1 through 4).

Stage 3: Comparison by Subject Area

This next level of comparison included a review of all the objectives and policies for each subject area. All relevant content from each of the OCPs was organized by subject area, then by objective, then by policies. A detailed review of each subject area identified similarities across the OCPs and topics unique to specific OCPs.




Infrastructure & Utilities
Liquid Waste Management
Solid Waste
Stormwater Management
Waste Disposal, Liquid Waste
Waste Disposal, Solid Waste
Marine Transportation, Land Use
Watershed Management
Stormwater Management
Liquid Waste Management
Solid Waste Management
Infrastructure
Telecommunications and Green Power
Liquid Management
Water Service Area and Watersheds
Integrated Stormwater Management Plan
Stormwater Management and Drainage Plans
Solid Waste Management
Water Service
Low-Impact Development Servicing
Liquid Waste Disposal
Solid Waste Disposal
Infrastructure, Water Supply & Demand
Infrastructure, Willaimsons Landing
Infrastructure, Sewage Disposal / Liquid Waste Management
Transportation System
Transportation, Utilities and Services
Marine Transportation System
Land Transportation System
Roads and Transportation
Transportation System
Transportation
Transportation
Infrastructure, Soames Point
Infrastructure, Gateway
Infrastructure, Hopkins Landing
Infrastructure, Langdale
Service Utilities
Energy
Public Use and Utilities
Public Utilities
Physical Environment & Natural Areas
Agriculture
Environment
Climate Action
Upland Environment, Natural Environment
Private Recreation, Land Use
Aquatic Environment, Natural Environment
Future Public Recreation and Conservation, Land Use
Community Recreation and Conservation
Resource
Parks, Trails, & Recreation
Agriculture
Maintain Rural Integrity
Private Forest Land
Physical Environment
Crown Forest Land
Rural Forest, Land Use
Environmentally Sensitive and Potentially Hazardous Lands
Rural
Protect the Natural Environment
Parks and Recreation
Forest Industrial and Resource Rural
Marine General
Aggregate Extraction
Agriculture
Public Recreation, Land Use
Public Use, Recreati and Future Parks
Park Land Use Designation & Acquisition
griculture
Recreation, Willaimsons Landing
Resource and Community Watershed
Environment, Granthams Landing
Environment, Willaimsons Landing
The Physical Environment, GHG Reduction and Green Infrastructure
Recreation, Langdale
Agricultural
Environment, Langdale
General Agricultural
Environment, Soames Point
Agricultural A
Neighbourhood and Mini Park
Environment, Hopkins Landing
Agricultural B
Community and Regional Park
Environment, Gateway
Ocean Bach Esplanade
Rural
Parks & Recreation, Granthams Landing
Parks & Recreation, Soames Point
Community Recreation and Conservation, Land Use
Parks & Recreation, Hopkins Landing
Resources, Land Use
Types of Land Uses
Residential, Comprehensive Residential, Rural Residential and Multi-Family - Land Use
Rural Residential
Rural Residential
Rural Residential
Rural Residential, Land Use
Rural Residential, Land Use
Residential, Country Residential, and Rural
Residential, Land Use
Residential Density, Land Use
Mixed Multi-Family, Land Use
Common Residential Land Use Designations
Residential, Granthams Landing
Residential B Land Use Designation
Residential A Land Use Designation
Residential C Land Use Designation
Residential D Land Use Designation
Development Permit Areas and Development Approval Information
Mobile Home Parks, Land Use
Densification Strategies to Support Affordable Housing, Community Planning
Densification Strategies to Support Affordable Housing
Densification Strategies to Support Affordable Housing, Land Use
Densification Strategies to Support Affordable Housing
Densification Strategies to Support Affordable Housing
Affordable Housing
Institutional
Institutional, Land Use
Institutional, Land Use
Institutional
Tourist Commercial, Land Use
Neighbourhood Commercial, Land Use
Commercial Industrial Mixed Use, Land Use
Temporary Industrial and Commercial Use Permits
Tourist Commercial
Tourist Commercial, Land Use
Commercial, Tourist Commercial, and Industrial
General Commercial
Village Core
Industrial
Marine Industrial
Industrial, Granthams Landing
Industrial
Industrial
Land Use, Langdale
Land Use, Willaimsons Landing
Land Use, Hopkins Landing
Land Use, Gateway
Land Use, Soames Point
Misc.
Remainder of Electoral Area B
Culture & Community
Economy
Civic Community Engagement
Regional Planning Context
General

Stage 4: Comparison by Common Theme

Based on the comparison of the Subject Areas, a further comparison of the Common Themes was undertaken. This assessment looked for commonalities or uniqueness across all Subject Areas identified within the Common Theme to identify high-level similarities and differences.

Stage 5: Legislative Framework Opportunities

With the known similarities and differences of the seven current OCPs, identification of opportunities to align with the *Local Government Act* requirements for OCPs were identified. The current OCPs were all prepared at different times and legislative requirements have changed over time. In preparation for a new single OCP for the SCRD, the current legislative framework must be met. This detailed analysis of the current OCPs highlighted opportunities for how a new OCP can meet those requirements.

Stage 6: Preliminary Outline

Based on the identified similarity and differences, as well as the Legislative Framework Opportunities assessment, a high-level OCP outline was developed to demonstrate how the technical requirements of an OCP could be met that balanced regional and local considerations. Additional information from public engagement and technical analysis will further inform any future OCP structure.

1.2 Key Findings of Comparative Analysis

Based on the analysis of the seven existing OCPs, a single integrated OCP is feasible. Many similarities exist between the current OCPs on main themes such as a commitment to environmental sustainability and housing. Unique subjects were also evident on specific subject areas, but not as much as was anticipated. Many foundational elements of an OCP (housing and land uses, servicing requirements) have common elements to any community. Opportunities for additional local character are possible and should be considered within an integrated OCP. This type of policy will be informed primarily from public engagement. Overall, an integrated approach provides consistent language and interpretation across the region that can further support advocacy and implementation efforts. Combined with local character and specific community considerations to meet legislative requirements, a single integrated OCP would balance regional and local needs.

Across the seven OCPs, three overarching themes emerged:

1. Physical Environment & Natural Areas

2. Types of Land Uses

3. Infrastructure & Utilities

Throughout these themes policies and objectives focused on how to address essential community needs and local characteristics with a focus on sustainability and regional planning priorities. While each OCP has unique aspects relevant to their given communities, all of the OCPs aim to foster resilience and adaptability in communities. Several sub-topics were identified for each theme based on the content of the existing OCPs, which are identified in the tables below. In each table, an OCP that did not include either objectives or policies relevant to a given sub-theme has a grey cell. The OCPs are ordered by approval date or age with the oldest OCPs on the left-hand side and the newer OCPs on the right-hand side.

Additional subject matter present in the OCPs that did not fall under the three main themes were sorted into a fourth theme:

4. Unique Categories

Physical Environment & Natural Areas

Table 1 outlines the grouping or themes under Physical Environment & Natural Areas, which include:

- Agriculture
- Rural
- Parks and Recreation
- Environment
- Resource
- GHG / Climate Action

Within most of the OCPs, the Agriculture sub-theme focuses on the preservation of agricultural land while promoting local farming initiatives that can foster economic sustainability. The Rural sub-theme prioritizes maintaining the community's character and ensuring affordable housing options. Parks and Recreation initiatives aim to enhance community involvement through improved access to recreational spaces.

These sub-themes primarily explore environmental protection objectives that emphasize habitat preservation and the active participation of local communities in environmental stewardship. Policies around resource management advocate for biodiversity and sustainable practices that protect the region’s ecosystems. Details on climate initiatives are outlined, with a primary focus on greenhouse gas emissions (a legislative requirement) and enhancing energy efficiency. Collectively, there is a focus on policies aimed at promoting sustainable practices across all sub-themes, supporting the overarching aim of fostering environmental, social, and economic resilience.

The Roberts Creek OCP is the most comprehensive for this Common Theme, providing policy direction for every sub-theme. The Rural and GHG/Climate Action sub-themes has the least amount of objective and/or policy-specific content, while Environment was covered by all seven of the OCPs. As GHG reduction targets are a legislative requirement, there is opportunity to establish a common approach for GHG reduction. Furthermore, the shared commitment to environmental sustainability and resilience demonstrated in all of the OCPs reinforces a future OCP pillar for Environment and Climate.

Table 1: Physical Environment & Natural Areas Sub-themes & OCP Objectives/Policies

		Electoral Area F			Electoral Area B	Electoral Area A	Electoral Area E	Electoral Area D
	Sub-theme	**Hillside-Port Mellon** (1995/06)	**Twin Creeks** (2005)	**West Howe Sound** (2011/18)	**Halfmoon Bay** (2014/18)	**Egmont Pender Harbour** (2018)	**Elphinstone** (2008/18)	**Roberts Creek** (2012/18)
Physical Environment & Natural Areas	**Agriculture**	Agriculture [objective, no policy]		Agriculture		Agriculture	Agricultural	Agriculture
							General Agricultural	
							Agricultural A	
							Agricultural B	
	Rural		Rural				Rural	*Residential, Country Residential, and *Rural*
			Maintain Rural Integrity [objectives, no policies]					
	Parks and Recreation	Parks and Recreation		Recreation, Williamsons Landing	Community Recreation and Conservation, Land Use	Community Recreation and Conservation	Public Recreation, Land Use	Park, Trails & Recreation
			Public Use, Recreation and Future Parks	Recreation, Langdale	Future Public Recreation and Conservation, Land Use [objective, no policy]		Community and Regional Park [no objectives, policies]	
				Recreation, Gateway	Private Recreation, Land Use		Park Land Use Designation & Acquisition	
				Parks & Recreation, Granthams Landing			Neighbourhood and Mini Park [no objectives, policies]	
				Parks & Recreation, Soames Point			Ocean Bach Esplanade [no objectives, policies]	
				Parks & Recreation, Hopkins Landing				
	Environment	Physical Environment	Protect the Natural Environment	Environment, Langdale	Environment	Upland Environment, Natural Environment		*The *Physical Environment*, GHG Reduction and Green Infrastructure

Table 1: Physical Environment & Natural Areas Sub-themes & OCP Objectives/Policies

	Electoral Area F			Electoral Area B	Electoral Area A	Electoral Area E	Electoral Area D
Sub-theme	**Hillside-Port Mellon** (1995/06)	**Twin Creeks** (2005)	**West Howe Sound** (2011/18)	**Halfmoon Bay** (2014/18)	**Egmont Pender Harbour** (2018)	**Elphinstone** (2008/18)	**Roberts Creek** (2012/18)
	Environmentally Sensitive and Potentially Hazardous Lands	Marine General	Environment, Gateway		Aquatic Environment, Natural Environment		
			Environment, Granthams Landing				
			Environment, Soames Point				
			Environment, Hopkins Landing				
		Private Forest Land				Rural Forest, Land Use	
		Crown Forest Land					
Resource	*Forest Industrial and *Resource Rural*	Aggregate Extraction		Resources, Land Use	Resource		Resource and Community Watershed
GHG / Climate Action				Climate Action			**The* Physical Environment, *GHG Reduction and Green Infrastructure*

**Sections of an OCP that fall under two groupings or sub-themes. In these cases, the relevant objectives and policies were assessed based on the sub-theme.*

Types of Land Uses

Table 2 outlines the grouping or themes under Types of Land Uses, which includes:

- Residential
- Rural Residential
- Mobile Homes
- Multi-Family Residential
- Affordable Housing
- Institutional
- Commercial
- Industrial
- Village Core

Across the sub-themes, there is an emphasis on establishing diverse housing options while simultaneously aiming to preserve rural characteristics unique to the different communities in the region. There are also policies focusing on sustainable development and environmental conservation. Several OCPs also identify support for local economic activities. Other goals emphasize the importance of addressing local needs through community participation and engagement in the decision-making process.

Residential-related land uses are the most common sub-themes in this section (Residential, Rural Residential, Mobile Homes, Multi-Family Residential, Affordable Housing), though the Hillside-Port Mellon OCP and Twin Creeks OCP do not contain objectives and/or policies for this sub-theme. Every OCP provides objectives and/or policies for Rural Residential, while other sub-themes such as Mobile Homes (Elphinstone), Neighbourhood Village Centre (West Howe Sound), and Village Core (Roberts Creek) are only covered in one OCP. Older OCPs such at Hillside-Port Mellon (1995/2006) and Twin Creeks (2005) do not have any objective/policy sections covering Affordable Housing or Multi-Family Residential sub-themes.

The institutional, commercial, industrial, and village core sub-themes also focuses on balancing commitments made to preserve cultural heritage and ecological health. While there are targeted policies designed to address specific local needs,

the details around institutional, commercial, industrial, and village core uses remain relatively underrepresented in comparison to residential types. This may suggest an area for potential future exploration or development within land use discussions, particularly regarding how these lesser-mentioned categories could better integrate with and support the more widely discussed forms of land use, especially in the context of community and economic engagement.

Table 2: Types of Land Uses Sub-themes & OCP Objectives/Policies

		Electoral Area F			Electoral Area B	Electoral Area A	Electoral Area E	Electoral Area D
	Sub-theme	**Hillside-Port Mellon** (1995/06)	**Twin Creeks** (2005)	**West Howe Sound** (2011/18)	**Halfmoon Bay** (2014/18)	**Egmont Pender Harbour** (2018)	**Elphinstone** (2008/18)	**Roberts Creek** (2012/18)
Types of Land Uses				Residential, Granthams Landing	Residential, Land Use	**Residential*, Comprehensive Residential, Rural Residential and Multi-Family - Land Use	Common Residential Land Use Designations	**Residential*, Country Residential, and Rural
	Residential						Residential A Land Use Designation [policies, no objectives]	
							Residential B Land Use Designation [policies, no objectives]	
							Residential C Land Use Designation [policies, no objectives]	
					Residential Density Policies, Land Use [policies, no objective]		Residential D Land Use Designation [policies, no objectives]	
	Rural Residential	Rural Residential	Rural Residential	Rural Residential	Rural Residential, Land Use	*Residential, Comprehensive Residential, *Rural Residential* and Multi-Family - Land Use	Rural Residential, Land Use	*Residential, *Country Residential,* and Rural
	Mobile Homes						Mobile Home Parks, Land Use	
	Multi-Family Residential			Neighbourhood Village Centre	Mixed Multi-Family, Land Use	*Residential, Comprehensive Residential, Rural Residential and *Multi-Family* - Land Use		

Table 2: Types of Land Uses Sub-themes & OCP Objectives/Policies

	Electoral Area F			Electoral Area B	Electoral Area A	Electoral Area E	Electoral Area D
Sub-theme	**Hillside-Port Mellon** (1995/06)	**Twin Creeks** (2005)	**West Howe Sound** (2011/18)	**Halfmoon Bay** (2014/18)	**Egmont Pender Harbour** (2018)	**Elphinstone** (2008/18)	**Roberts Creek** (2012/18)
Affordable Housing			Densification Strategies to Support Affordable Housing	Densification Strategies to Support Affordable Housing, Land Use	Densification Strategies to Support Affordable Housing, Community Planning	Densification Strategies to Support Affordable Housing	Densification Strategies to Support Affordable Housing
			Affordable Housing				
Institutional	Institutional			Institutional, Land Use		Institutional, Land Use	Institutional
Commercial				Neighbourhood Commercial, Land Use	General Commercial	Commercial Industrial Mixed Use, Land Use	**Commercial*, Tourist Commercial, and Industrial
		Temporary Industrial and Commercial Use Permits [no objectives / policies, just a criteria]		Tourist Commercial, Land Use	Tourist Commercial	Tourist Commercial, Land Use	*Commercial, *Tourist Commercial,* and Industrial
Industrial	Industrial	Industrial	Industrial, Granthams Landing		Industrial		*Commercial, Tourist Commercial, and *Industrial*
	**Forest Industrial* and Resource Rural						
		Marine Industrial					
Village Core							Village Core
General Land Use			Land Use, Williamsons Landing				
			Land Use, Langdale				
			Land Use, Hopkins Landing				
			Land Use, Gateway				
			Land Use, Soames Point				

**Sections of an OCP that fall under two groupings or sub-themes. In these cases, the relevant objectives and policies were assessed based on the sub-theme.*

Infrastructure & Utilities

Table 3 outlines the grouping or themes under Infrastructure & Utilities, which includes:

- Liquid Waste
- Solid Waste
- Stormwater
- Water Supply
- Transportation
- Utilities
- Miscellaneous (low-impact development servicing, telecommunications, energy/green power, community-specific infrastructure)

The depth and types of policies for infrastructure range across the seven OCPs with the Twin Creeks OCP focused solely on transportation to the Egmont Pender Harbour's OCP including all the listed sub-themes. Transportation objectives and/or policies are covered across all seven of the OCPs.

In general, the policies aim to maintain public utility standards, enhance the safety of transportation systems, and ensure the integration of environmental protections in planning and development efforts. The objectives and policies primarily advocated for a coordinated approach towards sustainable management across various environmental aspects, with a focus on addressing unique challenges faced by different regions. Approaches such as promoting collaboration and forward-thinking are prevalent in the newer OCP documents (written within the last 10 years), with the intent of ensuring sustainability remains at the forefront of policy making and implementation within critical infrastructure and environmental management areas.

For Infrastructure & Utilities the prioritization of cost efficiency, reduction of pollution, and adherence to provincial standards, while promoting initiatives directed towards waste reduction and infrastructure improvements were common. Some unique goals include fostering innovative waste management technologies, enhancing community water services, and supporting projects related to green energy.

Table 3: Infrastructure & Utilities Sub-themes & OCP Objectives/Policies

		Electoral Area F			Electoral Area B	Electoral Area A	Electoral Area E	Electoral Area D
	Sub-theme	**Hillside-Port Mellon** (1995/06)	**Twin Creeks** (2005)	**West Howe Sound** (2011/18)	**Halfmoon Bay** (2014/18)	**Egmont Pender Harbour** (2018)	**Elphinstone** (2008/18)	**Roberts Creek** (2012/18)
Infrastructure & Utilities	**Liquid Waste**	Liquid Waste Disposal		*Infrastructure, Sewage Disposal / *Liquid Waste Management*	Waste Disposal, Liquid Waste	Liquid Waste Management	Liquid Management	Liquid Waste Management
	Solid Waste	Solid Waste Disposal		*Infrastructure, *Sewage Disposal* / Liquid Waste Management	Waste Disposal, Solid Waste [objective, no policies]	Solid Waste	Solid Waste Management [no objective, policies]	Solid Waste Management
	Stormwater				Stormwater Management	Stormwater Management	Integrated Stormwater Management Plan	Stormwater Management and Drainage Plans
	Water Supply	Water Service		Infrastructure, Water Supply & Demand	Watershed Management	Water Service		Water Service Area and Watersheds
	Transportation	Roads and Transportation	Transportation, Utilities and Services	Transportation	Transportation System	Land Transportation System	Transportation	Transportation System
					Marine Transportation, Land Use	Marine Transportation System		
	Utilities	Public Utilities				Public Use and Utilities		
						Service Utilities		
	[Misc.]			Infrastructure, Hopkins Landing			Low-Impact Development Servicing	
				Infrastructure, Gateway	Energy		Infrastructure	Telecommunications and Green Power
				Infrastructure, Langdale				
				Infrastructure, Williamsons Landing				
				Infrastructure, Soames Point				

**Sections of an OCP that fall under two groupings or sub-themes. In these cases, the relevant objectives and policies were assessed based on the sub-theme.*

Unique Categories

Table 4 outlines the remaining grouping or themes that do not align with the previous three Common Themes, which includes:

- Economy
- Culture & Community
- Remainder of Electoral Area B
- Regional Planning Context
- Civic Community Engagement

The Halfmoon Bay OCP contains the highest number of unique-themes, while Hillside-Port Mellon, West Howe Sound, and Elphinstone could all be captured under the previously identified Common Themes.

The Economy sub-theme was only present in the Halfmoon Bay OCP document. While the objectives and policies focus on unique subject matter around economic diversity and growth, community enhancement, production infrastructure, and revenue sources, many of the objectives and policies overlap with the three main themes. This includes a focus on sustainability considerations with an eye to economic expansion, environmental conservation, enhancement of residential and commercial areas, along with transportation and infrastructure expansions in the eyes of community hubs. The Economy sub-theme also related to the other 4) Unique Categories sub-themes, such as Culture & Community through policies focusing on developing strategies to support culture, arts, entertainment, tourism, etc.

Culture & Community is another sub-theme only present in the Halfmoon Bay OCP document. The overall objective of this sub-theme is to create well-rounded communities that support diverse housing needs, accessible transportation, active and healthy lifestyles, cultural activities, and ageing in place. Similar to the Economy sub-theme, many of the objectives and policies tied into other sub-themes, looking at components such as transportation, parks and recreation, commercial, and housing types.

The Remainder of Electoral B is also unique in the Halfmoon Bay OCP given its geographical location. This sub-theme is focused on promoting sustainable development through renewable energy, discouraging residential subdivisions, aligning with the shíshálh Nation's land use plans, and preservation of natural areas including parks.

The Regional Planning Context sub-theme is only present in the Egmont Pender Harbour OCP document. The main focus to maintain a collaborative relationship with the shíshálh Nation and promote sustainable land use practices that align with regional sustainability plans and reduce greenhouse gas emissions.

The Civic Community Engagement sub-theme is only covered in the Roberts Creek OCP. The main focus is on fostering a transparent, inclusive, and respectful planning and development process that empowers the community and ensures broad representation and engagement.

