



**SUNSHINE COAST REGIONAL DISTRICT
ELECTORAL AREA SERVICES COMMITTEE
AGENDA**

Thursday, November 21, 2024, 9:30 a.m.
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

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1. CALL TO ORDER	
2. AGENDA	
2.1 Adoption of Agenda	
3. PRESENTATIONS AND DELEGATIONS	
4. REPORTS	
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5. COMMUNICATIONS

6. MOTIONS

7. NEW BUSINESS

8. IN CAMERA

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

9. ADJOURNMENT

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Jonathan Jackson, Manager, Planning and Development

SUBJECT: 2024 Housing Needs Report

RECOMMENDATION(S)

- (1) **THAT the report titled Housing Needs Report be received for information;**
 - (2) **AND THAT the Housing Needs Report be referred to the Advisory Planning Commissions for information.**
-

BACKGROUND

The purpose of this report is to present the Sunshine Coast Regional District's 2024 Housing Needs Report (HNR) to the Board, before the legislated deadline of January 1, 2025.

Legislative Context

In BC, the *Local Government Act* (Division 22, Section 585) requires municipalities and regional districts to prepare HNRs based on a standard methodology provided in the *Housing Needs Report Regulation*. HNRs must include the total number of housing units required to meet anticipated housing needs for the next 5 years and 20 years for each electoral area. HNR data and findings must be considered when updating local government Official Community Plans (OCPs).

Identified housing needs are estimates that are calculated using the province's specified methodology. Staff recognize each electoral area has unique influences that may not be fully captured by the standardized provincewide methodology. As SCRD considers the application of these results to future growth planning, it may be prudent to plan for a range of new housing capacity that is nimble to adjust to actual demand. HNRs are required to be updated every 5 years to reflect new statistical data.

DISCUSSION

The HNR study area includes the electoral areas of Pender Harbour/Egmont, Halfmoon Bay, Roberts Creek, Elphinstone, and West Howe Sound. HNRs for the Town of Gibsons, District of Sechelt, and Islands Trust areas are complete or underway. shíshálh Nation Government District is not required to complete a HNR.

Summary of Key Findings & Insights

The SCRD study area has a population of 15,590 people and 7,195 households, with an average household size of 2.2 people, according to the 2021 Canada Census. HNR findings show 930 additional housing units are needed over the next 5 years, and a total of 3,018 additional housing units are needed within 20 years. This represents a 29.3% growth in total households from 2021. For comparison, 1,705 new housing units were constructed over the past 20 years from 2001 to 2021. For further results, the full HNR can be found in Attachment A.

The HNR demonstrates the current housing development pace in the study area is not sufficient to meet projected housing needs for the next 5 and 20 years. Legislation further requires, as a local government, SCRD must align OCP growth capacity with the HNR. While the HNR informs housing need, as a community SCRD gets to determine where new units go, what forms they take, and how growth management tools are applied to ensure new housing meets community vision.

Organization and Intergovernmental Implications

HNRs are intended to inform evidence-based land use and infrastructure decision making for local governments. Growth management tools such as OCPs and implementing bylaws (zoning, servicing, and development financing) can support effective and efficient delivery of housing and supporting infrastructure and amenities. SCRD has roles in supporting both housing needs within the electoral area HNR study area and also larger regional housing needs contained in member municipality HNRs. HNRs can inform cross-departmental rural and regional decision making on key service area issues related to growth, ranging from potable water supply, fire flows, solid waste, wastewater, parks, recreation, transit and more.

Currently there is adequate zoned land available for development of the number of housing units identified as required in the HNR. For example, there are thousands of residential or rural use parcels that are permitted to have second dwellings, auxiliary dwellings or secondary suites. OCP and zoning bylaw renewal offer the opportunity to engage the community in dialogue about the preferred location, form and amenities associated with future growth. As well, coordination between utilities planning and growth planning – at a regional scale; not just in electoral areas – will promote community and local government financial sustainability.

Financial Implications

The 2024 HNR was funded through the Capacity Funding for Local government implementation of Housing Legislation provided to the SCRD by the Province. In 2019, the HNR was also funded through a dedicated grant. The *Local Government Act* prescribes that a HNR needs to be prepared every five years to report on the current and anticipated housing needs. Looking ahead, SCRD must plan for the resourcing required to meet

ongoing legislated HNR requirements, including supporting growth management of determined housing needs.

Timeline for Next Steps

SCRD's HNR is due to the province and to be received by the Board before January 1, 2025. In alignment with legislation, the HNR data is required to be considered when updating OCPs and zoning bylaws to accommodate the number of new dwelling units identified.

Communications Strategy

The HNR is required by legislation to be published on SCRD's website. The HNR can be used by the public, First Nations, and stakeholders such as non-profit organizations, private developers, and other government agencies to inform housing investment decisions in the region.

The HNR can be referred to the Area Planning Commissions (APCs) for information, as noted in recommendation number two of this staff report. The HNR will also be added to the document library on <https://letstalk.scrd.ca/ocp-update>.

STRATEGIC PLAN AND RELATED POLICIES

HNR data directly informs planning for water and solid waste services, and therefore supports the Board's strategic priorities. The HNR also implements the Strategic Plan lenses of service delivery excellence, social equity and reconciliation, and governance excellence.

CONCLUSION

The 2024 Sunshine Coast Regional District HNR is due to the province by January 1, 2025. The report will help the SCRD, province, and community understand the current and future housing needs. Per the *Local Government Act*, the HNR will be used to inform the SCRD's forthcoming OCP and zoning bylaw update project.

ATTACHMENTS

Attachment A – 2024 Sunshine Coast Regional District Housing Needs Report

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



2024

Housing Needs Report

Sunshine Coast Regional District

November 2024



Acknowledgements

Land Acknowledgement

The Sunshine Coast Regional District is located on the territories of the shíshálh and Skwxwú7mesh Nations.

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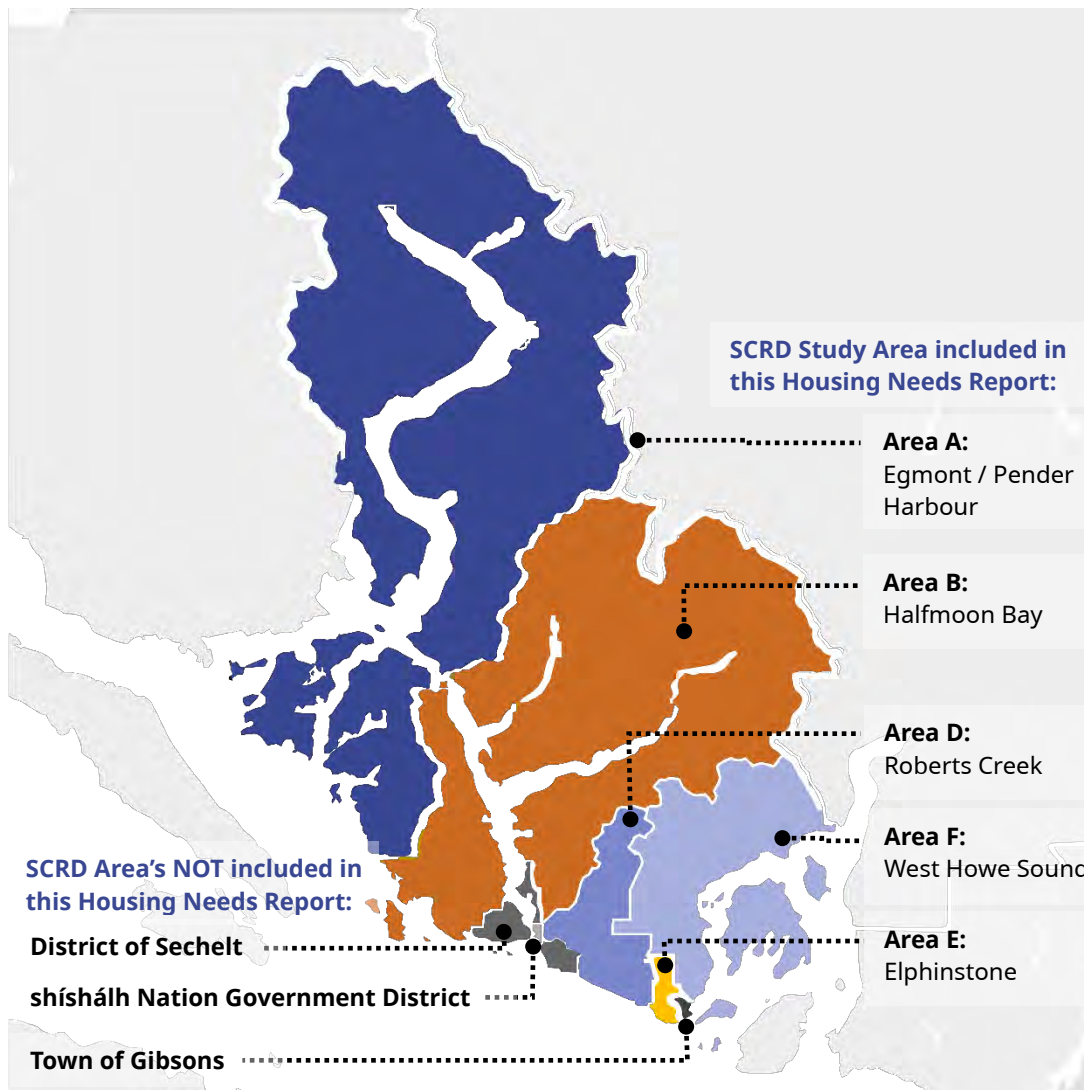
Introduction

The Sunshine Coast Regional District (“SCRD”) is a local government located along the southwest coast of British Columbia, encompassing a diverse range of landscapes from rugged coastlines to dense forests. The SCRD is made up of eight electoral areas: Egmont / Pender Harbour (Electoral Area A), Halfmoon Bay (Electoral Area B), Roberts Creek (Electoral Area D), Elphinstone (Electoral Area E), West Howe Sound (Electoral Area F), District of Sechelt, Town of Gibsons, and the shíshálh Nation Government District.

This report covers the electoral areas (see Map 1 below) where SCRD has land use planning jurisdiction (the “study area”). The shíshálh Nation Government District, Islands Trust, and the municipalities of District of Sechelt and Town of Gibsons are not included in the study area. The District of Sechelt, Town of Gibsons, and Islands Trust are conducting their own housing needs assessments.

Map 1: SCR D Electoral Area Boundaries

Source: Sunshine Coast Regional District.



What is a 'Housing Needs Report' and why is it necessary?

In response to increasing concerns about housing costs and their impacts on residents across the Province, the BC Provincial Government has introduced additional Housing Needs Report (HNR) requirements.



As of August 2024, all municipalities and regional districts in BC must now prepare Interim HNRs by January 1, 2025, using the HNR Method to identify the 5- and 20-year housing need in their communities.

The first regular HNRs is required to be completed by December 31, 2028, and then every five years thereafter.

In addition to reporting on the anticipated housing need for the next 5 and 20 years, municipalities and regional districts must also provide statements about seven key areas of local need and actions taken by the local government, since receiving the most recent HNR, to reduce housing needs. The seven key areas of local need include affordable housing, rental housing, special needs housing, seniors housing, family housing, housing in proximity to transit, and shelters and housing for people at risk of homelessness.

In June 2024, the BC Provincial Government released legislative requirements for the HNR, which serve as the foundation for this written report. As a means of meeting the legislative requirements for a regional district, guidance was provided through consultation with the Province and the creation of the BC HNR Calculator – an online and provincially compliant tool developed by UBC's Housing Assessment Resource Tools (HART) that automates the HNR Method and the calculation of housing units communities need for over 5 and 20 years.

This report was developed to **complement SCRD's Official Community Plan (OCP) renewal initiative and is a provincial requirement**, providing **insights into the current and projected housing requirements** within the region.

The findings from this report will play a pivotal role in shaping the new OCP by **ensuring that the planning framework aligns with the region's evolving housing demands**. The HNR is designed to be **data-driven and to inform other SCRD housing strategies and plans**, including the OCP. However, the HNR is not intended to determine how and where housing should be delivered to meet the housing needs highlighted in this report. Such decisions will be made through other initiatives conducted by the SCRD, including the OCP renewal initiative. Furthermore, data from this HNR can also be used for targeted advocacy to senior government officials who have housing responsibilities.

Engagement with SCRD staff and the contractor working for the SCRD on regional housing coordination, alongside Census data from the years 2006, 2011, 2016, and 2021, formed a large portion of the in-depth data analysis conducted to show the current housing landscape in the study area. This report is further informed by growth projections of the region as well as a combination of multiple current state variables related to housing and demographics.

This analysis aims to capture the current and future housing need which can play a large role in shaping the direction of the SCRD's planning framework. In addition to capturing the status of housing, the data also reveals how many new housing units are needed to improve housing access and affordability for residents. Additionally, the data in this report will be used to inform future policies and regulations that relate to housing such as service provision (water and wastewater), transportation, climate resiliency, amongst many other topics that play a role in planning the future of a region.

By understanding the unique characteristics and needs of the region, targeted interventions can be developed to improve housing outcomes for all residents, ensuring the SCRD remains a vibrant and inclusive community.



Executive Summary

Current State of Housing in the Study Area

Like much of the rest of British Columbia (BC) and Canada, the SCRD is facing a range of complex housing challenges. Its desirability as a place to live has resulted in recent influxes of population that has put significant pressure on the study area’s local housing market. The current supply of housing, mainly single-family dwellings, have become unaffordable for many people to buy or rent. As a result of these pressures, present demand for housing has outpaced supply, leading to rising property values and escalating rental costs.

Housing affordability and availability are key issues facing the housing system in the study area. Low-income households are particularly vulnerable to the impacts of rising housing costs, which can consume a large portion of their income. The availability of affordable rental housing is limited, making it difficult for many residents to find appropriate and stable accommodation.

According to the BC Non-Profit Housing Association, the **study area contains the highest proportion of renters in BC who spend more than 50% of their pre-tax income on housing.**

Additionally, certain population groups face unique challenges in the housing market:

- Seniors
- People experiencing homelessness
- People with disabilities
- Families

These listed groups often require housing that is affordable and tailored to meet their unique needs, offering support and accessibility specific to each group’s circumstances. The shortage of specialized housing falls short of meeting demand, worsening the challenges faced by these groups.

Key Findings from the Data Analysis

The study area is experiencing **pressures in the local housing markets related to affordability, overcrowding, and aging housing stock**. These three factors represent the adequacy, suitability, and affordability standards for housing and are used to measure “core housing need.” Core housing need is a major metric for reflecting the housing challenges currently seen in Canada.

A household is considered to have a core housing need if it falls below the minimum threshold in at least one of the three adequacy, suitability, or affordability standards above and it would have to spend 30% or more of its income to afford the median rent of an alternative unit that meets the standards.



About **one in ten households** in the study area are **in core housing need** and facing **affordability challenges**.

Increases in Rent & Property Prices

Housing unit sales prices are increasing rapidly and have outstripped income growth. As property values and rental prices soar, the gap between housing unit affordability and median incomes continues to widen, making it increasingly difficult for many residents to find affordable housing. Although the median household pre-tax income in the study area increased by 32% over the last four Census periods, these increases are concentrated in established owner households rather than young families and first-time buyers.

Renter Disparity

Due to typically lower incomes, renters are more likely to be affected by ongoing affordability challenges than owners. The percentage of renters experiencing core housing need is substantially greater than that of owners. As of 2021, about one in four renter households (25.6%) across the study area is in core housing need, compared to only 7.6% of owner households. This disparity makes ownership less attainable for demographic groups like young families and single young professionals.

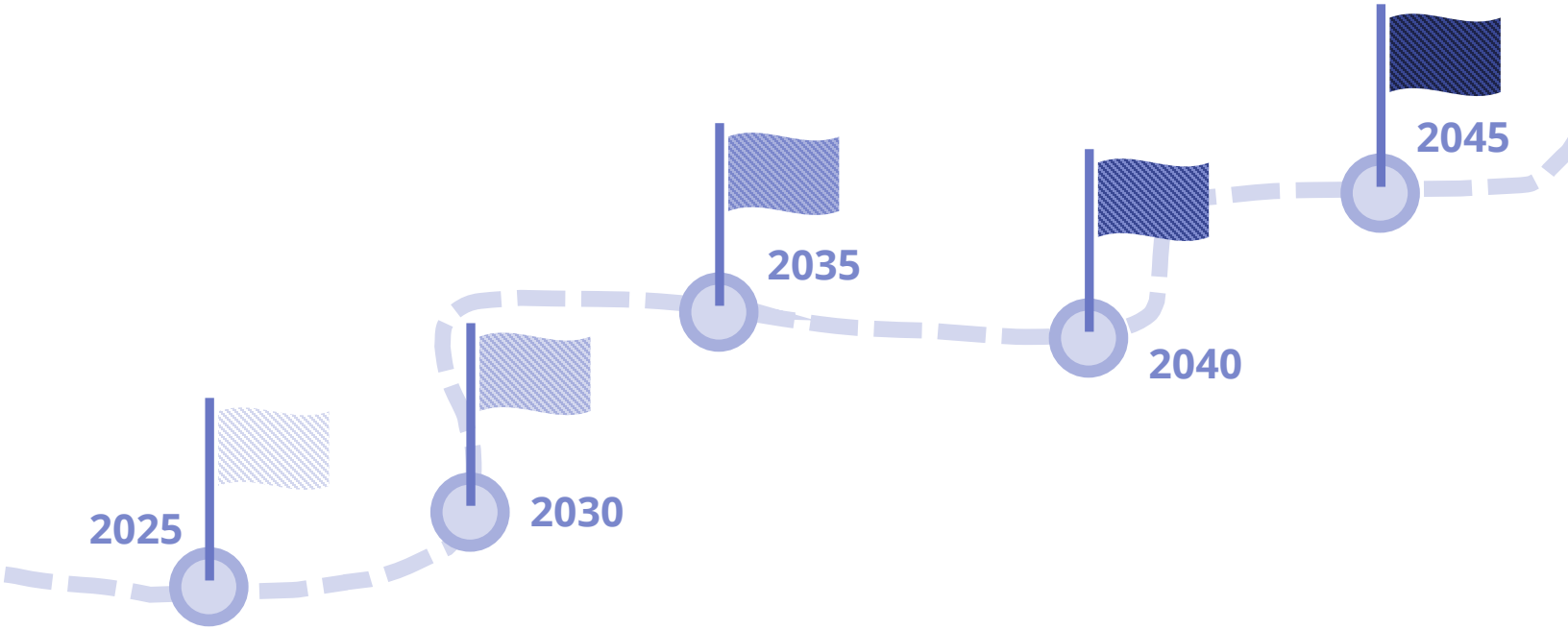
Outpaced by Growth

The study area is experiencing rapid population growth, with an increase of almost 10% between 2016 and 2021 within the study area. The increase in demand for various types of housing is not being met by commensurate supply, which will further strain the availability of affordable housing units. The result is a growing housing challenge affecting a broad spectrum of the population already struggling to find adequate, affordable housing.

Anticipated Housing Needs

In line with legislative requirements for HNRs published by the BC Provincial Government, municipalities and regional districts are required to prepare an analysis of the number of additional housing units required to meet the 5- and 20-year housing need in their communities.

An analysis of the current and future housing needs reveals that **3,018 additional housing units will be required** across the study area over the next 20 years.



Five Types of Housing Needs

There are 5 areas of investigation related to the housing needs of the study area, that are required by the Province and must be included in the HNR. Together, they provide data and paint a picture of the current and future housing need for a community.

Through the HNR there are five identified areas:

- 1. Extreme core housing need**

These are households falling below thresholds for housing adequacy or suitability that also spend more than 50% of their pre-tax income on shelter costs. Shelter costs are defined as, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. Households in extreme core housing need face severe challenges in securing and maintaining adequate, suitable, and affordable housing. These households spend a disproportionate amount of their income on housing costs, which may leave insufficient funds for other essentials.
- 2. People experiencing homelessness**

These are situations for individuals, families, or communities without stable, safe, permanent, appropriate housing, or the immediate means and ability to acquire it.
- 3. Suppressed household formation**

Suppressed household formation refers to instances where individuals or groups delay or forego forming independent households due to housing constraints. These may include adults living with family members or roommates because of affordability concerns and individuals wishing to leave unsafe or unstable environments but cannot due to a lack of places to go.
- 4. Anticipated household growth**

The actual level of household growth depends on a variety of factors, including economic conditions, migration patterns, changes in birth and death rates, changes in household size and composition, as well as changes in trends and policies affecting housing demand and supply.
- 5. Rental vacancy rate adjustment**

As per legislative requirements, local governments are mandated to estimate the number of additional housing units needed to achieve a target rental vacancy rate of 3%.

Housing Need Estimates for the Study Area

HNR provides standardized calculation methods that aid in establishing estimates on how many additional units are required to effectively meet a community’s housing needs. For the study area, the following estimates were calculated:

250 Extreme core housing need

It is estimated that **250 additional housing units will be needed** across the study area over the next 20 years to support renters and owners with a mortgage **experiencing extreme core housing need**.

73 Homelessness

From the report, “2021 estimate of the homeless population in British Columbia”, provided by the Province, 146 individuals were identified as experiencing homelessness in the SCRD. This number includes individuals in the study area, District of Sechelt, and Town of Gibsons.

Following the HNR Method, it is estimated that there are 73 individuals experiencing homelessness in the study area. This method assumes that one new housing unit per person experiencing homelessness is required; therefore, the total **new housing units required to reduce homelessness in the study area is 73 housing units over the next 20 years**.

570 Suppressed household formation

Following the HNR Method, it is estimated that 570 units could theoretically form if housing conditions were less constrained¹.

Therefore, **570 new housing units are needed over the next 20 years to reduce suppressed household formation** on the Sunshine Coast.

2,103 Anticipated household growth

Households in the study area has grown significantly and is expected to continue to do so in the future. More housing units are needed to accommodate the anticipated household growth and future demand.

Based on the SCRD’s 20-year household growth rate of 29.3%, **the study area could see an increase of 2,103 households in 20 years**. This would require the addition of 2,103 new units to the study area’s housing stock.

24 Rental vacancy rate adjustment

The current provincial vacancy rate is 1.4% which falls below the target rate of 3%.

Over the next 20 years, **24 new housing units will be needed to achieve the rental vacancy rate of 3%**.

¹ Based on the HNR Method, less constrained housing conditions are characterized by a headship rate from the 2006 Census data – the earliest available data when housing conditions were more favourable. 2006 headship rates allow for a calculation of how many additional households might have formed under more favourable housing conditions when housing supply was less constrained, which reveals the number of suppressed households on the Sunshine Coast.

In total, the study area is in need of 3018 new housing units over the next 20 years to meet the estimated demand identified in this report. For comparison, 1,705 new housing units were constructed in the study area over the past 20 years from 2001 to 2021.

Findings from Engagement with SCRD Staff

This HNR forecasts future housing needs based on the government-provided HNR Method, but also incorporates insights gathered from SCRD staff and the contractor working for the SCRD on regional housing coordination in order to present contextualized perspective on the housing needs of the study area.



Affordability Challenges

- Input from SCRD staff and its contractor have indicated that affordability is a key challenge for residents, local businesses, and service organizations alike.
- Renters in the study area are significantly more likely to experience core housing need² and extreme core housing need³ compared to owners, largely due to a shortage of purpose-built rentals and non-market housing. This scarcity forces many households making median incomes to grapple with unaffordable rents or living in unsuitable or repair-needing housing units.
- Single-parent families, particularly those led by mothers who have experienced violence, are disproportionately affected by these affordability issues. Often, they find themselves in short-term transitional housing with limited options for permanent accommodation.
- Many young families are unable to enter the ownership market due to the scarcity of entry-level ownership options.
- This affordability crisis underscores the urgent need for more affordable housing options for families and residents in the study area.



² Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability, or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

³ Extreme core housing need is similar to core housing need except for that a household would have to spend 50% or more of its before-tax income to pay the median rent of alternative local housing.

Gaps in Supportive Housing Supply

- The study area is home to diverse groups of people who require supportive housing. However, stakeholder engagement reveals a significant gap between the current supply of affordable and appropriately supported residential options and the actual needs.
- Aging and burnt-out caregivers of people of disabilities, seniors, and individuals with special needs emerged as the number one reason people seek for supportive housing. People experiencing homelessness, which include a high proportion of youth and people who identify as Indigenous, represent an extremely vulnerable group in the study area. Many of which live with addictions and/or mental illness and require an array of housing options, from transitional housing and shelters to deeply affordable housing with on-site supports like life-skills training and connections to primary healthcare.



Aging Population & Housing Stock

- The study area is also a preferred retirement destination for a significant number of retirees. These insights are supported by Census data which reveals that population in the study area is aging. The share of population over 65 in the region has consistently been relatively high compared to the rest of British Columbia and has increased from approximately 16% in 2006 to 31% in 2021.
- The predominance of single detached housing units in the study area poses accessibility challenges for seniors, such as problems with stairs and unsuitable bathrooms. These housing units also demand upkeep, which becomes more difficult with as the residents age. The need for housing that caters to seniors' needs, including assisted living facilities, as well as social and financial supports, will become increasingly critical in the future.
- It is evident that the demand for purpose-built rentals, rent supplement units, supportive and transitional housing is extremely high in the study area.

Data and Limitations

Data Sourcing & Availability

To provide a rich understanding of local housing needs, the HNR legislation requires local governments to collect approximately 33 datasets about population, households, housing stock, economic profiles, and anticipated housing needs. All required data, except for the local government data, can be obtained through the BC Data Catalogue.

The following outlines the sources of data used within this report:

- Statistics Canada 2006, 2011, 2016, and 2021 Censuses, drawn from custom data sets provided by the BC Province for HNRs
- BC Housing
- Canadian Mortgage and Housing Corporation (CMHC)
- Housing Assessment Resource Tools (HART)
- Engagement with internal and external stakeholders of the Sunshine Coast Regional District

For data available from Statistics Canada, data was required and collected from the previous four census reports (2006, 2011, 2016, and 2021). Throughout this report, some of the data from Statistics Canada is presented beyond the HNR's legislative requirements to provide additional critical insights into the current housing requirements within the region in support of the OCP renewal initiative undertaken by the SCRD. This data sourced is not solely based on the last four census reports but instead includes recent and available information to help better understand the current and future housing needs in the study area.

Limitations

Seven limitations were identified around the data referenced in this report:

- 1. Outdated Data** The census is conducted every five years and the most recent available census data was published in 2021. It is important to note that the 2021 census data may not fully reflect the current housing situation in 2024.

Economic conditions, population growth, migration patterns and housing market dynamics, such as post-pandemic shifts in housing demand and the Bank of Canada interest rate decisions, could have changed significantly since the data was collected. This may lead to a potential mismatch between the report's findings and the actual needs in 2024.

Seven limitations were identified around the data referenced in this report:

2. Data Gaps	<p>Some datasets are not available at the electoral-area level and as a result, required the use of provincial or regional district level data. This can lead to an incomplete picture of housing needs in the context of smaller communities.</p>
3. Subjectivity in Projections	<p>Future housing needs projections rely on a variety of assumptions that should be used with caution. The anticipated population growth rate used to inform future housing demand is an average for the entire SCRD due to the unavailability of electoral-level growth rates.</p> <p>Individual electoral areas may experience different growth rates, which could affect the distribution of housing demand. The projections should be considered in conjunction with an informed understanding of the context within the region.</p>
4. Privacy and Confidentiality Restrictions	<p>Some BC Housing data, including non-market housing data provided in Chapter 3, has been suppressed at the source and anonymized to protect privacy for communities with fewer than 10 datapoints. BC Housing data was used to analyse supportive housing and only represents non-market housing.</p>
5. Current Household Data Only Includes Private Households	<p>The Census datasets used in this report focus exclusively on occupied private dwellings in the study area. The terms "housing units" and "housing stock" refer to these occupied private dwellings and do not represent the entire current housing stock. Therefore, the Census data does not include vacant housing units or account for non-private dwellings such as group homes, nursing homes, or other types of communal living situations. Throughout this document when the term "total private households" is used, it refers exclusively to total private households in occupied private dwellings.</p>
6. Data Discrepancies	<p>There are minor and immaterial discrepancies between the total numbers provided by Statistics Canada's census and the numbers obtained when manually adding up the components of those totals.</p> <p>For example, Statistics Canada 2021 Census data provides a total number of people moving into an electoral area, called "movers" and a breakdown of that total into migrants and non-migrants. However, when the number of migrants and non-migrants is added up independently, the result does not match the total given by Statistics Canada.</p> <p>These differences are typically around +/- 5 units and are immaterial and do not affect the interpretation of the data. Where there is a discrepancy between the manual calculations and the data provided by Statistics Canada, the manually calculated total is used in this HNR.</p>

Chapter 1

Community Demographic & Economic Profile

A first step to understanding the housing needs of its varied households is examining the demographic and economic conditions within the SCRD's communities.

Chapter 1 provides a baseline assessment of population, economic, and housing characteristics.

Data sources include:

- Statistics Canada
- BC Stats
- Local Governments

1. Demographic Profile

1.1. Population

As of 2021⁴, the study area in the Sunshine Coast Regional District (SCRD) had a population of 15,595 people.

The population grew by **1,295 people** between 2016 and 2021.

Between 2016 and 2021, the study area experienced a growth rate of 9%. This represents the largest population increase across the study area over the last four Census periods, surpassing the growth rates observed between 2011 and 2016, as well as between 2006 and 2011.

The population trend for the study area is provided in Table 1 (see below) which includes the percent change in population between 2016 and 2021⁵. All electoral areas within the study area experienced population growth between 2016 and 2021, with Electoral Area F (West Howe Sound) experiencing the highest growth rate at 16.8%, followed closely by Electoral Area A (Egmont / Pender Harbour) at 16.2%.

Table 1: Historical Population 2006-2021

Location	2006	2011	2016	2021	% Change (2016-2021)
Study Area	14,125	13,985	14,300	15,595	9.1%
Electoral Area A (Egmont / Pender Harbour)	2,575	2,780	2,565	2,980	16.2%
Electoral Area B (Halfmoon Bay)	2,545	2,510	2,710	2,960	9.2%
Electoral Area D (Roberts Creek)	3,280	3,270	3,420	3,520	2.9%
Electoral Area E (Elphinstone)	3,505	3,550	3,620	3,810	5.2%
Electoral Area F (West Howe Sound)	2,220	1,875	1,990	2,325	16.8%

Source: Statistics Canada, Census Data 2006-2021.

⁴ Data for this section draws on the Canadian Census. The last Canadian Census was conducted in 2021.

⁵ Changes in population are calculated using Canadian Census data. This data is recorded and reported every five years.

The historical population of the study area between 2006 and 2021 is provided in Figure 1 and Figure 2 below.

Figure 1: Study Area - Historical Population 2006-2021

Source: Statistics Canada, Census Data 2006-2021.