Table 4: Unique Categories Sub-themes & OCP Objectives/Policies

		Electoral Area F			Electoral Area B	Electoral Area A	Electoral Area E	Electoral Area D
	Sub-theme	**Hillside-Port Mellon** (1995/06)	**Twin Creeks** (2005)	**West Howe Sound** (2011/18)	**Halfmoon Bay** (2014/18)	**Egmont Pender Harbour** (2018)	**Elphinstone** (2008/18)	**Roberts Creek** (2012/18)
Unique Categories			General [content falls under Industrial so no objectives/policies were added to this section]		Economy	Regional Planning Context		Civic Community Engagement
					Culture & Community			
					Remainder of Electoral Area B			

2. Preliminary Outline

Based on the comparative analysis and legislative alignment opportunities, the following Preliminary Outline demonstrates how an integrated OCP for the SCRD could work. Further technical analysis on a variety of topics (i.e., infrastructure requirements and development permit areas) combined with feedback from the community and stakeholders will be necessary to develop a more holistic structure for the OCP.

OCP Integration Analysis
(this report)
Identify baseline requirements

Engagement Feedback
(public & stakeholder)
Validate pillars and confirm direction

Technical Analysis
(Housing Needs Assessment, Regional Baseline study, etc.)
Factor in additional data

Draft OCP Structure & Round 2 Engagement
Confirm key policy directions and OCP structure

The Preliminary Outline (Table 5) is based on the two pillars first identified for the scope of this OCP (Housing and Environment & Climate) and reinforced with the opportunities for integration and legislative requirements.

Five primary sections are identified with sub-sections listed as well:

1. **Introduction**
2. **Environment & Climate**
3. **Housing & Community**
4. **Development Permit Areas**
5. **Maps**
6. **Implementation**

The Description / Rationale provides additional information on the purpose of the Section, how the sub-sections are defined, and what information is needed for each. Optional items are identified for further consideration.

Table 5: Preliminary Outline

Section / Sub-section	Description / Rationale
Section 1: Introduction	Many OCPs start with a land acknowledgement or history of the area to provide context for how the policies in the OCP inform future growth. This is optional and can be catered to the SCRD. This section can also include an overview of the OCP engagement process and key feedback from the community that informed the policy direction. From a user perspective, this information could also be provided in an appendix or in a staff report as it is important primarily during the public hearing process.

Section / Sub-section	Description / Rationale
Section 2: Environment & Climate Subsections for: • Environmentally sensitive areas, hazard lands, and environmental protection. • Climate resilience requirements at both regional and/or local scales, such as for water supply protection, stormwater management, reducing greenhouse gas emissions (GHGs) to meet legislative requirements, and others.	This Section relates directly to one pillar for this OCP, but also reflects the shared commitment from all of the seven current OCPs to sustainability and resilience. This Section is also proposed to be the first policy section as environment and climate considerations are primarily regional in nature. An integrated approach established in this Section can provide a clear avenue for intergovernmental coordination and advocacy, which is required to increase the effectiveness of these policies. While some baseline requirements are needed for the *Local Government Act*, this Section can incorporate several other priorities that can build regional resilience. As part of this Section, specific subsections related to the region's natural assets, as identified in the Natural Assets Inventory (underway), and the policy direction of the Community Climate Action Plan will inform how certain areas or types of development should be managed. Feedback from the public combined with technical data on the environment will identify potential areas and/or requirements for environmental protection areas, environmentally sensitive areas, and hazard lands, where the latter two are legislative requirements. Policies for overarching climate resilience requirements could be included in this section providing a 'needs to be met first' approach before more development-specific policies are applied. This subsection could include protection measures for maintaining a resilient water supply, stormwater management practices including nature-based options, and reducing greenhouse gas emissions (the latter being a legislative requirement). This section may be combined with Section 4 and the Development Permit Areas for hazards and environmentally sensitive areas as an additional tool to reinforce policy requirements in areas that require more guidance (see Section 4 for more information).

Section / Sub-section	Description / Rationale
Section 3: Housing & Community Subsections for: • General policies that apply across land use classification and the region – typically process-related requirements. • Each land use classification which includes housing, public/community facilities and amenities, transportation, and infrastructure. • Within each land use classification there should be policies that apply to all, then sections for local considerations that are either in addition to or exception from those policies. • Additional location or topic-specific policies as needed.	While Housing is the pillar that this Section is meant to reflect, the integrated nature combined with the legislative requirements for public facilities (could also be called community amenities) and supporting infrastructure provides an opportunity to consider land uses from a holistic perspective. Instead of a land use classification referring to 'residential', 'commercial', 'industrial' or similar classifications, this section could approach land use from the practical lens of how a community works and functions, which is a mix of all of these land uses to varying degrees. For example, 'rural' could include large lots with a single house, outbuildings, agricultural activities, gravel roads, on-site water and sewer facilities, and few public facilities. Conversely, a 'neighbourhood hub' could include a variety of commercial activities, a variety of housing options in close proximity or as part of the same building, multiple public facility options, and piped water and sewer infrastructure. **Approach for Local Considerations:** With this integrated approach to land use classifications, an OCP structure would include policies for housing, public facilities, and infrastructure in one subsection for general policies that would apply across the SCRD. Local conditions or character could be included as separate defined headings within the subsection to either add to, or be exceptions to, the general policies. Additional consideration for the Form and Character Development Permit Area (see Section 4) could be considered here as well to provide additional local character guidance (much of this content would stem from public engagement).

Section / Sub-section	Description / Rationale
Section 4: Development Permit Areas Subsections for: • Each Development Permit Area with a DPA for each geographical area with a defined hazard or environmentally sensitive area. • Each Form and Character DPA for communities where this additional policy guidance is needed or desired to support local character (combined with Section 3 policies and can also link to zoning bylaw regulations for enforcement).	Development Permit Areas (DPAs) are a tool intended to provide additional policy guidance for locations that are hazardous or environmentally sensitive, or to provide additional requirements for building design. DPAs for hazardous or environmentally sensitive lands work best at a regional scale as they are based on natural landforms and environmental features. One OCP provides an opportunity to develop an integrated approach for these types of areas across the SCRD. The Natural Assets Inventory (currently underway) and further technical analysis (such as geotechnical reports) will help to identify these lands and direct the policy guidance needed to manage development in these areas. These DPAs can be integrated with the policy framework in Section 2 to reinforce requirements for environmentally sensitive areas or hazards. Combined with policy from Section 3, DPAs for building design (called the Form and Character DPA) are a way to reinforce local community character and additional building requirements related to resiliency measures. Development Permit Areas in the OCP should also consider findings from the Development Approvals Process Review (DAPR) which identified an opportunity to integrate DPAs across the region for consistency and certainty, and to focus on establishing guidelines that are clearly implementable. Based on practices in other Regional Districts, there is also an opportunity to identify if zoning bylaw regulations will support implementation. Legislative requirements state that DPAs must be identified with maps in an OCP; however, the guidelines can be either as policy in an OCP or regulations in a zoning bylaw. The approach and alignment between the OCP and zoning bylaw will be based on the level of flexibility and/or enforcement required for each DPA. Some Development Permit Areas (such as Form and Character) may be integrated with Section 2 as these guidelines would directly inform building design.

Section / Sub-section	Description / Rationale
Section 5: Maps	A series of maps are required under the *Local Government Act* such as land use classifications, public facilities, and hazard areas. This section can include any maps that relate to the policies in Section 2 through 4. It is common for policies to refer to a map to provide locational or geographical guidance. At a minimum, these maps will include the following details to meet legislative requirements: • the approximate location, amount, and type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses *(Section 473(1)(b)).* This map is most often the Land Use Classification map that defines the uses or activities for a given location. • the approximate location and area of sand and gravel deposits that area suitable for future sand and gravel extraction *(Section 473(1)(c))*. • the general location of restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development *(Section 473(1)(d))* • the approximate location and phasing of any major road, sewer, and water systems within the OCP plan area boundary *(Section 473(1)(e))*. • the approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites *(Section 473(1)(f))*. Additional maps may be considered to support policy direction in Section 2 through 4.

Section / Sub-section	Description / Rationale
Section 6: Implementation Subsections for: • Alignment between land use classifications identified in Section 3 and zones in the Zoning Bylaw • Actions items needed to further clarify policy in certain areas or on defined topics. This can include actions for items that could not occur during the development of the OCP. • Measures and reporting times to monitor and update the OCP.	This Section will include follow-up actions where additional analysis may be required, such as feedback from the community or stakeholders on topics that are not directly linked to the two pillars (i.e., economic development), as well as opportunities to monitor progress or changes over time. For the latter, the OCP is an estimate of growth and circumstances will change over time that may impact how growth should or needs to be updated. This Section could identify measures that will manage the performance of the OCP and provide real-time feedback on updates. While an OCP is required as per the *Local Government Act* to be reviewed every five years, some local governments assess the OCP yearly to continue to foster trust with communities and to proactively manage growth and change in real time. A zoning bylaw is a key tool to implement an OCP. In addition to the specific planning actions or monitoring requirements, this Section should also include a table or similar visualization tool that aligns the policy direction of the OCP with the regulatory requirements of the zoning bylaw. One of the first components a property owner or potential applicant would be looking for is how the Land Use Classifications of the OCP relate to the zones in the zoning bylaw. To provide this level of clarity, which can contribute to efficiencies in the development approvals process overall, the OCP and zoning bylaw should clearly align on the specific uses and permissions for a given parcel. This Section should identify this alignment and similar opportunities between the OCP and the zoning bylaw.

Staff Report
Request for Decision

TO: Electoral Area Services Committee – July 17, 2025

AUTHOR: Julie Clark, Senior Planner
Sierra Rempel, Strategic Planning Coordinator
Kim Wilkinson, Manager of Strategic Initiatives, Hillside

SUBJECT: **BC Timber Sales (BCTS) 2025- 2029 Operating Plan Review**

OVERVIEW

Purpose of Report:

The purpose of this report is to provide a proposed response to BC Timber Sales 2025-2029 for the Board's consideration.

This report requests Board decision to accept, reject or provide alternate direction with respect to staff's recommendations as presented below.

Recommendation(s):

(1) THAT the report entitled BC Timber Sales (BCTS) 2025- 2029 Operating Plan Review be received;

(2) AND THAT the following comments be provided to BC Timber Sales by August 4, 2025:

- **(a) SCRD does not support logging of MCNR006 block that is designated as community drinking watershed;**
- **(b) SCRD, as a water license holder and in view of our responsibility to provide safe, clean drinking water, does not support logging blocks ELPH011, G043B4NV, G052B4R8 that are proposed in groundwater recharge areas of aquifers used for community drinking water. Before BCTS enables logging in these areas, SCRD requests input into evidence-based terms of reference for mitigation and monitoring plan to protect against impacts to groundwater quality and quantity. Development of such terms of reference should involve First Nations;**
- **(c) SCRD requests engagement with BCTS to have a shared understanding of the location of the community drinking watershed boundaries in reference to SECH005, G042B4RC and G052B4R8;**
- **(d) SCRD requests that BCTS provide a management plan to achieve the goal of zero impact to forest cover in the community drinking watersheds adjacent to SECH005, G042B4RC and G052B4R8;**
- **(e) SCRD does not support the logging of blocks ELPH008, G043B4NN, G043B4SG, G043C3ZP, ELPH010, MCNR006 that are upslope and in the same watershed as SCRD assets, without mitigation and monitoring plans;**

(f) As SCRD knows BCTS will undertake engagement with the Sḵwx̱wú7mesh Nation on blocks that may be in, adjacent to, or potentially of impact to Areas of Importance (AOI) as identified in the Sḵwx̱wú7mesh Nation Land Use Planning Agreement with the Province of BC (Phase 2), we request that the results of that engagement are shared with SCRD as appropriate to inform future planning for drinking water and other SCRD services;

(g) SCRD does not support logging blocks ELPH011, SECH005, SECH006, SECH004, BRITW003, BRITW004 that are proposed within priority old growth deferral areas that were established in BC's Old Growth Management Review;

(h) SCRD does not support logging of old growth recruitment areas and requests information about alternate recruitment areas to be secured;

(i) SCRD does not support logging of blocks MCNA003, MCNR006, SECH003, SECH004, SECH005, SECH006, SECH008, and G05154DG that overlap with Federally-listed species at risk areas and/or Provincially Red-listed species ecosystems or plant communities without a diligence plan for ensuring zero impact to the recovery of species and/or ecosystems at risk;

(j) SCRD requests that, in alignment with objectives and policies set in Official Community Plans, BCTS conduct of survey of wetlands and ponds near or within proposed cutblocks and consider buffering all wetlands regardless of size. Results shared with SCRD for future planning;

(3) AND THAT this report be referred to shíshálh Nation, Sḵwx̱wú7mesh Nation, the District of Sechelt and the Town of Gibsons;

(4) AND THAT this report be referred to SCRD Advisory Planning Commissions, with comments received forwarded to BCTS; and

(5) AND FURTHER THAT SCRD write a letter to the Minister of Forests to advocate for the recommendations included in this report.

BACKGROUND

BC Timber Sales (BCTS) is a Provincial Corporation that is responsible for harvesting approximately 20% of British Columbia's Annual Allowable Cut and operates under the legislative and regulatory frameworks of the *Forest Act, the Forest Range and Practices Act, the Wildfire Act, BCTS Regulation* and the *Wildfire Regulation*.

SCRD receives an annual referral for BC Timber Sales' (BCTS) 5-year Operating Plan. BCTS shares proposed harvesting and road building activities in order to receive comment on and understand stakeholder interests in advance of anticipated harvesting.

SCRD received notification of the 2025-2029 Operating Plan from BCTS on May 6, 2025. SCRD and BCTS have a Communications Protocol which prescribes SCRD response within 90 days. SCRD deadline for response is August 4, 2025.

BCTS's referral methods and the availability of data changed this year relative to prior referrals. For example, BCTS-planned roads were not included in the referral, along with other data that has previously been provided in MS Excel format such as net volume, target age class, planned auction date, or information on species at risk, terrain stability or hydrology. The result was a more time-consuming review for SCRD staff with less available information. This year's referral contained 12 new blocks and an additional 8 previously referred blocks that had changed substantively and thus triggered additional review, totalling approximately 500 ha of area. By comparison the previous (2023-2027) referral contained only 5 new blocks and review encompassed 100 ha of area.

This report provides analysis of the Operating Plan, and recommendations for SCRD response. BCTS is seeking feedback on and only has a mandate to consider or act on feedback related to the 2025-2029 Operating Plan.

Please see SCRD webpage link https://www.scrd.ca/bcts-logging for background information about BCTS, SCRD's role in responding to annual Operating Plan referrals and past referral responses.

DISCUSSION AND ANALYSIS

The methods for SCRD's review of BCTS 2025-2029 Operating plan are:

Spatial Analysis: SCRD's review of the 2025-2029 Operating Plan includes a spatial analysis of proximity to SCRD service areas, assets and community interests (as identified in Official Community Plans) such as natural assets that support climate and ecological resilience, as well as non SCRD drinking water supply.

Potential Impact review: A review of potential impacts is provided by a multi-department team to specifically consider the blocks with proximity to SCRD services, assets or community interests and appropriate recommendations. The technical review team includes staff from utility services/capital projects, strategic initiatives, parks, asset management, GIS and Planning.

Summary of Analysis: SCRD staff have prepared a summary of the spatial analysis and potential impacts to SCRD services, community interests, presented by electoral area in Attachment A. A review of relevant OCP policy statements is also included.

Draft Recommendations: From the analysis summary, proposed recommendations are presented below, grouped by area of concern. Several blocks repeat across recommendations as there are multiple concerns with those blocks.

Proposed recommendations in response to BCTS 2025-2029 Operating plan

1. **SCRD does not support logging of MCNR006 block that is designated as community drinking watershed.**
    - SCRD has a long, documented history of opposing logging in designated community drinking watersheds

2. **SCRD, as a water licence holder and in view of our responsibility to provide safe, clean drinking water, does not support logging blocks ELPH011, G043B4NV, G052B4R8 that are proposed in groundwater recharge areas of aquifers used for community drinking water. Before BCTS enables logging in these areas, SCRD requests input into evidence-based terms of reference for mitigation and monitoring plan to protect against impacts to groundwater quality and quantity. Development of such terms of reference should involve First Nations.**
    - **Block ELPH011** appears to be proposed within the recharge area of Aquifer 560 and 552 in which SCRD holds water licenses for community drinking water and in which SCRD Board has directed continued well-field development for community drinking water.
    - **Block G043B4NV** appears to be proposed within the recharge area of Elphinstone aquifer lobe of Aquifer 560 in which SCRD and Town of Gibsons hold water licenses for community drinking water. On June 12, 2025, SCRD Board made a resolution (159/25) relating to providing a letter of support for Elphinstone Community Association's advocacy to defer harvest of this block.
    - **Block G052B4R8** appears to be proposed within the recharge area of Aquifer 564 in which SCRD Board has directed continued well-field development for community drinking water.
    - For more detailed analysis please see Attachment A.

3. **SCRD requests engagement with BCTS to have a shared understanding of the location of the community drinking watershed boundaries in reference to SECH005, G042B4RC and G052B4R8.**

4. **SCRD requests that BCTS provide a management plan to achieve the goal of zero impact to forest cover in the community drinking watersheds adjacent to SECH005, G042B4RC and G052B4R8.**
    - **Block SECH005** appears to be proposed immediately adjacent to McNeil Lake Community watershed, an SCRD drinking water source.
    - **Block G042B4RC and G052B4R8** appear to be proposed immediately adjacent to Chapman Community Drinking Watershed, an SCRD drinking water source.
    - SCRD would like BCTS to clarify how they will assess risk and implement effective actions to preclude impacts to the forest cover in each of the McNeil Lake Watershed and Chapman Watershed as a result of harvesting activities associated with SECH005, G042B4RC and G052B4R8.

5. **SCRD does not support the logging of blocks ELPH008, G043B4NN, G043B4SG, G043C3ZP, ELPH010, MCNR006 that are upslope and in the same watershed as SCRD assets, without mitigation and monitoring plans:**

    - **MCNR006** appears to be proposed in the watershed upstream from SCRD assets of the Dakota Creek Flood Control Berm and Hillside Industrial lands (in addition to being in a community drinking watershed).
    - **Blocks G043B4NN, G043B4SG, G043C3ZP, ELPH010, ELPH008** appear to be proposed in the watershed that drains into Cliff Gilker Park, an SCRD asset that has experienced significant climate impacts resulting from flooding.

6. **As SCRD knows that BCTS will undertake engagement with the Sḵwx̱wú7mesh Nation on blocks that may be in, adjacent to, or potentially of impact to Areas of Importance (AOI) as identified in the Sḵwx̱wú7mesh Nation Land Use Planning Agreement with the Province of BC (Phase 2), we request that the results of that engagement are shared with SCRD as appropriate to inform future planning for drinking water and other SCRD services..**

    - It appears that BCTS plans for example at McNab Creek, Rainy River, McNair Creek and ELPH011 may overlap with Sḵwx̱wú7mesh Nation's AOI 94 and 82.

Potential Impacts to Community Interests

In addition to review of forestry impacts on SCRD services and assets, SCRD staff reviewed for impacts to noted community interests such as those represented in policy in Official Community Plans, the Community Climate Action Plan and interests such as private property access to drinking water that is not supplied by SCRD. These interests are noted in Attachment A.

7. **SCRD does not support logging blocks ELPH011, SECH005, SECH006, SECH004, BRITW003, BRITW004 that are proposed within priority old growth deferral areas that were established in BC's Old Growth Management Review.** The Province of BC has recognized Priority Deferral areas of Old Growth.

    - It appears that multiple BCTS Blocks **ELPH011, SECH005, SECH006, SECH004, BRITW004,** are proposed over Priority Deferral areas for old growth. **BRITW003** may impact a Priority Deferral area.
    - SCRD would like to understand why BCTS is proposing to log these areas that are indicated as high value to the Province and to the Sunshine Coast.
    - Old growth forest can support community values such as protection for Species at Risk, climate resilience and community natural assets.
    - The Sunshine Coast is falling short of B.C. targets for retaining old growth forests.

8. **SCRD does not support logging of old growth recruitment areas and requests information about alternate recruitment areas to be secured.**

   - It appears that **SECH003, SECH006, SECH010, SECH005, SECH008, SECH004** BCTS blocks are proposed over Recruitment Forest.
   - In addition to Priority Deferral forests, the Province of BC has identified Recruitment Forest. "Ecosystems with little or no remaining old forest face the highest risk in the province. Reducing risk in these highest risk ecosystems requires recruiting appropriate younger forest to grow old…"

9. **SCRD does not support logging of blocks MCNA003, MCNR006, SECH003, SECH004, SECH005, SECH006, SECH008, and G05154DG that overlap with Federally-listed species at risk areas or Provincially Red-listed species ecosystems or plant communities without a diligence plan for ensuring zero impact to the recovery of species and/or ecosystems at risk.**

   - It appears that blocks **MCNA003, MCNR006, SECH003** overlap with known locations for federally or provincially-listed species at risk, as noted by BC's Conservation Data Centre and Federal data for Critical Habitat.
   - In British Columbia (BC), "red-listed" ecosystems are those identified as endangered or threatened provincially by the Conservation Data Centre (CDC). These ecosystems are considered to be at high risk of extinction or extirpation within the province.
   - BCTS's data portal does not indicate that these areas are known to BCTS or what management approaches will identify and provide appropriate protections to those areas.
   - SCRD suggests BCTS engage a qualified environmental professional (e.g. a Registered Professional Biologist with Species at Risk experience during active time for local species) to determine appropriate protections to support the recovery of ecosystems, habitats and species, so proposed logging will not occur in or impact the recovery of species at risk or red-listed ecosystems.

10. **SCRD requests that, in alignment with objectives and policies set in Official Community Plans, BCTS conduct a survey of wetlands and ponds near or within proposed blocks and consider buffering all wetlands regardless of size. The results shared with SCRD for future planning.**

    - Wetlands are important areas to Sunshine Coast's hydrology, ecology and climate resilience. The *Forest and Range Practices Act* (FRPA) definition of wetland has a size constraint, however it is noted that on the Sunshine Coast, many small wetlands may be interconnected. Small hidden forested wetlands are important carbon sinks, until exposed to elements and dry out. BCTS may consider buffering all wetlands regardless of size. Following best practices, the survey should be conducted in both fall and spring.

Organizational Considerations

This year's BCTS's rereferral has proven to be very time-consuming for staff and has demanded substantially increased resources as compared to prior years. Staff will be following up with BCTS about this change in referral process in order to plan for future referrals.

A number of the recommended responses to BCTS request the provision of additional information or even the establishment/agreement of term of reference. These actions, if accepted by BCTS, would require operational resources for SCRD to analyze and engage with.

FINANCIAL IMPLICATIONS

SCRD is concerned about the short, medium, and long-term financial impacts to residents, local governments, and agencies of the Sunshine Coast because of hydrologic changes (the flow of water: timing, volume, duration) associated with forest harvesting close to local government assets and developed communities. There is a significant amount of effort required to accurately project the long-term impact of deforestation on the hydrology of a stream. SCRD does not have mandate, resources or responsibility to fund this work; the companies that wish to conduct timber harvesting close to watercourses should provide assurance that the existing downstream users will not be negatively impacted.

With the 2025-2029 BCTS Operating Plan, SCRD identifies financial concerns related to:

- The project to replace bridges in Cliff Gilker (recently decommissioned due to flooding); only 3 of 5 decommissioned bridges will be replaced in part due to the increased streamflow
- Protection of drinking water, including aquifers
- Stormwater impacts: SCRD asset protection and private property

LEGISLATIVE IMPLICATIONS

SCRD provides a response to the BCTS referred in alignment with its legislative authority and in areas where SCRD feels it has a duty of responsibility to the public interest.

STRATEGIC PLAN IMPLICATIONS

This referral response supports the Strategic Focus Area of Water Stewardship in the Board's 2023 – 2027 Strategic Plan.

TIMELINE

SCRD will respond to BCTS by August 4th, 2025 and follow up with any additional comments provided by Advisory Planning Commissions.

COMMUNICATIONS

Internal: SCRD's review of the 2025-2029 BCTS Operating Plan included communications and technical review from SCRD's Infrastructure Services, Parks, GIS, Asset Management and Planning teams.

External: SCRD's review of the 2025-2029 BCTS Operating Plan will be shared with Advisory Planning Commissions, Town of Gibsons, District of Sechelt, shíshálh and Sḵwx̱wú7mesh Nations and the Ministry of Transportation and Transit.

A letter to the Minister of Forests to advocate for the recommendations included in this report is recommended.

SUMMARY AND CONCLUSION

SCRD conducted a review of the 2025-2029 BCTS Operating Plan. The review was limited in scope to the information provided by BCTS, which was less than in years previous.

SCRD does not support blocks for harvest in areas that may have an impact to community drinking water, is immediately upstream from SCRD assets, proximal to SCRD services or overlapping with priority old growth deferral.

SCRD requires more information to understand potential impacts to community interests such as non SCRD drinking water or fire protection sources, recruitment forest, species at risk and wetlands.

ATTACHMENTS

Attachment A – Electoral Area F, E, D, B, A Official Community Plan policy statement analysis

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall X – S. Gagnon X – R. Rosenboom	Legislative	
CAO	X – T. Perreault	Asset Management	X – K. Doyle

Attachment A

Electoral Area F: West Howe Sound

OCP statements

11. Soames Point Environment Objective #1: "To protect the aquifer and surrounding watershed within the Soames Creek ravine." (p.23)
12. Williamson's Landing Land Use Objective #5: "To support limited gravel extraction and sustainable forest practices on resource properties." (p.54)
13. Williamson's Landing Environment Objective #2: To encourage sustainable forest practices on the Sechelt Provincial Forest lands. (p.59)
14. Grantham's Landing Environment Objective #1: "To supply high quality clean drinking water from the Granthams & Soames aquifer, while providing for an opportunity to integrate surrounding water systems for only for back-up emergency mutual aid purposes." (p.14)
15. Grantham's Landing Environment Objective #2: "To provide an adequate buffer to creek ravines to protect fish species and natural wildlife corridors, and to retain the high quality drinking water supply." (p.16)
16. Soames Point Infrastructure Objective #1: "To supply high quality clean drinking water from the Granthams & Soames aquifer, while providing for an opportunity to integrate surrounding water systems only for back-up emergency mutual aid purposes." (p.20)
17. Soames Point Environment Policy #1: "The Soames Creek ravine shall be protected from Shirley Macey Park to the ocean for the purposes of preserving the drinking water quality, mature forest cover, wildlife corridor, and limited recreational opportunities (foot-path)." (p.23)
18. Gateway Environment Objective #2: "To protect the unconsolidated aquifer that provides water supply to the Hopkins Landing Water District." (p.37)
19. Gateway Environment Policy #1: "An aquifer protection development permit area should be introduced for the industrial area on Stewart Road in order to protect the integrity of the down slope ground water supplies." (p.37)
20. Hopkins Landing Infrastructure Policy #1: "The SCRD, through its Waterworks Master Plan shall integrate the water systems within the Hopkins Landing neighbourhood to create back-up security, primarily for the purposes of fire protection. The Hopkins Landing Water District currently operates independently from the SCRD systems of Soames & Langdale wells and Chapman Creek water systems." (p. 28)

Blocks	Potential impact to SCRD Service Area	Comments about Natural Assets in the Community's Interest
MCNA003		**WATER for FIRE PROTECTION** Is outside SCRD fire protection area but recommend BCTS be in touch with Strata Corp VR850 (25141) in the public interest of those owners, as the block is above a Point of Diversion for Fire Protection: "A standby system is maintained to fight fires." **FEDERAL SPECIES AT RISK:** This block overlaps with Federal Species at Risk.
McNR006	**DRINKING WATER WATERSHED and SCRD ASSETS** • In Dakota Creek Watershed, a community watershed as defined under the Forest & Range Practices Act (FRPA). • Potential impact to downstream SCRD assets of the Dakota Creek berm and Hillside Industrial Park.	**FEDERAL SPECIES AT RISK:** This block partially overlaps with Federal Species at Risk.
ELPH011 (partial also in Elphinstone)	**DRINKING WATER AQUIFER; SCRD Assets** Above Soames Well capture zone and Langdale Well capture zone. Potential impacts to the aquifers that SCRD currently uses for water for community consumption, and has drilled two new production wells, applied for expanded water licences and is completing the final engineering design (Langdale wells).	**OLD GROWTH FOREST PRIORITY DEFERRAL** (partial overlap); old growth management review flagged this area as important.
G043B4NN (partial, also in Roberts Creek)	**STORMWATER; SCRD ASSETS:** Note this is a previously referred block G043B4NN is located within DPA #3, Slope Hazards. This known hazardous area inherently adds risk and stormwater management responsibilities for downstream property owners, land managers and service providers. Impacts of logging exacerbate these risks through changing hydrological regimes such as	**GROUNDWATER/WELLS** The watershed of Roberts Creek is not designated Community Watershed, however, BC Well Database lists 164 private licensed groundwater wells pulling from Aquifer 555. Changes in land cover and hydrology on these slopes have the potential to impact private/commercial downstream drinking water licences on Roberts Creek.

	decreasing of soil infiltration, the increase of snow cover and thus snow melt, and increase rainfall impacts on clear cut areas. The SCRD owns multiple assets along Roberts Creek, including Cliff Gilker Park and Roberts Creek Pier Park. Cliff Gilker was negatively impacted by high water flows in 2021, resulting in damages to park infrastructure. SCRD recommends that in advance of proposing/engineering cutblocks on Mount Elphinstone near Roberts Creek, that a review of the cumulative impact to ground water resources of Aquifer 555 by qualified experts selected by Local Government water service providers be completed. Historical and any proposed forestry activities for the next 5 years, and climate change considerations should be considered as part of such assessment.	
ELPH008 note this is a previously referred block	**STORMWATER; SCRD ASSETS** ELPH008 is located within DPA #3, Slope Hazards. This known hazardous area inherently adds risk and stormwater management responsibilities for downstream property owners, land managers and service providers. Impacts of logging exacerbate these risks through changing hydrological regimes such as decreasing of soil infiltration, the increase of snow cover and thus snow melt, and increase rainfall impacts on clear cut areas. The SCRD owns multiple assets along Roberts Creek, including Cliff Gilker Park and Roberts Creek Pier Park. Cliff Gilker was negatively impacted by high water flows in 2021, resulting in damages to park infrastructure. SCRD recommends that in advance of proposing/engineering cutblocks on Mount Elphinstone near Roberts Creek, that a review of the cumulative impact to ground water resources of	

	Aquifer 555 by qualified experts selected by Local Government water service providers be completed. Historical and any proposed forestry activities for the next 5 years, and climate change considerations should be considered as part of such assessment.	

Electoral Area E: Elphinstone

OCP statements

- **Section C-2.3: Integrated Stormwater Management Plan Policies**
  - The Regional District should undertake stormwater planning at the watershed level and at the individual development level (see Part C-3: Low-Impact Development Servicing) that takes into account the full spectrum of rainfall events in order to maintain or replicate to the greatest extent possible natural systems, thereby protecting stormwater as a resource for:
  - (a) Groundwater recharge to maintain base flows in streams;
  - (b) Fish, other aquatic species and wildlife;
  - (c) Potable water supplies; and
  - (d) Aesthetic and recreational use. (p.77)
- **Section B-1: Local Environment and Development Permit Areas**
  - To protect the natural environment, its ecosystems and biological diversity related to fish and wildlife, forests, watercourses and the marine shore zone. (p.10)

Blocks	Potential impact to SCRD Service Area	Comments about Natural Assets in the Community's Interest
ELPH011 (partial)	**DRINKING WATER AQUIFER; SCRD ASSETS** See above	Above residential areas
G043B4NV (partial also Roberts Creek) note this is a previously referred block	**DRINKING WATER AQUIFER; SCRD ASSETS** Substantively resized (doubled in size from 23.19 to 48.24 ha) since 2023 referral. No harvest volume information is provided. New information regarding aquifer recharge areas is available. Based on the hydrogeology study completed by Town of Gibsons in 2025, it is anticipated that this cutblock will impact the extensive braided network of surface drainage channels in the upper Chaster Creek Watershed. The study suggests that this area could be the main recharge area for the Elphinstone Aquifer Lobe (within the larger mapped Aquifer 560). SCRD operates Chaster Well, which draws water from the Elphinstone Aquifer Lobe.	Above residential areas

Electoral Area D: Roberts Creek

OCP statements

- Objective 9.g. "Encourage best practices of water management and conservation to minimize the impact on the Regional District's water and local aquifers, while considering the needs sufficient for agriculture use." (p.47)
- Objectives 13a.-h (some more relevant than others, emphasis mine for more useful ones) (p.62)
    - **13a To protect watershed areas and the quality of water.**
    - 13b To supply sufficient quality and quantity of Regional District water for domestic consumption, agriculture and fire protection purposes.
    - 13c Water conservation programs and development of related infrastructure are
    - supported.
    - **13d To protect surface and groundwater which are necessary for ecosystem health, independent supply to individual lots and Regional District community water systems.**
    - 13e To avoid zoning changes that result in the depletion of existing wells or springs or water bodies used as water supplies.
    - **13f To avoid the creation of new flooding hazards or the aggravating of existing flood hazards that could result from changes to storm water drainage patterns.**
    - 13g To encourage the Regional District to undertake aquifer mapping.
    - 13h To support a community-driven watershed study.
- Policies 13.8-13.9 (p.63)
    - 13.8 Deforestation is a significant concern and any forestry activity should take into account possible impacts on water quality and supply.
    - 13.9 Community-driven watershed studies to identify "Well-Head Protection Areas" and provide recommendations for management of development within such areas should be undertaken to ensure that the water quality of recharge areas for ground water wells is maintained.
        - i. The studies should consider the impact of forestry activity on both Crown and private land with regard to water quality, supply and flow.
        - ii. The studies should facilitate an innovative community-driven watershed study to examine horizontal rather than vertical movement of water using slowing down devices, such as gabions and swales, to recharge the aquifer as one means of maintaining supply for wells.
        - iii. This will be a non-traditional watershed study to make Roberts Creek an exemplary community watershed/forest harvesting area (i.e. not recommending larger culverts as the solution to controlling flow).

- From the Resource and Community Watershed overview section (p.106-107)
    - "Water: increasingly a key issue and frequently associated with climate change. The upland forested areas within the OCP proposed boundary contain much of the Chapman and Grey watersheds as well as with many major creeks and subsidiary streams that require protection and maintenance to allow safe movement of water through residential areas. There is concern that Roberts Creek will need their own source of water in the future. The Technical Report which guides the OCP has suggested that Roberts Creek have a back-up water supply anticipating the effects of climate change and drought. It is also noted that 30% of Roberts Creek residences use well water and changes in upland forest harvesting and clearing for residential dwellings affect the movement of water and the aquifers that support the wells. The shíshálh Nation Strategic Land Use Plan (2007) identifies water as the greatest overall concern." (p. 106)
    - "Environmental Services: Forest cover on sloped land provides significant services such as erosion control, stream maintenance, water quality and aquifer protection. These services protect the increasingly high-value Roberts Creek waterfront and dense residential areas in the central core as well as public infrastructures. In the past Roberts Creek has experienced log jams creating debris floods, washout of roads and increased water flow as a result of upland changes." (p.107)
- Objectives 19a-g from the Resource and Community Watershed section (emphasis mine) (p.108-109):
    - **19a To keep as much forest as possible in the watershed area and uplands of the OCP area and beyond for the provision of: a) environmental services such as: a steady quality and quantity of water, carbon sequestering (GHG) benefits, erosion control, flood mitigation and wildlife sanctuaries; b) economic benefits in a sustainable working forest and viable recreational areas, and; c) social, cultural, spiritual, and generational resilience.**
    - **19b To ensure the protection and maintenance of the biological diversity and sustainability of the forest.**
    - **19c To ensure that forest uses are ecologically, economically and socially responsible and balanced.**
    - 19d To encourage the effective involvement of the local community in Forest Management planning by way of meaningful consultation and cooperation with the Province, First Nations and forestry companies in forest lands stewardship.
    - 19e To support the development within the community of value added manufacturing of local forest products.
    - 19f To allow Crown Provincial Forest lands to be used for public education in integrated resource management and holistic, sustainable forestry and to demonstrate the associated economic aspects of forestry.
    - 19g Within Crown Provincial Forest lands to allow for uses, such as outdoor recreation, that are compatible with integrated resource management and holistic forest practices
- Policies 19.5, 19.6, 19.10:
    - 19.5 Protection of the Community Watershed is a primary concern of the SCRD and is a key part of the Strategic Land Use Plan for the shíshálh Nation (SLUP), and any activities near the Community Watershed boundary must take this into

account. The SLUP sets out the shíshálh Nation's objectives to protect the Chapman and Gray Creek watersheds and notes the Joint Water Management Agreement signed by the shíshálh Nation and the SCRD.

- 19.6 The Regional District adopted a Source and Assessment Response Plan (SCRD 2012) for the Chapman Creek watershed and it supports the COMMUNITY WATERSHED land use designation and Rural Watershed Protection zoning designation.
- 19.10 Map 1 designates land as COMMUNITY WATERSHED, this is land within the boundary of the Chapman Creek Watershed and is the location for the main water collection and treatment facility that serves the majority of residents on the Sunshine Coast. No resource, commercial or industrial activities shall be permitted within this area. Recreational and environmental based activities that have no negative impact upon the watershed shall be permitted. Restricted watershed use areas may be designated and protected. Residential development is not permitted in this area.

Blocks	Potential impact to SCRD Service Area	Comments about Natural Assets in the Community's Interest
G043B4NN (partial also West Howe Sound) Note this is a previously referred block	SCRD ASSETS See above.	
G043B4NV (partial)	See above Elphinstone.	
G042B4RC	**DRINKING WATER WATERSHED (potential edge effects)** Adjacent to Chapman Creek Watershed and many of its contributing tributaries. Concern for edge effects/blowdown.	
G043B4SG	**SCRD ASSETS:** above Cliff Gilker	
G043C3ZP	**SCRD ASSETS:** above Cliff Gilker	
ELPH010	**SCRD ASSETS:** above Cliff Gilker, **STORMWATER concern;**	**GROUNDWATER/WELLS** The watershed of Roberts Creek is not designated Community

Note this is a previously referred block	ELPH010 is located within DPA #3, Slope Hazards. This known hazardous area inherently adds risk and stormwater management responsibilities for downstream property owners, land managers and service providers. Impacts of logging exacerbate these risks through changing hydrological regimes such as decreasing soil infiltration, the increase of snow cover and thus snow melt, and increase rainfall impacts on clear cut areas. The SCRD owns multiple assets along Roberts Creek, including Cliff Gilker Park and Roberts Creek Pier Park. Cliff Gilker was negatively impacted by high water flows in 2021, resulting in damages to park infrastructure.	Watershed, however, BC Well Database lists 164 private licensed groundwater wells pulling from Aquifer 555. Changes in land cover on these slopes have the potential to impact private/commercial downstream drinking water licenses on Roberts Creek.

Electoral Area B: Halfmoon Bay

OCP statements

- From the Vision: "We protect and live in harmony with our natural environment and its diverse habitats." (p.iii)
- From the Goals: "To ensure on-going biodiversity through the protection, restoration and enhancement of plant and animal habitats" (p.iv)
- Objective 6.1: "To protect sensitive habitats and wildlife corridors" (p.12)
- Objective 6.3: "To protect areas of old growth forest." (p.12)
- Objective 6.6: "To protect our foreshore, creeks and wetlands." (p.13)
- Objective 6.11: "To preserve natural ecosystem networks on both public and private property." (p.13)
- Policy 12.14: "Existing deposits of sand and gravel currently being utilized for extraction are included within the Resource designation. Mining and other resource extraction and processing shall not occur within community drinking watersheds and shall only occur at a scale that is suitable for supplying Sunshine Coast needs." (p.30)
- Objective 12.15: "The SCRD encourages and supports the Ministry of Forests Land and Range to manage the Sechelt Provincial Forest lands in a way that mitigates conflicts and the impact of forestry related activities on other land uses." (p.30)
- Introduction to Section 25: "The Halfmoon Bay community values the lands and waters throughout Electoral Area B for their natural ecosystem functions, for eco-tourism and recreation opportunities, for future sustainable resource use and extraction and for the benefit of the local community" (p.48)
- Objective 27.1: "To maintain the existing natural flow characteristics of watersheds within the OCP area by taking into account the cumulative impacts of development within the watershed areas." (p.52)

Blocks	Potential impact to SCRD Service Area	Comments about Natural Assets in the Community's Interest
SECH003	No comments on this block related to SCRD service	**RED-LISTED ECOLOGICAL COMMUNITIES—**This block partially overlaps multiple areas identified by BC's Conservation Data Centre (CDC) as an ecological community are at the highest risk of being lost/ at the highest level of concern **OLD GROWTH RECRUITMENT FOREST** – partial overlap
SECH006		**OLD GROWTH FOREST PRIORITY DEFERRAL** overlaps area that old growth management review flagged as important. **OLD GROWTH RECRUITMENT FOREST –** partial overlap **RED-LISTED ECOLOGICAL COMMUNITIES** overlaps area identified by BC's Conservation Data Centre (CDC) as an ecological community are at the

		highest risk of being lost/ at the highest level of concern **PRIVATE PROPERTY** The southern portion of this sub-block appears to be a privately owned parcel.
SECH007		**PRIVATE PROPERTY** A portion of this block appears to be a privately owned parcel. No comments on this block related to SCRD service--most of this block is in District of Sechelt)
SECH010		**OLD GROWTH RECRUITMENT FOREST –** partial overlap Recommend engagement with SC Trails
G052B4R8 Note this is a previously referred block	**DRINKING WATER AQUIFER; DRINKING WATER WATERSHED (potential edge effects)** This block has substantively changed / is larger and is proposed above Aquifers 564, where SCRD Board has directed staff to continue development of a wellfield (Sechelt | shishalh Hospital Well). Changes in land cover could potentially impact aquifer recharge or water quality.	

Electoral Area A: Egmont / Pender Harbour

OCP statements

- There are a number of quotes that were pulled but are specific to DPAs and development, and may not be as relevant to this except insofar as they demonstrate a commitment to watershed/forest protection when it comes to residential/commercial/industrial development
- There is also considerable discussion of industrial development and ensuring it does not adversely impact sensitive habitat
- Community Vision: "Our vision is to foster a unified, vibrant, healthy, safe, and diverse community within our unique lake, mountain, and marine coastal landscapes that balances economic opportunities with the natural environment." (p.4)
- Community Goals: "To protect the quality and quantity of all water sources." (p.4)
- Objective 2.2.1(f): "To provide adequate protection to the environment as a whole including, air quality and watersheds which contribute to water supplies and overall health of the forests." (p.12)
- Objective 3.2.3(a): "To protect the quality and quantity of tidal, non-tidal and watercourse areas and groundwater sources and surrounding riparian areas for the purpose of maintaining the natural environment as well as drinking water supply sources." (p.32)
- Policy 3.2.2: "Restore and protect habitats that support native species of both plants and animals and address threats to biodiversity from invasive species and land development in sensitive areas." (p.31)
- Policy 3.9.1(a): "To maintain the existing natural flow characteristics of watersheds within the Plan area by taking into account the cumulative impacts of development within the watershed areas." (p.45)
- Objective 3.9.2(j) – focused on development but potentially relevant: "Development shall not result in the pollution of surface or groundwater supplies. Particular care shall be taken to ensure that there are no detrimental impacts to agricultural land, water wells or streams due to water pollution." (p.46)

Blocks	Potential impact to SCRD Service Area	Comments about Natural Assets in the Community's Interest
SECH005	**DRINKING WATER WATERSHED (potential edge effects)** Abuts but is not in McNeil Watershed. Potential concern for edge effects/blowdown.	**OLD GROWTH FOREST PRIORITY DEFERRAL** overlaps area that old growth management review flagged as important. **OLD GROWTH RECRUITMENT FOREST –** partial overlap **FEDERAL SPECIES AT RISK:** This block partially overlaps with Federal Species at Risk.
SECH008		**GROUNDWATER/WELLS** SCRD does not have water licences in this area and it is not in a community watershed. Suggest BCTS engage any POD holders

		who may be impacted. **OLD GROWTH RECRUITMENT FOREST:** partial overlap **FEDERAL SPECIES AT RISK:** This block partially overlaps with Federal Species at Risk.
SECH004	Slope stability may also be a concern	**GROUNDWATER/WELLS** SCRD does not have water licences in this area and it is not in a community watershed. Suggest BCTS engage any POD holders who may be impacted **OLD GROWTH FOREST PRIORITY DEFERRAL** overlaps area that old growth management review flagged as important. **OLD GROWTH RECRUITMENT FOREST:** overlaps almost entirely and area identified by BC as important for Old Growth recruitment **FEDERAL SPECIES AT RISK:** This block partially overlaps with Federal Species at Risk.
BRITW003	No comment	**OLD GROWTH FOREST PRIORITY DEFERRAL—edge effects**
BRITW004	No comment	**OLD GROWTH FOREST PRIORITY DEFERRAL** partially overlaps area that old growth management review flagged as important. **FEDERAL SPECIES AT RISK:** This block partially overlaps with Federal Species at Risk.