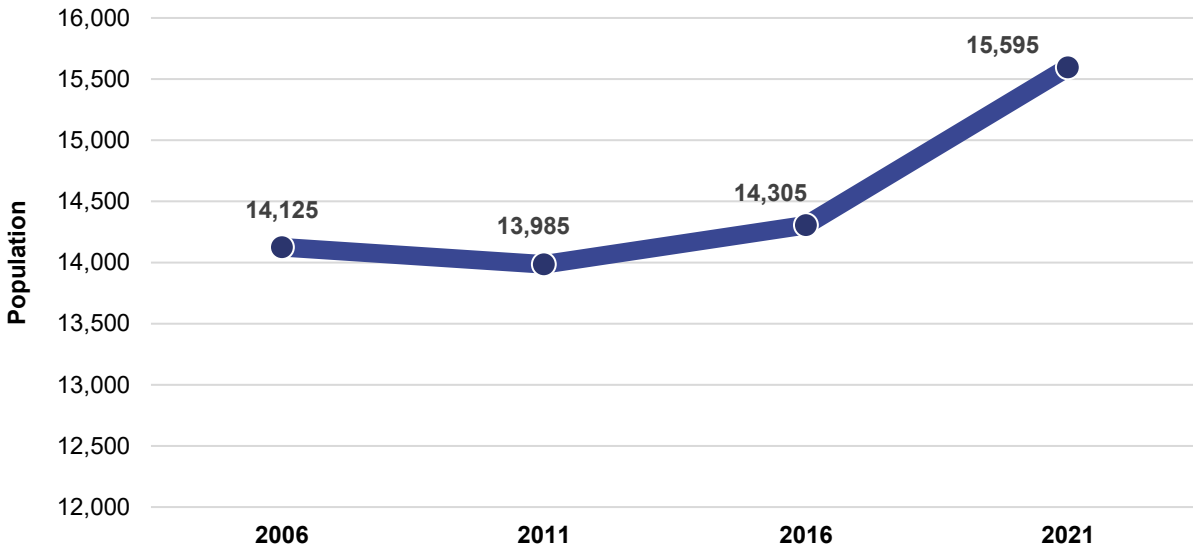
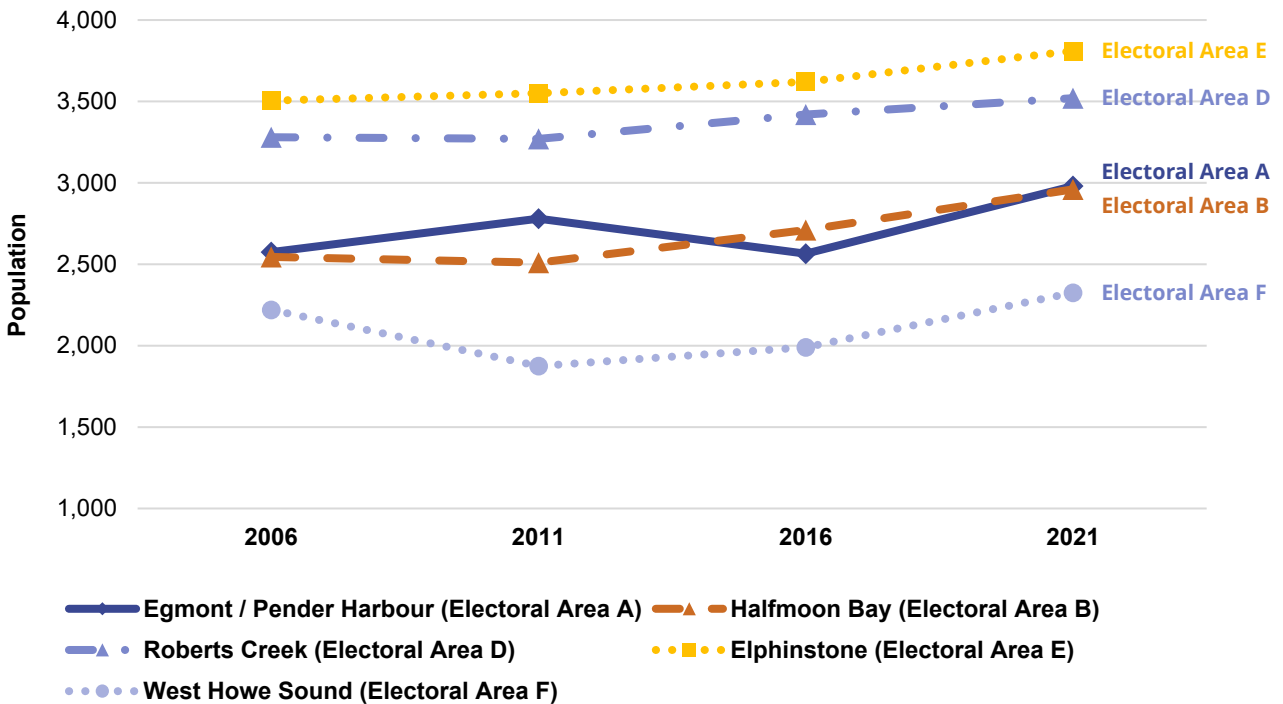


Figure 2: Study Area - Historical Population 2006-2021

Source: Statistics Canada, Census Data 2006-2021.



1.1. Age Characteristics

1.1.1. Median Age and Average Household Size

The average age of people living in communities across Canada and British Columbia has steadily increased over the last four Census periods, with the study area being no exception to this trend. According to Statistics Canada Census data, the median age of residents in the study area has increased from 47.8 in 2006 to 55.2 in 2021 (Table 2). West Howe Sound (Electoral Area F) experienced the largest median age increase between 2006 and 2021, with an increase of 8.7 years.

- **Youth** (persons between the ages of 15 and 29) **comprise nearly 10% of the study area's population.**
- **Nearly ~15% are 19 years or younger.**
- **31% of the study area's population is 65 years old or older** (Figure 3).

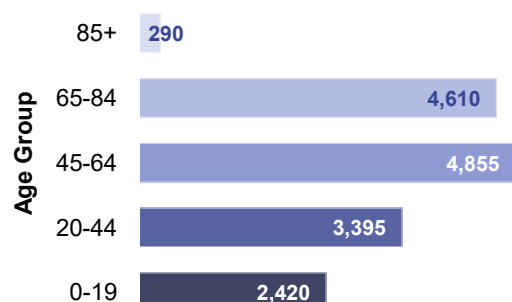
Table 2: Median Age 2006-2021

Location	2006	2011	2016	2021
Study Area	47.8	51.3	54.3	55.2
Electoral Area A (Egmont / Pender Harbour)	54.8	58.0	61.6	60.4
Electoral Area B (Halfmoon Bay)	49.0	49.8	55.7	56.8
Electoral Area D (Roberts Creek)	44.0	49.4	49.9	51.2
Electoral Area E (Elphinstone)	44.4	48.8	49.2	52.0
Electoral Area F (West Howe Sound)	46.9	50.3	55.3	55.6

Source: Statistics Canada, Census 2006 - 2021.

Figure 3: Study Area, Population by Age Group - 2021

Source: Statistics Canada, Census 2021.



Electoral Areas A (37.3%) and B (32.8%) have the highest percentage of residents aged 65 years and above, while Electoral Areas E (18.1%) and B (17.9%) have the highest percentage of residents aged 19 and below. Refer to Figures B.1 to B.5 in Appendix B for an electoral area-level breakdown of population by age group.

1.2. Mobility Characteristics

According to Statistics Canada, mobility is defined as the status of a person on Census day in relation to their place of residence on the same date 1 and 5 years earlier. Most people living in the study area have not moved and have lived in the same residence as they did one year earlier. These individuals are referred to as “non-movers”.

Amongst those who have moved:

- **Elphinstone** (Electoral Area E) experienced **the highest number of movers at 500 people** based on the 2021 Census data.
- **Halfmoon Bay** (Electoral Area B) and **West Howe Sound** (Electoral Area F) had **the least amounts of movers at 275 and 295**, respectively.

Generally, more people moved to the study area from within British Columbia and within Canada, with very few people moving from outside of Canada.

Those who have moved from one residence to another in the same census subdivision are referred to as non-migrants. Migrants include internal migrants and external migrants. According to a definition provided by Statistics Canada, internal migrants refer to people who moved to a different city, town, township, village, municipality or Indian reserve within Canada and external migrants refer to migrants who did not live in Canada 1 year ago.

Across the study area, more than half of the movers are migrants, as of 2021:

West Howe Sound (Electoral Area F) and **Halfmoon Bay** (Electoral Area B) had **the highest share of migrants** out of the total number of movers at **78% and 75%**, respectively.

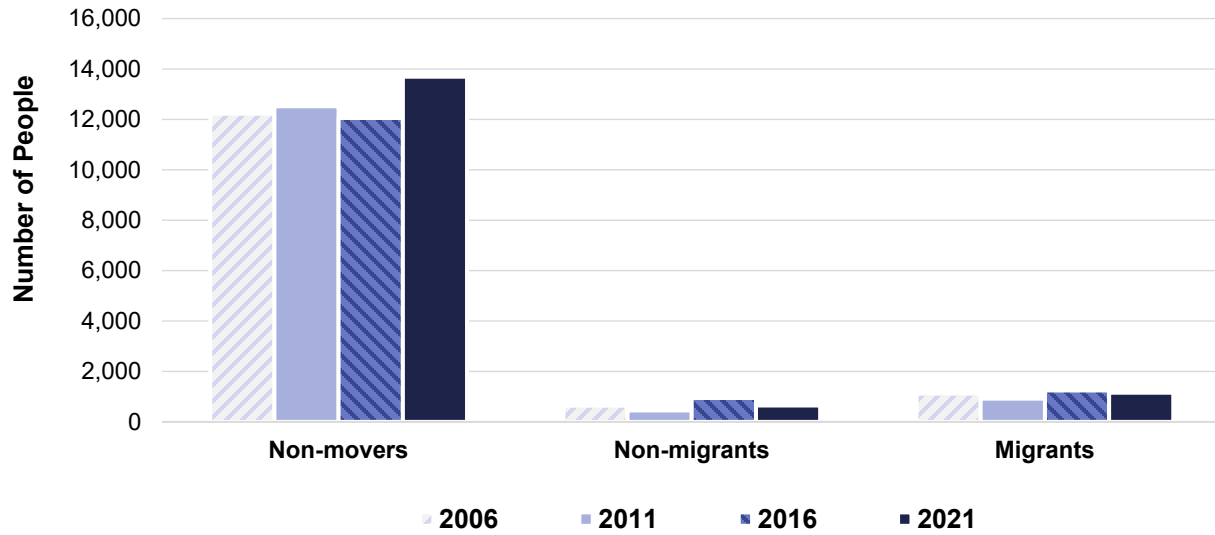
Figures C.1 to C.5 in Appendix C provide the breakdown of the number of people by mobility status (non-movers, non-migrants, and migrants) in each of the study area’s five electoral area based on Census data from 2006 to 2021.



Figure 4 below shows the number of non-movers, non-migrants, and migrants who have moved to the study area between 2006 and 2021.

Figure 4: Study Area, Mobility Status: 2006-2021

Source: Statistics Canada, Census 2006-2021.



1.3. Household Characteristics

Household characteristic data contains information about residents living in dwellings and includes the number of people living in dwellings and average and median household incomes.

“Household” refers to a **person or group of people who occupy the same dwelling** and do not have a usual place of residence elsewhere.

“Dwellings” is defined as a **set of living quarters** that households live in.

For additional clarity, “household” refers to the residents living in a housing unit, and “dwelling” refers to the housing unit itself.

1.3.1. Average Household Size

The average household size (persons per household) has been decreasing slightly over the last two decades in the study area. This trend is typical for areas with aging populations where a large proportion of households exist without children or spouses. The study area is no exception to this trend – in the last four Census periods, the average household size in the study area decreased slightly, from 2.3 persons per household in 2006 to 2.2 person per household in 2021 (Table 3).

Table 3: Average Household Size, 2006-2021

Location	2006	2011	2016	2021
Study Area	2.3	2.3	2.2	2.2
Egmont / Pender Harbour (Electoral Area A)	2.1	2.0	1.9	1.9
Halfmoon Bay (Electoral Area B)	2.3	2.3	2.2	2.2
Roberts Creek (Electoral Area D)	2.4	2.4	2.3	2.3
Elphinstone (Electoral Area E)	2.5	2.5	2.4	2.4
West Howe Sound (Electoral Area F)	2.3	2.1	2.1	2.1

Source: Statistics Canada, Census 2006 - 2021.

1.3.2. Households by Persons Per Household

Further details on household size are provided by the Census. The Census publishes data on the number of people living in a given area divided by the number of households. This yields a figure that indicates that average household size for a given area. All categories of household size in the study area experienced a marginal increase in the total number of houses that fell into each category between 2006 to 2021. Within this grouping, two-person households experienced the largest increase of 645 (+25%) households (Table 4).

Table 4: Total Private Households by Household Size, Study Area, 2006-2021

Household Size	2006	% of Total	2011	% of Total	2016	% of Total	2021	% of Total
1 person	1,625	26.6%	1,645	26.6%	1,980	29.9%	2,145	29.8%
2 persons	2,575	42.1%	2,680	43.4%	2,935	44.3%	3,220	44.8%
3 persons	800	13.1%	800	13.0%	800	12.1%	840	11.7%
4 persons	735	12.0%	745	12.1%	635	9.6%	665	9.2%
5 or more persons	380	6.2%	305	4.9%	275	4.1%	325	4.5%
Total private households	6,115	100%	6,175	100%	6,635	100%	7,195	100%
Total number of persons	11,590	n/a	13,985	n/a	14,290	n/a	15,590	n/a

Source: Statistics Canada, Census 2006 - 2021.

Two-person households remained the most common household size in the study area over this time period, followed by one-person households, although one-person households experienced a growth of +31% over the same time period.

Tables D.1 to D.5 in Appendix D show the number of households by household size in each of the study area's five electoral areas based on data sourced from the four most recent Census reports.

1.4. Households by Tenure

1.4.1. Renter Households

According to Statistics Canada, the term “renter households”, also known as “tenant households”, refers to a private household where no member of the household owns the respective dwelling. Alternatively, “owner households” refers to private households where at least one member of the household owns the dwelling or is currently maintaining a mortgage. The share of renter households in the study area grew by ~35% between 2006 and 2021 and represented 18.8% of the total private households (owners and renters) in 2021.

As of Census 2021, 1,350 households in the study area were renting, an 8.9% increase from 2016. Roberts Creek (Electoral Area D) had the highest number of renter households in 2021 at 380, an increase of 20 households from 2016. In 2021, Roberts Creek also had the highest proportion of renter households compared to the total private households in the area (24.6%). Table 5 shows the number and percentage of renter households in each of the study area’s electoral areas from 2006 to 2021.

West Howe Sound saw the highest growth rate in renter households with a 22.2% increase between 2016 and 2021. This figure was caused in part due to the fact that the number of renter households in West Howe Sound actually decreased by 15 households (-6.4%) from 2006 to 2021.

Table 5: Number and Percentage of Renter Households, 2006-2021

Location	2006	% of total	2011	% of total	2016	% of total	2021	% of total
Study Area	1000	16.4%	955	15.5%	1245	18.9%	1,350	18.8%
Egmont / Pender Harbour (Electoral Area A)	185	15.0%	200	14.2%	230	16.7%	240	15.4%
Halfmoon Bay (Electoral Area B)	150	13.3%	90	8.4%	215	17.2%	225	16.5%
Roberts Creek (Electoral Area D)	245	18.2%	315	23.2%	360	24.6%	380	24.6%
Elphinstone (Electoral Area E)	185	13.1%	115	8.0%	260	17.1%	285	17.8%
West Howe Sound (Electoral Area F)	235	24.2%	235	26.7%	180	19.1%	220	20.0%

Calculated as the share of renter households in 2006 – 16.4% – subtract the share in 2021 – 18.8% – (=2.4) divided by the 2006 share (2.4/16.4 = ~0.14).

1.4.2. Subsidized Housing

Statistics Canada considers a housing unit as subsidized housing when a renter household lives in a dwelling that is subsidized; this includes rent geared to income housing, social housing, public housing, government-assisted housing, non-profit housing, rental supplement housing and housing supported by housing allowances. In 2021, only 1.5% of all renter households lived in subsidized housing across the study area (Table 6). This number is down from 6.4% of renter households in 2016. Across the Regional District in 2016, Elphinstone had the highest share of renters living in subsidized housing units at 13.5% (35 households) in 2016 – this number decreased significantly to 0% in 2021.

As of 2021, Roberts Creek (Electoral Area D) remains as the only Electoral Area with renters living in subsidized housing units with 20 households, representing 5.3% of the total renter households. It should be noted that data of renter households in subsidized housing is not available in the 2006 and 2011 Census reports.

Table 6: Number and Percentage of Renter Households in Subsidized Housing, 2016-2021

Location	2016	% of total	2021	% of total
Study Area	80	6.4%	20	1.5%
Egmont / Pender Harbour (Electoral Area A)	10	4.3%	0	0.0%
Halfmoon Bay (Electoral Area B)	10	4.7%	0	0.0%
Roberts Creek (Electoral Area D)	15	4.2%	20	5.3%
Elphinstone (Electoral Area E)	35	13.5%	0	0.0%
West Howe Sound (Electoral Area F)	10	5.6%	0	0.0%

Note: Data of renter households in subsidized housing [# and %] is not available in the 2006 and 2011 Census reports.

Source: Statistics Canada, Census 2016, 2021.

1.4.3. Owner Households

The study area has a greater number of owner households compared to the BC average, making up 81.2% of all households in the study area. In 2021, 5,820 households owned their housing units in the study area, which increased by 9.6% from 2016 (Table 7). The proportion of households that own their housing units compared to those that rent is relatively consistent across the study area, with Egmont / Pender Harbour (Electoral Area A) having the highest proportion of owner households at 84.6% in 2021. West Howe Sound (Electoral Area F) and Egmont / Pender Harbour (Electoral Area A) experienced the highest growth rates in owner households, increasing by 15.8% and 14.3% between 2016 and 2021, respectively.

Table 7: Number and Percentage of Owner Households, 2006-2021

Location	2006	% of total	2011	% of total	2016	% of total	2021	% of total
Study Area	5,080	83.6%	5,205	84.5%	5,310	81.0%	5,820	81.2%
Egmont / Pender Harbour (Electoral Area A)	1,045	85.0%	1,210	85.9%	1,150	83.3%	1,315	84.6%
Halfmoon Bay (Electoral Area B)	975	86.7%	985	91.6%	1,035	82.8%	1,140	83.5%
Roberts Creek (Electoral Area D)	1,100	81.8%	1,045	76.8%	1,105	75.4%	1,165	75.4%
Elphinstone (Electoral Area E)	1,225	86.9%	1,320	92.0%	1,260	82.9%	1,320	82.2%
West Howe Sound (Electoral Area F)	735	75.8%	645	73.3%	760	80.9%	880	80.0%

Source: Statistics Canada, Census 2006 – 2021.

1.5. Household Income

1.5.1 Average and Median Household Income

Household income includes salaries, wages, retirement income, and government transfers for all persons residing in a household. In 2021, the average after-tax household income in the study area was \$80,580, a 16.4% increase from the 2016 average (Table 8). Elphinstone has the highest average after-tax household income in the study area at \$87,600 in 2021. Roberts Creek experienced the largest income growth rates during this five-year period, with an increase of 23.7%. High household income in these two OCP Plan Areas are likely a result of Roberts Creek and Elphinstone having the lowest median age (51.2 and 52.0 in 2021) compared to the rest of the study area, which implies that a larger percentage of their population are likely members of the workforce.

Table 8: Average Household Income (after tax), 2006-2021

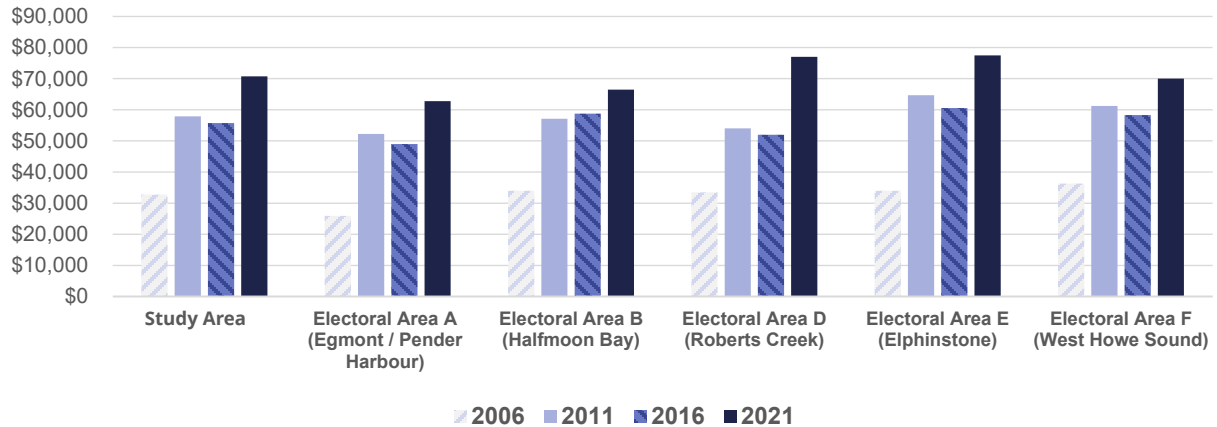
Location	2006	2011	2016	2021	% Change (2016-2021)
Study Area	\$38,197	\$68,362	\$69,227	\$80,580	16.4%
Egmont / Pender Harbour (Electoral Area A)	\$33,650	\$58,233	\$64,505	\$67,800	5.1%
Halfmoon Bay (Electoral Area B)	\$36,458	\$69,590	\$69,079	\$80,800	17.0%
Roberts Creek (Electoral Area D)	\$38,596	\$63,055	\$68,160	\$84,300	23.7%
Elphinstone (Electoral Area E)	\$39,593	\$75,305	\$71,428	\$87,600	22.6%
West Howe Sound (Electoral Area F)	\$42,688	\$75,629	\$72,964	\$82,400	12.9%

Source: Statistics Canada, Census 2006 - 2021.

Median household incomes are consistently lower than the average household incomes in the study area across the four most recent Census datasets. The study area's median household income increased by 27% from \$55,714 in 2016 to \$70,760 in 2021 (Figure 5).

Figure 5: Median Household Income (after tax), 2006-2021

Source: Statistics Canada, Census 2006-2021.

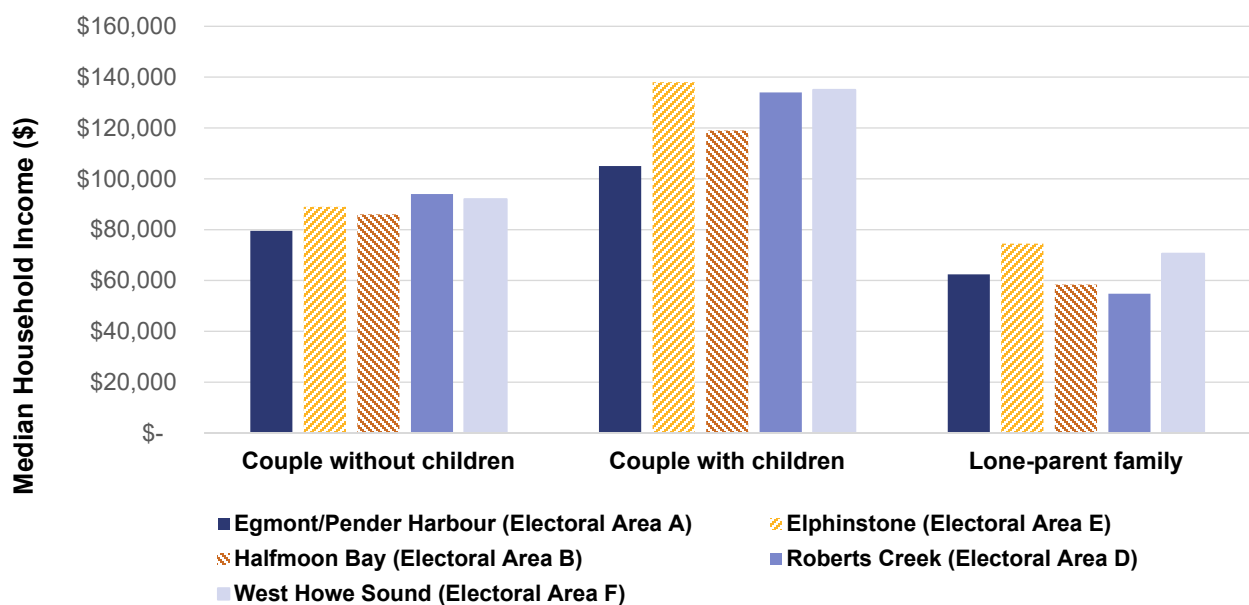


Household income distribution data clearly highlights the relative affluence of two-parent households as compared to single-parent households (Figure 6). Across the study area in 2021, couples with children had the highest median after-tax incomes (Figure 6) with Elphinstone having the highest median household income sitting at \$138,000. Lone-parent families reported significantly lower median incomes compared to other household types in 2021.

Within the study area, lone-parent families in Roberts Creek had the lowest median income at \$54,800, while those in Elphinstone had the highest at \$74,500. This represents a 30.5% difference between Roberts Creek and Elphinstone.

Figure 6: Median Household Income by Household Type (after tax), 2021

Source: Statistics Canada, Census 2021.



1.5.2 Household Income by Tenure

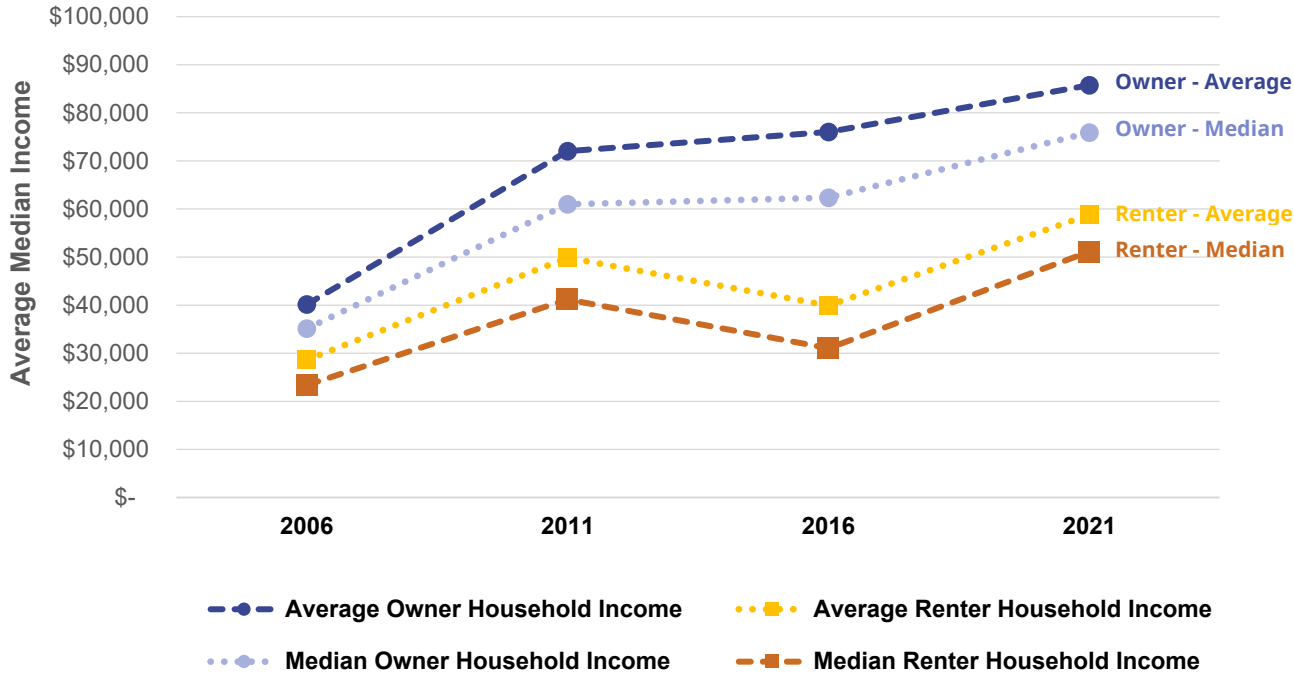
Owner households consistently earned more than renter households in both average and median after-tax incomes across the study area between 2006 and 2021. In 2021, the median owner household in the study area earned about \$75,900 after tax, while the median renter household earned \$51,120 (Figure 7).

Owners in Halfmoon Bay (Electoral Area B) earned roughly 33% more than renters in the same Area in 2021, representing the largest income disparity between tenure type across the study area. Between 2006 and 2021, median owner household income increased by 116%, while median renter household income increased by 119%.

Figures E.1 to E.5 in Appendix E further illustrate the average and median household earnings of owner and renter households across each of the five electoral areas within the study area.

Figure 7: Average and Median Household Income by Tenure (after tax): Sunshine Coast Regional District Study Area, 2006-2021

Source: Statistics Canada, Census 2006-2021.



Chapter 2

Current Affordable Housing Needs

Chapter 2 section summarizes the occupancy rate of affordable housing in the study area, and provides an assessment of current affordable housing need, as well as an analysis of housing unit prices compared to income growth.

Data sources include:

- Statistics Canada

2. Price vs Income Profile: Owner Households

2.1. Average and Median Value of Dwellings

The study area has experienced a significant escalation in housing unit prices and rents over the last four Census periods. The average value of dwellings in West Howe Sound (Electoral Area F) more than doubled between 2006 and 2021, growing from \$471,310 in 2006 to \$974,000 in 2021 (Table 14). This trend occurred similarly across two other Electoral Areas, with Elphinstone and Roberts Creek both seeing increases of ~106% in average dwelling values over the same time period. Halfmoon Bay had the lowest increase in housing value, with an increase of 86% as values grew from \$538,206 in 2006 to \$1,002,000 and 2021.

The average value of dwellings from 2006 to 2021 are listed for the study area's five electoral areas in Table 9 below.

Table 9: Housing Value – Average Value of Dwellings, 2006 and 2021

Location	2006	2016	2021	% Change (2006-2021)
Study Area	\$485,051	\$ 661,038	\$965,400	99.0%
Electoral Area A (Egmont / Pender Harbour)	\$470,909	\$ 685,349	\$907,000	92.6%
Electoral Area B (Halfmoon Bay)	\$538,206	\$ 713,719	\$1,002,000	86.2%
Electoral Area D (Roberts Creek)	\$533,149	\$ 693,781	\$1,096,000	105.6%
Electoral Area E (Elphinstone)	\$411,679	\$ 528,459	\$848,000	106.0%
Electoral Area F (West Howe Sound)	\$471,310	\$ 683,881	\$974,000	106.7%

Source: Statistics Canada, Census 2006, 2016, 2021⁶.