Staff Report
Request for Decision

TO: Electoral Area Services Committee – July 17, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: **Agricultural Land Commission Application 103562 (ALR00031)**
1772 Storvold Road – Electoral Area F

OVERVIEW

Purpose of Report:

The purpose of this report is to present a referral from the Agricultural Land Commission (ALC) regarding an application for Placement of Fill for the property at 1772 Storvold Rd (Area F). The report requests the Electoral Area Services Committee to consider support and the forwarding of the application to the ALC for review and decision.

Recommendation

(1) THAT SCRD has reviewed Agricultural Land Commission Application 103562 against applicable SCRD policies and find the proposal to be compliant with such policies;

(2) AND THAT SCRD is supportive of forwarding Agricultural Land Commission Application 103562 for retroactive approval of placement of unauthorized fill to the Agricultural Land Commission for review and decision.

BACKGROUND

SCRD has received a referral from the ALC regarding an application seeking retroactive approval for Placement of Fill at 1772 Storvold Rd in Area F, West Howe Sound.

The subject of this application is related to fill placed without ALC authorization, located within a slope hazard development permit area. The *Agricultural Land Commission Act* defines fill as "any material brought onto agricultural land other than materials exempted by regulation."

The ALC review process for referrals, includes the following steps:

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

File number:	ALC 103562 (SCRD File ALC00031)
Civic Address:	1772 Storvold Road
Legal Description:	LOT 4 DISTRICT LOT 1354 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP40761
Electoral Area:	F, West Howe Sound
Parcel Area:	4.33 acres
OCP Land Use:	Agricultural
Land Use Zone:	Agriculture (AG)
Application Intent:	To permit a volume of unauthorized fill to remain in place.

The applicant previously submitted an application (ALR00021), which was subsequently denied by the ALC primarily due to insufficient evidence demonstrating the quality of the imported fill and its impact on improving the site's agricultural capability as no Agricultural Capability Report had been completed.

This parcel is within Development Permit Area #3 for Slope Hazards of the West Howe Sound OCP, where land alteration, including the placement of fill, requires geotechnical assessment. A Development Permit will be required that would either address the fill being permitted to remain on the property if the application is approved, or for remedial work to remove the fill if the application is denied.

DISCUSSION AND ANALYSIS OF OPTIONS

The proponent wishes as part of and this ALC application to request retroactive approval for unauthorized fill previously brought to the property. The application is for fill that has a total volume of 2,243 m^3, over an area of 2,000 m^2 and up to a maximum depth of 2 m, as reflected in Attachment A.

The applicant has submitted a new application (ALR00031) that states the purpose of the fill is to flatten the land to better support agriculture and the intention to plant buckwheat, The new application also includes an Agricultural Capability Report (Attachment B), which notes the following:

- That the Site contains fill areas with imported soils classified as Class 3 and unmanaged areas with native soils classified as Class 5 (Note: agricultural land is classified from Class 1 to Class 7, with Class 1 soils having the fewest limitations for agricultural use and Class 7 having the most).
- The fill areas are limited by stoniness, undesirable soil structure, soil moisture deficits during the growing season, and excess water at certain times of the year.
- Management practices that would improve agricultural capability of the fill areas include implementing drainage and irrigation systems, removing stones, applying fertilizer and lime, and incorporating organic matter combined with subsoiling.
- Though not currently used for agriculture, with recommended land improvements the property could make the fill areas suitable for growing a variety of crops including the

client's desired crop (i.e., buckwheat).

Analysis: Policy Review

SCRD does not currently have a soil and fill bylaw, nor zoning regulations pertaining to removal or placement of fill. This means that analysis of such applications relies on evidence provided to SCRD by the ALC and the comparison of this evidence against other SCRD bylaws/policies.

Protecting future agricultural capability is supported by SCRD's Agricultural Area Plan, Regional Sustainability Plan and SCRD's West Howe Sound Official Community Plan. Protecting soil and protecting from conflicts with non-farm uses is inherent in protecting future agricultural capability.

Agricultural Area Plan

The Agricultural Area Plan has six strategic goals to enable agriculture on the Sunshine Coast:

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

The proposal along with the recommendations of the Agricultural Capability report, address strategic goals 1 and 6, particularly in relation to the importance of soil retention and enhancement for current and future agricultural capability.

Regional Sustainability Plan

The Regional Sustainability Plan, We Envision, holds a set of nine (9) land use principles to guide future development on the Coast. One principle specifically relates to protecting agricultural land for its intended purpose: "protect and enhance agricultural lands, maintaining a secure and productive land base which conserves habitat, and provides food security and employment." That the intent of the fill application is to allow for the property to be used for agriculture, with improvements to make the fill areas suitable for growing a variety of crops including buckwheat can be seen to meet this principle.

West Howe Sound Official Community Plan (OCP)

The Area F Official Community Plan designates this parcel as Agricultural. According to the OCP description *"A bulk of the agricultural land base within the plan area has a soil rating of Class 3 and 4 within the Canada Land Inventory rating, with the potential to improve the soil to classes 2 and 3. Classes 2 to 4 are considered suitable for a wide range of agricultural production. Soil*

improvements can be achieved through irrigation, drainage management, removal of stones and sub-soiling (tilling the soil)."

Some of the Agricultural objectives noted in the OCP highlight the need to preserve and protect agricultural lands. Objectives 1, 5 and 6 note the following:

1. *To preserve agricultural land in the ALR by maintaining larger parcels on lands with higher quality agricultural soils, specifically those that have existing Canada Land Inventory ratings of class 2 through 4, or the capability to improve to those soil conditions.*

5. *To protect existing and future agricultural activities from potential conflicting non-agricultural uses within the Agricultural Land Reserve (ALR) and the Rural Residential designated lands adjacent to the ALR.*

6. *To support the Agricultural Land Commission in protecting agricultural lands and opportunities for present and future uses.*

The Agricultural Capability Report notes that imported soils within the fill area are classified as Class 3, which with land improvements proposed in the report, including: implementing drainage and irrigation systems; removing stones; applying fertilizer and lime; and incorporating organic matter combined with subsoiling; would make the property suitable for agricultural uses.

Staff Recommendation

While noting that SCRD staff do not have the expertise to fully evaluate the agricultural potential or findings the Agricultural Capability Report, staff have reviewed the application against applicable SCRD policies and find the proposal to be compliant with such policies. Based on this staff review it is recommended that the application be forwarded to the ALC for review and decision.

OPTION 1 - Allow the application to proceed to ALC review (Recommended)

Staff recommend this option.

Forward the application to the ALC, who will review and make a decision. This approach utilizes the mandate and expertise of the ALC and responds to the lack of an SCRD bylaw regulating the placement of fill.

OPTION 2 – Deny the application

Staff do not recommend this option.

Deny the application. This is an option available to SCRD and would terminate the application. This approach may put SCRD in a position to defend or revisit the decision if further information is provided by the applicant.

The following recommendation could be considered should the Committee choose Option 2:

"THAT ALC application 103562 (SCRD ALR00031) be denied."

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN IMPLICATIONS

N/A

SUMMARY AND CONCLUSION

SCRD received a referral from the ALC for retroactive approval of Placement of Fill at 1772 Storvold Road in Area F (West Howe Sound). It is recommended to forward the application to the ALC for decision, given the new information provided. This approach utilizes the mandate and expertise of the ALC and responds to the lack of an SCRD bylaw regulating the placement of fill.

ATTACHMENT(S):

A – Site Plan
B – Agricultural Capability Report

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

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RESOURCE & MANAGEMENT CONSULTANTS LTD.

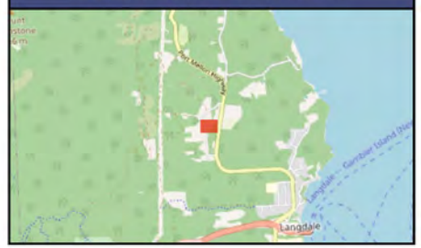
LEGEND

- Parcel
- BC Soil Survey
- Soil Pit

Assessed Soil Classification

- House dwelling and paved areas
- Fill soil areas
- Unmanaged areas

LOCATION OVERVIEW



N

0 0.02 0.04 km

Scale: 1:900
Spatial Reference: NAD83 / BC Albers

Project ID: 2024-0030-AG
Project Description: Storvold Rd Assessment
Created By: F.L.
Date: 2025-01-14

FIGURE 3-2 REVISED SOIL CLASSIFICATION AND SERIES MAP

McTAVISH
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CONSULTANTS LTD.

Agricultural Capability Report
1772 Storvold Rd Gibsons, BC

Prepared for: Amanda List

REV A.2

February 4, 2025

Document Details	
Document title	McTavish Agricultural Capability Report 1772 Storvold Rd Gibsons, BC
Document subtitle	Prepared for: Amanda List
Date	February 4, 2025
Version	A.2

Document History

Version	Date	Author	Comments
0.1	19 December 2024	Franco Lopez Campomanes/ Max Hoyer	Initial draft
0.2	15 January 2025	Franco Lopez Campomanes	Issued for internal review
0.3	17 January 2025	Theresa Loewen	Internal review
0.4	20 January 2025	Megan Ludwig	Technical review
A.1	21 January 2025	Franco Lopez Campomanes	Issued to Client
A.2	05 February 2025	Franco Lopez Campomanes	Reviewed based on Client comments and Issued for Client Use

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LISTOF FIGURES

1. INTRODUCTION

McTavish Resource & Management Consultants Ltd. (McTavish) was retained by Amanda List (the "Client") to conduct an agricultural capability assessment of 1772 Storvold Rd Gibsons, BC (PID 027-903-206, the "Site"). The purpose of the assessment was to document existing conditions and determine the agricultural capability of the Site (the "Project"), with a focus on assessing the quality of the unpermitted fill soils. The Project involved a desktop review to provide context to historic and on-going land use, a field assessment, and the analysis of soil samples.

The Site is located within the BC Agricultural Land Reserve (ALR) and is therefore subject to the *Agricultural Land Commission Act* (2002) and its associated regulations. An overview map of the Site and surrounding areas is provided in **Figure 1-1.**

This report summarizes the assessment methodology, desktop and field assessment results, laboratory analysis, agricultural capability revisions, and crop suitability comments completed for the Project.

1.1 Background

In 2022, fill was imported into the Site to create a flat area intended for the growth of native shrubs and pollinator-friendly plants prior to approval from the Agricultural Land Commission (ALC). The Client submitted a retroactive Placement of Fill Application to the ALC (Application ID: 65607) in 2023 to retain the fill areas on the Site. However, the application was rejected primarily due to insufficient evidence demonstrating the quality of the imported fill and its impact on improving the Site's agricultural capability.

McTavish was retained by the Client to assess the quality of the fill soils, evaluate their agricultural capability, and compare them to other areas of the Site. Based on conversations with McTavish in 2024, the Client intends to utilize the fill areas for buckwheat production.

McTAVISH
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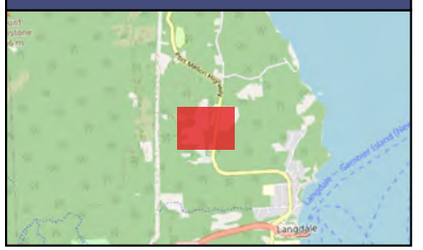
LEGEND

- Parcel
- Agricultural Land Reserve (ALR)

LOCATION OVERVIEW



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Scale: 1:3000
Spatial Reference: NAD83 / BC Albers

Project ID: 2024-0030-AG
Project Description: Storvold Rd Assessment
Created By: F.L.
Date: 2025-01-14

FIGURE 1-1 SITE OVERVIEW MAP

2. METHODOLOGY

To determine agricultural capability and document existing conditions on the Site, McTavish reviewed the following information:

- Site elevations, topography, drainage, surrounding land use and agricultural activities from available aerial imagery and mapping (Google Earth, 2024; Sunshine Coast Regional District 2024)
- British Columbia Biogeoclimatic Ecosystem Classification (BEC) Zones (BC MOF 2023)
- Published soils and agricultural capability from BC Soil Information Finder Tool (SIFT) (Province of BC 2018)
- Agricultural Capability Mapping and Classifications (Province of BC 2018)
- Climate and moisture data (Government of Canada 2022) to estimate[1] Potential Evapotranspiration (PET) on the Site using the Priestley-Taylor equation (Shuttleworth, 1993).
- Calculation of Climate Moisture Deficit and Soil Moisture Deficiency following methods from Kenk and Cotic (1983) to evaluate moisture constraints on agricultural capability.
- Client correspondence for land use history and prospective plan for the Site

The field assessment was conducted on December 12, 2024, by Max Hoyer, A.Ag., and Franco Lopez Campomanes, P.Ag. The assessment comprised:

- Recording observations of conditions on the Site that may promote or limit agriculture (e.g., existing farm infrastructure, environmental conditions, drainage, topography, debris content). Topography was assessed based on the definitions provided by Luttmerding (1981).
- Conducting a detailed soil survey following the requirements of the ALC Policy P-10 (BC ALC 2017). ALC Policy P-10 requires that the soil survey meet the Survey Intensity Level 1 (SIL1), as outlined in the *Soil Inventory Methods for British Columbia* (Resources Inventory Committee, 1995). SIL1 requires one detailed soil pit per 1 to 5 ha.
- Collection of soil samples for chemical analysis.

A total of five detailed soil pits were installed across the Site. Each soil pit was excavated to the C horizon, or until shovel refusal. The detailed soil survey included the documentation of soil characteristics based on *Soils Illustrated – Field Descriptions, 1st Edition* (Watson 2007).

Based on the desktop and field results the agricultural capability was confirmed or revised. The Project adhered to BC Agricultural Land Commission (ALC) Criteria for Agricultural Capability Assessments Policy P-10 (BC ALC 2024).

Soil samples were collected from the topsoil (A) and subsurface (B) horizons of each soil pit during the field assessment. When pits had similar soil characteristics and land management practices, the individual samples were bulked into a single composite sample comprising soil from the same horizon (i.e., A or B) from up to four pits. Pits that did not share similar characteristics were sampled individually.

Soil samples were analyzed to determine soil physical and chemical properties that may promote or limit agriculture. The samples were analyzed at Element Materials Testing Laboratory accredited by the Standards Council of Canada (SCC) to ISO17025.

[1] The calculation for Potential Evapotranspiration (PET) used the albedo value for grass and pasture (0.23).

Topsoil samples were analyzed to determine particle-size analysis (PSA), soil macro[2]- and micro[3]- nutrient content, pH, electrical conductivity (EC), base saturation (BS), organic matter (OM) content, and cation exchange capacity (CEC). Subsurface soil samples were analyzed to determine particle-size analysis (PSA), soil nitrogen (N), soil sulfur (S), pH, and electrical conductivity (EC).

[2] Plant macronutrients are essential nutrients required in relatively large amounts and include nitrogen (N), potassium (K), calcium (Ca), Magnesium (Mg), phosphorus (P), and sulfur (S).

[3] Plant micronutrients are essential nutrients used in smaller amounts (when compared to macronutrients) and include chlorine (Cl), iron (Fe), boron (B), manganese (Mn), zinc (Zn), copper (Cu), molybdenum (Mo), and nickel (Ni). However, Mo and Ni were excluded from laboratory analysis.

3. RESULTS

The following provides the results from the desktop assessment, field assessment and soil laboratory analysis.

3.1 Site Location and Historical Use

Located in the Sunshine Coast, approximately 1.9 km north of Langdale, the Site is bordered by Storvold Rd to the west, wooded areas to the north and south, and residential properties to the east (**Figure 1-1**). The 1.75 ha Site is zoned AG Agricultural and lies within the ALR (Sunshine Coast Regional District 2024). The Site has a home dwelling with a paved vehicle access to Storvold Rd in the northwestern corner of the property. The remaining areas in the Site feature steeply sloping terrain, with wooded sections in the southern portion and grassy areas in the northern portion. The Site does not appear to have any farming or drainage infrastructure, and it is not intersected by any main water body.

Adjacent land use to the Site includes farming and rural properties within the ALR to the north and east raging in size from 1.7 ha to 24.8 ha, wooded areas to the east, south, and west, and residential properties outside the ALR to the south. Most of the adjacent properties within the ALR do not appear to be actively used for agriculture, with exception of two properties east of the Site that are predominantly in forage, berry, and dairy production systems.

Available satellite imagery from Google Earth Imagery for the period between 1999 – 2024 was retrieved to assess historic land use. Historic satellite imagery indicates that the Site has not been in agricultural production since at least 1999 (Sunshine Coast Regional District 2024). Prior to 2016, satellite imagery indicates that the Site was naturally vegetated with shrubs and trees across the entire property (Google Earth 2024). Between 2016 and 2018, the construction of the home dwelling and paved access to Storvold Rd was completed, along with minor regrading in the northern portion of the property to improve access to the eastern areas. Between 2016 to 2021, natural vegetation regrowth occurred in the undisturbed areas of the Site, with forested areas becoming established in the southern portion by 2018. Major earthworks were observed on the Site between 2021 and 2022, including the regrading of most of the northern portions and the addition of approximately 0.20 ha of fill in the eastern portion. Satellite imagery from April 2024 indicates that the regraded and fill areas are currently vegetated.

Mapping indicates that topography on the Site varies from 102 – 138 m above sea level (masl; Google Earth 2024). The highest point on the Site is in the northwestern corner of the property with the terrain sloping downward toward the southeastern areas. In general, the terrain in the Site has steep slopes (approximately 20-30%) facing east with gradual changes in elevation. Aside from the home dwelling area, the Site does not appear to have any large areas with level to gently undulating topography, based on Google Earth terrain estimations (Google Earth 2024). Topography of the fill area will need to be confirmed during field assessment.

3.2 Site Observations

The field assessment confirmed the access/egress points of the site on Storvold Rd and verified the Site characteristics described in the desktop review. The 0.20-ha fill area along the eastern edge of the Site was predominantly flat to gently undulating and with minimal weed growth, contrasting with the steeply sloping topography of the surrounding terrain. In conversations with the landowner, McTavish was informed that the intended land use for the levelled fill area is for buckwheat production (Client pers. comm., December 12, 2024). Site photographs from the field assessment are provided in **Appendix I.**

The fill area had a nearly level to gently undulating surface, with a maximum slope of 1 - 2%, and featuring a combination of grass and some weeds including Scotch broom (*Cytisus scoparius*) and ribwort plantain (*Plantago lanceolata*). A shallow drainage swale was installed along the eastern edge of the fill surface to

direct water flow southward across the parcel. The fill area was retained by a steep, east-facing slope composed of the same fill material, which appeared to be vegetated with similar species as those on the fill surface. Localized sloughing was observed along the retaining slope, where plastic sheeting had been installed to control and prevent further erosion (Client pers. comm., December 12, 2024).

The rest of the Site appeared unmanaged, with no land improvements observed aside from the home dwelling and paved access areas. The topography in these native, unmanaged areas was steep, with simple slopes ranging from 20% to 25%. Vegetation consists primarily of residential lawn, perennial grasses, and several well-established patches of weeds, including Himalayan blackberry (*Rubus armeniacus*) and Scotch broom (*Cytisus scoparius*). The southern and eastern portions of the Site were predominantly forested, featuring trembling aspens, Douglas fir, red cedar, and pine, with an understory of Himalayan blackberry and ferns.

Surface coarse fragments were generally minimal in both the fill and unmanaged areas with some localized patches of surface stones observed in the weedy area east of the home dwelling. No surface ponding was observed across the property.

3.3 Climate

Biogeoclimatic Ecosystem Classification (BEC) mapping provides an indication of the overall anticipated moisture and temperature conditions. The Site is within the Coastal Western Hemlock, Very Dry Maritime Eastern (CWHxm1) BEC zone (MOF 2023). This BEC zone is characterized warm, dry summers and moist, mild winters with relatively little snowfall (Green and Klinka 1994).

The Site is located approximately 5.9 km north of the Gibsons Climate Station (Climate ID 1043150). Climate Normals from 1983 to 2006 for this station indicate that that the climate of the Site is characteristic of the CWHxm1 BEC zone (Government of Canada 2022). The station data indicates mean daily temperature in December of 4.0°C and mean daily temperature in August of 18.2°C. There are on average 333.6 days with minimum temperatures above 0°C. The mean annual precipitation is 1,370.8 mm, with most of the precipitation occurring as rainfall from October to March.

The Site experiences a climatic moisture deficit from May to September, when the mean monthly precipitation is less than the estimated PET values (Government of Canada, 2022; Kenk and Cotic, 1983). This deficit, calculated as the difference between precipitation and PET, is influenced by soil texture and coarse fragments, which can exacerbate soil moisture limitations (A subclass). The A subclass applies to soils with a soil moisture deficit, indicating agricultural limitations due to insufficient precipitation or limited soil water-holding capacity (Kenk and Cotic 1983). Based on these estimates, the Site has a climatic moisture deficit of 276 mm and a soil moisture deficit of 231-239 mm in the upper 50 cm of soil during the growing season. These observations are consistent with a Climate Capability Class of 3A and 4A under the Climatic Capability Classification for Agriculture in British Columbia (BC MOE 1981). The 3A and 4A classification indicates that the site is climatically limited by a moisture deficit that can be improved by one class by installing irrigation.

Figure 3-1 shows the monthly normal (30-year-average) precipitation compared to the estimated potential evapotranspiration (PET) as estimated from local meteorological data using the Priestley-Taylor equation (Shuttleworth 1993). Between May and September, the Gibsons region experiences a soil moisture deficit, and some crops need to be irrigated to partially offset this deficit.

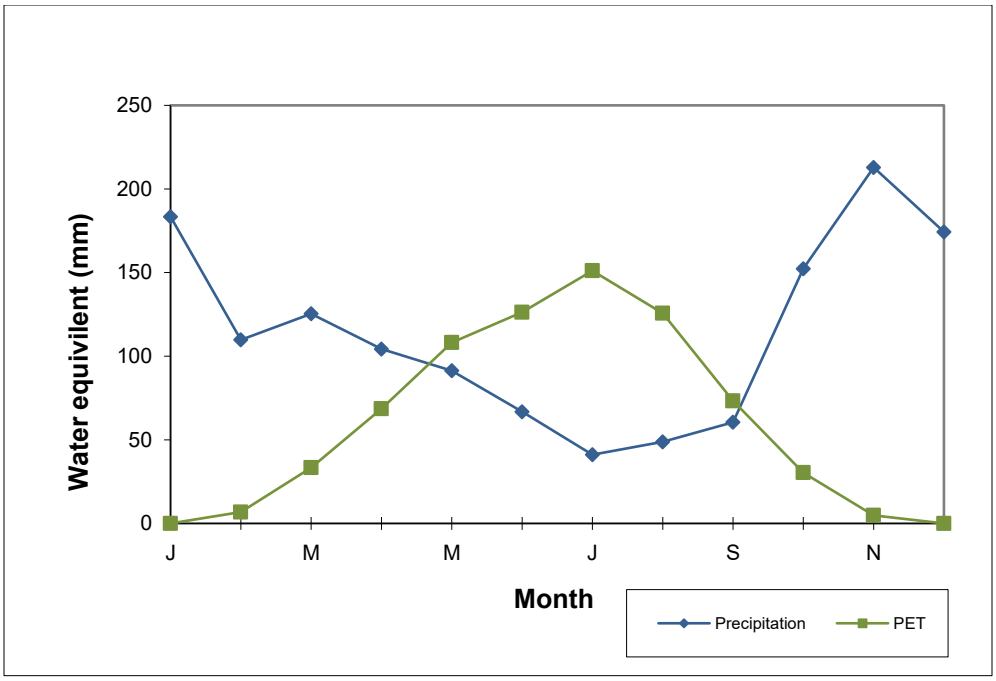

Figure 3-1 Precipitation and Potential Evapotranspiration at the Gibsons Climate Station

3.3.1 Climate Change Impacts

With the onset of climate change, the impacts of soil moisture regimes and air temperature will affect crop production. Within the Sunshine Coast region, annual temperatures are expected to rise by an average of 1.5°C (+1.2 to +2.4°C) and summer precipitation is expected to decrease by 7% (-16% to +4%) over the period of 2021 to 2050 (PCIC 2020). This may exacerbate drought and the demand for irrigation. Overall precipitation events are expected to be more severe resulting in the increased incidents of flooding or flashy stream flows resulting in the need for improved drainage infrastructure. In addition, growing degree days and frost-free days are both expected to increase by 355 and 15 days respectively. Based on these predictions, higher crop productivity and a greater range of crops may be possible; however, agricultural challenges related to increased flooding, summer droughts, and demand for heat-tolerant plants are also likely to occur.

3.4 Soils

Published soil series documented on the Site include two soil polygons from four soil series (Province of BC 2018). The soil series in the Site occur in complexes (i.e., multiple soil series per polygon) consisting of mineral soils developed from glaciofluvial, glaciomarine, marine, till (morainal), and eolian parent materials (Luttmerding 1981). Published soil series descriptions can be found in **Appendix II.**

3.4.1 Soil Observations and Revisions

All soil pits were installed in the Sunshine/Bose soil polygon, as the Whatcom/Nicholson polygon occupies a minimal area (<0.1 ha) within the Site. Based on to the results of the detailed soil survey, the soil series present on the Site are not fully consistent with soil mapping and revisions were made to their classification (**Table 3-1**). An overview map showing the soil pit locations and delineating the published and revised soil series polygons is provided in **Figure 3-2.** Detailed soil cards for each soil pit excavated on the Site are provided in **Appendix III.**

Soil pits 1 and 5 were installed in the native, unmanaged northern and southern areas of the Site (i.e., areas without fill). These soil pits showed a topsoil depth of 16 – 19 cm (Ah and Ae horizons) underlain by iron-enriched subsurface horizons (Bf, Bm, Bfjgj) and gleyed subsoil horizons (Cgj, Cg). Soil textures were predominantly sandy loam with gravel, cobbles, and stones observed across the soil profiles of pits 1 and 5. Coarse fragments ranged from 5-10% in the topsoil and 15-30% in the subsoil horizons. Rooting depth was observed between 37-45 cm. No water table was encountered in the excavation of pits 1 or 5. Due to the presence of mottles within the upper 50 cm of the soil profile, these soils have been classified as imperfectly drained. The soil classification in these areas was revised to a complex unit of Gleyed Eluviated Dystric Brunisol and Sombric Humo-Ferric Podzol soils, as conditions observed in soil pits 1 and 5 were inconsistent with the published classification of Orthic Humo-Ferric Podzol or Duric Humo-Ferric Podzol. The revised soil polygon for these areas also incorporates the small Whatcom/Nicholson polygon (<0.1 ha) due to its proximity and similarities in landscape features to those observed near soil pit 1.

Soil pits 2, 3 and 4 were installed within the fill area. These soil pits showed a topsoil depth of 9-17 cm underlain by gleyed mineral fill subsoil horizons (Cg1 and Cg2). In soil pit 4, buried Ah, Bfh, and Cg horizons were encountered a depth of 64 cm below surface. The buried horizons featured similar characteristics to the undisturbed soils outside of the fill area, suggesting that they are likely comprised of native soils. Soil textures were predominantly sandy loam with gravel, cobbles, and stones observed across all the soil profiles in pits 2-4. Coarse fragment content in the imported fill soils ranged from 10-15% in the topsoil and 20-25% in the subsoil, while the content in the buried native soils ranged between 5-30%. Rooting depth was observed between 31-40 cm. No water table was encountered in the excavation of pits 2-4; however, seepage was observed at a depth of 40 cm in soil pit 4. Due to the presence of distinct and/or prominent mottles within the upper 25 cm of the soil profiles, soil pits 2-4 have been classified as poorly drained. The soil classification in the fill area was revised to Rego Gleysol (anthropogenic phase) as the soils were predominantly impacted by the gleyed mineral fill and were not consistent with the published classification of Orthic Humo-Ferric Podzol or Duric Humo-Ferric Podzol.

The soil classification in the home dwelling and paved access areas in the northwestern corner of the property were revised to Anthropogenic (urban) soils. Although no soil pits were installed in this area, soil conditions can be inferred based on the residential land use of this area since 2016.

3.4.2 Imported Fill Calculation

As documented in the historical imagery review, approximately 0.2 ha of fill was imported to the Site in 2022. In conversations with the landowner, McTavish was informed that the intended land use for the fill area is for buckwheat production (Client pers. comm., December 12, 2024).

Based on the soil survey results, McTavish found that the depth of the fill ranged between 64-130 cm. However, in two excavations, the total depth of the imported fill could not be observed, as it extended beyond the excavation limit. Consequently, calculations for the volume of imported fill will represent the estimated minimum volume added to the Site. Based on the approximate extent of the fill areas (2,200 m^2) and the average fill depth observed in the soil survey (1.02 m), McTavish estimates that the minimum volume of fill imported to the Site is **2,244 m^3.**

Table 3-1 Summary of Field Assessed Soil Series and Revisions

	Published				Assessed				
Polygon	Soil Series	Soil Classification	Topography	Area of Site (ha)	Soil Pits	Assessed Soil Classification	Assessed Topography	Area of Site (ha)	Soil Classification Revisions
1	[6]Sunshine [4]Bose	[6]Orthic Humo-Ferric Podzol [4]Duric Humo-Ferric Podzol	[6]Gently undulating to sloping (bC) [4]Undulating to strongly rolling (cf)	1.7	NA	Anthropogenic (urban)	Nearly level to steeply sloping (aF)	0.2	- Revision to anthropogenic soils based on residential land use since 2016 (Google Earth 2024).
					2, 3, 4	Rego Gleysol (anthropogenic phase)	Gently undulating (b)	0.2	- Revised to Rego Gleysol due to presence of gleyed mineral fill in the upper 1 m of soil.
					1, 5	[5]Gleyed Eluviated Dystric Brunisol [5]Sombric Humo-Ferric Podzol	Steeply sloping (F)	1.3	- Revised to a complex soil unit of Gleyed Eluviated Dystric Brunisol and Sombric Humo-Ferric Podzol soils. - Revised polygon incorporates the small Whatcom/ Nicholson polygon (<0.1 ha) due to its proximity and similarities in landscape features to those observed near soil pit 1.
2	[7]Whatcom [3]Nicholson	[7]Luvisolic Humo-Ferric Podzol [3]Podzolic Gray Luvisol	[7]Undulating to moderately rolling (ce) [3]Gently undulating to moderately rolling (be)	<0.1	NA				

Note: Superscript numbers represent proportion of polygon out of 10. Soil mapping data is from BC SIFT (Province of BC 2018).

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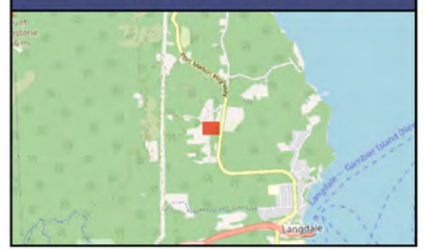
LEGEND

- Parcel
- BC Soil Survey
- Soil Pit

Assessed Soil Classification

- House dwelling and paved areas
- Fill soil areas
- Unmanaged areas

LOCATION OVERVIEW



N

0 0.02 0.04 km

Scale: 1:900
Spatial Reference: NAD83 / BC Albers

Project ID: 2024-0030-AG
Project Description: Storvold Rd Assessment
Created By: F.L.
Date: 2025-01-14

FIGURE 3-2 REVISED SOIL CLASSIFICATION AND SERIES MAP

3.5 Laboratory Results

Soil fertility results display minor agricultural limitations that are typically managed by agricultural practices in the Lower Mainland. Results do not indicate a limitation to the overall Agricultural Capability Ratings discussed in Section 3.6.1.

Soil nutrient analysis of the topsoil samples indicated low levels of macronutrients across the Site. Topsoil micronutrient values ranged from deficient to marginal in the fill soils, and deficient to optimal in the native soils. The variability in nutrient concentrations is consistent with samples collected during the winter season.

Organic matter content (%) was 4.4% in the fill topsoil and 12.6% in the native (unmanaged) topsoil, which are consistent with typical range for mineral soils in the region (Luttmerding 1981).

Fill soils displayed neutral to slightly basic pH ranging between 7.3 – 8.5 whereas native soils displayed acidic pH values ranging between 5.7 – 5.9. Soils in the region are typically acidic and more consistent with the pH in the native soil samples; however, the pH in the fill soils is within a normal range for agricultural soils and does not pose a major limitation for crop production (Luttmerding 1981). All samples measured electrical conductivities of <1 dS/m indicating no salinity issues.

A summary of laboratory results is provided in **Table 3-2**. Full laboratory results are provided in **Appendix IV**.

Table 3-2 Summary of Nutrient Test Results

Sample	pH	EC	Total OM	Available			
				N	P	K	S
		dS/m	%	ppm	ppm	ppm	ppm
Aggregate topsoil Pits 2, 3, and 4 (Fill soils)	7.3[A]	0.09[A]	4.4[A]	<2[VL]	24[L]	139[L]	2[VL]
Aggregate subsoil Pits 2, 3, and 4 (Fill soils)	8.5[A]	0.06[A]	-	<2[VL]	-	-	3[VL]
Aggregate topsoil of Pits 1 and 5 (Native soils)	5.7[A]	0.04[A]	12.6[VH]	<2[VL]	<5[VL]	32[VL]	<1[VL]
Aggregate subsoil of Pits 1 and 5 (Native soils)	5.9[A]	0.05[A]	-	<2[VL]	-	-	7[L]

Note: Values are ranked according to general crop requirements: VL = Very Low, L = Low, M = Moderate, A = Adequate, SH = Slightly High, H = High, VH = Very High

3.6 Agricultural Capability

Two agricultural capability polygons from three capability classes are documented on the Site (Province of BC 2018). The published unimproved agricultural capability within the Site ranges from Class 3 to Class 4, whereas the published improved rating ranges from Class 2 to Class 3. Limitations (subclasses) impacting both the unimproved and improved ratings are due to soil moisture deficit (A), stoniness (P), topography (T), and undesirable soil structure and/or low perviousness (D).

Descriptions of the limitations affecting agricultural capability on the Site are provided in **Appendix V.**

3.6.1 Agricultural Capability Revisions

The detailed soil survey and site assessment indicate that the agricultural capability of the Site is not consistent with mapping and revisions relating to the limitation subclasses have been made. Note that only dominant limitations are identified in **Table 3-3**. An overview map delineating the published and revised agricultural capability polygons and their respective ratings is provided in **Figure 3-3.**

The unmanaged, non-filled areas in the Site were revised to a 5T unimproved and improvable agricultural capability rating. The soil conditions observed in soil pits 1 and 5 consistent with subclass 5T (i.e., land has simple slopes between 21 to 30%). Although soil conditions in these areas were also consistent with subclasses 3P and 3A, these subclasses have not been included in the rating because their severity is below Class 5. Land improvements to mitigate topography (T) limitations are considered impractical (Kenk and Cotic 1983), therefore, these areas cannot be improved beyond subclass 5T.

The fill area was revised to a 3PAW unimproved agricultural capability rating and a 3PD improvable agricultural capability rating. The soil conditions observed in pits 2, 3, and 4 were consistent with subclass 3P (i.e., land has between 11 and 20 % coarse fragments with cobbles and stones occupying 2 to 5%), subclass 3A (i.e., land has a soil moisture deficit between 116 and 190 mm) and subclass 3W[4] (i.e., soils are poorly drained and excess water during the winter can adversely affect perennial crops); thus, these subclasses were revised and added to in the unimproved rating. Soil conditions in these pits were also consistent with subclass 3D (i.e., land has a root restricting layer between 25-50 cm of the mineral soil surface) due to the compacted fill at a depth of 40 cm; however, this subclass was not added to the unimproved rating as it was not one of the most dominant limitations. Improvements to mitigate stoniness (P) and undesirable soil structure (D) are limited and unlikely to raise the subclass rating. Therefore, soils in this area cannot be improved beyond subclass 3PD. However, limitations related to soil moisture deficit (A) and excess water (W) can be mitigated through proper irrigation and drainage practices, allowing these subclasses to be excluded from the improvable rating.

The dwelling and paved areas in the northwestern corner of the Site were revised to a 7P unimproved and improvable agricultural capability rating. Although no soil pits were installed in these areas, soil conditions can be inferred based on the typical conditions of land used for residential purposes, which include the use of aggregate and cement footings. These conditions are consistent with subclass 7P (i.e., land cobbles and stones occupying more than 30% volume). Since improvements to this subclass are considered impractical under the Agricultural Capability Manual (Kenk and Cotic 1983), the unimproved and improved rating were revised to include this subclass. Since the dwelling and home plate area has been observed on the Site since 2016, it can be assumed that the land use of this area will not change in the near future.

[4]Although filling practices typically reduce the W subclass, in this case, the fill area was assigned a subclass of 3W due to its location at the base of a steep slope and the gleying observed within the upper 25 cm of soil.

Table 3-3 Summary of Field Assessed Agricultural Capability and Revisions

	Published			Assessed					
Polygon	Unimproved Capability Rating (CC)	Improved Capability Rating (IC)	Area of Site (ha)	Soil Pits	Assessed Soil Classification	Unimproved Capability Rating (CC)	Improved Capability Rating (IC)	Area of Site (ha)	Capability Rating Revision*
1	[6]4A [4]4PA	[6]2AT [4]3PAT	1.7	NA	Anthropogenic (urban)	7P	7P	0.2	- Revised to 7P based on residential land use since 2016 (Google Earth 2024).
				2, 3, 4	Rego Gleysol (anthropogenic phase)	3PAW	3PD	0.2	- Revised to 3P subclass - Revised to 3A subclass - Removal of T subclass - Addition of W subclass in CC rating - Addition of D subclass in IC rating
				1, 5	[5]Gleyed Eluviated Dystric Brunisol [5]Sombric Humo-Ferric Podzol	5T	5T	1.3	- Revised to 5T subclass - Removal of A, P and D subclasses as limitations because their severity was below Class 5
2	3ADT	[7]2DT [3]3DT	<0.1	NA					

Note: Superscript numbers represent proportion of polygon out of 10. Published unimproved and improved ratings are from BC SIFT (Province of BC 2018).

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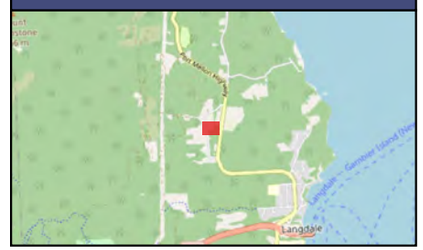
LEGEND

- Parcel
- BC Agricultural Capability Mapping

Assessed Agricultural Capability

- House dwelling and paved areas
- Fill soils
- Unmanaged areas

LOCATION OVERVIEW



N

0 0.02 0.04 km

Scale: 1:900
Spatial Reference: NAD83 / BC Albers

Project ID: 2024-0030-AG
Project Description: Storvold Rd Assessment
Created By: F.L.
Date: 2025-01-15

FIGURE 3-3 REVISED AGRICULTURAL CAPABILITY MAP

4. DISCUSSION AND RECOMMENDATIONS

4.1 Comparison of Unmanaged vs Fill Areas

McTavish determined that the Site contains fill areas with imported soils classified as Class 3 and unmanaged areas with native soils classified as Class 5, reflecting an improvement in land capability ratings for the fill areas (**Table 4-1**). Overall, the addition of imported fill to the Site has:

- Maintained pre-existing texture and coarse fragment content, without change in A or P ratings.
- Slightly decreased the drainage capability on the fill areas, with a change from 2W to 3W.
- Slightly decreased the suitability of soil structure and perviousness, with a change from 2D to 3D.
- Significantly improved the topography of the fill areas, with a change from 5T to 1T.

Table 4-1 Summary of Agricultural Capability Ratings in Unmanaged and Fill Areas

Agricultural Capability Component Assessed (unimproved)	Unmanaged areas with native soils (Pits 1, 5)	Fill soil areas (Pits 2, 3, 4)
Soil moisture deficit (A)	Assessed as **subclass 3A**, since • Soil texture is sandy loam, with • ~10% coarse fragment content	Assessed as **subclass 3A**, since • Soil texture is sandy loam, with • ~20% coarse fragment content
Stoniness (P)	Assessed as **subclass 3P**, since • ~10% coarse fragment content in the upper 50cm of soil • Cobbles and stones occupy approximately 4% volume	Assessed as **subclass 3P**, since • ~20% coarse fragment content in the upper 50cm of soil • Cobbles and stones occupy approximately 6% volume
Excess water (W)	Assessed as **subclass 2W**, since • Soils are imperfectly drained • Excess water is within the upper 50 cm of soil for only short periods during the year	Assessed as **subclass 3W**, since • Soils are poorly drained • Excess water in the winter months can adversely impact perennial crops • It's at the base of a steep slope
Undesirable soil structure and/or low perviousness (D)	Assessed as **subclass 2D**, since • Has a root restricting layer that occurs between 50-75 cm	Assessed as **subclass 3D**, since • Has a root restricting layer that occurs between 25-50 cm
Topography (T)	Assessed as **subclass 5T,** since • Landscapes had simple slopes ranging between 20-25%	Assessed as **subclass 1T,** since • Fill surface had complex slopes ranging between 0.5-2%

4.2 Current Land Use & Crop Suitability

The Site is currently left fallow and is vegetated with residential lawn, perennial grasses, and several well-established patches of weeds. The southern portion and eastern edge of the Site are currently forested.

The ability of the fill areas to support a wide range of crops is limited by stoniness, undesirable soil structure, soil moisture deficits in the growing season, and excess soil water during parts of the year. The limitations, however, can be managed through standard agricultural practices and are not considered extreme. With appropriate management inputs, suitable crops for these areas include annual legumes, blueberries, cereals, nursery and Christmas trees, perennial forage crops, raspberries, strawberries, and certain tree fruits (Bertrand et al., 1991). Recommended management practices include the installation of irrigation systems and subsurface drainage, stone removal, applications of fertilizer and/or lime, and incorporation of organic matter combined with subsoiling.

For the rest of the Site, the ability to support a wide range of crops is very limited by topography. Suitable crops for these unmanaged areas include perennial forage crops and some fruit trees. Recommended management practices to aid agricultural production include the installation of irrigation systems, stone removal, applications of fertilizer and lime, and incorporation of organic matter combined with subsoiling; however, the steep terrain in these areas prevents any improvement in their agricultural capability.