⁶ Average value of dwellings is not available in the 2011 Census report.

2.2. Income Trends

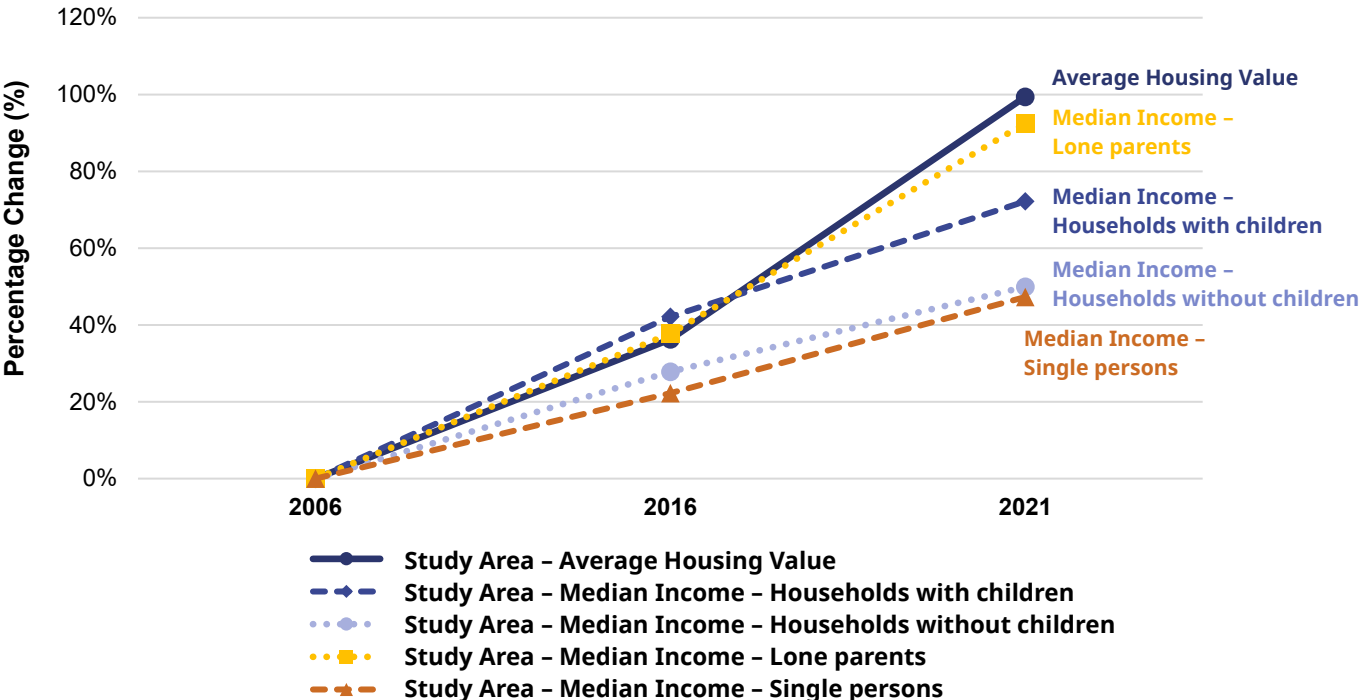
Compared to the rate of increase in housing unit prices over the last four Census periods, median household income across all tenure types in the study area increased at a slower rate between 2006 and 2021. Across each household composition type (i.e., one-person vs two-or-more-person households) the median after-tax income for single persons (i.e., one-person households) increased at the slowest rate (+47.3%), reaching \$35,280 by 2021. Couple-only households (without children) experienced a similar growth rate in median after-tax income (+49.9%) between 2006 and 2021, settling at \$78,800.

For couple households with children, the median after-tax income increased by 72.2% between 2006 and 2021, reaching \$110,200 in 2021, while lone-parent families saw the highest growth rate in median incomes (92.5%), settling at \$60,400 in 2021. It should be noted that the substantive difference in the household income growth rate between couple households with children and lone-parent households is a function of lone-parent household incomes being much lower than couple households with children at the start of the study period. In gross terms, both groups incomes appreciated by a similar amount. In both cases, however, the rate of increase was slower than the growth rate of housing unit prices, which doubled during the same period.

Figure 8 below illustrates the percentage change in the average value of dwellings compared to the median incomes of various household composition types across the study area in the SCRD.

Figure 8: Percentage Change in Housing Price and Income, 2006 and 2021

Source: Statistics Canada, Census 2006, 2016, 2021.



2.3. Average Monthly Rent

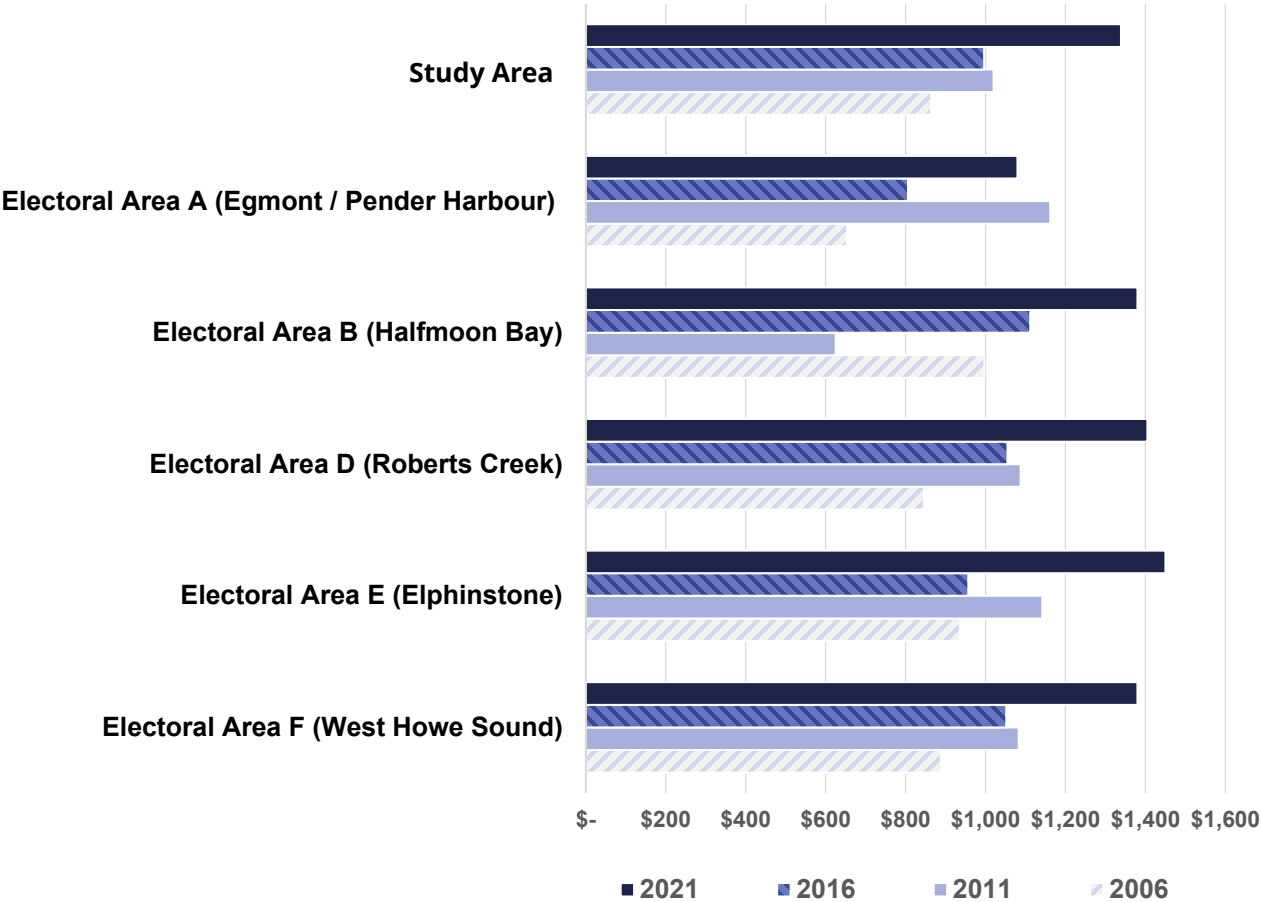
In the rental market, rents have risen across the study area, with an overall growth rate of 55% between 2006 and 2021, and a growth rate of approximately 66% for Roberts Creek. Between 2016 and 2021, average rents surged more rapidly, with an average growth rate of 34.4%.

Census data shows that average monthly rents are relatively consistent across four out of five electoral areas within the study area in 2021, ranging from \$1,380 to \$1,450. The exception here is Egmont / Pender Harbour (Electoral Area A), where 2021 rents were the lowest at \$1,080. This figure falls ~20% below the regional average.

Figure 9 details the average monthly rents in the study area from 2006 to 2021.

Figure 9: Average Rental Prices, 2006-2021

Source: Statistics Canada, Census 2006-2021.



Chapter 3

Available Housing Stock

Chapter 3 provides high-level information about existing housing stock – its age, structural types⁷, and types of dwellings.

As of 2021, there were a total of 7,165 occupied private dwellings across the SCRD’s study area.

Data sources include:

- Statistics Canada
- BC Housing
- SCRD

Due to Census data collection limitations, the total number of housing units in the study area, which would include unoccupied units, is not available⁸. Census data is supplemented by BC Housing data reflecting non-market units, however, the same limitations with the Census data remain.

Throughout this chapter, occupied private dwellings will be referred to as **“housing stock”** or **“housing units”**.

⁷ Structural type refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

⁸ The Census does not report on the total number of dwelling units, which would include unoccupied units in addition to the occupied units.

3.1. Housing Stock by Structural Types

As of 2021, nearly all of the housing stock in the study area consists of single-detached houses (6,530 out of 7,165 total units or 91%). The remaining 665 (9%) occupied private dwellings consist of semi-detached houses, row houses, apartments, mobile homes and other moveable dwellings⁹.

Table 10 below presents the aggregate number and percentage of housing units categorized by structural type in the study area. Table 11 on the following page provides a detailed breakdown of the housing stock by structural type in each electoral area.

Table 10: Number of Housing Units by Structural Type, 2021

Structural Type of Dwelling	Number of Housing Units	% of Total Housing Stock
Single-detached house	6,530	91.1%
Mobile homes and other moveable dwelling	290	4.0%
Apartment or flat in a duplex	190	2.7%
Semi-detached house	100	1.4%
Apartment in a building that has fewer than five storeys	30	0.4%
Row house	25	0.3%
Other single-attached house ¹⁰	0	0.0%
Apartment in a building that has five or more storeys	0	0.0%
Total	7,165	100%

Source: Statistics Canada, Census 2021.

⁹ Based on the definition provided by Statistics Canada, other moveable dwellings refers to a single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer or houseboat.

¹⁰ Other single-attached house refers to a single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

Table 11: Number and Percentage of Housing Units by Structural Type, Electoral Areas, 2021

Structural Type of Dwelling	Egmont / Pender Harbour (Electoral Area A)		Halfmoon Bay (Electoral Area B)		Roberts Creek (Electoral Area D)		Elphinstone (Electoral Area E)		West Howe Sound (Electoral Area F)	
	#	% of total	#	% of total	#	% of total	#	% of total	#	% of total
Single-detached house	1,390	88.8%	1,285	94.5%	1,425	91.9%	1,470	91.6%	960	87.7%
Movable dwelling	115	7.3%	45	3.3%	50	3.2%	20	1.2%	60	5.5%
Apartment or flat in a duplex	0	0.0%	10	0.7%	40	2.6%	75	4.7%	65	5.9%
Semi-detached house	35	2.2%	10	0.7%	35	2.3%	30	1.9%	0	0.0%
Apartment, building that has fewer than five storeys	10	0.6%	0	0.0%	0	0.0%	10	0.6%	10	0.9%
Row house	15	1.0%	10	0.7%	0	0.0%	0	0.0%	0	0.0%
Other single-attached house	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Apartment, building that has five or more storeys	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Source: Statistics Canada, Census 2021.

Because 59.5% of the housing units in the study area are comprised of single-detached homes, there are a corresponding large percentage of housing units with three or more bedrooms. (Table 12)

Table 12: Number and Percentage of Housing Units by Number of Bedrooms, 2021

Location	Number of Housing Units					Totals
	Number of Bedrooms					
	Studio	1	2	3	4+	
Egmont / Pender Harbour (Electoral Area A)	30	205	565	530	230	1,560
Halfmoon Bay (Electoral Area B)	0	135	425	530	275	1,365
Roberts Creek (Electoral Area D)	0	180	445	530	385	1,540
Elphinstone (Electoral Area E)	0	100	400	640	465	1,605
West Howe Sound (Electoral Area F)	0	150	270	365	315	1,100
Totals	30	770	2,105	2,595	1,670	7,170
% of Total Housing Stock	0.4%	10.7%	29.4%	36.2%	23.3%	100%

Source: Statistics Canada, Census 2021.

Studio, one-bedroom units (typically found in apartment buildings and duplexes), and single-unit manufactured homes (trailers), and auxiliary units (garden cottages, carriages houses) were relatively scarce, making up roughly 11% of the total housing stock in 2021.

3.1.1. Housing Stock by Period of Construction

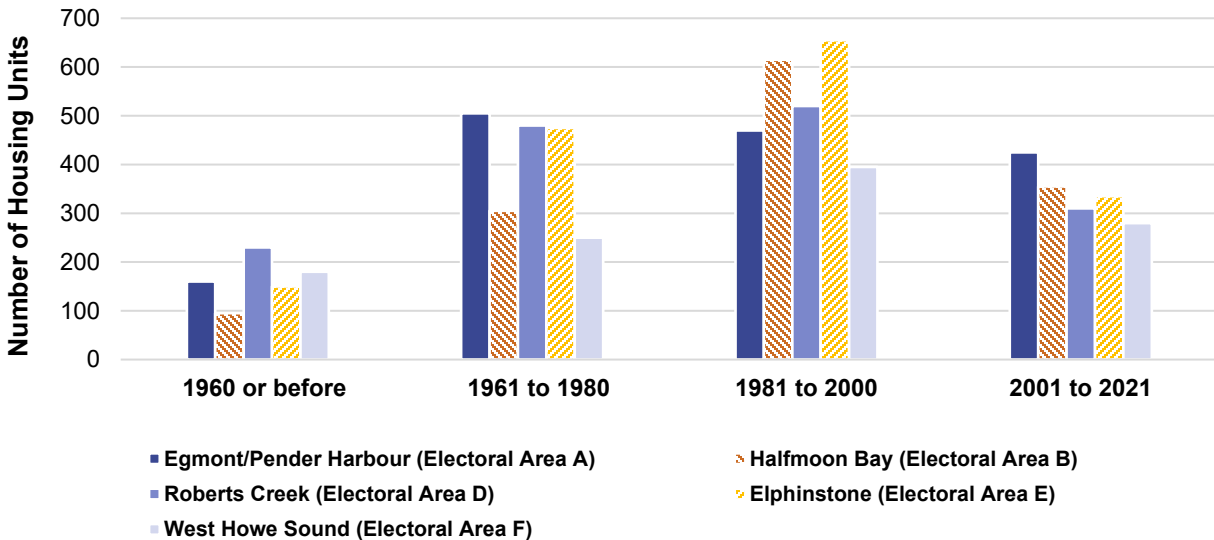
Figure 10 illustrates the number of units constructed in the study area by period of construction. The figure shows that nearly 36% of the housing stock across the study area was built before 1981 (>44 years old at the time of writing this report). Conversely, just 25% of the housing stock was constructed over the last four Census periods (i.e., between 2001 – 2021).

The period from 1961 to 1980, saw the construction of 2,655 units, which was the time when the most units were built. The last 20 years (combining the periods 2001 to 2021) saw a comparative decrease in new constructions, with a total of 1,705 units built across the study area, indicating a slow down in new construction for housing units.

Based on the age of the housing stock, there is a need for newer residential construction and newer housing stock options for current and incoming residents. Housing condition, such as the need for major repairs, is a key indicator of the adequacy of a housing unit. However, it should be noted that even though many housing units were built prior to 1981, it does not mean that all these housing units require major repairs.

Figure 10: Housing Stock by Year Built (20-Year Periods), pre-1960 to 2021

Source: Statistics Canada, Census 2021.



3.2. Non-Market Housing

In the study area, most non-market housing takes the form of rent assistance¹¹. Based on the data from the BC housing Supportive Housing Registry, in March 2023, 53 non-market housing units in the study area received rent assistance. This assistance was provided through various programs such as the Rental Assistance Program (RAP), the Shelter Aid for Elderly Renters (SAFER), or other rent supplement units in the private market targeted towards families, seniors, and select households. Table 13 on the following page outlines the number of units receiving rent assistance across the study area.

“Non-market housing” is defined as **housing that is provided at below market prices**, and is owned or subsidized by a government, non-profit organization, or housing co-operative.

According to the BC Housing data, rent assistance in the SCRD study area can be categorized into 3 types:

“Rent Assistance Families” which refers to housing subsidy to provide eligible low-income families with cash assistance to help with their monthly rent payments in the private market. Housing under this category includes the Rental Assistance Program (RAP) as well as other rent supplement units in the private market targeted towards families.

“Rent Assistance Seniors” which refers to housing subsidies aimed at making private market rents affordable for BC seniors¹² with low and moderate incomes. Housing under this category includes the Shelter Aid for Elderly Renters (SAFER) program as well as other rent supplement units in the private market targeted towards seniors.

“Canada Housing Benefit” which refers to housing subsidies aimed at making rent more affordable for select households that do not qualify for SAFER or RAP.

The reader should note that BC Housing only tracks units where the organization has a financial relationship and that there may be other subsidized housing units in the community. The number of ‘units’ presented herein refers to housing units, beds, spaces, and rent supplements, depending on each program and does not refer to the number of ‘people’ assisted.

¹¹ Rent assistance is a form of financial aid provided to eligible low-income individuals and families to help them afford the cost of housing. This assistance can come in various forms, such as subsidies or direct payments to landlords.

¹² Seniors are usually defined as individuals who are 65 years of age and older.

Table 13: Number of Rent Supplement Units Under BC Housing Administration, 2023

Location	Number of Rent Supplement Housing Units
Study Area	53
Egmont / Pender Harbour (Electoral Area A)	10
Halfmoon Bay (Electoral Area B)	2
Roberts Creek (Electoral Area D)	10
Elphinstone (Electoral Area E)	10
West Howe Sound (Electoral Area F)	21

Source: BC Housing Administration, Unit Count Reporting Model, March 31, 2023. Includes units operated through an operating agreement with BC Housing only.

Small amounts of independent social housing, as well as transitional supported and assisted living housing units, are present in Elphinstone (Electoral Area E) and West Howe Sound (Electoral Area F).

As of March 2023, 22 senior independent living housing units are occupied by seniors where minimal or no additional services are provided, all located in West Howe Sound (Electoral Area F). These are housing arrangements designed for seniors who are capable of living on their own. Additionally, as of March 2023, there are four supportive housing units that provide transitional support and assisted living services, all located in Elphinstone (Electoral Area E).

This number includes three categories of supportive housing, namely:

“Supportive Seniors Housing” which is housing for seniors who cannot live independently and need access to housing with on-going supports and services.

“Special Needs” which includes housing for clients who need access to affordable housing with support services. For example, these clients can include adults with mental and/or physical disabilities or youth.

“Women and Children Fleeing Violence” which provides funding for transition houses, safe homes and second stage housing programs that support women and children who have experienced violence or at risk of experiencing violence by providing temporary shelter/housing and support services.

It is important to note that supportive housing data is suppressed by the Province, for privacy reasons, when there are 10 or fewer units in an electoral area. Therefore, the breakdown of units by supportive housing category is unavailable.

3.3. Housing Indicators

Housing standards are a key national indicator on housing and can be measured by the affordability, adequacy, and suitability of the housing stock:

“Affordable housing”	is housing that costs less than 30% of total before-tax household income.
“Adequate housing”	is housing that does not require any major repairs as reported by residents.
“Suitable housing”	must have enough bedrooms for the size and composition of the households according to the National Occupancy Standard definition.

3.3.1. Housing Affordability

Census data offers crucial metrics that can help determine the number of households in the study area currently facing core housing need, establishing a baseline estimate of the existing needs for key population groups. This section provides a snapshot of the current housing affordability landscape across the study area through an analysis of monthly income allocation towards housing costs, delineated according to renters and owners. This affordability analysis juxtaposes local earnings with shelter costs, offering a perspective on housing affordability throughout the study area.

Affordability, for this analysis, is characterized as dedicating less than 30% of the total before-tax household income towards shelter costs, a standard set by Statistics Canada.

In 2021, 33.7% of renter households across the study area were spending 30% or more of their income on shelter costs, equating to approximately 455 total private households (Table 14 on the following page). This is a decrease from the previous census. The percentage of renter households in the study area facing affordability challenges was 40.6% or 505 households in 2016.

In West Howe Sound (Electoral Area F), the number of renter households spending 30% or more of their income on shelter costs reached 40.9% – the highest in the study area in 2021. In 2016, Elphinstone (Electoral Area E) had the highest share of renters lacking access to affordable housing at 48.1% or 100 households.

Table 14: Number and Share of Renter Households Spending Over 30% of Income on Housing, 2006-2021

Location	2006	% of total	2011	% of total	2016	% of total	2021	% of total
Study Area	330	33.0%	305	31.9%	505	40.6%	455	33.7%
Egmont / Pender Harbour (Electoral Area A)	65	35.1%	90	45.0%	80	34.8%	75	31.3%
Halfmoon Bay (Electoral Area B)	80	53.3%	20	22.2%	100	46.5%	75	33.3%
Roberts Creek (Electoral Area D)	55	22.5%	120	38.1%	140	38.9%	130	34.2%
Elphinstone (Electoral Area E)	70	37.8%	20	17.4%	125	48.1%	85	29.8%
West Howe Sound (Electoral Area F)	60	25.5%	55	23.4%	60	33.3%	90	40.9%

Source: Statistics Canada, Census 2006-2021.

The share of households facing affordability challenges is lower in the ownership category. Ownership shelter costs are generally comprised of the monthly mortgage payment and also includes other fixed monthly expenses related to ownership such as home insurance, strata fees, property tax, and municipal services charges.

In the study area, the average percentage of owner households spending 30% or more of their income on shelter costs was 14.4% in 2021 (Table 15). This was the equivalent of 840 households. During the same year, Halfmoon Bay had the highest share of owners facing affordability challenges at 18.4% of the total owner households in the Electoral Area or 210 households. On the other hand, Elphinstone had the least share of owners facing affordability challenges at 10.8% or 95 households in 2021.

Table 15: Number and Share of Owner Households Spending Over 30% of Income on Housing, 2006-2021

Location	2006	% of total	2011	% of total	2016	% of total	2021	% of total
Study Area	975	19.2%	870	16.7%	845	15.9%	840	14.4%
Egmont / Pender Harbour (Electoral Area A)	195	18.6%	165	13.6%	175	15.2%	205	15.6%
Halfmoon Bay (Electoral Area B)	220	22.4%	220	22.3%	180	17.4%	210	18.4%
Roberts Creek (Electoral Area D)	235	21.4%	180	17.2%	180	16.3%	170	14.6%
Elphinstone (Electoral Area E)	210	17.1%	210	15.9%	175	13.9%	160	12.1%
West Howe Sound (Electoral Area F)	115	15.6%	95	14.7%	135	17.8%	95	10.8%

Source: Statistics Canada, Census 2006-2021.

3.3.2. Housing Adequacy

In 2021, 6.6% of the total private dwellings in the study area resided in inadequate housing that required major repairs (Table 16). As of 2021, one in ten (9.6% or 150 households) households in Egmont / Pender Harbour live in inadequate housing. This is the highest proportion in the study area.

Table 16: Number and Percentage of the Total Private Households Living Below the Adequacy Standard, 2006-2021

Location	2006	% of total	2011	% of total	2016	% of total	2021	% of total
Study Area	490	8.1%	495	8.0%	410	6.3%	475	6.6%
Egmont / Pender Harbour (Electoral Area A)	105	8.5%	115	8.1%	70	5.1%	150	9.6%
Halfmoon Bay (Electoral Area B)	80	7.1%	85	7.9%	85	6.8%	40	2.9%
Roberts Creek (Electoral Area D)	100	7.4%	150	11.0%	100	6.8%	105	6.8%
Elphinstone (Electoral Area E)	90	6.4%	105	7.3%	100	6.6%	90	5.6%
West Howe Sound (Electoral Area F)	115	11.9%	40	4.5%	55	5.8%	90	8.2%

Source: Statistics Canada, Census 2006-2021.

Across the study area, renters are more likely than owners to live below the adequacy standard. Specifically, in 2021, 8.9% of renter households (120 households) in the study area lived in housing units needing major repairs, compared to 6.2% of owner households (360 households).

Egmont / Pender Harbour had the highest number and percentage of renters living in inadequate housing with 45 rental housing units requiring major repairs in 2021. This represented 18.8% of the total renter households in the same year.

Figures 11 and 12 illustrate the number and share of renter households living below the adequacy standard, based on data from the four most recent Census reports.

Figure 11: Number of Renter Households Living Below the Adequacy Standard, 2006-2021

Source: Statistics Canada, Census 2006-2021.

Note: The reader should note that, between 2011 and 2021, the number of renter households living below the adequacy standard in some electoral areas are reported as zero.

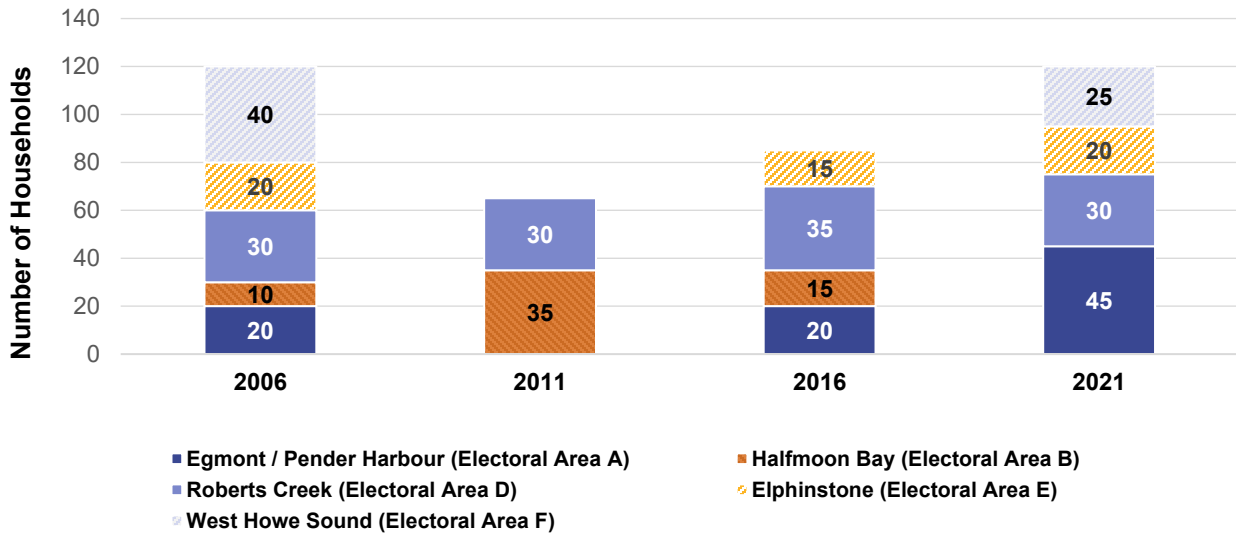
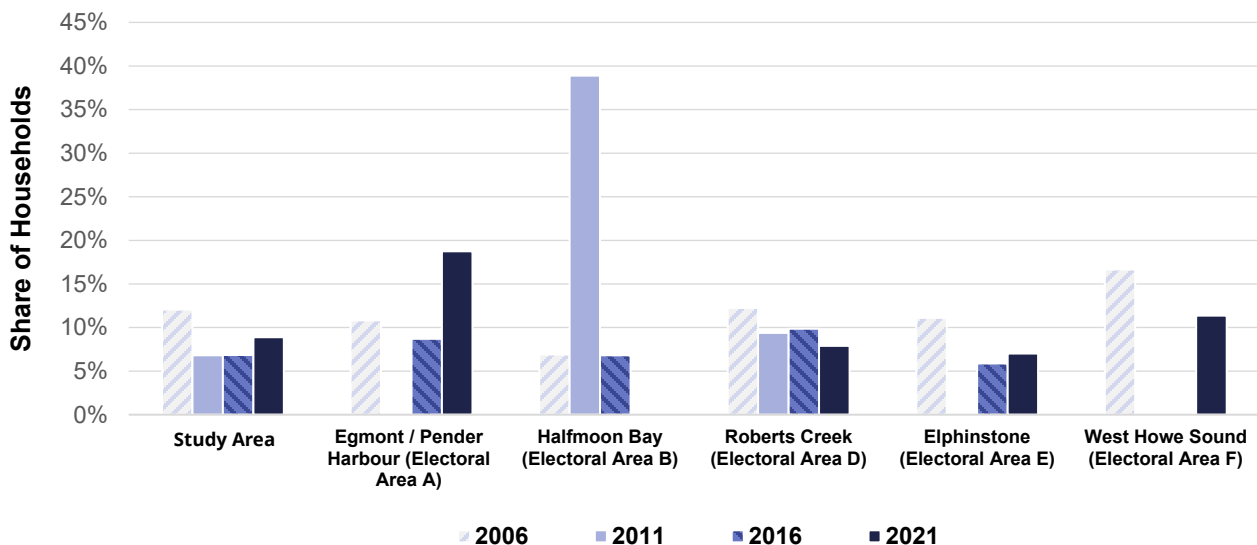


Figure 12: Percentage of Renter Households Living Below the Adequacy Standard, 2006-2021

Source: Statistics Canada, Census 2006-2021.

Note: The reader should note that, between 2011 and 2021, the percentage of renter households living below the adequacy standard in some electoral areas are reported as zero.



Figures 13 and 14 detail the number and proportion of owner households living below the adequacy standard.

Figure 13: Number of Owner Households Living Below the Adequacy Standard, 2006-2021

Source: Statistics Canada, Census 2006-2021.

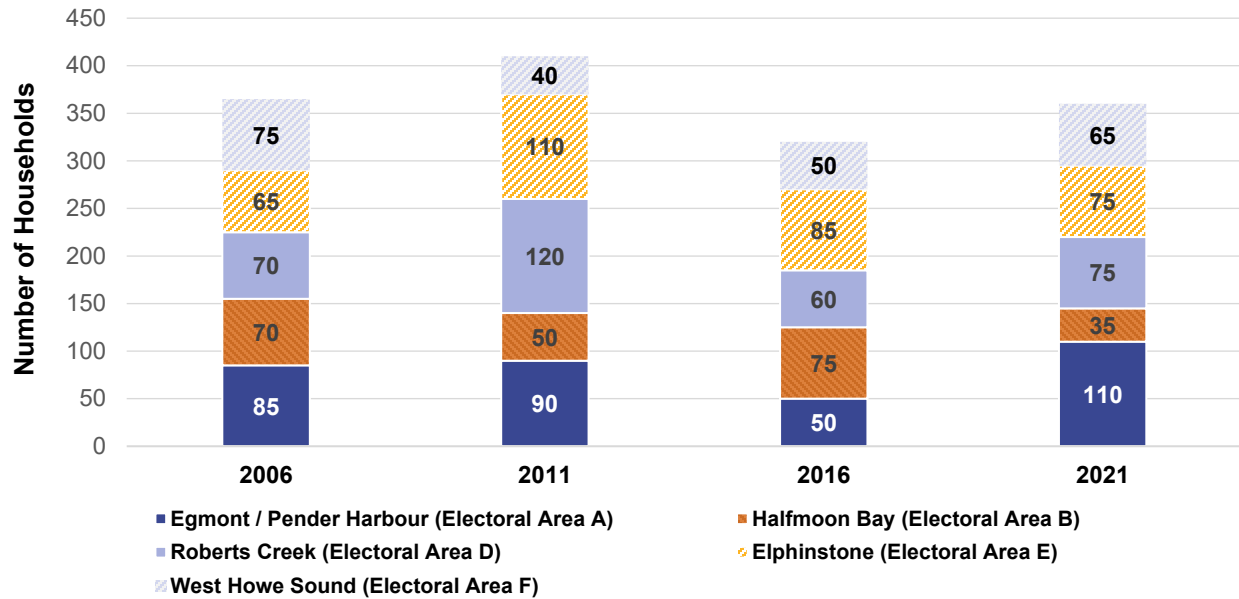
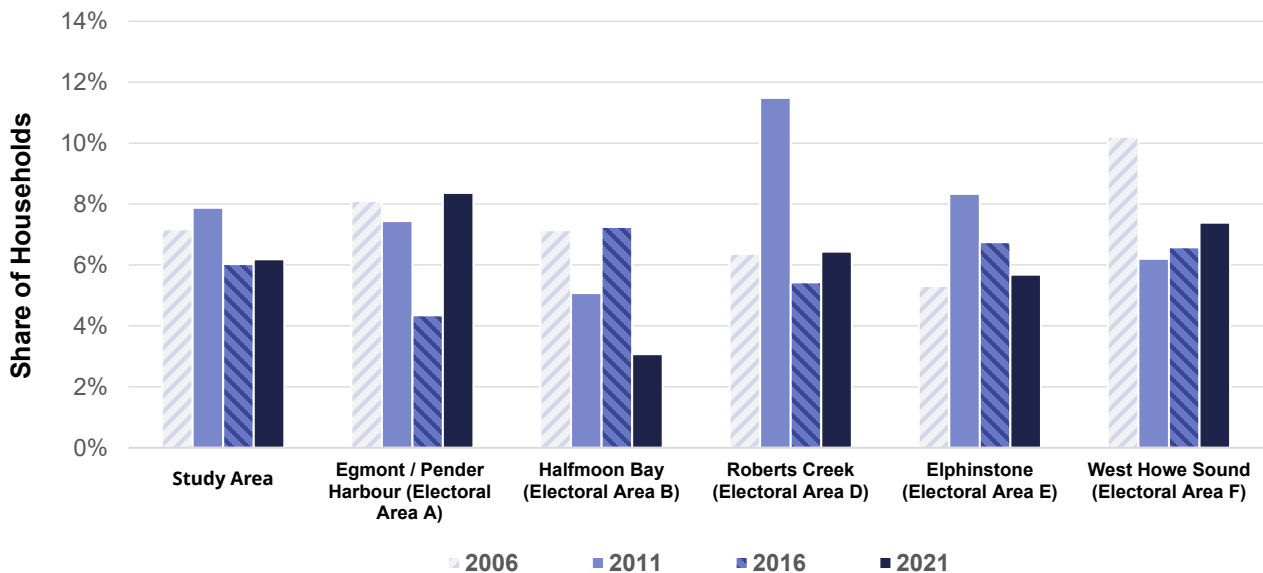


Figure 14: Percentage of Owner Households Living Below the Adequacy Standard, 2006-2021

Source: Statistics Canada, Census 2006-2021.



3.3.3. Housing Suitability

Suitability is a measure of whether housing has enough bedrooms for the size and make-up of households. Households that fall below the suitability standard are considered to be living in overcrowded conditions. In 2021, 210 households across the study area lived in overcrowded conditions representing 3% of all households (Table 17). The proportion of households with suitability challenges has decreased between 2006 and 2021, with 4.1% of the total private households (250 households) living in overcrowded dwellings in 2006.

Table 17: Number and Percentage of the Total Private Households Living Below the Suitability Standard, 2006-2021

Location	2006	% of total	2011	% of total	2016	% of total	2021	% of total
Study Area	250	4.1%	145	2.4%	200	3.1%	210	3.0%
Egmont / Pender Harbour (Electoral Area A)	50	4.0%	0	0.0%	25	1.8%	40	2.9%
Halfmoon Bay (Electoral Area B)	30	2.7%	55	5.1%	45	3.6%	35	2.6%
Roberts Creek (Electoral Area D)	80	5.9%	50	3.7%	30	2.1%	85	5.5%
Elphinstone (Electoral Area E)	50	3.6%	40	2.8%	70	4.6%	35	2.2%
West Howe Sound (Electoral Area F)	40	4.1%	0	0.0%	30	3.2%	15	1.4%

Source: Statistics Canada, Census 2006-2021.

The percentage of owner households living in overcrowded dwellings has also remained relatively consistent throughout the years, whereas the percentage of renter households has fluctuated more dramatically, ranging from 0% to nearly 12% in the study area in 2021.

Renters in Roberts Creek (Electoral Area D) are particularly affected, with over 11.8% of renters living in overcrowded conditions in 2021, up from 5.6% in 2016. Notably, no renters in other electoral areas in the study fell below the suitability standard in 2021.

Figures 15 to 18 provide data on the number and share of renter households and owner households below the suitability standard.

Figure 15: Number of Renter Households Living Below the Suitability Standard, 2006-2021

Source: Statistics Canada, Census 2006-2021.

Note: The reader should note that in 2006, 2011, and 2021, the number of renter households living below the suitability standard in some electoral areas are reported as zero.

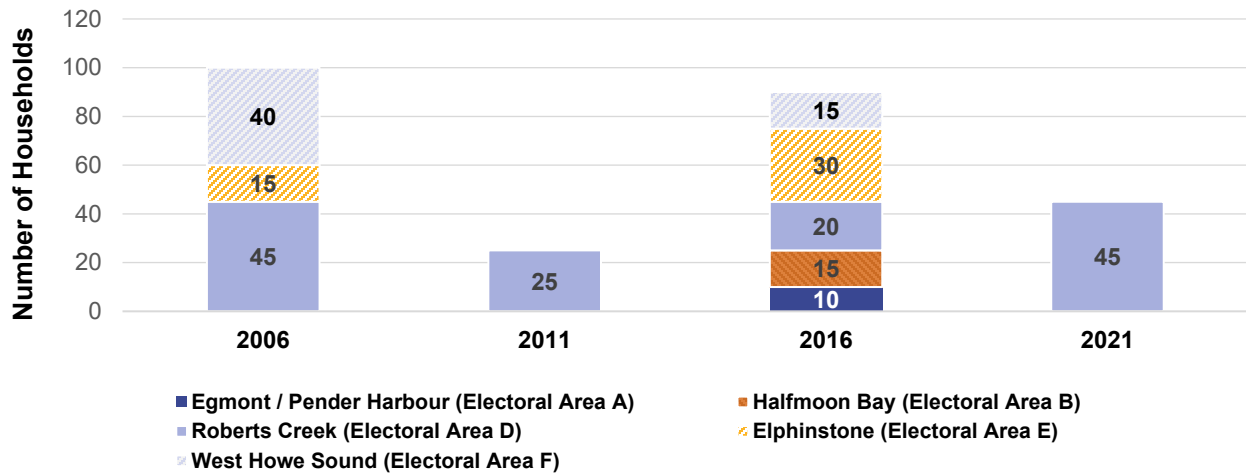


Figure 16: Number of Owner Households Living Below the Suitability Standard, 2006-2021

Source: Statistics Canada, Census 2006-2021.

Note: The reader should note that, between 2006 and 2011, the number of owner households living below the suitability standard in some electoral areas are reported as zero.

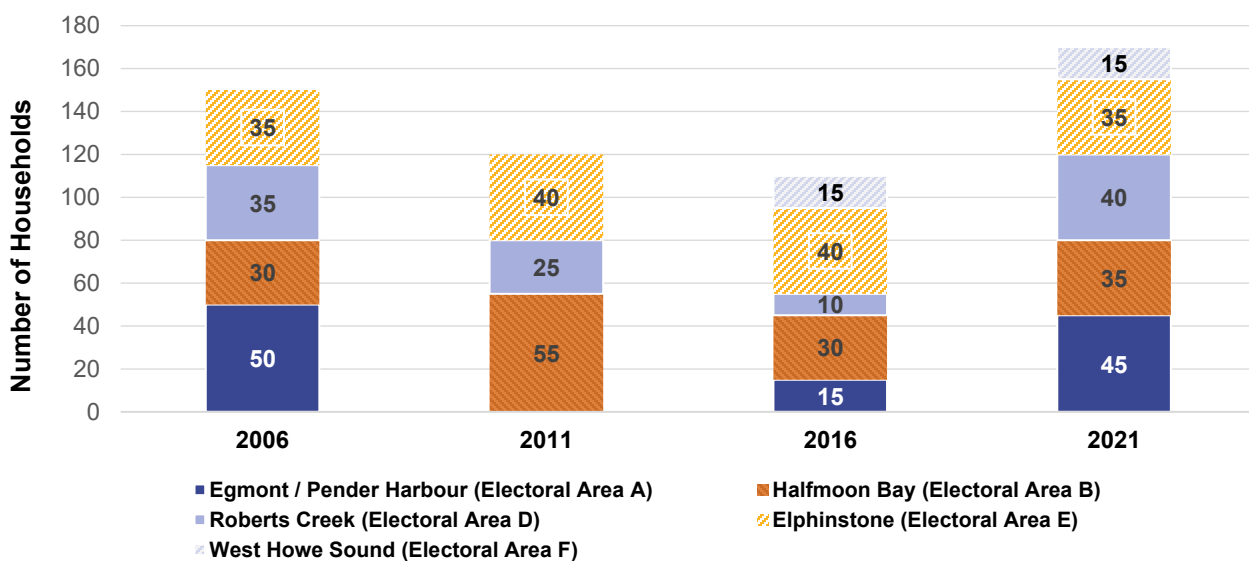


Figure 17: Percentage of Owner Households Living Below the Suitability Standard, 2006-2021

Source: Statistics Canada, Census 2006-2021.

Note: The reader should note that, between 2006 and 2011, the percentage of owner households living below the suitability standard in some electoral areas are reported as zero.

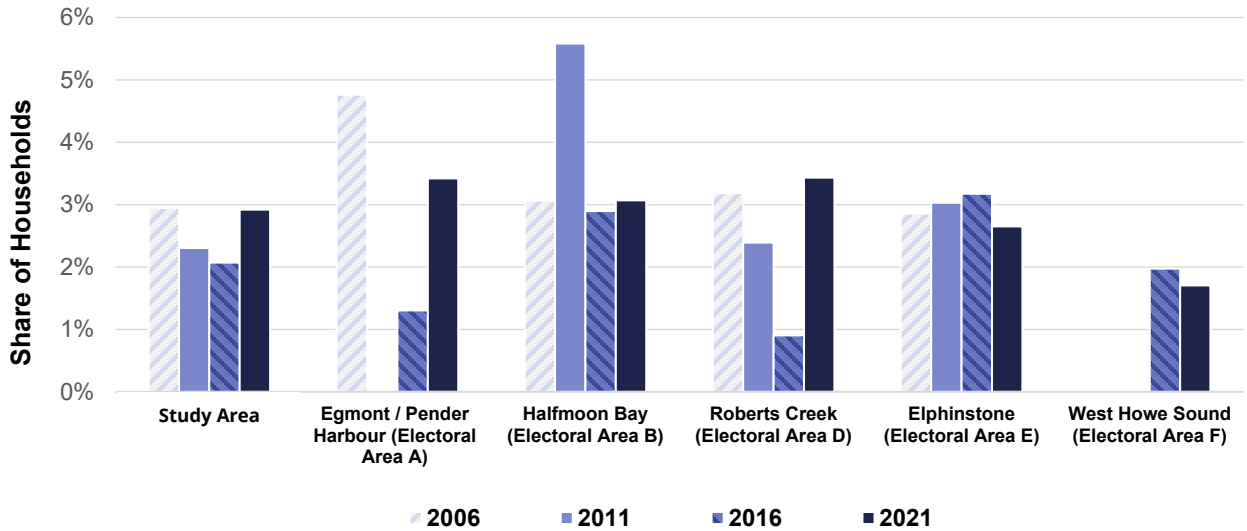
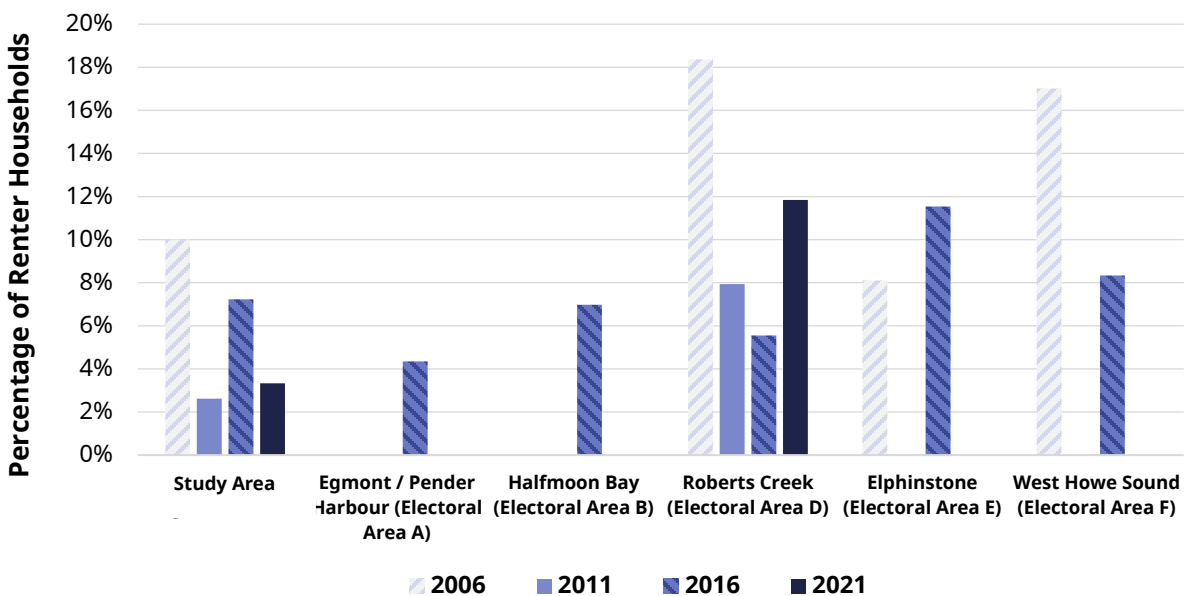


Figure 18: Percentage of Renter Households Living Below the Suitability Standard, 2006-2021

Source: Statistics Canada, Census 2006-2021.

Note: The reader should note that in 2006, 2011, and 2021, the percentage of renter households living below the suitability standard in some electoral areas are reported as zero.



3.3.4. Households in Core Housing Need

A household is considered to be in core housing need, as defined above, if it falls below at least one of the affordability, adequacy, or suitability standards and it would have to spend 30% or more of its income to afford the median rent of an alternative unit that is acceptable.

In 2021, a total of 785 households across the study area were identified as being in core housing need, encompassing all tenures. This represents 10.9% of the total private households. Notably, Egmont / Pender Harbour had a higher proportion of households in core housing need, with 315 households accounting for over 20.2% of the study area's total private households.

Renters are significantly more likely to experience core housing need due to typically lower incomes.

In 2021, about one in four renter households (25.6% or 345 renter households) across the study area was identified as being in core housing need. Renters in Egmont / Pender Harbour and Roberts Creek were most vulnerable. These two Electoral Areas had the highest proportions of renters in core housing need in 2021, at 41.7% and 36.8% respectively. Over the years, the percentage of renter households in core housing need has decreased across most electoral areas within the study area. Halfmoon Bay experienced the most significant reduction, declining from 51.7% (75 households) in 2006 to 6.7% (15 households) in 2021. Conversely, Roberts Creek was the only Electoral Area that saw an increase, doubling in the number of renters in core housing need from 70 to 140 during the same period.

Of all owner households 7.6% (440 households) were in core housing need in 2021. Among these households, almost half (215 households) were in Egmont / Pender Harbour.

Tables 18 to 20 on the following page present the overall households in core housing need from 2006 to 2021 Census reports as well as a breakdown by tenure of data from the same Census periods.

Table 18: Number and Percentage of Households in Core Housing Need, 2006-2021

Location	2006	% of total	2011	% of total	2016	% of total	2021	% of total
Study Area	1190	19.6%	720	11.7%	910	13.9%	785	10.9%
Egmont / Pender Harbour (Electoral Area A)	290	23.5%	290	20.6%	245	17.8%	315	20.3%
Halfmoon Bay (Electoral Area B)	210	18.7%	115	10.7%	140	11.2%	60	4.4%
Roberts Creek (Electoral Area D)	235	17.5%	170	12.5%	255	17.5%	245	15.9%
Elphinstone (Electoral Area E)	260	18.5%	60	4.2%	170	11.2%	95	5.9%
West Howe Sound (Electoral Area F)	195	20.0%	85	9.7%	100	10.6%	70	6.4%

Source: Statistics Canada, Census 2006-2021.

Table 19: Number and Percentage of Renter Households in Core Housing Need, 2006-2021

Location	2006	% of total	2011	% of total	2016	% of total	2021	% of total
Study Area	395	39.7%	300	31.4%	485	39.1%	345	25.6%
Egmont / Pender Harbour (Electoral Area A)	80	43.2%	120	60.0%	100	43.5%	100	41.7%
Halfmoon Bay (Electoral Area B)	75	51.7%	45	50.0%	80	36.4%	15	6.7%
Roberts Creek (Electoral Area D)	70	28.6%	90	28.1%	140	39.4%	140	36.8%
Elphinstone (Electoral Area E)	75	41.7%	0	0.0%	115	45.1%	50	17.5%
West Howe Sound (Electoral Area F)	95	39.6%	45	19.1%	50	27.8%	40	18.2%

Source: Statistics Canada, Census 2006-2021.

Table 20: Number and Percentage of Owner Households in Core Housing Need, 2006-2021

Location	2006	% of total	2011	% of total	2016	% of total	2021	% of total
Study Area	795	15.6%	420	8.1%	425	8.0%	440	7.6%
Egmont / Pender Harbour (Electoral Area A)	210	20.0%	170	14.0%	145	12.6%	215	16.3%
Halfmoon Bay (Electoral Area B)	135	13.8%	70	7.1%	60	5.8%	45	3.9%
Roberts Creek (Electoral Area D)	165	15.0%	80	7.7%	115	10.4%	105	9.0%
Elphinstone (Electoral Area E)	185	15.1%	60	4.5%	55	4.4%	45	3.4%
West Howe Sound (Electoral Area F)	100	13.6%	40	6.2%	50	6.6%	30	3.4%

Source: Statistics Canada, Census 2006-2021.

3.4. Changes in Housing Stock

3.4.1. Registered New Housing Units

New housing construction is continuing in the study area. Table 21¹³ shows an annual breakdown of the different types of new construction from 2016 to 2022. During this period, roughly 530 new housing units were registered with BC Housing. Nearly all of the newly constructed units, were single-detached housing units. In 2022, 14 purpose-built rental housing units were constructed, while each of the years prior saw less than 5 new purpose-built rental housing units per year going back to 2016. Similarly, less than 5 multi-unit housing units were registered annually during this period.

Definitions of different types of new construction

“Single Detached Homes” includes both single detached homes enrolled in home warranty insurance and owner builder authorization homes which are exempt from licensing and home warranty insurance.

“Multi Unit Housing Units” refers to housing units in multi unit buildings (two or more dwelling units) enrolled with home warranty insurance excluding multi unit buildings with rental exemptions.

“Purpose Built Rental” (or Rental Exemption) refers to housing units in multi unit buildings built specifically for rental purposes and are not covered by home warranty insurance.

These exempted housing units must be constructed for rental purposes, including social housing, and have a restrictive covenant registered on title restricting the sale of any dwelling unit for a 10-year period. Rental housing units with a covenant may however be captured under "multi-unit housing units" if the unit is voluntarily enrolled with home warranty insurance.

¹³ New construction data of the Town of Gibsons, the District of Sechelt, and the shíshálh Nation Government District is excluded. This table includes data of all other communities and unincorporated areas on the Sunshine Coast.

Table 21: Number of New Housing Units Registered with BC Housing, 2016-2022

Type of New Construction	2016	2017	2018	2019	2020	2021	2022
Single Detached	62	76	73	64	67	92	82
Multi Unit Housing Units	*	*	*	*	*	*	*
Purpose Built Rental	*	*	*	*	*	*	14

*Note: For privacy reasons data is suppressed for communities where there are less than 5 housing units registered in a year.
Source: BC Housing, 2016-2022.

3.4.2. Housing Units Completed – Building Permits Issued

Provincial guidelines advise local governments to report the housing units that were deemed substantially completed¹⁴ in the past 10 years (if the data is available). Currently, the SCRD’s database does not track housing units at the substantial completion stage. However, the database does track building permits that have achieved ‘completed’ status, as shown in Table 22 below. In the SCRD’s database, ‘completed’ status indicates that the build was finished or, in some cases, reopened under a different permit number.

It should be noted the SCRD does not track a breakdown of completed units by tenure and structural type, so this information is not reported here. Additionally, building permit records before 2016 were recorded in an alternate database format and not standardized with current records. Review of individual building permits was beyond the scope of this report. As a result, data prior to 2016 is not included in this section. The number of building permits issued annually remained consistent from 2016 to 2022, with a notable increase to 191 building permits in 2023. The majority of these permits were for constructing new single- and two-family dwellings.

Table 22: Number of Building Permits at ‘Completed Stage’, 2016-2024

Location	2016	2017	2018	2019	2020	2021	2022	2023	2024 ¹⁵
Study Area	86	92	98	114	97	104	92	191	36
Egmont / Pender Harbour (Electoral Area A)	15	26	18	37	28	25	28	42	10
Halfmoon Bay (Electoral Area B)	22	15	16	19	21	13	18	26	7
Roberts Creek (Electoral Area D)	15	13	23	10	14	25	13	30	3
Elphinstone (Electoral Area E)	10	21	13	18	14	22	14	61	4
West Howe Sound (Electoral Area F)	24	17	27	27	15	15	15	27	9

¹⁴ Substantial completion refers to a stage when a construction project is deemed to the point where the owner can use it for its intended purpose, even if some minor work remains to be done.

¹⁵ 2024 data is comparatively low because it was extracted in July 2024.

Table 22: Number of Building Permits at ‘Completed Stage’, 2016-2024

Source: Export from the SCRD’s Tempest application, July 2024.

3.4.3. Housing Units Demolished – Demolition Permits

In addition to the new housing units built, the housing stock in the study area is affected by the number of housing units demolished. The SCRD Building Department issues demolition permits and consistently tracks the housing units demolished annually from 2016 to 2024. During this period, 115 demolition permits were issued.

Table 23 presents the total number of demolition permits issued between 2016 and 2024 in the study area. It is important to note that the breakdown of demolished units by tenure and structural type is also not tracked by the SCRD.

Table 23: Number of Demolished Housing Units, 2016-2024

Location	2016	2017	2018	2019	2020	2021	2022	2023	2024 ¹⁶
Study Area	12	20	12	19	11	21	12	7	11
Egmont / Pender Harbour (Electoral Area A)	1	3	2	6	3	5	4	0	1
Halfmoon Bay (Electoral Area B)	3	3	2	5	1	0	1	3	2
Roberts Creek (Electoral Area D)	2	2	3	4	2	0	2	2	1
Elphinstone (Electoral Area E)	3	6	1	0	4	6	3	2	5
West Howe Sound (Electoral Area F)	2	5	2	3	1	5	2	0	2

Source: Export from the SCRD’s Tempest application, July 2024.

¹⁶ 2024 data is comparatively low because it was extracted in July 2024.

Chapter 4

Emerging Housing Needs

Chapter 4 provides an overview of the SCRD study area's housing trends and projections of the number of homes required to address each of the Electoral Area's current and anticipated housing needs over 5- and 20-year timeframes. These timeframes commence from the most recent Census report, which is the 2021 Census.

Data sources include:

- Statistics Canada
- BC Stats
- Ministry of Housing
- CMHC
- Preventing and Reducing Homelessness Integrated Data Project

This section is composed of the following five components of housing need:

1. The supply of housing units for households in extreme core housing need.
2. The supply of housing units for individuals experiencing homelessness.
3. The supply of housing units for suppressed households.
4. The supply of housing units for anticipated household growth.
5. The supply of housing units required to increase the rental vacancy rate to 3%.

***The reader should note that the household projections are rounded to the nearest whole number to determine the total 5- and 20-year housing need.**

4.1. Housing Units and Extreme Core Housing Needs

As defined by Statistics Canada, extreme core housing need (ECHN) refers to private households falling below thresholds for housing adequacy or suitability that also spend more than 50% of their pre-tax income on shelter costs.

Households in extreme core housing need face severe challenges in securing and maintaining adequate, suitable, and affordable housing.

These households spend a disproportionate amount of their income on housing costs, which may leave insufficient funds for other essentials.

4.1.1. Current Renter Households in Extreme Core Housing Need

In 2021, across the study area, there were 150 renter households falling below thresholds for housing adequacy or suitability and that spent 50% or more of their income on rent. This accounted for 11.1% of the total renter households. Egmont / Pender Harbour (Electoral Area A) had the highest share of renter households in extreme core housing need at 16.7% (40 renter households). Conversely, there were no renter households in extreme core housing need out of the 225 renter households in Halfmoon Bay (Electoral Area B).

Since 2006, the number of renter households in extreme core housing need has been trending slightly upwards overall. Figures 19 and 20 show the number and share of renter households in extreme core housing need across the study area between 2006 and 2021.

Figure 19: Renter Households in Extreme Core Housing Need, 2006-2021

Source: Statistics Canada, Census 2006-2021.

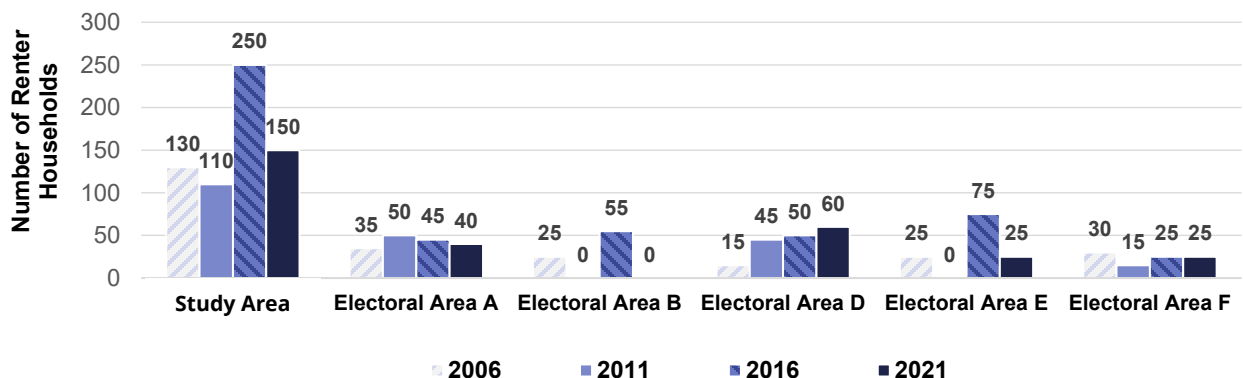
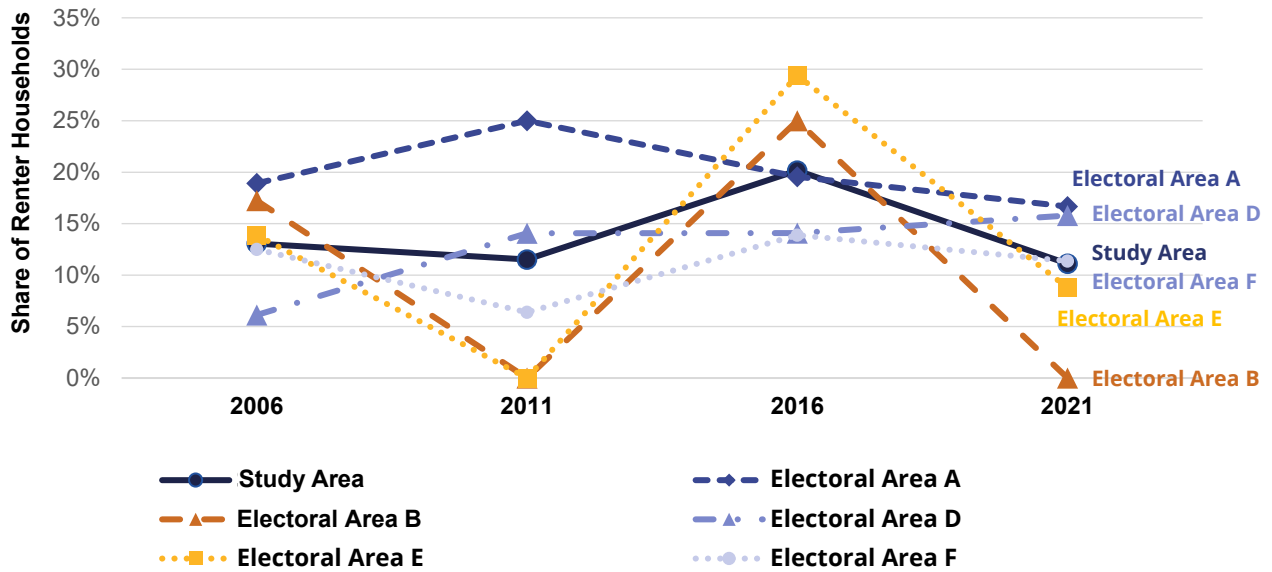


Figure 20 Percentage of Renter Households in Extreme Core Housing Need, 2006-2021

Source: Statistics Canada, Census 2006-2021.