4.3 Suitability for Intended Land Use

The Client intends to use the levelled fill areas to grow buckwheat, a crop well-adapted to the climate on the Site (Province of BC n.d.). Considerations for growing buckwheat in the fill areas are included below:

- **Drainage:** Poor drainage can hinder plant growth. Implementing subsurface drainage or surface drainage swales in the fill areas would improve growing conditions for buckwheat.
- **Soil fertility:** Low to moderate fertility is ideal to maximize seed production. Buckwheat does not require high phosphorus or potassium levels but benefits from organic matter and light fertilization.
- **Soil pH:** Buckwheat thrives in slightly acidic soils between pH 5.0 – 7.0. As the fill soils have a neutral to slightly basic pH, liming is *not* recommended for buckwheat production.
- **Stone removal:** Recommended within the top 15 cm to improve seeding and cultivation conditions.

5. SUMMARY AND CONCLUSIONS

McTavish conducted this agricultural capability assessment based on existing information and a detailed soil survey with the goals of determining agricultural capability, documenting the existing conditions of the Site, and developing recommendations for future land use and potential agricultural improvements.

The findings from the soil survey were not consistent with the soils or agricultural capability mapping; therefore, revisions to soil classification and agricultural capability were completed for the Site. Based on the field assessment, the Site contains fill areas with imported soils classified as Class 3 and unmanaged areas with native soils classified as Class 5. The fill areas are limited by stoniness, undesirable soil structure, soil moisture deficits during the growing season, and excess water at certain times of the year, while the rest of the Site is primarily limited by steep topography. Management practices that would improve agricultural capability of the fill areas include implementing drainage and irrigation systems, removing stones, applying fertilizer and lime, and incorporating organic matter combined with subsoiling. While these practices can improve growing conditions in the remaining areas of the Site, the steep terrain prevents any improvement in their agricultural capability.

Although the Site is not currently used for agriculture, the recommended land improvements could make the fill areas suitable for growing a variety of crops including the Client's desired crop (i.e., buckwheat).

6. CLOSING

This report has been prepared for the exclusive use of the Client with the understanding that all available information of the Site has been disclosed. The Client has acknowledged that in order for McTavish to properly provide professional service, McTavish is relying upon full disclosure and accuracy of this information. McTavish is not liable for information that has not been provided or has been misrepresented.

We trust this is the information that you require at this time. Should you have any questions regarding this report please contact the undersigned.

Sincerely,

MCTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.

Per

Franco Lopez Campomanes, P.Ag.

Agrologist

Theresa Loewen, M.Sc., P.Ag.

Senior Project Agrologist

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APPENDIX I. SITE PHOTOGRAPHS

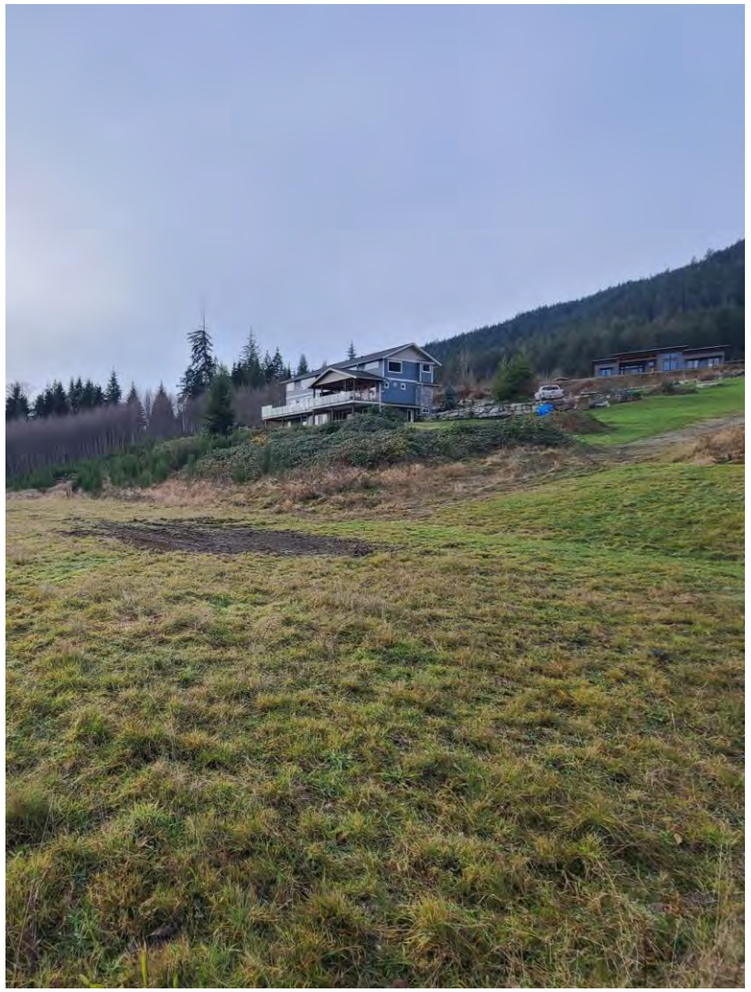


Figure 1. General view of the Site as observed from the northeastern corner of the Parcel. Flat fill areas visible on left of picture vegetated with grass. Sloping unmanaged area visible on right of photo, downslope of the house.

Figure 2. Filled area of Site as observed looking south. Vegetation generally comprised of various grasses with some patches of scotch brome observed.

Figure 3. Filled area of Site as observed looking north. Sloping, undisturbed area west of the fill area visible along left side of photo.

Field Baseline Assessment – Site Photographs		Site Information	
McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.	Date of field assessment: December 12, 2024. Completed by: Franco Lopez Campomanes, PAg and Max Hoyer, AAg.	PID: 027-903-206	
		Latitude: 49.448118°N	Longitude: 123.491336°W

Figure 4. East-facing retaining slope of fill area. Plastic sheeting installed along edge of fill to mitigate sloughing of soil into adjacent parcel. Photograph facing north.

Figure 5. East-facing retaining slope of fill area. Edge of the fill is strongly (>25%) sloped and vegetated with grasses, blackberry and Scotch broom. Photograph facing south.

Figure 6. East-facing retaining slope of fill area. Stable slope with minor sloughing observed.

Field Baseline Assessment – Site Photographs		Site Information	
McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.	Date of field assessment: December 12, 2024. Completed by: Franco Lopez Campomanes, PAg and Max Hoyer, AAg.	PID: 027-903-206	
		Latitude: 49.447489°N	Longitude: 123.491274°W

Figure 7. Eastern edge of fill area as observed looking south. Shallow drainage swale installed along eastern edge of fill area with terminus at the southern edge of the fill area.

Figure 8. Terminus of drainage ditch along eastern edge of fill area. Drainage is directed towards a wooded area along the southern edge of the Site. Photograph facing north.

Figure 9. General coarse fragments size and angularity found in the profile of soil pit 3 along the fill areas of the Site. Coarse fragments ranged from gravel to stones.

Field Baseline Assessment – Site Photographs		Site Information	
McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.	Date of field assessment: December 12, 2024. Completed by: Franco Lopez Campomanes, PAg and Max Hoyer, AAg.	PID: 027-903-206	
		Latitude: 49.447239°N	Longitude: 123.491310°W

Figure 10. Southern edge of Site near soil pit 1. Vegetation included aspen trees with an understory of Himalayan blackberry and ferns.

Figure 11. General condition of undisturbed area west of fill area. Slopes ranged from 20 – 25% with stones observed at surface. Vegetation included perennial grasses, Himalayan Blackberry and Scotch broom.

Figure 12. General coarse fragments size and angularity found in the profile of soil pit 5 along the unmanaged areas of the Site. Coarse fragments ranged from gravel to stones.

Field Baseline Assessment – Site Photographs		Site Information	
McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.	Date of field assessment: December 12, 2024. Completed by: Franco Lopez Campomanes, PAg and Max Hoyer, AAg.	PID: 027-903-206	
		Latitude: 49.447152°N	Longitude: 123.491477°W

APPENDIX II. SOIL SERIES DESCRIPTIONS

Soil series descriptions have been retrieved from Luttmerding (1981).

Sunshine soils are classified as *Orthic Humo-Ferric Podzols* and developed from coarse to moderately coarse (sandy) textured, stone-free, littoral, glaciofluvial and fluvial deposits usually 1 to 2 m thick which overlie mainly moderately fine textured glaciomarine and marine deposits, or sometimes moderately coarse textured glacial till. Surface textures are usually sandy loam, varying occasionally to loamy sand or loam; subsurface and subsoil textures are sand containing, sometimes loamy sand lenses. The underlying glaciomarine and marine materials range from silty clay loam to clay, while the glacial till is either sandy loam or gravelly sandy loam. Sunshine soils are gently undulating to sloping with gradients less than 5%. Sunshine soils are moderately drained. They are rapidly to moderately pervious, have slow surface runoff, and low to moderate water holding capacity. A perched water table may develop above the slowly permeable underlay. Nutrient holding capacity is low. Sunshine soils are limited for agricultural use by low water and nutrient holding capacity.

Bose soils are classified as *Duric Humo-Ferric Podzol* and consist of about 30 to 160 cm of moderately to very stony, gravelly marine lag or glaciofluvial deposits overlying moderately coarse-textured glacial till or sometimes moderately fine textured glaciomarine sediments. Gravelly sandy loam or gravelly loamy sand are the usual surface textures . These grade to gravelly sand, gravelly loamy sand, sand or gravel in the subsurface . Textures abruptly change in the subsoil to gravelly sandy loam where glacial till forms the underlay or to silty clay loam where glaciomarine deposits are present. Bose soils are moderately to well drained. Bose soils have variable topography, ranging from gently sloping and undulating to steeply sloping and strongly rolling (gradients usually between 5 and 25%). They are rapidly pervious in the upper gravelly part but this changes to slowly pervious in the compact glacial till. Nutrient holding-capacity is low. Bose soils are severely limited for agricultural use by low water and nutrient holding capacity, varying slopes/steepness, and stoniness.

Whatcom soils are classified as **Luvisolic Humo-Ferric Podzols** and have developed from moderately fine to fine glaciomarine deposits, capped in some areas by up to 50 cm of medium-textured aeolian material. The wind-blown capping is most prevalent in the eastern part of the map area. Surface and subsurface textures are silt loam while the subsoil grades to compact, dense, silty clay loam or silty clay. Occasional stones and gravel are usually present in the glaciomarine material. Whatcom soils are vary from undulating to moderately rolling with slope gradients between 2 and 15%, but may exceed 60% along gullies and in other small areas. Whatcom soils are moderately well to well drained. They are moderately pervious in the surface and subsurface; this decreases to slowly pervious in the compact subsoil. They also have high water holding capacity and slow to moderate surface runoff, depending on the steepness of the slopes. Perched water tables may develop above the dense subsoil during periods of heavy rain. Nutrient holding capacity is moderate to high. Whatcom soils are suited for most agricultural crops where topography allows. Susceptible perennials may be adversely affected during the winter by temporary, perched water tables. Supplemental irrigation may be needed in some years.

Nicholson soils are classified as *Podzolic Gray Luvisols* and have developed from moderately fine textured, compact, glaciomarine deposits which contain a few pebbles and stones . Surface textures are usually silt loam, with some variation to loam or silty clay loam . Subsurface textures are silt loam or silty clay loam while the subsoil ranges from silty clay loam to silty clay or, occasionally, clay. These soils are generally undulating to moderately rolling with slopes between 2 and 15%. Nicholson soils are moderately well drained with high moisture holding capacity and moderate to slow surface runoff. They often have temporary perched water tables that develop above compacted layers. Nutrient holding capacity is moderate to high. Nicholson soils are suitable for most agricultural crops, topography permitting. Dense sub-surface layers may limit rooting depth.

APPENDIX III. SOIL CARDS

Soil Pit 1

Location: PID 027-903-206

General Description

Land Use	Mixed forest
Mapped Soil Series	Sunshine (60%) / Bose (40%)
Mapped Soil Classification	Orthic Humo-Ferric Podzol (60%) / Duric Humo-Ferric Podzol (40%)
Assessed Soil Classification	Sombric Humo-Ferric Podzol

General Observations

Rooting Depth	45 cm
Water Table	NA
Drainage Class	Imperfect
Topography	Steeply sloping east (25% slopes)
Vegetation	Red alder, shrubs
Comments:	Soil pit excavated to 120 cm. Angularity of coarse fragments ranged between angular to subangular.

Figure 1. Pit 1 representative landscape facing north.

Figure 2. Pit 1 profile.

Horizon	Depth (cm)	Coarse Fragments (%)		Texture	Structure	Consistence	Colour	Comments (Von post scale, mottling, etc.)
L	7 – 0	0	NA	NA	NA	NA	NA	VP = 1
Ah	0 – 14	5	50% gravel, 50% cobbles	Sandy loam	Fine subangular blocky (SBK)	Very Friable	7.5YR 3/2	NA
Ae	14 – 19	10	100% gravel	Sandy loam	Fine subangular blocky (SBK)	Friable	10YR 4/3	Fine, few, faint (FFF) mottles
Bm	19 – 55	15	40% gravel, 30% cobble, 30% stones	Sandy loam	Medium subangular blocky (SBK)	Very Friable	10YR 5/3	Medium, common, faint (MCF) mottles
Bf	55 – 80	15	50% gravel, 50% cobbles	Sandy loam	Fine subangular blocky (SBK)	Friable	7.5YR 4/4	Fine, common, faint (FCF) mottes
Cgj	80 – 110+	30	60% gravel, 40% stones	Sandy loam	Medium subangular blocky (SBK)	Friable	10YR 5/2	Fine, few, faint (FFF) mottles

Field Baseline Assessment – Soil Sampling		Site Information	
McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.	Date of field assessment: December 12, 2024. Completed by: Franco Lopez Campomanes, PAg and Max Hoyer, AAg	PID: 027-903-206	Soil Pit ID: 1
		Latitude: 49.447152°N	Longitude: 123.491477°W

Soil Pit 2

Location: PID 027-903-206

General Description

Land Use	Uncultivated – Fill area
Mapped Soil Series	Sunshine (60%) / Bose (40%)
Mapped Soil Classification	Orthic Humo-Ferric Podzol (60%) / Duric Humo-Ferric Podzol (40%)
Assessed Soil Classification	Rego Gleysol (Anthropogenic)

General Observations

Rooting Depth	40 cm
Water Table	NA
Drainage Class	Poor
Topography	Gently undulating (1-2% slopes)
Vegetation	Forage grasses
Comments:	Soil pit excavated to 110 cm.

Figure 1. Pit 2 representative landscape facing west.

Figure 2. Pit 2 profile.

Horizon	Depth (cm)	Coarse Fragments (%)		Texture	Structure	Consistence	Colour	Comments (Von post scale, mottling, etc.)
Ap	0 – 9	10	100% gravel (angular to subangular)	Sandy loam	Very fine subangular blocky (SBK)	Very Friable	10YR 3/1	NA
Cg 1	9 – 45	20	50% gravel, 30% cobbles, 20% stones (angular to subangular)	Sandy loam	Medium subangular blocky (SBK)	Friable	2.5Y 5/2	Coarse, common, prominent (CCP) mottles
Cg 2	45 – 100+	25	40% gravel, 30% cobbles, 30% stones (angular to subangular)	Sandy loam	Medium subangular blocky (SBK)	Very Friable	10Y 5/1	NA

Field Baseline Assessment – Soil Sampling		Site Information	
McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.	Date of field assessment: December 12, 2024. Completed by: Franco Lopez Campomanes, PAg and Max Hoyer, AAg	PID: 027-903-206	Soil Pit ID: 2
		Latitude: 49.447239°N	Longitude: 123.491310°W

Soil Pit 3

Location: PID 027-903-206

General Description

Land Use	Uncultivated – Fill area
Mapped Soil Series	Sunshine (60%) / Bose (40%)
Mapped Soil Classification	Orthic Humo-Ferric Podzol (60%) / Duric Humo-Ferric Podzol (40%)
Assessed Soil Classification	Rego Gleysol (Anthropogenic)

General Observations

Rooting Depth	35 cm
Water Table	NA
Drainage Class	Poor
Topography	Gently undulating (1-2% slopes)
Vegetation	Forage grasses
Comments:	Soil pit excavated to 130 cm.

Figure 1. Pit 2 representative landscape facing west.

Figure 2. Pit 2 profile.

Horizon	Depth (cm)	Coarse Fragments (%)		Texture	Structure	Consistence	Colour	Comments (Von post scale, mottling, etc.)
Ap	0 – 17	10	Gravel dominant	Sandy loam	Fine subangular blocky	Friable	10YR 3/1	NA
Cg 1	17 – 85	20	70% gravel, 30% cobble (angular to subangular)	Sandy loam	Medium subangular blocky	Friable	2.5Y 5/2	Coarse, many, distinct (CMP) mottles
Cg 2	85 – 100+	25	80% gravel, 20% cobble	Loamy sand	Fine subangular blocky	Very friable	2.5Y 4/2	Coarse, few, distinct (CSF) mottles

Field Baseline Assessment – Soil Sampling		Site Information	
McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.	Date of field assessment: December 12, 2024. Completed by: Franco Lopez Campomanes, PAg and Max Hoyer, AAg	PID: 027-903-206	Soil Pit ID: 3
		Latitude: 49.447489°N	Longitude: 123.491274°W

Soil Pit 4

Location: PID 027-903-206

General Description

Land Use	Uncultivated – Fill area
Mapped Soil Series	Sunshine (60%) / Bose (40%)
Mapped Soil Classification	Orthic Humo-Ferric Podzol (60%) / Duric Humo-Ferric Podzol (40%)
Assessed Soil Classification	Rego Gleysol (Anthropogenic)

General Observations

Rooting Depth	31 cm
Water Table	NA
Drainage Class	Poor
Topography	Gently undulating (1-2% slopes)
Vegetation	Forage grasses
Comments:	Soil pit excavated to 110 cm. Seepage observed at 40 cm.

Figure 1. Pit 2 representative landscape facing west.

Figure 2. Pit 2 profile.

Horizon	Depth (cm)	Coarse Fragments (%)		Texture	Structure	Consistence	Colour	Comments (Von post scale, mottling, etc.)
Ap	0 – 9	15	80% gravel, 20% cobbles	Sandy loam	Fine subangular blocky	Very friable	10YR 3/1	NA
Cg	9 – 64	20	60% gravel, 40% cobbles	Sandy loam	Medium subangular blocky	Friable	2.5Y 5/1	Medium, many, distinct (MMD) mottles
II Ahb	64 – 76	5	100% gravel (angular to subangular)	Sandy loam	Fine subangular blocky	Friable	10YR 2/1	NA
II Bfh	76 – 85	30	80% gravel and 20% cobble	Sandy loam	Medium subangular blocky	Friable	10YR 4/4	Fine, common, distinct (FCD) mottles
II Cgb	85 – 100+	30	80% gravel, 20% cobble	Loam	Medium subangular blocky	Friable	2.5Y 5/3	Medium, many, distinct (MMD) mottles

Field Baseline Assessment – Soil Sampling		Site Information	
McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.	Date of field assessment: December 12, 2024. Completed by: Franco Lopez Campomanes, PAg and Max Hoyer, AAg	PID: 027-903-206	Soil Pit ID: 4
		Latitude: 49.448118°N	Longitude: 123.491336°W

Soil Pit 5

Location: PID 027-903-206

General Description

Land Use	Residential lawn
Mapped Soil Series	Sunshine (60%) / Bose (40%)
Mapped Soil Classification	Orthic Humo-Ferric Podzol (60%) / Duric Humo-Ferric Podzol (40%)
Assessed Soil Classification	Gleyed Eluviated Dystric Brunisol

General Observations

Rooting Depth	37 cm
Water Table	NA
Drainage Class	Imperfect
Topography	Steeply sloping east (25% slopes)
Vegetation	Forage grasses
Comments:	Soil pit excavated to 110 cm.

Figure 1. Pit 2 representative landscape facing west.


Figure 2. Pit 2 profile.