4.1.2. Current Owner Households in Extreme Core Housing Needs

The proportion of owner households in extreme core housing need is significantly smaller than that of renter households in the study area. In 2021, across the study area, 130 owner households did not meet adequacy or suitability standards and spent 50% or more of their income on housing.

This only accounted for 2.2% of the total owner households. Again, Egmont / Pender Harbour (Electoral Area A) had the highest share of owner households in extreme core housing need, roughly 4.6% of the total owner households. West Howe Sound (Electoral Area F), however, reported no owner households in extreme core housing need out of the 880 owner households in the Electoral Area.

Over the years, the number and share of owner households in extreme housing need have decreased significantly. Figures 21 and 22 on the following page present the number and percentage of owner households in extreme core housing need based on the four most recent Census reports.

Figure 21: Owner Households in Extreme Core Housing Need, 2006-2021

Source: Statistics Canada, Census 2006-2021.

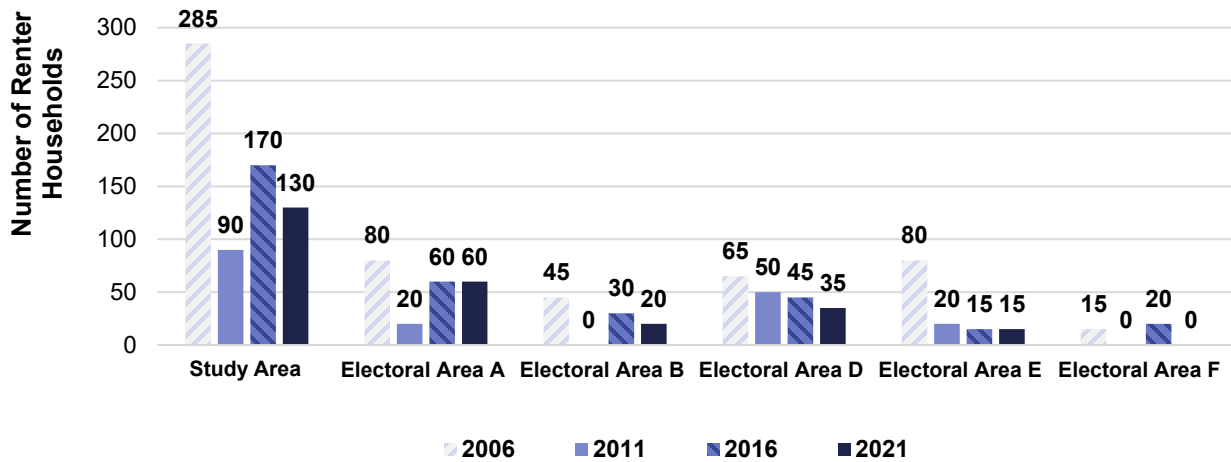
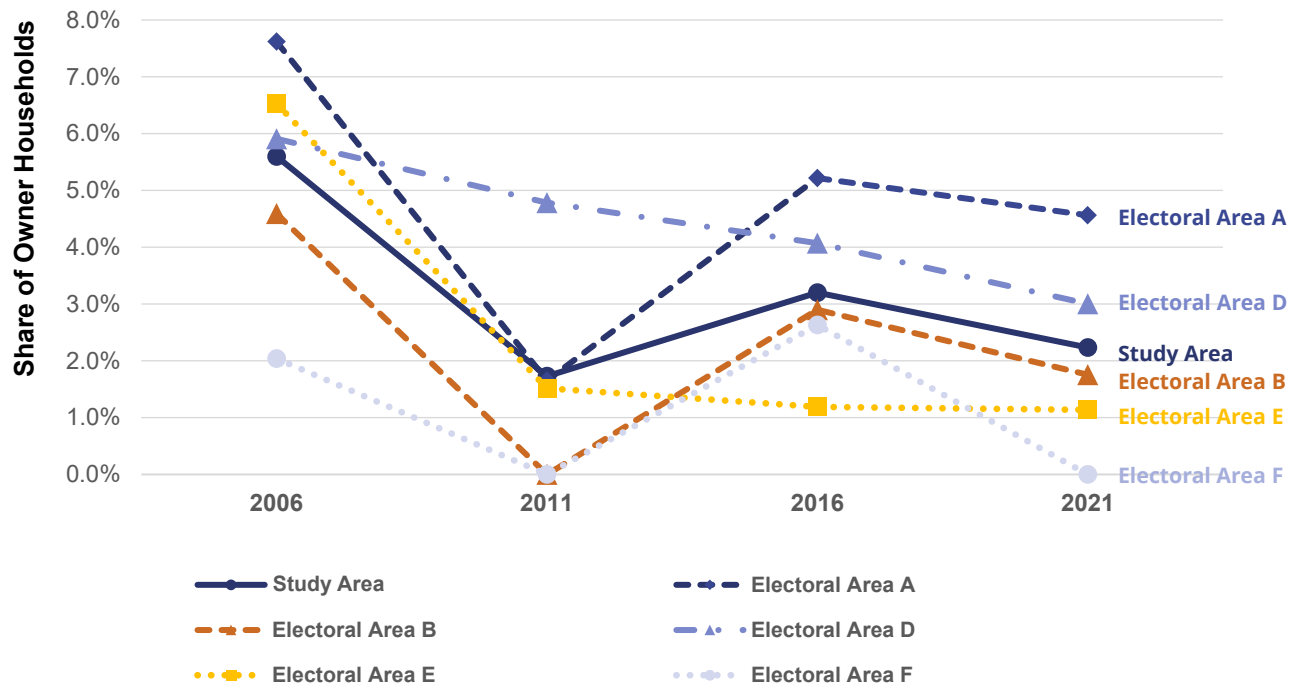


Figure 22: Percentage of Owner Households in Extreme Core Housing Need, 2006-2021

Source: Statistics Canada, Census 2006-2021.

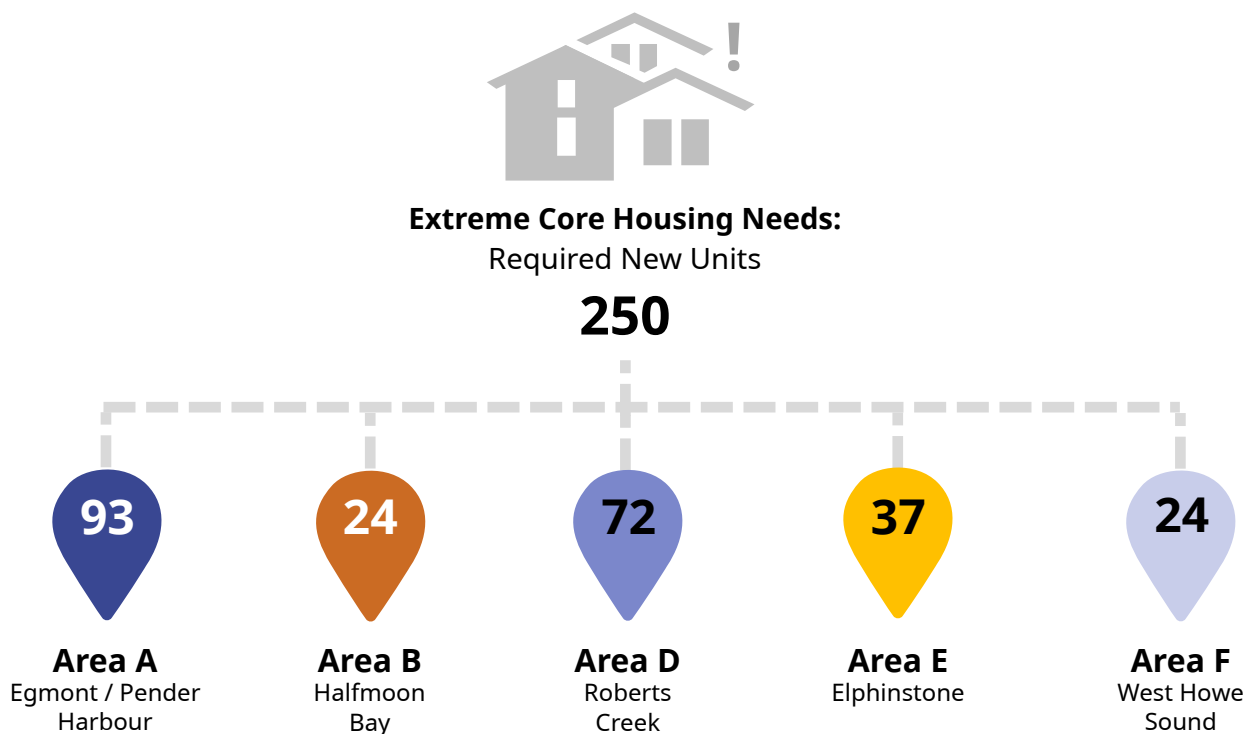


4.1.3. Estimated Number of Units to Address Extreme Core Housing Needs

The HNR regulations mandate local governments to estimate the number of housing units required over a 20-year period in order to deliver more housing, in the right places, faster. The estimate for new units needed for those in vulnerable housing situations is based on the extreme core housing need for renters and owners with a mortgage¹⁷.

The SCR D calculates this by multiplying the average rate of households in extreme core housing need in each electoral area within the study area by the total private households from the most recent Census report (2021 Census). This calculation yields an estimate of the number of units by tenure needed to support owner and renter households in extreme core housing need.

Between 2021 and 2041, it is estimated that 250 new units will be required across the study area to meet extreme core housing needs. Specifically, 69 units are needed for owner households with a mortgage and 181 units for renter households. Tables 24 to 33 provide the average ECHN rates and the total new units required to address ECHN in each electoral area.



¹⁷ The number and percentage of owners with a mortgage in extreme core housing need were sourced from the BC HNR Calculator developed by Housing Assessment Resource Tools (HART). It should be noted that HART is still evolving, particularly concerning data at the electoral area level within regional districts. As a result, the data presented on the HART website ([BC HNR Calculator | Housing Assessment Resource Project \(HART\) \(ubc.ca\)](https://www.ubc.ca/hart)) may change over time and may not always align with the HART-sourced data provided in the report.

Egmont / Pender Harbour (Electoral Area A)

**Table 24: Average Extreme Core Housing Need (ECHN) Rate:
Egmont / Pender Harbour (Electoral Area A)**

Households in Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	N/A	N/A	N/A	N/A	N/A	N/A	45	3.4%	3.4%
Renters	35	18.9%	50	25.0%	45	19.6%	40	16.7%	20.0%

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

**Table 25: Total New Units Needed to Address Extreme Core Housing Needs,
2021 to 2041: Egmont / Pender Harbour (Electoral Area A)**

Total private Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1,315	3.4%	45
Renters	240	20.0%	48
Total New Units to Meet Extreme Core Housing Needs - 20 years			93

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

Halfmoon Bay (Electoral Area B)

Table 26: Average Extreme Core Housing Need (ECHN) Rate: Halfmoon Bay (Electoral Area B)

Households in Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	N/A	N/A	N/A	N/A	N/A	N/A	0	0.0%	0.0%
Renters	25	17.2%	0	0.0%	55	25.0%	0	0.0%	10.6%

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

Table 27: Total New Units Needed to Address Extreme Core Housing Needs, 2021 to 2041: Halfmoon Bay (Electoral Area B)

Total Private Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1,140	0.0%	0
Renters	225	10.6%	24
Total New Units to Meet Extreme Core Housing Needs - 20 years			24

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

Roberts Creek (Electoral Area D)

Table 28: Average Extreme Core Housing Need (ECHN) Rate: Roberts Creek (Electoral Area D)

Households in Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	N/A	N/A	N/A	N/A	N/A	N/A	25	2.1%	2.1%
Renters	15	6.1%	45	14.1%	50	14.1%	60	15.8%	12.5%

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

Table 29: Total New Units Needed to Address Extreme Core Housing Needs, 2021 to 2041: Roberts Creek (Electoral Area D)

Total Private Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1,165	2.1%	24
Renters	380	12.5%	48
Total New Units to Meet Extreme Core Housing Needs – 20 years			72

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

Elphinstone (Electoral Area E)

Table 30: Average Extreme Core Housing Need (ECHN) Rate: Elphinstone (Electoral Area E)

Households in Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	N/A	N/A	N/A	N/A	N/A	N/A	0	0.0%	0.0%
Renters	25	13.9%	0	0.0%	75	29.4%	25	8.8%	13.0%

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

Table 31: Total New Units Needed to Address Extreme Core Housing Needs, 2021 to 2041: Elphinstone (Electoral Area E)

Total Private Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1,325	0.0%	0
Renters	285	13.0%	37
Total New Units to Meet Extreme Core Housing Needs - 20 years			37

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

West Howe Sound (Electoral Area F)

Table 32: Average Extreme Core Housing Need (ECHN) Rate: West Howe Sound (Electoral Area F)

Households in Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	N/A	N/A	N/A	N/A	N/A	N/A	0	0.0%	0.0%
Renters	30	12.5%	15	6.4%	25	13.9%	25	11.4%	11.0%

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

Table 33: Total New Units Needed to Address Extreme Core Housing Needs, 2021 to 2041: West Howe Sound (Electoral Area F)

Total Private Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	880	0.0%	0
Renters	220	11.0%	24
Total New Units to Meet Extreme Core Housing Needs - 20 years			24

Source: Statistics Canada, Census 2006-2021; Housing Needs Assessment Tools (HART).

4.2. Housing Units and Homelessness

As of the 2021 report “Estimate of the Homeless Population in British Columbia”, 146¹⁸ individuals were identified as experiencing homelessness in all eight electoral areas of the SCRD, including the study area, the District of Sechelt, the Town of Gibsons, and the shíshálh Nation. Data on homelessness is derived from the Province’s Integrated Data Project (IDP), which is a program initiated through a partnership between the Ministries of Housing, Social Development and Poverty Reduction, Citizen Services, and BC Housing. According to the Ministry of Housing, individuals must have received income assistance and had no fixed address for three consecutive months, or they must have stayed in a BC Housing-affiliated shelter for at least one night, or both, to be included in the IDP counts.

Local governments are required to estimate the number of new units needed to support people experiencing homelessness (PEH). This calculation involves multiplying the PEH data by the share (%) of each electoral area’s population to derive the proportional number of PEH in each electoral area. This method assumes one new unit per person experiencing homelessness; therefore, the total new units required to reduce homelessness in the study area over 20 years is 73 units.

Table 34 shows the supply of units that must be provided in the study area over a 20-year period to reduce homelessness in the study area.

Table 34: Total New Units Needed to Address People Experiencing Homelessness (PEH), 2021 to 2041

Location	Total Population	% of SCRD Population	PEH in the SCRD
Study Area	31,510¹⁹	100%	146
Egmont / Pender Harbour (Electoral Area A)	2,980	9.46%	13.81
Halfmoon Bay (Electoral Area B)	2,960	9.39%	13.72
Roberts Creek (Electoral Area D)	3,520	11.17%	16.31
Elphinstone (Electoral Area E)	3,810	12.09%	17.65
West Howe Sound (Electoral Area F)	2,325	7.38%	10.77
Total New Units to Reduce Homelessness – 20 years			73

Source: Statistics Canada, Census 2021; IDP 2021 Estimate of the Homeless Population in British Columbia.

¹⁹ This is the population number of the SCRD, the District of Sechelt, and the Town of Gibsons. Instead of the population data of the SCRD’s five Electoral Areas, this population data was used in conjunction with the PEH data in the SCRD, the District of Sechelt and the Town of Gibsons (146 individuals) to determine the proportional number of homeless individuals in each electoral area.

4.3. Housing Units and Suppressed Household Formation

Suppressed household formation (SHF) refers to instances where individuals or groups delay or forego forming independent households due to housing constraints. According to the Housing Assessment Resource Tools (HART), SHF includes, but is not limited to, adults living with family members or roommates because of affordability concerns and individuals wishing to leave unsafe or unstable environments but cannot due to a lack of places to go. These are households that were unable to form due to a constrained housing environment.

Local governments are mandated to estimate the supply of units needed to reduce the number of suppressed households in 20 years. To do so, headship rates²⁰ from the 2006 Census data – the earliest available data when housing conditions were less constrained – were calculated and applied to the 2021 Census population data, the most recent available. This approach estimates how many additional households might have formed under more favourable housing conditions when housing supply was less constrained.

It is estimated that a total of **570 new units will be required** across the study area **to address suppressed household formation.**

Tables 35 to 40 show the number of suppressed households by tenure and age in each electoral area. The number of suppressed households is calculated as the difference between the households that could have theoretically formed based on 2006 headship rates and those that actually formed in 2021.

²⁰ A headship rate is a demographic measure that represents the proportion of individuals within a specific age group who are heads of households. It is calculated by dividing the number of households by population for a given age cohort.

Egmont / Pender Harbour (Electoral Area A)

Table 35: Total New Units Needed to Address Suppressed Household Formation, 2021 to 2041: Egmont / Pender Harbour (Electoral Area A)

Age Categories – Household Maintainers	2021 Suppressed Households		
	Owner	Renter	Total
15 to 24 years	0	0	0
25 to 34 years	-11*	0	0**
35 to 44 years	-11	6	0
45 to 54 years	15	-9	6
55 to 64 years	-49	-25	0
65 to 74 years	106	-13	93
75 years and over	-3	14	10
Total New Units to Address Suppressed Household Formation – 20 years			109

Note:

* = Negative values represent the age and tenure categories where there were more actual households formed in 2021 than what could have theoretically been formed at 2006 headship rates. This indicates that no household formations were suppressed in the particular category.

** = For any categories where the total suppressed households are less than 0, it is considered that there are no suppressed households. Therefore, the total for that category is reported as 0.

Source: Statistics Canada, Census 2006 and 2021.

Halfmoon Bay (Electoral Area B)

Table 36: Total New Units Needed to Address Suppressed Household Formation, 2021 to 2041: Halfmoon Bay (Electoral Area B)

Age Categories – Household Maintainers	2021 Suppressed Households		
	Owner	Renter	Total
15 to 24 years	7	-13	0
25 to 34 years	24	-5	19
35 to 44 years	-22	17	0
45 to 54 years	36	-4	32
55 to 64 years	15	-16	0
65 to 74 years	-31	-40	0
75 years and over	18	0	18
Total New Units to Address Suppressed Household Formation – 20 years			68

Source: Statistics Canada, Census 2006 and 2021.

Roberts Creek (Electoral Area D)

Table 37: Total New Units Needed to Address Suppressed Household Formation, 2021 to 2041: Roberts Creek (Electoral Area D)

Age Categories – Household Maintainers	2021 Suppressed Households		
	Owner	Renter	Total
15 to 24 years	0	12	12
25 to 34 years	47	12	59
35 to 44 years	40	-20	20
45 to 54 years	48	-60	0
55 to 64 years	17	-5	12
65 to 74 years	114	-65	49
75 years and over	13	-1	12
Total New Units to Address Suppressed Household Formation – 20 years			164

Source: Statistics Canada, Census 2006 and 2021.

Elphinstone (Electoral Area E)

Table 38: Total New Units Needed to Address Suppressed Household Formation, 2021 to 2041: Elphinstone (Electoral Area E)

Age Categories - Household Maintainers	2021 Suppressed Households		
	Owner	Renter	Total
15 to 24 years	0	10	10
25 to 34 years	54	-24	30
35 to 44 years	61	-44	17
45 to 54 years	8	-1	7
55 to 64 years	44	-11	33
65 to 74 years	-29	46	17
75 years and over	46	-15	31
Total New Units to Address Suppressed Household Formation - 20 years			145

Source: Statistics Canada, Census 2006 and 2021.

West Howe Sound (Electoral Area F)

Table 39: Total New Units Needed to Address Suppressed Household Formation, 2021 to 2041: West Howe Sound (Electoral Area F)

Age Categories – Household Maintainers	2021 Suppressed Households		
	Owner	Renter	Total
15 to 24 years	0	0	0
25 to 34 years	11	6	17
35 to 44 years	-1	21	20
45 to 54 years	-12	15	3
55 to 64 years	25	-17	7
65 to 74 years	37	0	37
75 years and over	14	-20	0
Total New Units to Address Suppressed Household Formation – 20 years			84

Source: Statistics Canada, Census 2006 and 2021.

4.4. Housing Units and Anticipated Household Growth

This section outlines the projections of the additional housing units required to accommodate household increases over the 20-year period between 2021 and 2041.

Table 45 presents the projected number of new housing units needed in the study area, calculated based on the regional household growth projections and provincial guidelines. According to these projections, the study area could see an increase of approximately 2,103 households between 2021 and 2041, representing a 29.3% growth in total private households from 2021.

The allocation shown here follows Provincial requirements and is proportional to current households but does not consider the relative land availability, (re)development potential or differences in servicing capacity between electoral areas or at a regional scale. These will be important future considerations as land use policy is updated and results of this report are used.

Table 40: Total New Units Needed to Meet Household Growth Needs, 2021 to 2041

Electoral Area	20-Yr SCRD Population Growth Rate	Households		New Units
		2021	2041	
Egmont / Pender Harbour (Electoral Area A)	29.3%	1,555	2,018	456
Halfmoon Bay (Electoral Area B)		1,365	1,772	400
Roberts Creek (Electoral Area D)		1,545	2,005	453
Elphinstone (Electoral Area E)		1,605	2,089	471
West Howe Sound (Electoral Area F)		1,100	1,429	323
Total New Units to Meet Household Growth Needs – 20 years				2,101

Sources: Statistics Canada, Census 2021; BC Stats; Housing Assessment Resource Tools (HART).

4.5. Housing Vacancy and Rental Vacancy Rate

The rental vacancy rate provides a snapshot of the current supply and demand balance in the rental housing market. This section estimates the number of new homes needed to achieve a target local vacancy rate of 3%, in line with provincial guidelines. It is important to note that the Canadian Mortgage and Housing Corporation (CMHC) does not publish rental vacancy rates at the electoral area level for the SCRD. Therefore, the provincial vacancy rate of 1.4% was used for the purposes of this calculation, following provincial guidance.

According on these calculations, 24 new homes are needed across the study area to reach the 3% vacancy rate. It is important to note that rental vacancy rates will be impacted by initiatives that support renters in the study area, such as providing relief for suppressed households and facilitating the movement of individuals experiencing or at risk of homelessness—for instance, those living in recreational vehicles and campgrounds—into rental properties. Table 41 details the number of new units required in each electoral area. These figures were determined by comparing the estimated number of units needed for a healthy 3% vacancy rate with the current number of rental units, based on the 1.4% provincial vacancy rate.

Table 41: Total New Units Needed to Achieve Target Rental Vacancy Rate, 2021 to 2041

Electoral Area	Target Vacancy Rate	Provincial Vacancy Rate	Renter Households	Target Estimated Number of Units	Local Estimated Number of Units	Total New Units to Achieve 3% Vacancy Rate - 20 years
Egmont / Pender Harbour (Electoral Area A)	3.0%	1.4%	240	247	243	4
Halfmoon Bay (Electoral Area B)			225	232	228	4
Roberts Creek (Electoral Area D)			375	387	380	7
Elphinstone (Electoral Area E)			285	294	289	5
West Howe Sound (Electoral Area F)			220	227	223	4
Total New Units to Achieve 3% Vacancy Rate - 20 years						24

Sources: Statistics Canada, Census 2021; Housing Assessment Resource Tools (HART).

4.6. Total 5-year and 20-year Housing Need

Tables 42 and Table 43 summarize the total number of new housing units required in 5- and 20-year timeframes based on the five components of housing need (components A-E) discussed above. Across all study area, 930 additional homes are needed within 5 years and a total of 3,018 new homes within 20 years.

The 5-year housing need calculation is derived from the 20-year estimates for each of the five components of current and anticipated need. In line with provincial guidelines, some components, such as homelessness, are relatively higher in the first 5 years, reflecting the urgency of addressing them.

Table 42: Total 5-Year Housing Need

Component	Total 5-Year Housing Need				
	Electoral Area A	Electoral Area B	Electoral Area D	Electoral Area E	Electoral Area F
1. Extreme Core Housing Need	23	6	18	9	6
2. Persons Experiencing Homelessness	7	7	8	9	6
3. Suppressed Household Formation	27	17	41	36	21
4. Anticipated Household Growth	148	130	147	152	104
5. Rental Vacancy Rate Adjustment	1	1	2	1	1
Total New Units - 5 years	207	161	216	208	138

Over the past five years, specifically from 2016 to 2021, a total of 420 new housing units were constructed (as indicated in Figure 10). This suggests that the number of new housing units required to be built over the next five years will need to more than double in order to meet the total 5-year housing demand of 930 additional units.

Table 43: Total 20-Year Housing Need

Component	Total 5-Year Housing Need				
	Electoral Area A	Electoral Area B	Electoral Area D	Electoral Area E	Electoral Area F
1. Extreme Core Housing Need	93	24	72	37	24
2. Persons Experiencing Homelessness	14	14	16	18	11
3. Suppressed Household Formation	109	68	164	145	84
4. Anticipated Household Growth	456	400	453	471	323
5. Rental Vacancy Rate Adjustment	4	4	7	5	4
Total New Units - 20 years	676	510	712	675	445

Chapter 5

Summary of the Key Areas of Local Need

Data sources include:

- Stakeholder Engagement conducted for the 2023 Social and Housing Needs Report
- Preventing and Reducing Homelessness Integrated Data Project
- SCRD

Residents across the study area are facing affordability challenges due to increasing market rental rates and ownership costs that are out of reach for many. Many families in the study area are unable to find their way onto the housing ladder due to substantive price barriers and a lack of suitable entry-level options. Renters, who typically earn lower incomes, are more likely to be impacted by these affordability challenges than owners, with impacts resonating across multiple key metrics. This is especially true for single-person households, single-parent families, and individuals with fixed incomes, many of whom spend over half of their income on housing.

The lack of affordable housing affects not only renters and owners but also the social and economic health of the SCRD. Many local businesses and essential service organizations are struggling to recruit and retain staff due to housing affordability issues.

Local Business & Service Organization Needs

In a 2021 survey of local businesses and service organizations, over 85% of respondents reported challenges hiring or retaining staff because of the community's the lack of affordable housing.



"It greatly affects our [business] members' ability to remain open and to get back some semblance of normal business activity."

"Sub-par quality of service hurting our business."

"Increased stress from being overworked."

The relative remoteness of the study area exacerbates these affordability challenges, as barriers to public transportation such as infrequent bus routes and gaps in service necessitate the ownership and maintenance of a private vehicle for residents to maintain their quality of life. The costs of owning and maintaining private vehicles can further intensify the housing affordability challenges that residents are already grappling with.

Aging Population Needs

Vulnerable demographics in the study area, including seniors, people experiencing homelessness, and people with disabilities, grapple with unique challenges due to a lack of affordable housing and require tailored housing solutions and support services. Supportive housing, a form of provincially funded accommodation that offers on-site support to residents, and special needs housing, which is designed for individuals who require assistance due to physical, sensory, mental health, or cognitive disabilities, are critical resources for these vulnerable groups.

Services can range from assisted living and healthcare to addiction recovery support, providing much-needed assistance in the daily lives of vulnerable and at-risk populations. While some supportive housing exists within the study area, the data indicates that there is a critical shortage of supportive housing options.

Seniors, one of the fastest-growing demographic groups in the study area, are increasingly in need of supportive housing and suitable downsizing options.

The housing landscape in the study area is dominated by single-detached houses, which poses additional challenges for seniors. Many of these housing units are not equipped to meet their needs, with issues such as difficult staircases and low-accessibility bathrooms creating mobility and livability challenges for aging populations. The physical demands of maintaining these housing units, combined with the associated financial strain and the potential for social isolation created by single-family housing units, further exacerbate the situation.

Seniors who require medical and non-medical support services face long waiting lists for home care or assisted living and complex care housing. Much of the missing care is coming from family caregivers, who report high levels of burnout. Many seniors who require care are forced to sell their houses and leave the community.

Seniors who are renters and living on fixed incomes are vulnerable to homelessness. If they lost their long-term rental, they are unlikely to afford the current rental costs, which are often more than their entire monthly income.

The following quotes were obtained from focus groups with front-line workers in the study area in 2023:



"The thing is, they sell, but they have to leave that community, which doesn't seem right. Because all their supports are in the community."

"[W]e have a major crisis for affordable housing for seniors on the Sunshine Coast. And people don't seem to care that they're evicting seniors, and that they have nowhere to go sometimes. I have two clients [who] were evicted... a year ago, and they're still living in a hotel in Gibsons."

"I would say probably close to 40 to 50 percent of my clients over the last two years have been seniors who were living on fixed incomes and have been evicted."

Developing comprehensive strategies to expand senior housing options, including assisted living facilities and in-home services as part of supportive seniors housing, and increase the supply of below-market or subsidized independent housing units for seniors will be essential to accommodate the aging population.

Collaborative and proactive planning and investment in housing policy and seniors housing infrastructure will support the needs of senior residents, providing them with the housing options.

Accessibility Needs

A 2023 Social and Housing Needs Assessment, conducted by the Regional Housing Coordinator, focused on people with intellectual disabilities assessed that the current supply of affordable and appropriately supported residential options does not come close to meeting current needs. As a result of the compounding challenges facing the study area's aging and at-risk populations, many caregivers of people with disabilities are experiencing burnout.

The ongoing shortage of supportive and special needs housing has a direct impact on population groups who need housing that is accessible, that provides amenities that support mobility issues, and caters to other day-to-day life needs.

Input from an engagement session in 2023 involving persons living with intellectual disabilities and their caregivers highlights the concerns of residents seeking special needs housing:




"My wife and I are caregivers for a special needs 40-year-old man. Our ongoing concern is finding the necessary housing to accommodate the 3 of us."

"My sons are now 21 and 23 and I am hoping to have housing in place for the next five years. I am now 57 and my husband is 73 so it is important to us that they are independent so when the time comes for us to leave this earth that they are in a good place. A place where that have their own room and social supports and just support for day-to-day life needs."


Homelessness Needs

People experiencing homelessness are particularly vulnerable to the lack of supportive housing and affordable housing in the SCRD. As of 2021, approximately 146 people were counted as experiencing homelessness in the SCRD. Within the study area this corresponds to 73 individuals. However, this number is likely to be higher due to hidden homelessness, such as couch surfing, camping, and single mothers with children living with grandparents.

Engagement sessions conducted by the Regional Housing Coordinator in 2023 shed light on the need for accessible supportive housing, the intersection of homelessness with mental health and addiction, and the social responsibility towards public health and safety:



"I just want to have a door to close. I want to have security. I do not feel safe in a tent ... I don't like where I am, behind Hightide. But ... I'm afraid to be away from there. Because there's no buses in certain places ... I don't have a phone."



"Sleeping on the ground is not good for old bones, your nutrition, not having that level of protein that you need to heal. And one thing leads to another, and that's often the gateway to repeat admissions to the hospital, repeat visits to the emergency room, greater burden on the system and down a road of further health decline. And, you know, you see a lot of things, like chronic diseases like diabetes, which factor in as well. So it's a huge problem. The actual cost to society for somebody to be homeless is astronomical."

"And you have mental health and addictions, people that are plagued with that. And in that area, we are, I think, sorely underserved as a community, from every level, whether it's treatment beds, places for people to go after treatment, recovery houses, transition houses. I mean, it's a whole spectrum of things.... [Even for somebody to throw in 10 treatment beds on the coast, if they've got nowhere to go after their 28 days [what happens to that person next]."

"Even BC Parks provides hand washing and washrooms because you can't just live in a tent endlessly without those things. So I think, how can we do that in a way that is not enabling it or condoning it, but also making sure that we have a duty to provide public health and safety"

The data indicates that youth accounts for 12% of the homeless population, and people who identify as Indigenous make up 44% of the homeless population. This represents a troubling statistic, as children and individuals that identify as indigenous are often at risk of additional vulnerabilities that can compound precarious living situations.

Based on these figures, there is need for more transition houses and shelters across the study area. To meet the specific needs of many people experiencing homelessness, supportive housing providing on-site supports, such as life-skills training and connections to primary health care or substance use services, will be essential.

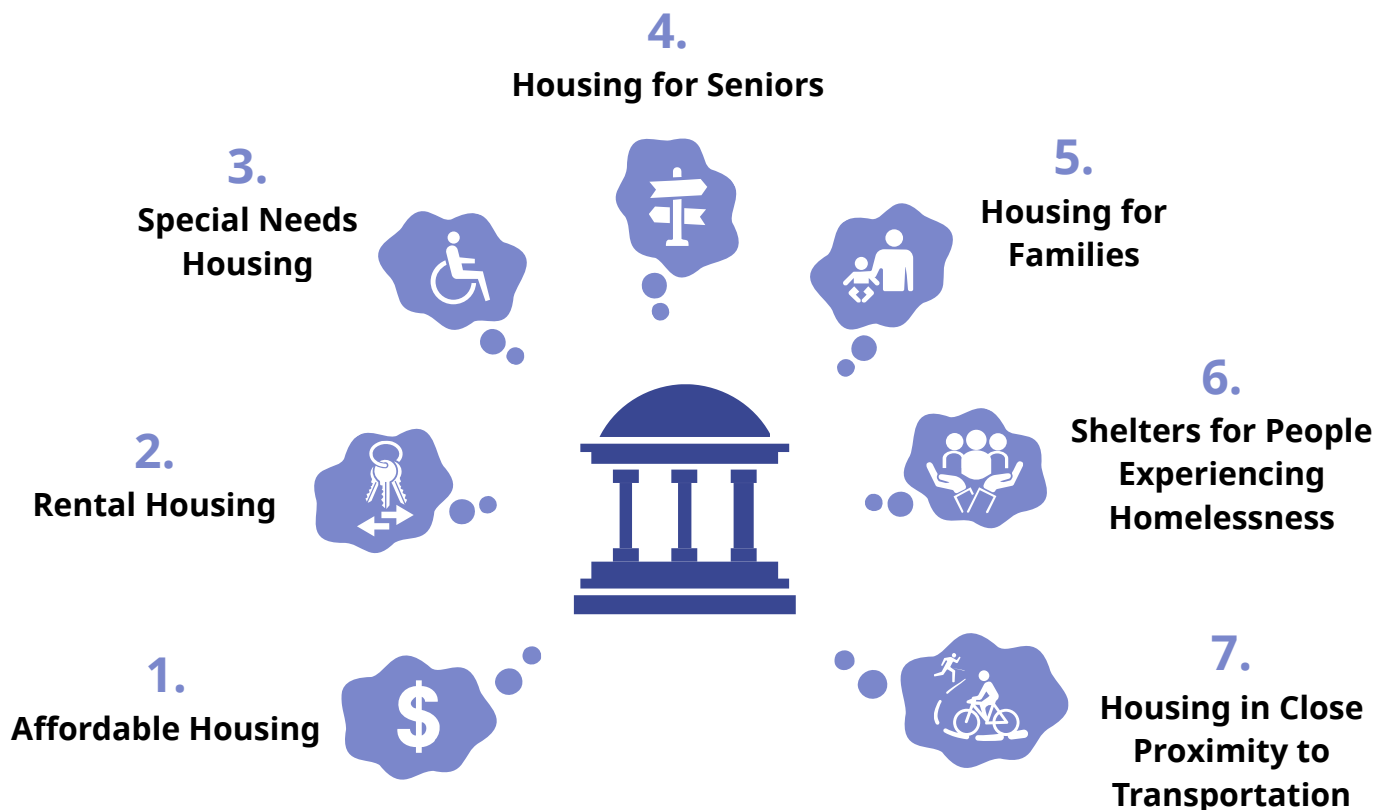
Despite their relatively low population density, many electoral areas in the study area are serviced by public transportation options, including bus services, with Egmont / Pender Harbour being the only exception. However, according to a survey conducted in 2024, respondents identified several significant barriers to transportation. These include the frequency and gaps in bus routes, which were noted by 35% of respondents, and concerns about highway safety, raised by 24% of participants.

Furthermore, many households in the study area are not conveniently located on a transit corridor or within a walking distance of essential services and amenities. These facilities are predominantly situated in more densely populated areas such as the District of Sechelt and the Town of Gibsons, creating accessibility barriers for those in more remote locations.

Due to the limited public transit options and the distance to amenities, the ownership and maintenance of a private vehicle is almost a necessity for many residents to maintain their quality of life. The costs associated with owning and maintaining private vehicles can further intensify the housing affordability challenges that residents are already grappling with.

5. Statements about Key Areas of Local Need of each Electoral Area

Legislation for the Provincial HNR mandates local governments to include statements about **seven key local needs** specific to each of their electoral areas. The sections below outline these statements, detailing the key local needs for each electoral area within the study area.



5.1 Egmont / Pender Harbour (Electoral Area A)



5.1.1. Affordable Housing

The study area has a high inventory of single-detached houses that are not affordable or suitable for most median-income households. Between 2006 and 2021, housing values in Egmont / Pender Harbour have increased significantly, with the average housing unit price nearly doubling (+92.6%). Like in the rest of the study area, Egmont / Pender Harbour's large inventory of single-detached houses has exacerbated an urgent demand for smaller housing units, including accessory dwelling units, secondary suites, multiplexes, and small-scale non-luxury purpose-built apartment buildings, particularly studio or 1-bedroom suites.

Median after-tax income of renters in Egmont / Pender Harbour is notably lower than that of owners, with renters earning 27.4% less than owner households as of 2021. Almost one in three renter households (31.3%) in Egmont / Pender Harbour are spending 30% or more of their income on rent, whereas 15.6% of the owners face a similar burden.



5.1.2. Rental Housing

Despite rising rental prices, rental household incomes have not kept pace, signalling the need for a greater supply of more affordable non-market housing. Average rents in Egmont / Pender grew by 65.4% between 2006 and 2021 to \$1,080. The rent for recently listed market-rate units is not affordable for most households earning median incomes. This is especially difficult for single-person households, single-parent families, and individuals with fixed incomes, many of whom are paying over 50% of their income on housing.

Renter households are particularly vulnerable to issues of affordability, adequacy, and suitability. 41.7% of renter households (100 households) were in "core housing need" in 2021, meaning that the housing units they rent fail to meet standards for overall affordability, adequacy, or suitability, with 16.7% (40 households) in extreme core housing need.

Despite these challenges, there are only 10 rent supplement housing units in Egmont / Pender Harbour as of 2023. The demand for non-market housing in the study area is very high with many households on BC Housing's Housing Registry waitlist. It is estimated that Egmont / Pender Harbour will need an additional 48 rental units between 2021 and 2041 to support renter households in extreme core housing need.



5.1.3. Special Needs Housing

According to BC Housing, supportive housing is subsidized housing with on-site supports for single adults, seniors, and people with disabilities at risk of or experiencing homelessness. The availability of supportive housing in the study area is critically low; according to BC Housing's 2023 data there are no supportive housing units in Egmont / Pender Harbour. As noted in the section summary, this represents a challenge for the area, as individuals at risk of homelessness and other at-risk population often rely on supportive housing to help prevent falling into a cycle of homelessness. Like in the rest of the study area, single occupancy units were found to be the preferred option for special needs housing, with some seeking adjoining units for caregivers and families.



5.1.4. Housing for Seniors

At 60.4 years old, Egmont / Pender Harbour had the highest median age in study area in 2021. 37.2% of the population in Egmont / Pender Harbour are seniors, representing one of the fastest growing population groups in the Electoral Area. According to BC Housing's 2023 data, there are 22 independent seniors housing units in the study area. However, none are in Egmont / Pender Harbour. The availability of housing units for seniors requiring assisted living services remains critically low across the study area, although specific figures are not provided by BC Housing.

Almost half of the households in Egmont / Pender are headed by seniors (44% or 685 households in 2021). As the majority of housing units in the study area are single detached dwellings, seniors may face accessibility challenges such as difficulties with stairs and bathrooms not equipped for their needs. Single detached houses often also require significant maintenance, which can be physically demanding and increasingly challenging as they age.

Additionally, living in single detached homes can be financially burdensome and socially isolating, often lacking easy access to social activities, community services and healthcare facilities, all of which are crucial for seniors' well-being. These seniors have few options to downsize to suitable and safe housing in their community as they age. Many seniors who require care are forced to sell their houses and leave the community. Seniors who are renters and living on fixed incomes are vulnerable to homelessness. If they lost their long-term rental, they are unlikely to afford the current rental costs, which are often more than their entire monthly income.



5.1.5. Housing for Families

There is a need for affordable housing options for families in Egmont / Pender Harbour and in the study area. Of the 965 family households residing in Egmont / Pender Harbour, 265 are families with children. Many families cannot afford to enter the ownership market as there are few entry-level options for them in the Electoral Area. The cost of larger units in both ownership and rental markets are significant. Market-rate housing is not affordable for most single-parent families, particularly single-parent families including women and their children who have experienced violence and are living in short-term transitional housing with nowhere to go.



5.1.6. Shelters for People Experiencing Homelessness

The number of people who are homeless or at risk of homelessness is increasing in the region. Of the 73 individuals experiencing homelessness within the study area, 14 of them are estimated as living in Egmont/Pender Harbour.



5.1.7. Housing in Close Proximity to Transportation Infrastructure that Supports Walking, Bicycling, Public Transit, and Alternative Forms of Transportation

There are no public transit options that connect Egmont / Pender Harbour to Sechelt. Many households in the Electoral Area face difficulties accessing services and amenities, which are often not within walking distance and are concentrated in more densely populated areas like the District of Sechelt and the Town of Gibsons. Without adequate public transit or closer amenities, owning and maintaining a private vehicle becomes almost a necessity for residents to maintain their quality of life. The costs of owning and maintaining private vehicles further compounds the housing affordability challenges that residents of Egmont / Pender Harbour are already facing. The SCRD would benefit from leveraging its existing data on public transit routes and housing distributions to understand key areas of need in terms of supporting transit-oriented development. Proximity analysis can reveal which transit routes best serve existing population distributions, where prospective key service gaps currently exist, and where the SCRD can focus its efforts in promoting additional growth and densification around transit routes.

5.2 Halfmoon Bay (Electoral Area B)



5.2.1. Affordable Housing

Between 2006 and 2021, housing values in the study area have seen a significant increase, with the average housing unit price in Halfmoon Bay increasing by 86.2%. Notably, this represented the slowest increase in housing unit prices compared to the rest of the study area. Despite the relatively slow increase, many houses are not affordable or suitable for most median-income households in Halfmoon Bay. Like in the rest of the study area, the Halfmoon Bay's large inventory of single-detached houses has exacerbated an urgent demand for smaller housing units, including accessory dwelling units, secondary suites, multiplexes, and small-scale non-luxury purpose-built apartment buildings, particularly studio or 1-bedroom suites.

As of 2021, 24.4% of renter households are considered low income in Halfmoon Bay, earning less than \$60,000 annually after tax. For owner households, the proportion of low income earners is 33.3%. Similar to other electoral areas, median income of renters in Halfmoon Bay is significantly lower than that of owners, with renters earning 25% less in median household income than owner households as of 2021. One in three renter households in Halfmoon Bay are spending 30% or more of their income on rent, whereas 18.4% of the owners face a similar burden.



5.2.2. Rental Housing

Like the SCRD and British Columbia more broadly, there is considerable demand for affordable rental housing in Halfmoon Bay. Within the Electoral Area, the cost of rent has risen significantly over the last four Census periods. As of 2021, the average monthly rent in Halfmoon Bay stands at \$1,380, representing an increase of \$997 since 2006. Despite this increase, as compared to the rest of the study area, Halfmoon Bay has the smallest percentage of renters living in "core housing need" and "extreme core housing need", with the 2021 proportions being 6.7% and 0% respectively.

Since 2006, the population of renter households in Halfmoon Bay has grown by 55%. Like in much of the SCRD, however, increases in the supply of affordable rental properties has not helped to balance out the increase in demand over the last four Census periods. As evidenced by increasing rental prices across the Electoral Area, Halfmoon Bay continues to experience pressure related to shelter costs for the area's growing number of renter households.

With rising rental prices, renter households making the median annual income are expected to continue to experience financial strain related to expenditure of housing and related costs of living. Given that the area had the smallest inventory

of rental housing of all the study area in 2021, there is a risk that renter households will continue to experience increased precarity in the coming years.

Given that the majority of the rental housing stock in Halfmoon Bay is constituted by private investments rather than purpose-built rentals, there is considerable demand for non-market housing in the area. Despite these challenges, as of 2023, the BC Housing Administration maintains only 2 rental supplement units within the boundaries of Halfmoon Bay. It is estimated that Halfmoon Bay will need an additional 24 rental units over 20 years (2021 to 2041) to accommodate renters in extreme core housing need.



5.2.3. Special Needs Housing

As of 2023, data sourced from BC Housing indicates that there are no supportive housing units offering transitional support and assisted living services in Halfmoon Bay. As noted in the section summary, this represents a challenge for the area, as individuals at risk of homelessness and other at-risk population often rely on supportive housing to help prevent falling into a cycle of homelessness. Like in the rest of the study area, single occupancy units were found to be the preferred option for special needs housing, with some seeking adjoining units for caregivers and families.



5.2.4. Housing for Seniors

As of 2021, the median age of residents in Halfmoon Bay was 56.8. About one in three residents (33.1%) in Halfmoon Bay are seniors, representing one of the fastest growing population groups in the Electoral Area. According to BC Housing's 2023 data, there are 22 independent seniors housing units in the study area. However, none are in Halfmoon Bay. The availability of housing units for seniors requiring assisted living services remains critically low across the study area, although specific figures are not provided by BC Housing.

Almost half of the households in Halfmoon Bay are headed by seniors (44.3% or 605 households in 2021). As the majority of housing units in Halfmoon Bay are single detached dwellings, seniors living in the Electoral Area may face accessibility challenges such as difficulties with stairs and living with bathrooms not equipped for their needs. Single detached houses often also require significant maintenance, which can be physically demanding and increasingly challenging as they age. With few options to downsize to smaller, more suitable and more accessible housing in the Halfmoon Bay area, the growing senior population in Halfmoon Bay may experience increasing challenges related housing as they age.



5.2.5. Housing for Families

As of 2021, there are 910 family households in Halfmoon Bay – representing 66.7% of the total private households in the Electoral Area. Of these family households, 335 are families with children. There is a need for affordable housing options for families in Halfmoon Bay and in the rest of the study area. The cost of larger units in both ownership and rental markets are significant and rising, and many families cannot afford to enter the ownership market as there are few entry-level options for them. Like in the rest of the study area, single-parent families are most severely impacted by the affordability challenges in Halfmoon Bay. This situation is particularly acute for single-parent families led by mothers who have experienced violence. These lone-parent families often find themselves living in short-term transitional housing with limited options for permanent accommodation. As noted previously, there are only 2 transitional housing options maintained within Halfmoon Bay.



5.2.6. Shelters for People Experiencing Homelessness

Of the 73 individuals within the study area experiencing homelessness, 14 were estimated to be residing in Halfmoon Bay. It is crucial to understand that this figure may not fully represent the actual number of homeless individuals due to the prevalence of hidden homelessness, such as couch surfing, camping, and single mothers with children living with grandparents.



5.2.7. Housing in Close Proximity to Transportation Infrastructure that Supports Walking, Bicycling, Public Transit, and Alternative Forms of Transportation

Halfmoon Bay is one of the 4 electoral areas serviced by bus routes within the study area. The SCRD would benefit from leveraging its existing data on public transit routes and housing distributions to understand key areas of need in terms of supporting transit-oriented development. Proximity analysis can reveal which transit routes best serve existing population distributions, where prospective key service gaps currently exist, and where the SCRD can focus its efforts in promoting additional growth and densification around transit routes.

5.3 Roberts Creek (Electoral Area D)



5.3.1. Affordable Housing

Housing values on the Roberts Creek have increased significantly in recent years, with the average housing unit price increasing by 105.6% between 2006 and 2021. Across the study area, Roberts Creek has the highest share of renters earning less than \$60,000 annually with 155 households, representing 40.8% of the total renter households in the Electoral Area. For owner households, the proportion in 2021 stood at 730, or 31.8% of all owner household. Similar to the rest of the study area, median after-tax income of renters in Roberts Creek is significantly lower than that of owners, with renters earning 65% of the median owner household income.

Affordability is a significant challenge in Roberts Creek and many houses are not affordable or suitable for most median-income households in the Electoral Area. Compared to the rest of the study area, Roberts Creek has the highest share of renters that do not have access to affordable housing. As of 2021, 34.2% (130 renter households) of the renter households in Roberts Creek are spending 30% or more of their income on rent, whereas 14.6% (170 owner households) of the owners face a similar burden. Like in the rest of the study area, the Electoral Area's high inventory of single-detached houses has helped to stimulate demand for smaller housing units, including accessory dwelling units, secondary suites, multiplexes, and small-scale non-luxury purpose-built apartment buildings, particularly studio or 1-bedroom suites.



5.3.2. Rental Housing

The cost of rent in Roberts Creek has risen significantly over the past four Census periods. As of 2021, the average monthly rent in Roberts Creek stood at \$1,405 as of 2021, representing a substantive increase from 2006 where average rent was just \$846. One factor driving this increase has been a significant increase in the number of renter households residing in Roberts Creek over this period. Like in the rest of the study area, rising rental prices frequently outstrip increases in household incomes in Roberts Creek, meaning that renter households making the median income are likely to continue to experience financial strain related housing and cost of living expenses. Compared to the rest of the study area, renters in Roberts Creek are more likely to live in housing that is unaffordable, inadequate, or unsuitable, with 36.8% identified as being "core housing need" and 15.8% in "extreme core housing need". As of 2023, however, only 10 rent assisted units are currently in operation within Roberts Creek, and it is estimated that the area will need an additional 48 rental units over the next 20 years to support renters in extreme core housing need.



5.3.3. Special Needs Housing

As of 2023, data sourced from BC Housing indicates that there are no supportive housing units offering transitional support and assisted living services in Roberts Creek. As noted in the section summary, this represents a challenge for the area, as individuals at risk of homelessness and other at-risk population often rely on supportive housing to help prevent falling into a cycle of homelessness. Like in the rest of the study area, single occupancy units were found to be the preferred option for special needs housing, with some seeking adjoining units for caregivers and families.



5.3.4. Housing for Seniors

As of 2021, the median age of residents in Roberts Creek is 51.2 years old – the lowest median age in the study area. Seniors represent about 30% of the population in Roberts Creek (1,050 individuals being 65 years or older as of 2021) and about 41.7% of the households in Roberts Creek are led by seniors (645 households in 2021). According to BC Housing's 2023 data, there are 22 independent seniors housing units in the study area; however, none are in Roberts Creek. The availability of housing units for seniors requiring assisted living services remains critically low across the study area, although specific figures are not provided by BC Housing.

As the majority of housing units in Roberts Creek are single detached dwellings, seniors living in the Electoral Area may face accessibility challenges such as difficulties with stairs and living with bathrooms not equipped for their needs. Single detached houses often also require significant maintenance, which can be physically demanding and increasingly challenging as they age. With few options to downsize to smaller, more suitable and more accessible housing in the Roberts Creek area, the growing senior population in Roberts Creek may experience increasing challenges related to housing as they age.



5.3.5. Housing for Families

As of 2021, there are 990 family households in Roberts Creek (64% of the total private households in Roberts Creek). Of these family households, 470 are families with children. The cost of larger units in both ownership and rental markets are significant. This has created a pressing need for more affordable housing options for families in Roberts Creek. The scarcity of entry-level options in the Electoral Area has made it particularly challenging for many families to enter the ownership market.



5.3.6. Shelters for People Experiencing Homelessness

Within the study area there were an estimated 73 individuals experiencing homelessness in 2021. Of these, 16 were estimated to be residing in Roberts Creek. It is crucial to understand that this figure may not fully represent the actual number of homeless individuals due to the prevalence of hidden homelessness, such as couch surfing, camping, and single mothers with children living with grandparents.



5.3.7. Housing in Close Proximity to Transportation Infrastructure that Supports Walking, Bicycling, Public Transit, and Alternative Forms of Transportation

Roberts Creek is one of the four electoral areas serviced by bus routes within the study area. The SCRD would benefit from leveraging its existing data on public transit routes and housing distributions to understand key areas of need in terms of supporting transit-oriented development. Proximity analysis can reveal which transit routes best serve existing population distributions, where prospective key service gaps currently exist, and where the SCRD can focus its efforts in promoting additional growth and densification around transit routes.

5.4 Elphinstone (Electoral Area E)



5.4.1. Affordable Housing

Between 2006 and 2021, the average housing unit price in Elphinstone increased by 106%. Notably, this represented one of the highest increases in housing unit prices within the study area. With a median after-tax household income of \$77,500, many houses in Elphinstone are not affordable or suitable for most median-income households in the Electoral Area. Like in the rest of the study area, the Electoral Area's high inventory of single-detached houses has helped to stimulate demand for smaller housing units, including accessory dwelling units, secondary suites, multiplexes, and small-scale non-luxury purpose-built apartment buildings, particularly studio or 1-bedroom suites.

As of 2021, one in three renter households (95 renter households and 33.3% of the total renter households) in Elphinstone are considered low income, earning less than \$60,000 annually. For owner households, the proportion is 25.4% (335 owner households). Similar to the rest of the study area, median income of renters in Elphinstone is significantly lower than that of owners, with renters earning 34.6% less than owner households as of 2021²¹. About 30% of renter households (85 households) in Elphinstone are spending 30% or more of their income on rent, whereas only 12% of the owners (160 households) face a similar burden.



5.4.2. Rental Housing

There is a high demand for rental housing in Elphinstone and across the study area. Cost of rent has risen significantly over the years. The average monthly rent in Elphinstone is \$1,450 as of 2021, increasing from \$936 in 2006. A significant portion of renters in Elphinstone are living in rental units that are unaffordable, inadequate, or unsuitable, with 17.5% identified as being in "core housing need" and 8.8% in "extreme core housing need".

The population of renter households in Elphinstone has grown by 58.3% since 2006. However, with more renters in the Electoral Area, the increase in rental properties has not kept pace, pushing up the cost of rent. With rising rental prices, renter households making the median income are likely unable to find appropriate rental units suited to their respective income levels.

²¹ Based on the 2021 Census data, the median after-tax incomes of renter households and owner households in Elphinstone were \$55,600 and \$85,000, respectively.



5.4.3. Special Needs Housing

As of 2023, data sourced from BC Housing indicates that there are four supportive housing units offering transitional support and assisted living services in Elphinstone. As noted in the section summary, this represents a challenge for the area, as individuals at risk of homelessness and other at-risk population often rely on supportive housing to help prevent falling into a cycle of homelessness. Like in the rest of the study area, single occupancy units were found to be the preferred option for special needs housing, with some seeking adjoining units for caregivers and families.



5.4.4. Housing for Seniors

As of 2021, the median age of residents in Elphinstone is 52 years old and about 27% of the residents in the Electoral Area are seniors. According to BC Housing's 2023 data, there are 22 independent seniors housing units in the study area; however, none are in Elphinstone. These are housing arrangements designed for seniors who are capable of living on their own. As for seniors requiring transitional support and assisted living services, the number of housing units designed for these individuals remains very low in Elphinstone. According to BC Housing, there are only 4 supportive housing that provide transitional support and assisted living services in the Electoral Area.

About 40% of the households in Elphinstone are headed by seniors (645 households in 2021). As the majority of housing units in the Electoral Area are single detached dwellings, seniors may face accessibility challenges such as difficulties with stairs and bathrooms not equipped for their needs. Single detached houses often also require significant maintenance, which can be physically demanding and increasingly challenging as they age. Additionally, living in single detached homes can be financially burdensome and socially isolating, often lacking easy access to social activities, community services and healthcare facilities, all of which are crucial for seniors' well-being. These seniors have few options to downsize to suitable and safe housing in their community as they age.



5.4.5. Housing for Families

As of 2021, there are 1,095 family households in Elphinstone (68.2% of the total private households in the Electoral Area). Of these family households, 485 are families with children. The need for affordable housing options for families in Elphinstone is high. The cost of larger units in both ownership and rental markets are significant and many families cannot afford to enter the ownership market as there are few entry-level options in the Electoral Area and across the study area.



5.4.6. Shelters for People Experiencing Homelessness

146 individuals were identified as experiencing homelessness in the SCR D in 2021. This corresponds to 73 individuals within the study area. Of these, 18 were estimated to be residing in Elphinstone. It is crucial to understand that this figure may not fully represent the actual number of homeless individuals due to the prevalence of hidden homelessness, such as couch surfing, camping, and single mothers with children living with grandparents.



5.4.7. Housing in Close Proximity to Transportation Infrastructure that Supports Walking, Bicycling, Public Transit, and Alternative Forms of Transportation

Elphinstone is one of the four electoral areas serviced by bus routes within the study area. The SCR D would benefit from leveraging its existing data on public transit routes and housing distributions to understand key areas of need in terms of supporting transit-oriented development. Proximity analysis can reveal which transit routes best serve existing population distributions, where prospective key service gaps currently exist, and where the SCR D can focus its efforts in promoting additional growth and densification around transit routes.

5.5 West Howe Sound (Electoral Area F)



5.5.1. Affordable Housing

Between 2006 and 2021, housing values in West Howe Sound have increased by 106.7%. Notably, this represented the highest increase in housing unit prices compared to the rest of the study area. With the median after-tax household income of \$70,000, many houses in West Howe Sound are not affordable or suitable for most median-income households in the Electoral Area. Like in the rest of the study area, the Electoral Area's high inventory of single-detached houses has helped to stimulate demand for smaller housing units, including accessory dwelling units, secondary suites, multiplexes, and small-scale non-luxury purpose-built apartment buildings, particularly studio or 1-bedroom suites.

As of 2021, one in three renter households (70 renter households and 31.8% of the total renter households) in West Howe Sound are considered low income, earning less than \$60,000 annually. For owner households, the proportion is 26.1% (230 owner households). Like the rest of the study area, the median income of renters in West Howe Sound is significantly lower than that of owners, with renters earning almost 40% less than owner households as of 2021²². About 41% of renter households (90 households) in West Howe Sound are spending 30% or more of their income on rent, whereas only 10.8% of the owners (95 households) face a similar burden.



5.5.2. Rental Housing

The cost of rent has risen significantly in West Howe Sound over the last 4 years. In 2021, the average monthly rent in West Howe Sound was \$1,380, a sharp increase from \$888 in 2006. A significant portion of renters in West Howe Sound are living in rental units that are unaffordable, inadequate, or unsuitable, with 18.2% identified as being in "core housing need" and 11.4% in "extreme core housing need".

Despite the challenges faced by renters, as of 2023, there are only 21 rent supplement units under BC Housing Administration in West Howe Sound. Yet, it holds the highest inventory of rent supplement units compared to the rest of the study area. It is estimated that West Howe Sound will need an additional 24 rental units over 20 years (2021 to 2041) to support rental households in extreme core housing need.

²² Based on the 2021 Census data, the median after-tax incomes of renter households and owner households in West Howe Sound were \$46,000 and \$76,000, respectively.



5.5.3. Special Needs Housing

The availability of supportive housing in West Howe Sound is very low. According to BC Housing's 2023 data there are no supportive housing units that provide transitional support and assisted living services in West Howe Sound. As noted in the section summary, this represents a challenge for the area, as individuals at risk of homelessness and other at-risk population often rely on supportive housing to help prevent falling into a cycle of homelessness. Like in the rest of the study area, single occupancy units were found to be the preferred option for special needs housing, with some seeking adjoining units for caregivers and families.



5.5.4. Housing for Seniors

As of 2021, the median age of residents in West Howe Sound is 55.6 years old and about 32% of the residents in the Electoral Area are seniors. According to BC Housing's 2023 data, there are 22 independent seniors housing units in the study area – all are in West Howe Sound. These are housing arrangements designed for seniors who are capable of living on their own. As for seniors requiring assisted living services, the availability of housing units designed to accommodate this vulnerable group remains critically low in West Howe Sound and across the study area.

About 45% of the households in West Howe Sound are headed by seniors (495 households in 2021). Like the rest of the study area, the majority of housing units in West Howe Sound are single detached dwellings. This population is more likely to face accessibility challenges such as difficulties with stairs and bathrooms not equipped for their needs. Single detached houses often also require significant maintenance, which can be physically demanding and increasingly challenging as the residents age. Living in single detached homes can be financially burdensome and socially isolating, often lacking easy access to social activities, community services and healthcare facilities, all of which are crucial for seniors' well-being. These seniors have few options to downsize to suitable and safe housing in their community.



5.5.5. Housing for Families

As of 2021, there are 700 family households in West Howe Sound (63.6% of the total private households in the Electoral Area). Of these households, 260 are families with children. The need for affordable housing options for families in West Howe Sound is high. The cost of larger units in both ownership and rental markets are significant and many families cannot afford to enter the ownership market as there are few entry-level options in the Electoral Area and across the study area.



5.5.6. Shelters for People Experiencing Homelessness

146 individuals were identified as experiencing homelessness across the SCRD in 2021. Within the study area this corresponds to 73 individuals. Of these, 11 were estimated to be residing in West Howe Sound. It is crucial to understand that this figure may not fully represent the actual number of homeless individuals due to the prevalence of hidden homelessness, such as couch surfing, camping, and single mothers with children living with grandparents.



5.5.7. Housing in Close Proximity to Transportation Infrastructure that Supports Walking, Bicycling, Public Transit, and Alternative Forms of Transportation

West Howe Sound is one of the four electoral areas serviced by bus routes within the study area. The SCRD would benefit from leveraging its existing data on public transit routes and housing distributions to understand key areas of need in terms of supporting transit-oriented development. Proximity analysis can reveal which transit routes best serve existing population distributions, where prospective key service gaps currently exist, and where the SCRD can focus its efforts in promoting additional growth and densification around transit routes.