Horizon	Depth (cm)	Coarse Fragments (%)		Texture	Structure	Consistence	Colour	Comments (Von post scale, mottling, etc.)
Ah	0 – 9	5	100% gravel	Sandy loam	Fine subangular blocky	Very friable	10YR 3/2	NA
Aegj	9 – 16	5	100% gravel	Sandy loam	Medium subangular blocky	Friable	2.5Y 4/1	Medium, many, distinct (MMD) mottles
Bfjgj	16 – 61	15	50% gravel, 50% cobble	Sandy loam	Medium subangular blocky	Friable	10YR 5/4	Medium, common, faint (MCF) mottles
Cg	61 - 100	25	50% cobble, 30% stone, 20% gravel	Loam	Medium subangular blocky	Friable	2.5Y 5/2	Medium, many, distinct (MMD) mottles

Field Baseline Assessment – Soil Sampling		Site Information	
McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.	Date of field assessment: December 12, 2024. Completed by: Franco Lopez Campomanes, PAg and Max Hoyer, AAg	PID: 027-903-206	Soil Pit ID: 5
		Latitude: 49.448135°N	Longitude: 123.491764°W

APPENDIX IV. LABORATORY RESULTS

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Farm Soil Analysis

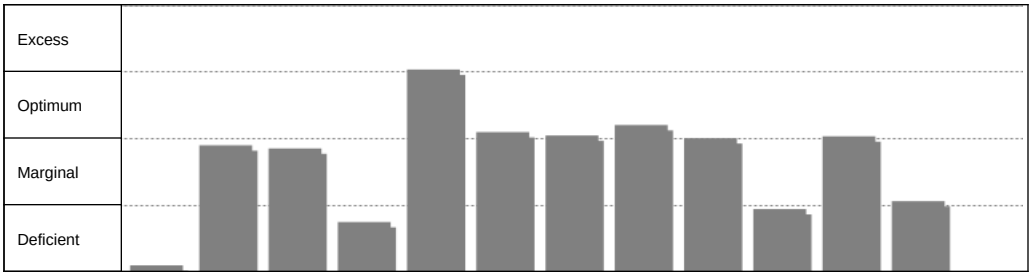
Bill To:	McTavish Resource &	Grower Name:	2024-0030-Ag	Lot ID:	1783726
Address:		Site ID:	Topsoil Composite (Pits 2-4)	Report Number:	3089997
	203-19292 60 Ave.	Field Name:	Fill soils	Report Type:	Final Report
	Surrey, BC., Canada	Acres:		Date Received:	Dec 13, 2024
	V3S 3M2	Legal Location:		Date Reported:	Dec 17, 2024
Agreement:	36394	Previous Crop:	Crop not provided	Event Code:	

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	Na
0" - 6"	<2	24	139	2	1330	70	57.4	1.7	1	0.4	3.7	4	<30

Soil Quality

pH	EC(dS/m)	OM(%)	Lot Ref #
7.3	0.09	4.4	21762



Alkaline	*Extreme*	*High*
Neutral	*Very High*	*Normal*
Acidic	*High*	*Low*
Very Acidic	*Good*	*Very Low*

Total lbs/acre	4	48	278	3
Estimated lbs/acre	8	48	278	6

Texture *Sandy Loam* Hand Texture *n/a*

Sand 66.4 % Silt 26.0 % Clay 8.1 %

Ammonium n/a

BS 100 % CEC 7.6 meq/100 g

Ca 87.7 % Mg 7.6 % Na <1.7 % K 4.7 %

TEC 7.6 meq/100 g

Lime n/a Buffer pH n/a K/Mg Ratio n/a

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

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided					Crop not provided				
Macro-nutrients	**Yield**	**N**	**P2O5**	**K2O**	**S**	**Yield**	**N**	**P2O5**	**K2O**	**S**
Growing Condition		To be added (lbs/acre)					To be added (lbs/acre)			
Excellent										
Average										
Your Goal										
Removal Rate (Seed/Total)										
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)										

Comments:

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

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

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Farm Soil Analysis

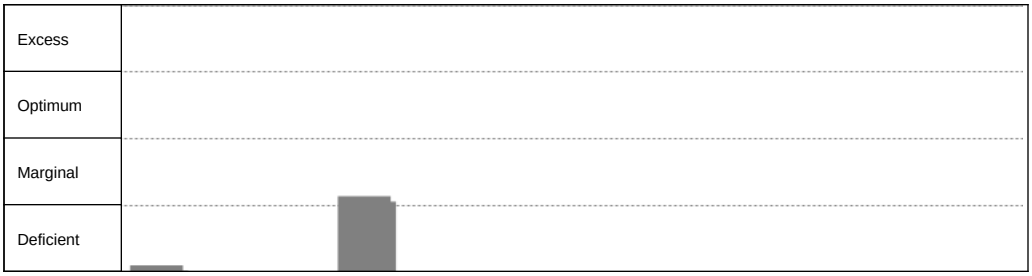
Bill To:	McTavish Resource &	Grower Name:	2024-0030-Ag	Lot ID:	1783726
Address:		Site ID:	Subsoil Composite (Pits 2-4)	Report Number:	3089998
	203-19292 60 Ave.	Field Name:	Fill soils	Report Type:	Final Report
	Surrey, BC., Canada	Acres:		Date Received:	Dec 13, 2024
	V3S 3M2	Legal Location:		Date Reported:	Dec 16, 2024
Agreement:	36394	Previous Crop:	Crop not provided	Event Code:	

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	Na
0" - 6"	<2			3									

Soil Quality

pH	EC(dS/m)	OM(%)	Lot Ref #
8.5	0.06		21763



Alkaline	*Extreme*	*High*
Neutral	*Very High*	*Normal*
Acidic	*High*	*Low*
Very Acidic	*Good*	*Very Low*

Total lbs/acre	4			6
Estimated lbs/acre	8			11

Texture *Sandy Loam* Hand Texture *n/a*

Sand 57.4 % Silt 35.0 % Clay 8.1 %

Ammonium n/a

BS n/a CEC n/a

Ca n/a Mg n/a Na n/a K n/a

TEC n/a

Lime n/a Buffer pH n/a K/Mg Ratio n/a

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

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided					Crop not provided				
Macro-nutrients	**Yield**	**N**	**P2O5**	**K2O**	**S**	**Yield**	**N**	**P2O5**	**K2O**	**S**
Growing Condition		To be added (lbs/acre)					To be added (lbs/acre)			
Excellent										
Average										
Your Goal										
Removal Rate (Seed/Total)										
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)										

Comments:

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

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

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Farm Soil Analysis

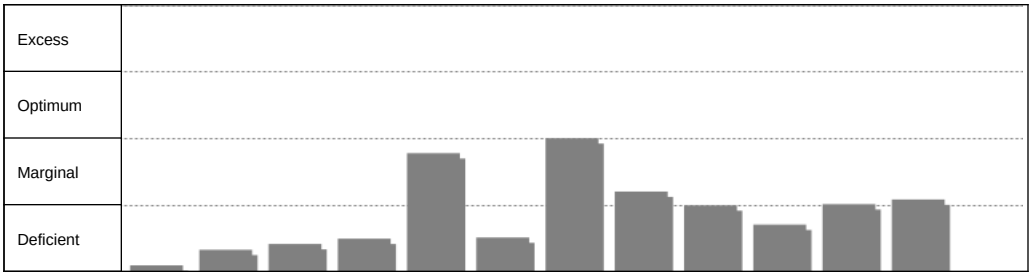
Bill To:	McTavish Resource &	Grower Name:	2024-0030-Ag	Lot ID:	1783726
Address:		Site ID:	Topsoil Composite (Pits 1, 5)	Report Number:	3089999
	203-19292 60 Ave.	Field Name:	Native soils	Report Type:	Final Report
	Surrey, BC., Canada	Acres:		Date Received:	Dec 13, 2024
	V3S 3M2	Legal Location:		Date Reported:	Dec 17, 2024
Agreement:	36394	Previous Crop:	Crop not provided	Event Code:	

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	Na
0" - 6"	<2	<5	32	<1	167	16	16.7	0.4	<0.5	0.3	1.0	4	<30

Soil Quality

pH	EC(dS/m)	OM(%)	Lot Ref #
5.7	0.04	12.6	21764



Alkaline	*Extreme*	*High*
Neutral	*Very High*	*Normal*
Acidic	*High*	*Low*
Very Acidic	*Good*	*Very Low*

Total lbs/acre	4	10	63	2
Estimated lbs/acre	8	10	63	4

Texture *Sandy Loam* Hand Texture *n/a*

Sand 56.4 % Silt 36.0 % Clay 8.1 %

Ammonium n/a

BS 11 % CEC 9.3 meq/100 g

Ca 8.9 % Mg 1.4 % Na <1.4 % K 0.9 %

TEC 9.3 meq/100 g

Lime n/a Buffer pH n/a K/Mg Ratio n/a

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

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided					Crop not provided				
Macro-nutrients	**Yield**	**N**	**P2O5**	**K2O**	**S**	**Yield**	**N**	**P2O5**	**K2O**	**S**
Growing Condition		To be added (lbs/acre)					To be added (lbs/acre)			
Excellent										
Average										
Your Goal										
Removal Rate (Seed/Total)										
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)										

Comments:

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

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

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Farm Soil Analysis

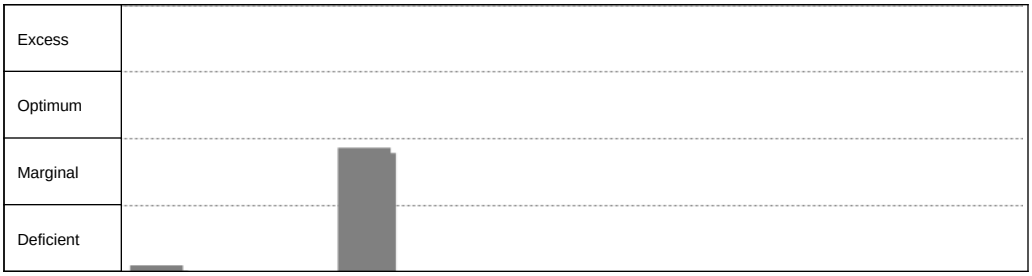
Bill To:	McTavish Resource &	Grower Name:	2024-0030-Ag	Lot ID:	1783726
Address:		Site ID:	Composite subsoil (Pits 1, 5)	Report Number:	3090000
	203-19292 60 Ave.	Field Name:	Native soils	Report Type:	Final Report
	Surrey, BC., Canada	Acres:		Date Received:	Dec 13, 2024
	V3S 3M2	Legal Location:		Date Reported:	Dec 16, 2024
Agreement:	36394	Previous Crop:	Crop not provided	Event Code:	

Nutrient analysis (ppm)

Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Mn	Cl	Na
0" - 6"	<2			7									

Soil Quality

pH	EC(dS/m)	OM(%)	Lot Ref #
5.9	0.05		21765



Alkaline	*Extreme*	*High*
Neutral	*Very High*	*Normal*
Acidic	*High*	*Low*
Very Acidic	*Good*	*Very Low*

Total lbs/acre	4			13
Estimated lbs/acre	8			27

Texture *Sandy Loam* Hand Texture *n/a*

Sand 70.4 % Silt 26.0 % Clay 3.8 %

Ammonium n/a

BS n/a CEC n/a

Ca n/a Mg n/a Na n/a K n/a

TEC n/a

Lime n/a Buffer pH n/a K/Mg Ratio n/a

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

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

	Crop not provided					Crop not provided				
Macro-nutrients	**Yield**	**N**	**P2O5**	**K2O**	**S**	**Yield**	**N**	**P2O5**	**K2O**	**S**
Growing Condition		To be added (lbs/acre)					To be added (lbs/acre)			
Excellent										
Average										
Your Goal										
Removal Rate (Seed/Total)										
Micro-nutrients	Iron	Copper	Zinc	Boron	Manganese	Iron	Copper	Zinc	Boron	Manganese
To be added (lbs/ac)										

Comments:

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

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

APPENDIX V. AGRICULTURAL CAPABILITY DESCRIPTIONS

In BC, land is rated for its agricultural capability through a classification system known as *The Land Capability Classification for Agriculture in British Columbia* by Kenk and Cotic (1983). Using this system, land in BC is rated between Class 1 to 7, where Class 1 is land best suited for agriculture and Class 7 is non-arable land (**Table AV-1**). For organic soils (not including peaty phases of mineral soils), the capability classes are designated as Class O1 to O7. Various subclasses describe the factor(s) that limit agriculture (**Table AV-2**).

The agricultural capability classification indicates the range of crops that can be grown and/or the management inputs required based on soil and climate parameters. The ratings can be "unimproved" based on the conditions that exist at the time of the survey without any management inputs or "improved" based on the rating after the limitations have been alleviated through improvements.

Table AV-1 Descriptions of BC Land Capability Classes for Agriculture

Class	Description
1	Land has little or no limitations, is level or nearly level, and is easily maintained for a wide range of field crops. Soils are deep, hold moisture well, and can be managed without difficulty.
2	Land has minor limitations that either require good ongoing management practices or may restrict the range of crops (or both). Soils are deep, hold moisture well, and can be managed with little difficulty.
3	Land has limitations that require moderately intensive management practices, or may moderately restrict the range of crops, or both. Limitations may restrict choice of crop, timing and ease of tillage, planting and harvesting, and methods of soil conservation.
4	Land may only be suitable for a few crops, or a wide range of crops with low yield. Risk of crop failure is high. Soil conditions are such that special development and management practices are required. Limitations may restrict choice of crop, timing and ease of tillage, planting and harvesting, and methods of soil conservation.
5	Land has limitations that make it suitable for perennial forage or other specially adapted crops. Crops such as cranberries may be appropriate, or fruit trees or grapes if area is climatically suitable (stoniness and/or topography are not significant limitations to these crops). Productivity of these suited crops may be high. Class 5 lands may be used to cultivate field crops, provided intensive management is employed. If adverse climate is the main limitation, cultivated crops may be grown, however crop failure is expected under average conditions.
6	Land in class is non-arable but is capable of growing native and/or uncultivated forage crops. Land may be placed in this class because the terrain is unsuitable for cultivation or the use of farm machinery, the soils may not respond to intensive improvement practices, or in a region with severe climate. Diking, draining, and/or irrigation may improve Class 6 lands.
7	Land has no capability for arable agriculture, or sustained natural grazing. Class 7 lands also include rockland, non-soil areas, and small water-bodies not shown on maps. Land may be placed in this class because the terrain is unsuitable for cultivation or the use of farm machinery, the soils may not respond to intensive improvement practices, or in a region with severe climate. Diking, draining, and/or irrigation may improve Class 7 lands.

Table AIV-2 Descriptions of BC Land Capability Subclasses for Agriculture

Subclass	Description
W Excess Water	The W subclass describes how imperfect or poor drainage due to high water tables, seepage, or runoff may limit or prevent agriculture. On **Class 1** land, excess water is not a limiting factor. **Class 2W** land may have occasional excess water during the growing season and without other contribution limiting factors, is not likely to significantly impact agriculture or the range of crops that can be grown. **Class 3W** has occasional occurrences of excess water during the growing season and the occurrence of excess soil water during the winter months that would adversely affect perennial crops. **Class 4W** has frequent or continues excess water during the growing season and the water level is at the surface most of the winter and into mid spring. This may force late seeding and/or restrict the crop type or production in a moderate way.
A Soil Moisture Deficits	The A subclass is used where crops are adversely affected by drought either through insufficient precipitation or low water holding capability in the soil. This limitation is determined for all lands subject to soil moisture deficits (SMD) during the growing season for the upper 50 cm of mineral soil. Class ratings are differentiated by the SMD: **Class 1** land, SMD occurs within 40 mm; **Class 2A**, between 40 and 115 mm; **Class 3A**, between 116 and 190 mm; and **Class 4A**, between 191 and 265 mm.
D Undesirable soil structure and/or low perviousness	The D subclass is used when soil may be difficult to till, may pose problems for farm equipment operation and movement, and require special management for seedbed preparation. Land may have insufficient aeration, absorb, and distribute water slowly, have consolidated bedrock or permafrost, or have the depth of rooting zone restricted by conditions other than wetness such as a high-water table. In **Class 1** land, no root restricting layer is present in the upper 75 cm of the mineral soil surface and the upper 25 cm has a texture coarser than silty loam that is non-sticky. **Class 2D** has a root restricting layer that occurs from 50 to 75 cm of the mineral soil surface; or the upper 25 cm has a texture of silty loam, clay loam, or sandy clay that is slightly sticky-wet. **Class 3D** has a root restricting layer that occurs within 25 to 50 cm of the mineral soil surface, or the upper 25 cm has a texture of silty clay or clay that is sticky-wet.

Subclass	Description
P Stoniness	The P subclass describes the presence of coarse fragments such as gravels (0.2 cm to 7.5 cm diameter), cobbles (7.5 cm to 25 cm diameter), stones (25 cm to 60 cm diameter), and boulders (>60 cm diameter). Coarse fragments may hinder tillage, planting, and/or harvesting. On **Class 1** land, the total coarse fragments is less than 5 percent and offers no, or very slight hindrance to cultivation. **Class 2P** has between 6 and 10% coarse fragments and less than 1 percent cobbles or stones resulting in a very slight hindrance to cultivation. **Class 3P** has between 11 and 20 % coarse fragments with cobbles and stones occupying 2 to 5% volume leading to a significant hindrance to cultivation. **Class 4P** has between 21 and 40% coarse fragments with cobbles and stones occupying 16 to 30% volume. In areas that are climatically suitable for growing tree fruits and grapes, Class 4P may not be significantly limiting. **Class 5P** has 41 to 60% of coarse fragments, or cobbles and stones occupying 6 to 15% volume, which prevents sustained cultivation unless considerable picking has taken place. **Class 6P** has 41 to 60% coarse fragments, or cobbles and stones occupying 61 to 90% volume, which prevents sustained cultivation and are impractical to pick to improve agricultural capability. **Class 7P** has more than 60% coarse fragments, or cobbles and stones occupy more than 30% volume, which prevents sustained natural grazing for domestic livestock.
T Topography	The T subclass describes how topography may limit agriculture. Adverse topography may prevent the use of farm machinery, limit the types and uniformity of growth of crops, and increase the potential for water erosion. Depending on the region and crop type, topography may not be a significant limiting factor (e.g., tree fruits or grapes). Classification is based on the slope and complexity of slopes. **Class 1** land has simple slopes of 5% or less or complex slopes 2% or less. **Class 2T** has simple slopes between 6 and 10% or complex slopes between 3 and 5%; **Class 3T** has simple slopes between 11 and 15% or complex slopes between 6 and 10%; **Class 4T** has simple slopes between 16 and 20% or complex slopes between 11 and 15%; and **Class 5T** has simple slopes between 21 to 30% or complex slopes between 16 to 30%.

Staff Report
Request for Decision

TO: Electoral Area Services Committee – July 17, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: **Agricultural Land Commission Application 103411 (ALR00033)**
916 North Road – Electoral Area F

OVERVIEW

Purpose of Report:

The purpose of this report is to present a referral from the Agricultural Land Commission (ALC) regarding an application seeking retroactive approval for a non-adhering residential use (NARU) at 916 North Road (Area F). The report requests the Electoral Area Services Committee to consider support and the forwarding of the application to the ALC for review and decision.

Recommendation(s):

(1) THAT SCRD is supportive of forwarding Agricultural Land Commission Application 103411 for retroactive approval of a Non-Adhering Residential Use to the Agricultural Land Commission for review and decision.

BACKGROUND

SCRD has received a referral from the ALC regarding an application seeking retroactive approval for a non-adhering residential use (NARU) at 916 North Road in Area F, West Howe Sound.

The purpose of this application is to:

1. Classify the existing principal home as the primary residence
2. Retain the second dwelling as an additional residence
3. Decommission the manufactured home

The ALC review process for referrals includes the following steps:

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

File number:	ALC 103411 (SCRD File ALC00033)
Civic Address:	916 North Road
Legal Description:	LOT 4 EAST PART OF THE EAST ½ OF DISTRICT LOT 691 PLAN 3980
Electoral Area:	F, West Howe Sound
Parcel Area:	5.7 acres
OCP Land Use:	Agricultural
Land Use Zone:	Agriculture (AG)
Application Intent:	To retain two existing dwelling units and decommission a manufactured home.

DISCUSSION AND ANALYSIS OF OPTIONS

The property in question currently has three dwelling units. These include a principal home, manufactured home and an auxiliary dwelling unit (ADU). The ADU was converted from an auxiliary building without approvals. As Zoning Bylaw 722 and ALC regulations limit the parcel to one principal dwelling and one additional dwelling up to 90 m^2 (ADU), the applicant needs to decommission the manufactured home and receive approvals for the (new) ADU.

Analysis: Policy Review

Zoning Bylaw 722

The property is zoned Agricultural. Based on the parcel size being over 1 ha, the zoning allows for a principal dwelling unit up to 350 m^2 and an auxiliary dwelling unit up to 90 m^2. A secondary suite is permitted within the principal single-unit dwelling.

Agricultural Land Commission

Based on the ALC's residential use changes implemented on December 31, 2021, parcels less than 40 ha are permitted a principal residence up to 500 m^2 and an additional residence up to 90 m^2. A secondary suite is permitted in the principal residence.

Prior to December 31, 2021, a principal residence and a manufactured home for immediate family were permitted.

Staff Recommendation

The applicant's proposal to decommission the manufactured home and permit an additional residence under 90 m2 is designed to conform to ALC and SCRD zoning bylaw regulations pertaining to density on agricultural land. For this reason, staff recommend that the application be forwarded to the ALC for decision.

OPTION 1 - Allow the application to proceed to ALC review (Recommended)

Staff recommend this option.

Forward the application to the ALC, who will review and make a decision. This approach will allow the ALC to determine compliance with their regulations.

OPTION 2 – Deny the application

Staff do not recommend this option.

Deny the application. This is an option available to SCRD and would terminate the application. This approach may put SCRD in a position to defend or revisit the decision if further information is provided by the applicant.

The following recommendation could be considered should the Committee choose Option 2:

"THAT ALC application 103411 (SCRD ALR00033) be denied."