5.6 For Consideration

This HNR has identified different types of housing that are currently in short supply within the community. To address affordability challenges and to support vulnerable members in the study area communities will require more than a single solution:



Housing Supply & Demands

The data presented in this report indicates the need to increase the supply of affordable, below-market housing for residents across the study area. Due to a high inventory of single-detached dwellings, renters, first-time owners, and seniors are in need of smaller housing units, such as accessory dwelling units, secondary suites, multiplexes, and small-scale purpose-built apartment buildings, particularly studio or 1-bedroom suites.



Housing Options & Services

Additionally, with seniors representing one of the current fastest growing demographic groups in the study area, developing strategies to expand senior housing options such as assisted living facilities and subsidized independent housing units for seniors will be essential to accommodate the aging population.



Housing Assistance & Solutions

The SCRD has received input from previous housing needs reports and the Regional Housing Coordinator which outline strategies that can assist vulnerable groups to improve their current housing situation. These strategies are particularly intended to assist individuals living at the intersection of homelessness, addiction, and mental health issues, as well as senior citizens.

The emphasis of these initiatives is on devising services and solutions that prioritize prevention and successful transitions out of homelessness. These include addressing the affordability challenges and supporting the vulnerable members of the SCRD community necessitates a comprehensive approach undertaken by the SCRD and all levels of government.

Possible Actions include:

- 1** Housing for people going through addiction recovery, including short-term treatment and recovery housing, second-stage housing, and long-term abstinence-based supportive housing.
- 2** Housing that supports people living with mental illness or requiring complex care.
- 3** Emergency and supportive housing for youth.
- 4** Deeply affordable housing for people living on fixed incomes, single-parent families, and young working adults.
- 5** Supportive housing for seniors who are living with addictions and require long-term care.
- 6** Appropriate transitional housing for people to move out of encampments, unsafe living conditions, emergency shelters, or low-barrier supportive housing.
- 7** Diversion and rapid rehousing (temporary housing) for people who are experiencing sudden homelessness.
- 8** Housing options that address the 'missing middle' challenge that are deployed in the right locations, providing necessary amenities and mobility options.
- 9** Planning and strategizing for diverse housing developments beyond single-family dwellings.
- 10** Proactively planning for the increasing needs of the growing senior population.
- 11** Improved understanding of servicing capacity within each of the electoral areas in order to determine whether and how existing infrastructure can accommodate housing developments and additional residents.
- 12** Reinvestment in the aging housing stock, such as the maintenance and upgrade of older buildings.
- 13** Readiness to scale up the development pipeline through enhanced administrative capacity.

The goal is to foster a community where everyone has access to safe, affordable housing options that cater to the diverse needs of the various demographics in the study area.

Provincial legislation requires that local governments must consider the most recent housing need when amending an OCP. As such, the SCRD is committed to leveraging the insights found within this report to inform their future Official Community Plan, with a key focus on developing an integrated and coherent policy framework that outlines clear goals and initiatives designed to help the SCRD to address its existing housing challenges.

The findings of this HNR are intended to **provide the SCRD with an understanding of the housing needs within the study area**. This understanding will be used to **inform future plans and initiatives** by the SCRD, including identifying strategies to address these needs and determining the locations and sizes of new developments in the area.

Chapter 6 further delves into the specifics of some of the action that have been conducted since the SCRD's last HNR and which will help to form the basis of momentum for continued progress.

Chapter 6

Looking Back

Chapter 6 provides a summary of the actions undertaken by the Sunshine Coast Regional District to address housing needs, since the publication of the most recent HNR.

Data sources include:

- SCRD

The SCRD, in collaboration with the Town of Gibsons and the District of Sechelt, published an HNR in November 2020.

Since the publication of the 2020 HNR, the SCRD has taken seven key action items to reduce housing needs:

- 1** Creation of Regional Housing Coordinator Position
- 2** Increase in allowable size of Auxiliary Dwelling Units (ADUs), permit suites in all houses, and further regulate Short Term Rentals (STRs) in Electoral Areas B, D, E, and F
- 3** Senior Housing Project Collaboration: Campbell House at Lily Lake in Pender Harbour (Electoral Area A)
- 4** Negotiated a Community Amenity Contribution toward Affordable Housing policy development: 268 Stella Maris in West Howe Sound (Electoral Area F)
- 5** Negotiated a Strata Lot Donation to Habitat for Humanity (Affordable Housing Contribution): 1457 North Road in West howe Sound (Electoral Area F)
- 6** Completed Development Approvals Process Review (DAPR)

Action 1 - Creation of the Regional Housing Coordinator Position

One of the key steps taken by the SCRD was the creation of a Regional Housing Coordinator position. The position is made possible through revenue sharing of the provincial Municipal & Regional District Tax on accommodations. Since 2022, the Regional District has overseen the contracted services of a shared Regional Housing Coordinator. This role involves the development and implementation of a regional housing plan, including community engagement related to the implementation of the plan and ongoing housing priorities.

Action 2 - Increase in allowable size of Auxiliary Dwelling Units (ADUs), permit suites in all houses, and further regulate Short Term Rentals (STRs)

The SCRD has made significant changes to zoning regulations in four of its electoral areas. Zoning Bylaw No. 722, which establishes the zoning and subdivision districts for Electoral Areas B (Halfmoon Bay), D (Roberts Creek), E (Elphinstone) and F (West Howe Sound), was adopted by the SCRD Board on October 13, 2022. The new bylaw replaced the over 30-year-old Zoning Bylaw 310 and puts forward new regulations in key areas, such as housing, residential agriculture and home-based business, and provides a new more user-friendly format, with expanded definitions.

Examples of where the new bylaw helps address housing needs includes:

- Increased Auxiliary Dwelling Unit (ADU) size from 55m² to 90m² to enhance housing option.
- New accessory housing allowance (secondary suite up to 55m²) for a single-unit dwelling.
- Established clear rules for Short Term Rentals (STRs).

Action 3 - Senior Housing Project

Campbell House at Lily Lake in Pender Harbour (Electoral Area A)

Since the publication of the 2020 HNR, 14 new affordable rental housing units have been approved for construction. These housing units provide supports for seniors with low to moderate incomes in Pender Harbour (Electoral Area A).

Additionally, since 2021, a partnership between the Province, through BC Housing, the SCRCD, and Pender Harbour Seniors Housing Society (PHSHS) is spearheading the construction of a three-storey apartment building: Campbell House. The apartment building, located at 12730 Lagoon Rd., will have a mix of one- and two-bedroom units, including two accessible units. Each unit at Campbell House will be wheelchair accessible, have its own balcony, basic kitchen, and other features designed to make it easier for seniors to get around. Construction of Campbell House began in 2021 and is currently still underway at the time of writing this report. As part of the project's funding, the Province, through BC Housing, is providing approximately \$4.15 million to the project.

BC project funding and grant included:

- Approximately, \$2.75 million of the funding is provided through the Provincial Investment in Affordable Housing fund; and,
- A Deepening Affordability grant of approximately \$1.4 million. Without the additional Deepening Affordability investment, the rents would not have been as affordable for people in the community.

In addition to the \$4.15 million in government funding, the Pender Harbour Seniors Housing Society (PHSHS) provided the land for the project and the SCRCD provided \$45,000 of in-kind support.

Action 4 - Cash Contribution to Affordable Housing

268 Stella Maris in West Howe Sound (Electoral Area F)

The SCRCD negotiated a Community Amenity Contribution toward affordable housing policy development as a result of the zoning bylaw application at 268 Stella Maris in West Howe Sound (Electoral Area F). The owners and the SCRCD entered into a covenant, under Section 219 of the *Land Title Act*, to ensure that a cash contribution of \$7,500 per new lot created by the subdivision of the lands would be made towards affordable housing policy development. The covenant registered in March 2024 and was made possible via Policy 7.3.4 of the West Howe Sound Official Community Plan (OCP). At the time of writing this report, the subdivision is underway with an anticipated 16-lot subdivision.

Action 5 - Strata Lot Donation to Habitat for Humanity (Affordable Housing Contribution)

1457 North Road in West Howe Sound (Electoral Area F)

The SCR D negotiated the donation of a strata lot through an application to amend the Zoning Bylaw and the Official Community Plan (OCP). The application was to facilitate a cluster housing development located in the Gateway Neighbourhood of West Howe Sound (Electoral Area F). The OCP and Zoning Bylaw amendments were adopted on October 8, 2020, which will enable subdivision of ten bare-land strata lots. The owners of the lot and the SCR D agreed to donate a strata lot to the Sunshine Coast Habitat for Humanity as part of their affordable housing contribution. At the time of writing this report, the subdivision is currently underway and therefore the lot has not yet been transferred to Habitat for Humanity.

Action 6 - Development Approvals Process Review (DAPR)

In February 2023, the SCR D launched the Development Approvals Process Review (DAPR) project to critically examine the Regional District's development review and approvals process. Through DAPR, the SCR D identified challenges and opportunities to improve the current development approvals process in order to reduce barriers to affordable housing and accelerate the construction of the housing units in the SCR D.

On July 27, 2023, the SCR D Board endorsed the final DAPR report and directed staff to proceed with the recommendations presented in a report to improve the SCR D's current development approval processes. The implementation of the recommendations resulted from the DAPR is underway at the time of writing this report.

Chapter 7

Appendices

Appendix A: Glossary

Appendix B: Population by Age by Electoral Area

Appendix C: Mobility Characteristics by Electoral Area

Appendix D: Household Characteristics (Household Size)
by Electoral Area

Appendix E: Household Income by Electoral Area

Appendix F: Dataset Sources, Limitations, and Uses

Appendix A: Glossary

Acronym	Definition
ADU	Auxiliary Dwelling Unit
BC	British Columbia
CMHC	Canadian Mortgage and Housing Corporation
DAPR	Development Approvals Process Review
ECHM	Extreme Core Housing Need
HART	Housing Assessment Resource Tools
HNR	Housing Needs Report
IDP	Integrated Data Project
OCP	Official Community Plan
PEH	People experiencing homelessness
PHSHS	Pender Harbour Seniors Housing Society
RAP	Rental Assistance Program
SAFER	Shelter Aid for Elderly Renters
SCRD	Sunshine Coast Regional District
SHF	Suppressed household formation
STR	Short Term Rentals
UBC	University of British Columbia

Term	Definition
Subsidized Housing	<p>A renter household is considered to live in subsidized housing if they are not paying the full market cost of housing and includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.</p> <p>Source: Dictionary, Census of Population, 2021</p>

Appendix B: Population by Age by Electoral Area

Figures B.1 to B.5 provide an electoral area-level breakdown of population by age group based on Census data from 2021.

Figure B.1: Electoral Area A, Population by Age Group - 2021

Source: Statistics Canada, Census 2021.

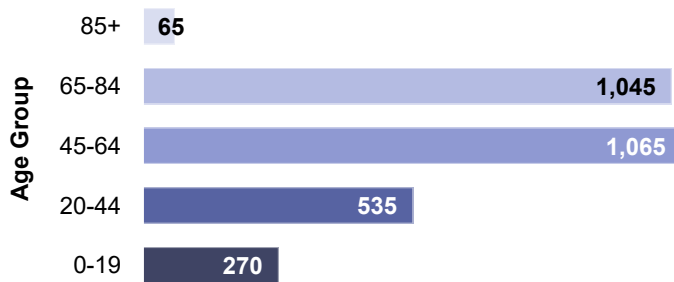


Figure B.2: Electoral Area B, Population by Age Group - 2021

Source: Statistics Canada, Census 2021.

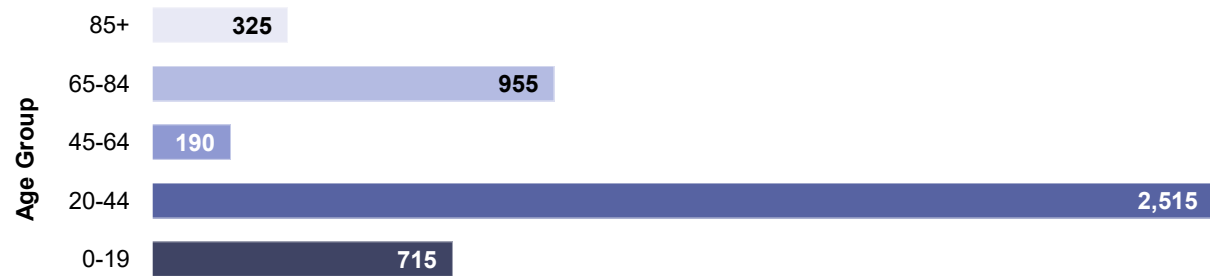


Figure B.3: Electoral Area D, Population by Age Group - 2021

Source: Statistics Canada, Census 2021.



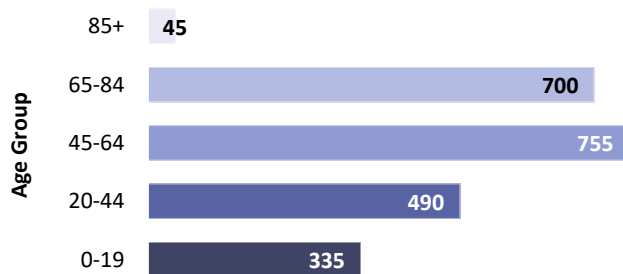
Figure B.4: Electoral Area E, Population by Age Group - 2021

Source: Statistics Canada, Census 2021.



Figure B.5: Electoral Area F, Population by Age Group - 2021

Source: Statistics Canada, Census 2021.



Appendix C: Mobility Characteristics by Electoral Area

Figures C.1 to C.5 below provide the breakdown of the number of people by mobility status (non-movers, non-migrants, and migrants) in the study area based on Census data from 2006 to 2021.

Figure C.1: Electoral Area A, Mobility Status: 2006-2021

Source: Statistics Canada, Census 2006-2021.

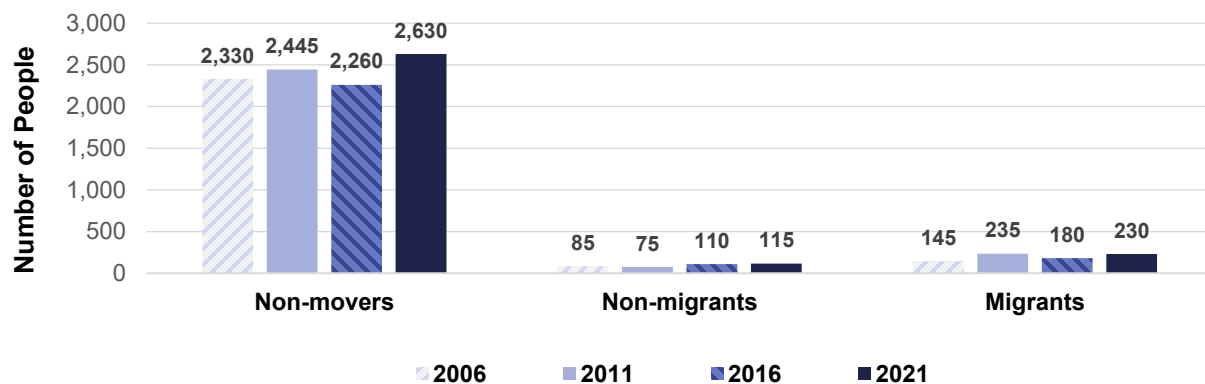


Figure C.2: Electoral Area B, Mobility Status: 2006-2021

Source: Statistics Canada, Census 2006-2021.

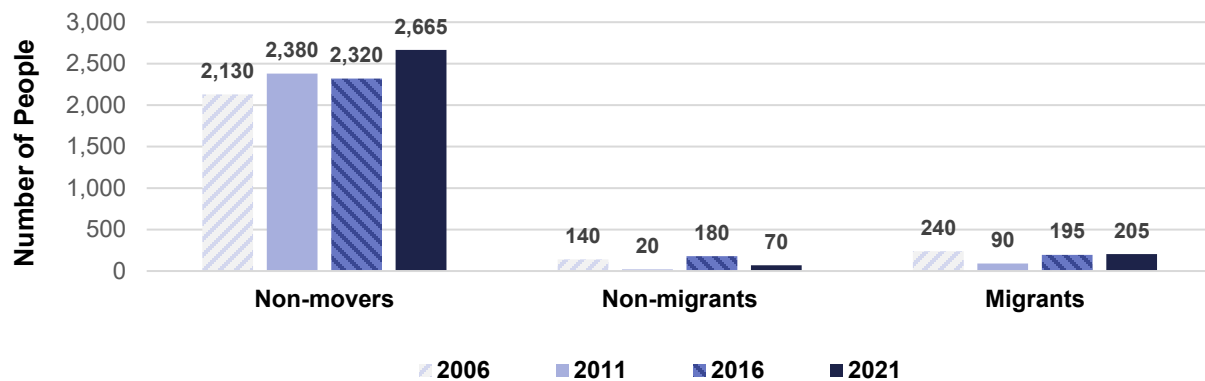


Figure C.3: Electoral Area D, Mobility Status: 2006-2021

Source: Statistics Canada, Census 2006-2021.

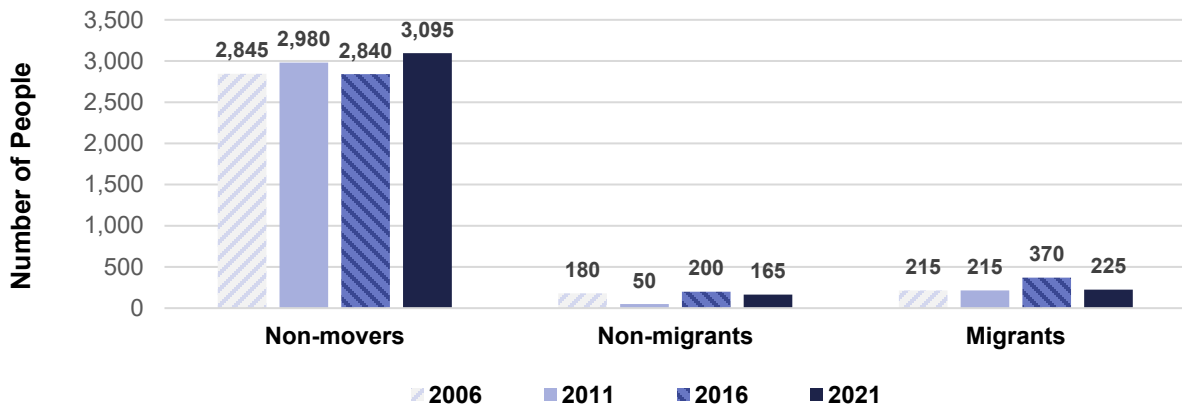


Figure C.4: Electoral Area E, Mobility Status: 2006-2021

Source: Statistics Canada, Census 2006-2021.

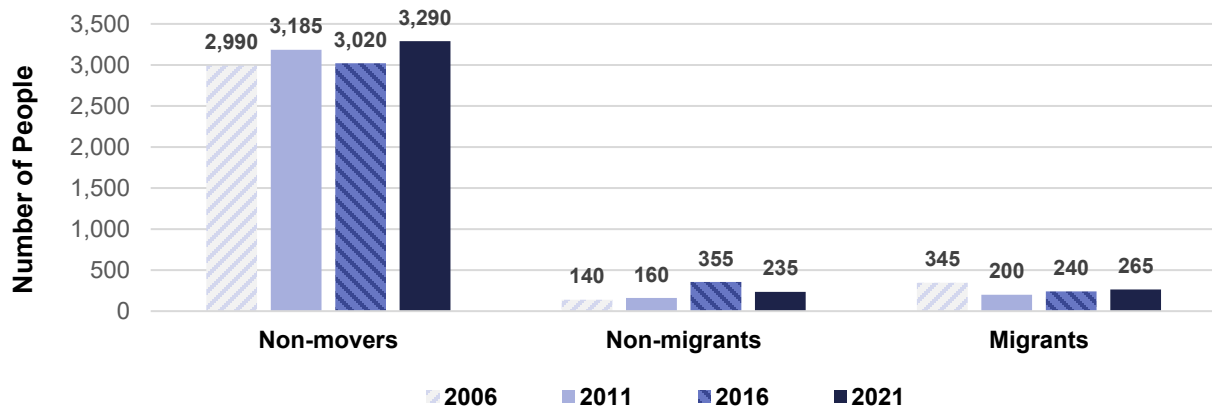
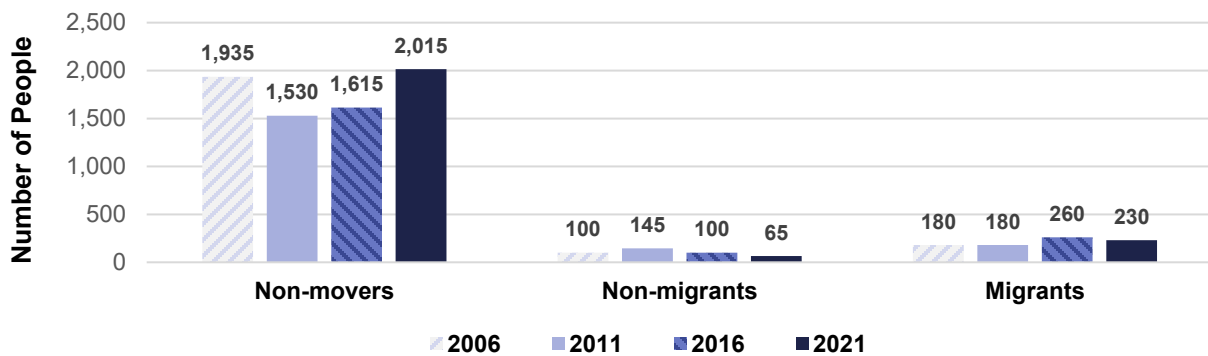


Figure C.5: Electoral Area F, Mobility Status: 2006-2021

Source: Statistics Canada, Census 2006-2021.



Appendix D: Household Characteristics by Electoral Area

Tables D.1 to D.5 show the number of households by household size in each of the five electoral areas within the study area based on data sourced from the four most recent Census reports (2006 to 2021).

Table D.1: Total Private Households by Household Size, Egmont / Pender Harbour (Electoral Area A), 2006-2021

Electoral Area A Household Size	2006	% of Total	2011	% of Total	2016	% of Total	2021	% of Total
1 person	365	29.4%	410	29.3%	505	36.6%	530	34.0%
2 persons	615	49.6%	790	56.4%	690	50.0%	785	50.0%
3 persons	125	10.1%	90	6.4%	105	7.6%	145	9.3%
4 persons	85	6.9%	110	7.9%	45	3.3%	80	5.1%
5 or more persons	50	4.0%	0	0.0%	30	2.2%	20	1.3%
Total private households	1,240	100%	1,400	100%	1,375	100%	1,560	100%
Total number of persons	2,580	n/a	2,780	n/a	1,385	n/a	2,980	n/a

Source: Statistics Canada, Census 2006 - 2021.

Table D.2: Total Private Households by Household Size, Halfmoon Bay (Electoral Area B), 2006-2021

Electoral Area B Household Size	2006	% of Total	2011	% of Total	2016	% of Total	2021	% of Total
1 person	280	25.0%	300	27.8%	370	29.6%	405	29.7%
2 persons	515	46.0%	405	37.5%	580	46.4%	635	46.5%
3 persons	140	12.5%	170	15.7%	145	11.6%	140	10.3%
4 persons	140	12.5%	135	12.5%	90	7.2%	120	8.8%
5 or more persons	45	4.0%	70	6.5%	70	5.6%	70	5.1%
Total private households	1,120	100%	1,080	100%	1,255	100%	1,370	100%
Total number of persons	2,545	n/a	2,510	n/a	2,710	n/a	2,960	n/a

Source: Statistics Canada, Census 2006 - 2021.

Table D.3: Total Private Households by Household Size, Roberts Creek (Electoral Area D), 2006-2021

Electoral Area D Household Size	2006	% of Total	2011	% of Total	2016	% of Total	2021	% of Total
1 person	375	27.6%	375	27.3%	395	26.2%	440	28.4%
2 persons	485	35.7%	490	35.6%	640	42.5%	630	40.6%
3 persons	200	14.7%	215	15.6%	225	15.0%	205	13.2%
4 persons	195	14.3%	200	14.5%	180	12.0%	180	11.6%
5 or more persons	105	7.7%	95	6.9%	65	4.3%	90	5.8%
Total private households	1,360	100%	1,375	100%	1,505	100%	1,545	100%
Total number of persons	3,285	n/a	3,275	n/a	3,420	n/a	3,520	n/a

Source: Statistics Canada, Census 2006 - 2021.

Table D.4: Total Private Households by Household Size, Elphinstone (Electoral Area E), 2006-2021

Electoral Area E Household Size	2006	% of Total	2011	% of Total	2016	% of Total	2021	% of Total
1 person	330	23.2%	310	21.6%	415	27.0%	395	24.4%
2 persons	550	38.7%	575	40.1%	600	39.1%	705	43.5%
3 persons	215	15.1%	225	15.7%	200	13.0%	220	13.6%
4 persons	220	15.5%	220	15.3%	245	16.0%	185	11.4%
5 or more persons	105	7.4%	105	7.3%	75	4.9%	110	6.8%
Total private households	1,420	100%	1,435	100%	1,535	100%	1,615	100%
Total number of persons	3,505	n/a	3,545	n/a	3,620	n/a	3,810	n/a

Source: Statistics Canada, Census 2006 - 2021.

Table D.5: Total Private Households by Household Size, West Howe Sound (Electoral Area F), 2006-2021

Electoral Area F Household Size	2006	% of Total	2011	% of Total	2016	% of Total	2021	% of Total
1 person	275	28.2%	250	28.2%	295	30.9%	375	33.9%
2 persons	410	42.1%	420	47.5%	425	44.5%	465	42.1%
3 persons	120	12.3%	100	11.3%	125	13.1%	130	11.8%
4 persons	95	9.7%	80	9.0%	75	7.9%	100	9.0%
5 or more persons	75	7.7%	35	4.0%	35	3.7%	35	3.2%
Total private households	975	100%	885	100%	955	100%	1,105	100%
Total number of persons	2,220	n/a	1,875	n/a	1,990	n/a	2,320	n/a

Source: Statistics Canada, Census 2006 - 2021.

Appendix E: Household Income by Electoral Area

Figures E.1 to E.5 illustrate the average and median household earnings of owner and renter households across each of its five electoral areas within the study area.

Figure E.1: Average and Median Household Income by Tenure (after tax): Electoral Area A, 2006-2021

Source: Statistics Canada, Census 2006-2021.

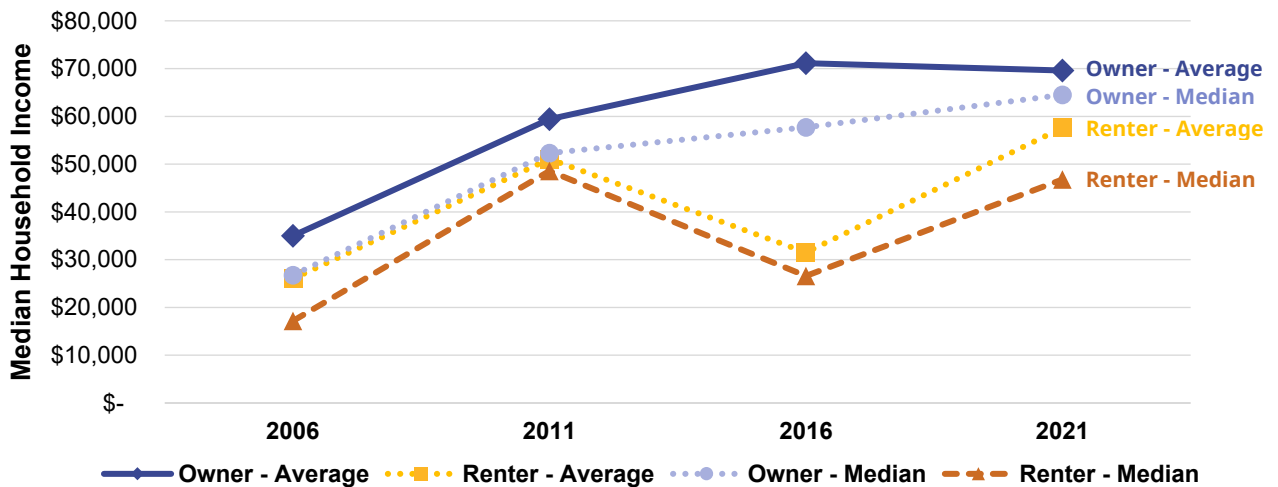
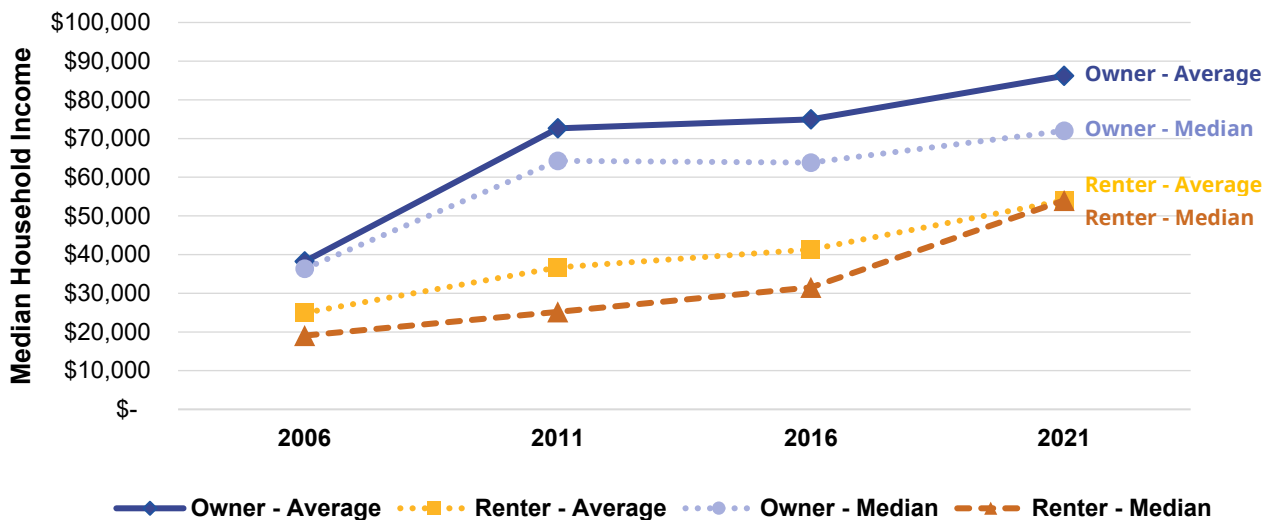


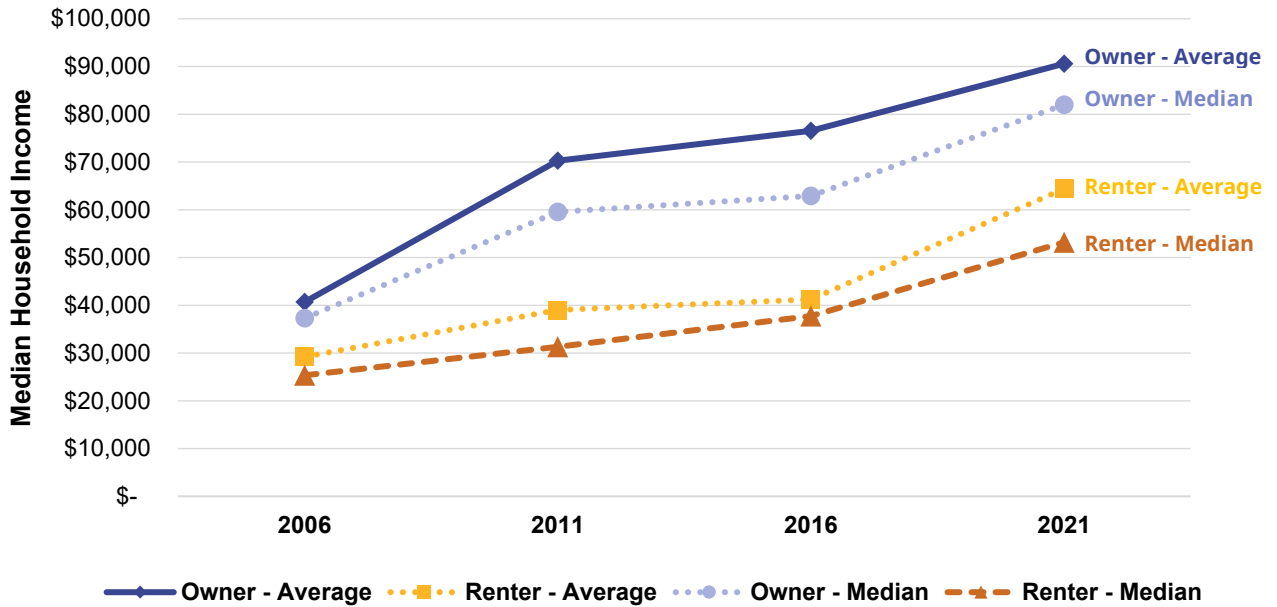
Figure E.2: Average and Median Household Income by Tenure (after tax): Electoral Area B, 2006-2021

Source: Statistics Canada, Census 2006-2021.