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN IMPLICATIONS

N/A

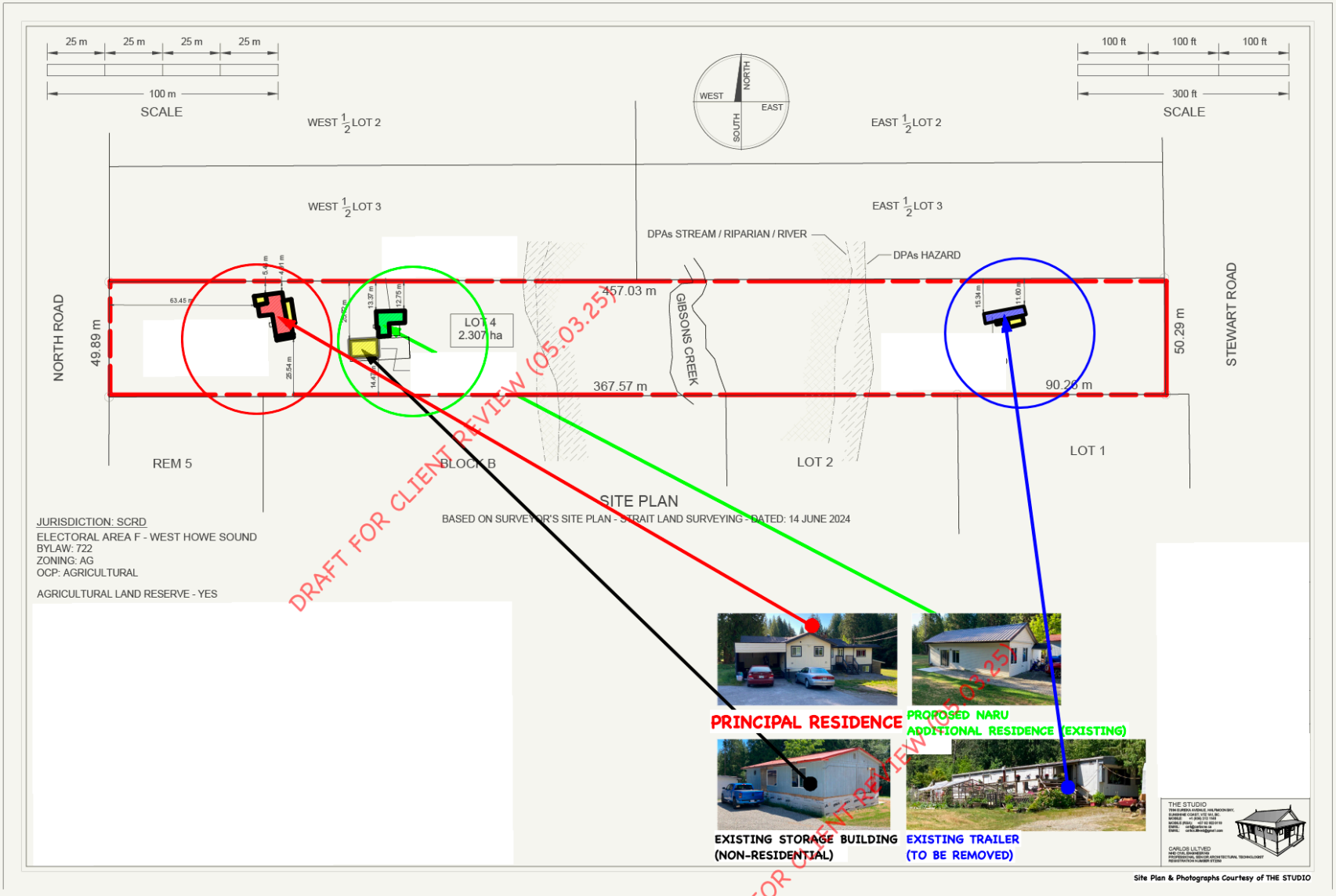
SUMMARY AND CONCLUSION

SCRD received a referral from the ALC for retroactive approval for a non-adhering residential use application to allow for two dwelling units and the decommissioning of a manufactured home at 916 North Road in Area F (West Howe Sound). It is recommended to forward the application to the ALC for decision.

ATTACHMENT(S):

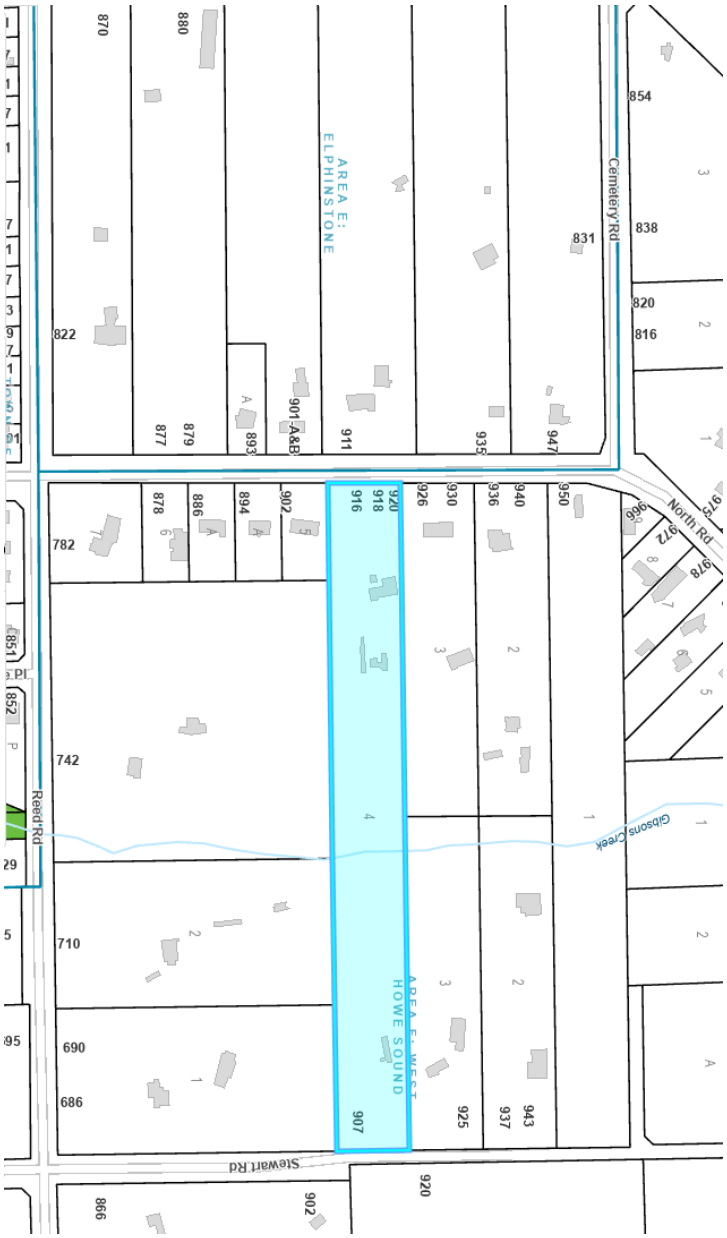
A – Site Plan
B – Location Map and Air Photo

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

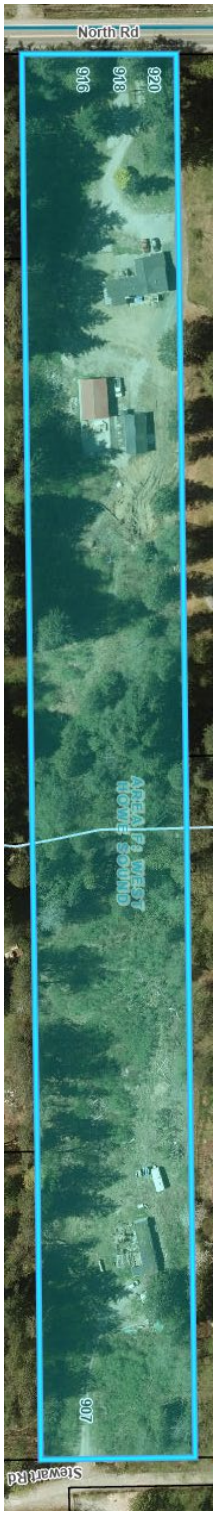


0 20 50 75 METERS	FUERNISS ENTERPRISES INC. P.O Box 570 Gibsons, BC, V0N 1V0	Non-Adhering Residential Use (NARU) Application Lot 4 East Part of the East 1/2 of District Lot 691 Plan 3980 2.29 ha (5.65 ac) Property: PID: 011-983-795	Principal Residence & Proposed NARU Additional Residence	SANDERSON + WELSH PLANNING Land Use and Development Services 135 - 970 Burrard Street, Vancouver, BC, V6Z 2R4 p: 604.613.7345 e: sanderson@sandersonplanning.com	Figure 3

Location Map



Air Photo



Staff Report
Request for Decision

TO: Electoral Area Services Committee – July 17, 2025

AUTHOR: Kyn Lafortune, Capital Projects Coordinator, Marine Infrastructure

SUBJECT: **Keats Landing Dock Major Repair - Budget Increase and Contract Award**

OVERVIEW

Purpose of Report:

The purpose of this report is to provide the Committee with options to consider regarding a budget increase request for the Keats Landing dock major repair and to award the construction contract. This report requests a Committee decision to accept, reject or provide alternate direction with respect to staff's recommendations as presented below.

Recommendation(s):

(1) THAT the Keats Landing Dock Major Repair project budget be increased by $148,500 for a total project budget of $510,487 (excluding GST), funded through the Ports [345] Capital Reserves;

(2) AND THAT the Request for Proposal 2534501 contract award for the Keats Landing dock major repairs be awarded to Salish Sea Industrial Services Ltd. in the amount not to exceed $434,396 (excluding GST);

(3) AND THAT the designated authorities be authorized to execute the contract;

(4) AND FURTHER THAT the 2025-2029 Financial Plan be amended accordingly.

BACKGROUND

In October 2023, the Keats Landing dock was closed to vehicular traffic after a major inspection of the dock identified significant structural damage to two bearing piles along the approach. A previously approved budget balance for Keats Landing major repairs was drawn upon to complete the engineered design. A staff report on October 24, 2024 (Attachment A), identified the need for additional funding to complete the project. The Board approved a budget lift of $268,500 in the 2025 budget, bringing the total project budget to $361,987.

Upon completion of the Issued for Tender (IFT) specifications in mid-March 2025, an updated cost estimate was provided which included considerations for marine construction industry cost fluctuations. A staff report was brought forward, identifying the tendering process for construction services would likely see proposals submitted that exceed the approved budget (Attachment B). At the regular Board meeting of April 24, 2025, the Board made the following recommendation:

114/25 **Recommendation No.10** *Keats Landing Dock Major Repair - Project Update*

THAT staff continue with the Keats Landing Dock Major Repair project and report back with a construction contract award report.

DISCUSSION AND ANALYSIS OF OPTIONS

In accordance with the Regional Districts Procurement Policy, a Request for Proposals (RFP) 2534501 to secure a contractor to complete the major repairs of the Keats Landing Dock was issued on May 7, 2025 and closed on June 11, 2025.

Purchasing received five compliant proposals. Led by the Purchasing Division, the evaluation team reviewed and scored the proposals against the criteria set out in Section 7 of the RFP document. The proposal met the specifications as outlined in the RFP, had a strong score and staff are recommending that a contract not to exceed $434,396 (excluding GST), which includes a 5% contingency, be awarded to Salish Sea Industrial Services Ltd.

The revised budget to take this project to completion is $510,487 and exceeds the available budget. A budget lift of $148,500 is required to complete the project.

Staff offer the following options for the Committee's consideration:

Option 1 – Approve a budget increase for the completion of the project and award the contract to Salish Sea Industrial Services Ltd. for the completion of the Keats Landing Dock Major Repairs (recommended)

This option would enable the project to proceed to support the necessary repairs to reinstate the load bearing capacity of the dock to permit vehicular access once again. The scope of the proposed repairs cannot be reduced without sacrificing the dock's level of service.

Staff recommend this option. Should the Committee choose to go with Option 1, a recommendation could be considered, as provided in the Overview section on page one of this report.

Option 2 – Cancel RFP 2534501 (not recommended)

The Keats Landing Dock Major Repairs contract could be unawarded, though cancelling the RFP carries potential legal risk, and negative perceptions from vendors and stakeholders. The project would be cancelled, and the dock would remain closed to vehicular traffic.

This option would result in sunk costs of approximately $20,000 and may result in contract cancellation claims by the engineer on record.

This option will likely result in community concerns. In addition, if repairs are delayed, the dock will continue to degrade, potentially leading to increased expenses in the future.

Staff do not recommend this option. If the Committee chooses to go with Option 2, the following recommendation could be considered:

(1) THAT the Keats Landing Dock Major Repairs contract award not proceed;

(2) AND THAT staff be directed to cancel RFP 2534501;

(3) AND THAT the Keats Landing Dock Major Repair project be cancelled with $268,500 to the pool of Community Works Funds (CWF) and the balance of the budget being returned to the Ports [345] Capital Reserves.

(4) AND THAT the Union of British Columbia Municipalities (UBCM) be notified to remove the Keats Landing Dock Major Repair project from the CWF project list;

(5) AND THAT $14,322 in CWF expended on the Keats Landing Dock Major Repair project be returned to UBCM and reallocated to the respective electoral area entitlements recovered through 2026 taxation;

(6) AND FURTHER THAT the 2025-2029 Financial Plan be amended accordingly.

OPTION 3 – Delay the project (not recommended)

This option assumes that there is an intent to complete the project, and that staff would return with a budget proposal for the additional funds through the 2026 budget deliberations. In the meantime, the dock would remain closed to vehicular traffic. Further delay of the project may result in further degradation of the dock and lead to a closure for all users if its degradation reaches an unsafe state of structural instability. If a 2026 budget proposal were approved, work would not progress until the fall of 2026.

This option carries risks to consider such as project cost inflation, operational impacts, reputation, and future procurement activities. Staff do not recommend this option. If the Committee chooses this option, the following recommendations could be considered:

(1) THAT the Keats Landing Dock Major Repairs contract award not proceed;

(2) AND THAT staff be directed to cancel RFP 2534501;

(3) AND FURTHER THAT staff return with a budget proposal for the additional funds to complete the Keats Landing Dock Major Repair Project in the 2026 budget deliberations.

FINANCIAL IMPLICATIONS

Staff are recommending that the requested budget lift be funded by the Ports [345] Capital Reserves. Currently, there is **$1,310,239** in uncommitted Ports [345] Capital reserves. The budget lift for the Keats Landing Dock Major Repair project would reduce the reserve balance to approximately **$1,161,739**.

Alternatively, the board may elect to fund the increase through short-term debt. This would result in yearly debt servicing costs of $34,070 based on current interest rates offered through the Municipal Finance Authority. The debt servicing would result in an increase in taxation per $100K of $0.23 (Area E), $0.24 (Area B), $0.26 (Area D) and $0.57 (Area F). Should the board elect to pursue funding the increase through short-term debt, the following recommendation could be considered:

(1) THAT the Keats Landing Dock Major Repair project budget be increased by $148,500 for a total project budget of $510,487 (excluding GST), funded through the Short-term debt;

(2) AND THAT the Request for Proposal 2534501 contract award for the Keats Landing dock

major repairs be awarded to Salish Sea Industrial Services Ltd. in the amount up to $434,396 (excluding GST);

(3) AND THAT the Sunshine Coast Regional District authorize up to $148,500 to be borrowed, under Section 403 of the Local Government Act, from the Municipal Finance Authority, for the purpose of the Keats Landing Dock Major Repair project;

(4) AND THAT the loan be repaid within five years with no rights of renewal;

(5) AND FURTHER THAT the 2025-2029 Financial Plan be amended accordingly.

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE

Following the Committee's decision, staff will take the appropriate actions. If the staff recommended option is chosen, the project is positioned for construction in the fall with an anticipated completion prior to the end of Q4 2025.

COMMUNICATIONS

Project decisions and facility implications will be communicated to impacted parties through updates to the website, direct email to Ports Monitors Committee Members, and through News Releases.

SUMMARY AND CONCLUSION

In accordance with the SCRD's procurement policy, RFP 2534501 was issued for the Keats Landing Dock Major Repair.

To complete the project, staff are recommending a budget increase of $148,500 funded from Ports Capital Reserves.

Based on the overall score and value offered, staff recommend that the SCRD enter into a construction services contract with Salish Sea Industrial Services Ltd. with a value not to exceed $434,396 (excluding GST) and that the delegated authorities be authorized to execute the contract.

ATTACHMENT(S):

A – October 24, 2024 COW Report: Keats Landing Dock Major Repair – Budget Lift

B – April 17, 2025 EAS Report: Keats Landing Dock Major Repair – Project Update

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

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Committee of the Whole – October 24, 2024

AUTHOR: Shelley Gagnon, General Manager, Community Services

SUBJECT: **KEATS LANDING DOCK MAJOR REPAIR - PROJECT BUDGET LIFT**

RECOMMENDATION(S)

(1) THAT the report titled Keats landing Dock Major Repairs – Project Budget Lift be received for information;

(2) AND THAT staff bring forward a 2025 Budget proposal for the anticipated costs related to the completion of the Keats Landing Dock Major Repair project.

BACKGROUND

In October 2023, the Keats Landing dock was closed to vehicular traffic after a major inspection of the dock identified significant structural damage to two bearing piles along the approach.

A detailed design for the necessary repairs to increase the load bearing capacity of the dock to permit vehicular access has been completed along with a cost estimate. The balance of previously approved budget for Keats Landing major repairs was used to attain the engineered drawings and cost update, however, it is insufficient to complete the project.

The purpose of this report is to seek Board support for staff to submit a 2025 budget proposal for the balance of funds required to complete the repair thereby re-instating a service level of vehicular access for the dock.

DISCUSSION

Since the closing of the dock to vehicular traffic, numerous complaints have been received by the community. The dock is the main access to the west side of Keats Island used by residents, tourists, Keats camp, and commercial scheduled water taxi services.

The detailed design and construction documents are nearing completion and a cost estimate has been completed. The project is estimated to cost $361,500. A budget lift is required to move this project through to construction.

Construction includes in-water works, and to adhere to the Fisheries Act and Species at Risk Act, all in-water works may only be completed between August 15-January 31st. At this point in the year it would not be possible to tender this project and complete the works prior to January 31, 2025, therefore construction will need to wait until early fall 2025.

It is recommended that staff bring forward a request for a project budget lift to the 2025-2029 Financial Planning process. This will ensure alignment of financial decisions and resource needs (seating capacity).

Financial Implications

A previously approved budget balance for Keats Landing major repairs of $93,000 has been drawn on for the engineered design and cost estimate, and an additional $268,500 will be required to complete the project.

Timeline for next steps or estimated completion date

Once funding is approved, the project can be tendered, and the project can be completed in the fall of 2025.

Communications Strategy

Updates to the project will be communicated through the SCRD's website.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The design and construction documents for the major repairs required to reinstate vehicular access to the Keats Landing dock are nearing completion. A project budget lift is required to take the project through to completion. Staff are recommending that a 2025 Budget Proposal for a project lift be submitted for the Boards consideration during the 2025-2029 Financial Planning process.

Reviewed by:			
Manager		Finance	X - A. Taylor
GM		Legislative	
CAO	X - T. Perreault	Other	

TO: Electoral Area Services Committee – April 17, 2025

AUTHOR: Shelley Gagnon, General Manager, Community Services

SUBJECT: **Keats Landing Dock Major Repair – Project Update**

OVERVIEW

Purpose of Report:

The purpose of this report is to provide the Committee with options to consider regarding the completion of the Keats Landing Dock major repair. This report requests a Committee decision to accept, reject or provide alternate direction with respect to staff's recommendations as presented below.

Recommendation(s):

(1) THAT staff continue with the Keats Landing Dock Major Repair project and report back with a construction contract award report.

BACKGROUND

In October 2023, the Keats Landing dock was closed to vehicular traffic after a major inspection of the dock identified significant structural damage to two bearing piles along the approach. A previously approved budget balance for Keats Landing major repairs of $93,487 was drawn upon to complete the engineered design. A staff report on October 24, 2024, identified the need for additional funding to complete the project. The Board approved a budget lift of $268,500 in the 2025 budget, bringing the total project budget to $361,987.

DISCUSSION AND ANALYSIS OF OPTIONS

Upon completion of the Issued for Tender (IFT) specifications in mid-March, an updated cost estimate was provided which included considerations for marine construction industry cost fluctuations. Between when the first estimate was provided (October 2024) and then second estimate provided (March 2025), the consultant is forecasting an increase in materials and supply costs. **It is possible that the tendering process for construction services will see proposals submitted that exceed the approved budget.**

The scope of the project cannot be reduced. The project has been designed to support the necessary repairs to reinstate the load bearing capacity of the dock to permit vehicular access once again.

To date, in addition to staff time, project expenses include design work totaling just over $17,000. There is a signed contract with the engineer for services through to project completion.

Staff offer the following options related to the project.

Option 1 – Continue with the project and return with a construction award report and any project budget implications.

This option would enable the project to continue to proceed to the construction tendering stage, at which point staff would report back to the Committee with a construction award report, which may or may not exceed the approved project budget. Staff recommend this option.

It should be noted that there are risks if the project goes to tender and then the Board chooses not to award the construction agreement. While not awarding a contract or canceling an RFP is within our rights, there are some risks to consider such as operational impacts, reputation, and future procurement activities.

Option 2 – Stop work on the project.

If the project were to be abandoned, the dock would remain closed to vehicular traffic. This option would result in costs that have already been incurred and cannot be recovered for work completed to date (~$17,000) and may result in a contract cancellation claims. This option is a decrease in the prior service level and will likely result in community concerns. In addition, if repairs are delayed, the dock will continue to degrade, potentially leading to increased expenses in the future.

Staff do not recommend this option. If the Committee chooses to go with Option 2, the following recommendation could be considered:

(1) THAT staff be directed to stop work on the project and that the Keats Landing dock remain closed to vehicular traffic.

(2) AND THAT the Keats Landing Dock Major Repair project be cancelled with $268,500 being reallocated to the Community Works Funds (CWF) as apportioned;

(3) AND FURTHER THAT the Union of British Columbia Municipalities (UBCM) be notified to remove the Keats Landing Dock Major Repair project from the CWF project list.

FINANCIAL IMPLICATIONS

There are no financial implications at this time, however, if bid submission costs are higher than the project budget, the Committee will need to consider either a budget lift or cancelling the project.

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE

Following the Committee's decision, staff will take the appropriate actions including proceeding with tendering for construction services. The intent would be that the project is positioned for construction in the fall with an anticipated completion prior to the end of Q4 2025.

COMMUNICATIONS

Project decisions and facility implications will be communicated to impacted parties through updates to the website, direct email to Ports Monitors Committee Members, and through News Releases.

SUMMARY AND CONCLUSION

The Keats Landing Dock Major Repair project is ready to tender for construction services. Based on the current economic climate as well as marine construction industry cost fluctuations, it is possible that tender values will exceed the approved budget. Staff are recommending that the project proceeds to tender and that staff return to the Committee with a contract award report and any project budget implications.

ATTACHMENT(S):

Attachment A – October 24, 2024 Committee of the Whole Keats Landing Lock Major Repair – Project Budget Lift staff report

Reviewed by:			
Manager		Finance	X - A. Taylor
GM		Legislative	
CAO	X – T. Perreault	Purchasing and Risk Management	X - V. Cropp