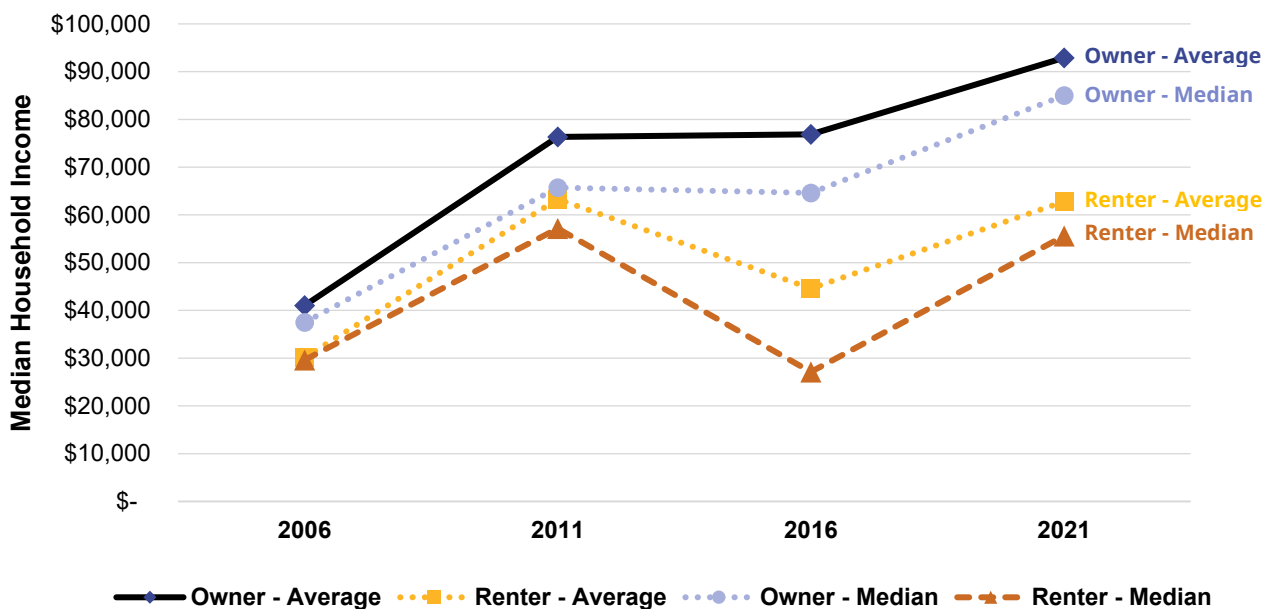
**Figure E.3: Average and Median Household Income by Tenure (after tax):
Electoral Area D, 2006-2021**

Source: Statistics Canada, Census 2006-2021.



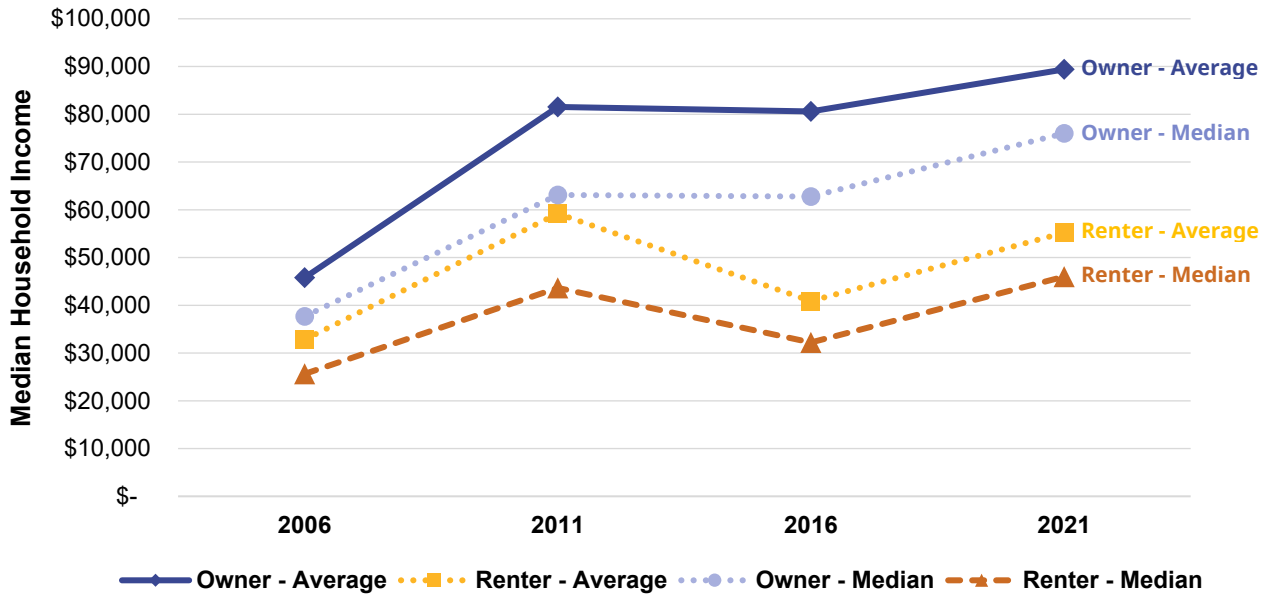
**Figure E.4: Average and Median Household Income by Tenure (after tax):
Electoral Area E, 2006-2021**

Source: Statistics Canada, Census 2006-2021.



**Figure E.5: Average and Median Household Income by Tenure (after tax):
Electoral Area F, 2006-2021**

Source: Statistics Canada, Census 2006-2021.



Appendix F: Dataset Sources, Limitations, and Uses

This table provides an overview of the datasets used throughout this report, in which chapters they are used, and their associated limitations.

Dataset	Source	Limitations	Chapter(s)
SCRD Electoral Area Boundaries	Sunshine Coast Regional District	<p>This map reflects the electoral area boundaries of the SCRД, as this represents the "Study Area" referenced in the HNR.</p> <p>This does not reflect the SCRД's OCP/Planning Areas as these do not conform exclusively to the Electoral Area boundaries.</p>	Introduction, 1
Stats Canada Custom Census Query	Statistics Canada	<p>This data only reflects total private households; it does not include non-market housing or unoccupied dwellings and so does not provide a perfect representation of the SCRД's total housing stock.</p> <p>However, the proportion of non-market housing and unoccupied housing is very small as compared to total private dwellings, and so the underestimation is highly unlikely to have a material affect on the analysis.</p>	Introduction, 2, 4
Annual Estimate Report (BC Homelessness)	Preventing and Reducing Homelessness Integrated Data Project	<p>This data enumerates the number of individuals experiencing homelessness across BC local governments based on administrative attendance records. An individual is considered to be experiencing homelessness if they have accessed a BC shelter and/or have received BC Employment and Assistance for 3 consecutive months with No Fixed Address.</p>	Introduction, 4

Dataset	Source	Limitations	Chapter(s)
		<p>The data does not account for the residing location of individuals accessing the services, but instead associates them with the locale in which they accessed the service.</p> <p>The data also does not account for Indigenous peoples experiencing homelessness.</p> <p>This number therefore likely underestimates the total number of individuals experiencing homeless in a given area as it does not account for unobserved individuals.</p>	
BC Stats Household Growth Projections (20 years)	BC Stats	<p>BC Stats relies on population and household estimates rather than data derived from a population census.</p> <p>Therefore, the numbers reported by BC stats represent estimates rather than Census enumerations and will likely vary slightly from numbers reported by Statistics Canada.</p>	Introduction, 2, 4
Primary Rental Market Vacancy Rate	CMHC	<p>This number is derived from CMHC Rental Market Survey which does not include electoral area vacancy rates.</p> <p>This analysis therefore uses the Provincial vacancy rate as a proxy.</p>	Introduction, 4
Local Housing Demand Factor Multiplier	Ministry of Housing	<p>The demand factor multiplier is an estimated coefficient indicating how changes in demand factors (i.e., population growth, household formation growth) impact overall demand for housing units.</p> <p>This is a generalized multiplier that has been refined for application at local levels and does not account for unanticipated shifts in fundamental market conditions.</p>	Introduction, 4

Dataset	Source	Limitations	Chapter(s)
Stakeholder Engagement	SCRD	<p>Stakeholder engagement data was assembled through multiple different engagement exercises conducted by community research professionals working with the SCRD.</p> <p>As is inherent to qualitative research, participation bias impairs the ability of researchers to establish that they have achieved a 'representative sample' of participants. While rigorous methods were applied to collect and analyze the data (i.e., triangulation, repetitive sampling) there is a chance that some perspectives were missed.</p> <p>Qualitative research also reflects a snapshot in time limited to the time period in which the engagement occurred; there is therefore also a risk that novel perspectives have emerged that are not fully represented in the research.</p>	Introduction, 5, 6
BC Supportive Housing Unit Counts	BC Housing	<p>BC Housing's Supportive Housing Dataset provides dwelling unit counts for supportive housing across British Columbia.</p> <p>The data does not account for total private dwellings and instead is used to supplement analyses of total private dwelling counts.</p> <p>The dataset is also not perfectly reflective of conditions on the ground; stakeholder engagement and ground truthing have been used to double check the figures reported in this report.</p>	5, 3
BC New Registered Housing Units	BC Housing	<p>BC Housing records and publishes the number of new housing units registered across local governments in BC. The data does not cover the years 2023 - 2024 due to publication timelines.</p>	3

Dataset	Source	Limitations	Chapter(s)
Building Permits Issued	SCRD	<p>The dataset therefor underestimates the total number of registered new housing units across the SCR D.</p> <p>The data does not indicate the distribution of market and non-market housing within the data set.</p>	3
Demolition Permits Issued	SCRD	<p>Engagement with the SCR D indicated the data on building permits issued over the last ten years is only available for the years 2016 - 2024.</p> <p>At the time of writing, 2024 did not have a full months of data, meaning that the number of units enumerated in 2024 is likely lower than the actual number of issued permits for the year.</p>	3

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Alana Wittman, Planner II
Julie Clark, Senior Planner
Jonathan Jackson, Manager, Planning & Development

SUBJECT: **AMENDMENT ZONING BYLAW No. 722.9 AND 337.123 CONSIDERATION OF THIRD READING AND ADOPTION**

RECOMMENDATIONS

- (1) THAT the report titled Amendment Zoning Bylaw No. 722.9 and 337.123 Consideration of Third Reading and Adoption be received;**
 - (2) AND THAT Amendment Bylaw No. 722.9 and 337.123 be forwarded to the Board for consideration of Third Reading and Adoption.**
-

BACKGROUND

Amendments to Sunshine Coast Regional District (SCRD) Zoning Bylaws 337 and 722 have been proposed to:

- ensure alignment with provincial legislation for freshwater riparian areas, and professional geoscience guidance supplied by the province for risk mitigation at ocean shorelines.
- include the option of a buffer setback to Streamside Protection and Enhancement Areas.
- achieve the additional goal to standardize regulations across the SCRD's two zoning bylaws, which aligns with recommendations in the Development Approvals Process Review (DAPR).

On April 25, 2024, the SCRD Board adopted the following resolution:

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

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

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

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

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

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

The purpose of this report is to bring forward the feedback from the public hearing, and for the Board to consider Third Reading and Adoption of Amendment Zoning Bylaw 722.9 and 337.123.

DISCUSSION

Public Engagement

Public engagement on the proposed zoning amendments for riparian and shoreline areas began in summer 2023, following First Reading, with the launch of a Let's Talk page and an Advisory Planning Commission (APC) referral. In spring 2024, an APC workshop on the proposed bylaw amendments was delivered, followed by a second APC referral before Second Reading. After Second Reading, the Let's Talk page was updated to provide further information in advance of the public hearing. A public information meeting was hosted on July 4, 2024, and public hearing on July 16, 2024.

In addition, a public information campaign was launched in spring 2024 to raise awareness and answer frequently asked questions about riparian areas. The campaign aimed to increase general community knowledge of riparian areas and to support understanding of the forthcoming public engagement on the proposed amendments.

Let's Talk - Project Information Page

A Let's Talk engagement page with information on the proposed amendments has been live since summer 2023. The page has been updated at each key process milestone and includes resources to support public understanding of the proposed amendments. Resources have included:

- Overview of the proposed amendments and upcoming engagement opportunities;
- Document library, including the bylaw reading reports and draft bylaw amendments;
- Process timeline which outlined key milestones including readings, referrals, and engagement opportunities;

- Forum for community members to ask questions on the proposed amendments and/or review questions already answered by staff;
- Video where staff explain the proposed amendments in a more visual format; and
- Recording of the public hearing and link to the public hearing information binder.

As of October 29, 2024, the engagement statistics from Let's Talk were:

- 1,800 Let's Talk engagement page visits
- 1,094 video views
- 39 questions asked on the Let's Talk engagement page

Public Information Meeting

The public information meeting was held July 4, 2024, to inform the community and answer questions about the proposed amendments. Approximately 56 community members attended the meeting, with representation from all five SCRD electoral areas.

The open house format allowed participants to drop in at their convenience. An information station for each proposed amendment was set up, stocked with information on the specific amendment, supporting material including reference zoning bylaws and provincial legislation, regulations, and professional guidelines. A Planner was positioned at each station to provide community members the opportunity for one-on-one conversations with staff on the proposed amendments. Appendix G provides a summary of the public information meeting.

Public Hearing Summary

The public hearing was held at the SCRD Field Road office on July 16, 2024. Approximately 126 members of the public attended the meeting, either in person or electronically. Written submissions received before noon on the day of the public hearing also form part of the public record. A Public Hearing Report, including minutes from the public hearing and all written submissions, is provided in Appendix H.

Table 1 summarizes the main themes from verbal and written submissions and outlines how these comments informed revisions to the proposed bylaw amendment wording.

During community engagement, particularly in the period just before the public information meeting through the public hearing, staff observed frequent misunderstandings in the questions and comments received. In response staff provided factual clarifications to correct misinformation about the proposed bylaw amendments. Below Table 1, clarifications are provided to address these misunderstandings. These issues were also addressed on the Let's Talk page as they emerged.

Table 1 – Summary of comments received and how they were used to inform the bylaw wording

Summary of Key Themes & Comments Received	Response to Key Themes & How They Were Used to Inform Bylaw Wording
<p>Opposition to Proposed Amendments: Many residents expressed opposition to the bylaw amendments, citing concerns about the potential impact on private property owners and future land use.</p>	<p>Comments noted.</p>
<p>Support for Proposed Amendments: Many residents expressed support for the bylaw amendments, citing the importance of stewarding riparian areas, adapting to climate change, and planning for future generations at both the local and community scale.</p>	<p>Comments noted.</p>
<p>Scientific Guidance: Some residents asked if there is scientific basis to justify amending the building setback from the natural boundary of the ocean from 7.5 metres to 15 metres in Bylaw 337.</p>	<p>The BC Government commissioned reports to provide local governments with professional analysis and guidance to assist in developing land use management regulations for flood hazard in coastal areas. These report (listed below) recommend a 15m setback from the ocean as a minimum standard to mitigate risk.</p> <p>BC Government Guidance Reports:</p> <ol style="list-style-type: none"> 1. <i>2018 Flood Hazard Area Land Use Management Guidelines</i>; and 2. <i>2011 Climate Change Adaption Guidelines for Sea Dikes and Coastal Flood Hazard Land Use - Guidelines for Management of Coastal Flood Hazard Land Use.</i>

<p>Applicability: Some residents asked if the proposed amendments are intended for only new development and newly subdivided lots, or all properties?</p>	<p>If the proposed bylaws are approved, any new use or division of land, as well as construction of and alterations to buildings would be subject to the new bylaw regulations.</p>
<p>Requests for Regulatory Clarity: Some residents highlighted the complexity of the regulatory framework. Requests were made for the bylaw wording to be as clear as possible to help the community understand what is permitted when developing near freshwater and ocean shorelines.</p>	<p>Revisions to improve clarity have been made to two of the proposed amendments: Parcel Area Calculation (Bylaw 722 & 337) and SPEA Buffer (Bylaw 722 & 337). Appendix C and D show the wording changes to the proposed bylaws since community engagement and second reading.</p>
<p>Goals: Environmental Stewardship and Private Property Use: There were two main goals that were apparent in public feedback: long term stewardship of natural systems and assured use of private property.</p>	<p>The recommendations in the staff report respond to both sets of goals, while also considering limiting hazardous risks.</p> <p>To support existing property uses and buildings, legislative planning tools are available in the <i>Local Government Act</i>. These tools include legal non-conforming status and the variance process (see description in the table below).</p> <p>Together, these planning tools allow local governments to pursue legislative compliance, mitigate hazardous risks and strengthen environmental stewardship, while simultaneously facilitating practical outcomes. Enjoyment of established property development can be respected through legal non-conforming status and the variance process can allow consideration of practical solutions for unique properties and circumstances, while ensuring environmental matters and risk and liabilities related to hazardous conditions are appropriately addressed.</p>

<p>Ocean Access: Safe and practical access to the ocean front, particularly of concern in Area A</p>	<p>The proposed amendments <u>do not change</u> the permissions or setback requirements in Zoning Bylaw 337 or 722 regarding access or stairways from the natural boundary of the ocean. Specifically:</p> <p><u>Zoning Bylaw 337 (Area A):</u></p> <ul style="list-style-type: none">• Section 515(1) does not restrict access or stairways to the ocean. The section only applies setbacks to <i>buildings</i> (e.g. houses), not <i>structures</i> (e.g. staircases).• All zones have parcel line setbacks for <i>buildings</i> and <i>structures</i>. Depending on the scale and design, a staircase would likely be considered a <i>structure</i> and require compliance with the parcel line setback. <p><u>Zoning Bylaw 722 (Area B, D, E & F):</u></p> <ul style="list-style-type: none">• Section 5.16.1 applies setbacks to both <i>buildings</i> and <i>structures</i> from the ocean.• Like Bylaw 337, all zones have parcel line setbacks for <i>buildings</i> and <i>structures</i>.• Depending on the scale and design, a staircase would likely be considered a <i>structure</i>, triggering both the section 5.16.1 ocean setback and the parcel line setback. <p><u>Variance Approval:</u></p> <ul style="list-style-type: none">• Property owners can apply for a variance to seek exceptions to zoning requirements, including <i>structure</i> setbacks.• If a staircase is considered a <i>structure</i> within the setback area, a variance approval is required.• The SCRD Board reviews Development Variance Permit applications according to Policy 13-6410-6 and has full discretion in approving or denying them. <p>In summary, if a staircase is considered a <i>structure</i>, then variance approval to reduce setbacks has always been required under Zoning Bylaw 337 and 722. This requirement remains unchanged.</p>
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	<p>Additional notes:</p> <ul style="list-style-type: none"> • The definitions of <i>structure</i> in each zoning bylaw are inconsistent and could be aligned in the future to provide clarity and consistency. • The definitions of <i>structure</i> in each bylaw do not address ocean access needs. This could be considered in the future as part of bylaw renewal – via an exemption for staircases or similar access structures that still maintains regulatory requirements.
<p>Legal Non-Conforming (Existing Buildings and Structures): Concerns were raised about how the amendments would affect existing buildings and structures located within the current and/or proposed zoning bylaw building setbacks.</p>	<p>Legal non-conforming status, as outlined in the BC <i>Local Government Act</i>, allows uses or structures that were lawfully established under previous zoning regulations to continue, even if they no longer fully comply with new regulations.</p> <p>For example, if you own a property with a house that is located within a proposed setback, you can continue to live in, maintain, and renovate your house, provided you do not expand it further into the setback area.</p> <p>The intent of legal non-conforming legislation provisions is that such structures are not replaced as-of-right when they reach the end-of-life. Conformance is expected at some point in the future. If a property owner wishes to seek an exception to the setback requirements, they can apply for variance approval.</p> <p>Legal non-conforming is sometimes referred to as “grandfathering”.</p>
<p>Concerns about limiting unique and small properties: Concerns were expressed about the potential limitations on building opportunities for small, irregularly shaped, or hazard-prone properties due to the proposed setback amendments.</p>	<p>The variance process allows property owners the opportunity to seek exceptions/relaxation from some zoning requirements, including setbacks.</p> <p>Owners can seek relief by demonstrating that their variance request aligns with community goals, does not negatively impact the environment or neighboring properties, and is safe for the proposed use.</p> <p>In future, the Board may consider streamlining the variance process by delegating authority to staff to approve certain minor/practical variances when accompanied</p>

	by supporting decision making policy criteria (as recommended in the Development Approval Process Review).
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Clarification on common misunderstandings made in questions and comments received:

- Zoning bylaw setbacks do not remove land from private property.
- The SCRDC does not have authority over the foreshore (land below the highwater mark).
- The SCRDC is a signatory to and named in the *Riparian Area Protection Regulation* and therefore must comply with aligned local regulations.
- Streamside Protection and Enhancement Area (SPEA) do not apply to ocean shoreline zoning bylaw setbacks.
- Building and land alteration are already prohibited within a Streamside Protection and Enhancement Area (SPEA) in SCRDC zoning bylaws, as required by provincial legislation.

Revisions to Bylaw Wording

In response to feedback and insights gathered through public engagement, revisions have been made to the proposed bylaw wording to better align with the concerns of residents and improve clarity. The section below outlines where revisions to the bylaw wording were made based on the community input, and where revisions are not recommended in order to meet minimum legislative compliance and professional guidelines.

Appendix A and B provide the proposed bylaw schedules. Appendix C and D provide a track changed versions of the proposed bylaw schedules to transparently show where revisions were made since Second Reading. Appendix E and F provide the relevant sections from Bylaw 722 and 337 with the proposed amendment wording. The aim is to clearly illustrate how the proposed amendment bylaws would appear if the recommendations are adopted as presented.

1) Parcel Area Calculation – Bylaw 722 and 337

Amendments to Zoning Bylaw 722 & 337 related to parcel area calculation are required to comply with the Provincial *Riparian Area Protection Regulation* (RAPR).

Staff re-engaged senior officials at the Ministry of Water, Land, and Resource Stewardship to review the proposed bylaw amendment wording, ensuring it effectively responds to RAPR legislation. Below is a statement from Mya Eastmure, Unit Head, Aquatic Ecosystems Policy and Programs, Ministry of Water, Land and Resource Stewardship:

“The proposed amendments to SCRD’s zoning bylaws, which exclude the watercourse and Streamside Protection and Enhancement Area (SPEA) from the minimum parcel area calculation for new subdivisions, align with the Riparian Areas Protection Regulation (RAPR) and enhance compliance. This approach ensures that no child lots are created into undue hardship, while certifying RAPR compliance and promoting stronger riparian protection and improved environmental outcomes. Additionally, these changes support adherence to the federal Fisheries Act” (received September 18, 2024).

Minor revisions have been made to the proposed amendments for clarity, reflecting community feedback. The revised wording aims to simplify and clarify the calculation of parcel area when subdividing land that includes a freshwater watercourse, waterbody, wetland, and/or Streamside Protection and Enhancement Area (SPEA).

2) Setback for Buildings and Structures from Wetlands and Creeks – Bylaw 337

There have been no revisions to the proposed wording following second reading and community engagement. An amendment to the current setbacks of 7.5 metres from wetlands and creeks (referred to as swamps and ponds in bylaw s. 515) to a minimum of 15 metres in Bylaw 337 is required to comply with the 2019 updates to the *Riparian Area Protection Regulation* (RAPR).

According to RAPR, the minimum Streamside Protection and Enhancement Area (SPEA) setback from waterbodies – including wetlands (e.g. swamps) – is 15 metres. This requirement was reiterated to the SCRD by the Ministry of Water, Land and Resource Stewardship when the proposed bylaws were referred to their team following first reading (see all referral comments in the Second Reading staff report).

Staff recommend increasing the setback to 17 metres to align with the equivalent requirement in Zoning Bylaw 722. This recommendation supports the implementation of the DAPR recommendation to standardize regulations across the region. The Board may decide on another setback that complies with the legislated minimum (e.g. 15 metres).

3) Setback for Buildings from the Natural Boundary of the Ocean – Bylaw 337

Amendments to Zoning Bylaw 337 that would increase setback from the ocean are not required by legislation. There have been no revisions to the proposed wording following second reading and community engagement.

The BC Government has provided local governments with science-based professional guidance for flood hazard mitigation in coastal areas to assist with the development of land use management bylaws that limit risk (reports are referenced in Table 1). This guidance recommends a minimum building setback of at least 15 metres from the natural boundary of the ocean. The *Local Government Act* (s. 524) requires local governments to consider such guidance, including the *Flood Hazard Area Land Use Management Guidelines*, in land use planning to mitigate risks to public and private landowners.

Given the professional guidance on coastal flooding risk mitigation, staff recommend the approval of the amendment as a practical measure that provides clarity to reduce the impacts and risks associated with ocean flooding events and sea level rise on lives, property and environment.

4) Streamside Protection and Enhancement (SPEA) Buffer – Bylaw 722 and 337

Amendments to Zoning Bylaw 722 & 337 that would establish a SPEA buffer (riparian transition zone) are not required by legislation.

The proposal seeks to establish clearer regulations regarding construction and land alterations in and around freshwater and riparian areas in order to ensure land development can be undertaken without encroachments into these protected areas. The proposed amendment is intended to reduce the number of associated bylaw infractions and enforcement files and in support of uninterrupted/timely development.

In light of the mixed feedback from the community regarding this proposed amendment, three options are offered for the SCRD Board to consider:

SPEA Buffer Option A: Approve a revised version of the proposed amendment as outlined in Attachment A and B. (Staff Recommendation)

In response to community input, this revision removes all references to “hardscaping”, while maintaining a 5-metre SPEA buffer (riparian transition zone) for buildings and structures. By eliminating “hardscaping” from the amendment, property owners would be allowed to construct features such as at-grade patios, campground/RV pads (where zoning allows), and driveways directly adjacent to the covenanted SPEA on their property.

SPEA Buffer Option B: Abandon the proposed amendment

Not implementing a SPEA buffer would allow property owners to construct buildings, structures, and hardscaping up to the SPEA boundary without being required to allocate the space required to keep movement of materials/machinery/people from impacting the SPEA during construction/excavation. Alternatives to a designated buffer (e.g. voluntary guidelines or amendments to development permit requirements) could be explored.

SPEA Buffer Option C: Approve the proposed amendment as presented in the Second Reading staff report, which prohibits hardscaping in the buffer area.

This approach is more restrictive than “SPEA Buffer Option A” and was developed prior to community consultation. It stipulates that no buildings, structures, or hardscaping (e.g.: patios, campground/RV pads, and driveways) may be placed within 5 metres of a SPEA boundary.

Options

Four overall options have been developed for the Board to consider.

Each option presents distinct considerations to address regulatory compliance and risk mitigation, while responding to community feedback, allowing the SCRD Board to choose the most suitable path forward. The options are listed below in order from most to least alignment with professional practices.

Option 1 Proceed with Third Reading and Adoption for All Proposed Amendments (Staff Recommendation)

This option outlines proposed amendments designed to meet provincial legislation, effectively address risks associated with ocean flooding events/sea level rise, and streamline development approvals by establishing clear expectations for development near freshwater and Streamside Protection and Enhancement Areas (SPEAs).

Additionally, this option supports the Development Approvals Process Review (DAPR) recommendation to create consistent regulations across the electoral areas. By clarifying these expectations, the amendments aim to facilitate streamlined development approvals and reduce demand on planning and bylaw enforcement staff resources.

Option 2 Proceed with Third Reading and Adoption for Proposed Amendments for Legislative Compliance (freshwater) and Risk Mitigation (ocean)

This option prioritizes meeting minimum legislative requirements and addresses the current professional guidance related to risks and impacts of flooding/sea level rise.

Adoption of the following are required to meet provincial legislation: Parcel Area Calculation (Bylaw 722 and 337), and Setback for Buildings and Structures from Wetlands and Creeks (Bylaw 337).

Adoption of the Setback for Buildings from the Natural Boundary of the Ocean (Bylaw 337) is recommended to meet the minimum guidance from the province to mitigate the risk and impacts of ocean flooding events and sea level rise on lives and property.

Amendments related to the SPEA buffer could be deferred or abandoned.

Option 3 Proceed with Third Reading and Adoption for Proposed Amendments for Legislative Compliance only

This option focuses solely on adopting the amendments necessary for minimum compliance with provincial legislation.

The following amendments are required to meet provincial legislation: Parcel Area Calculation (Bylaw 722 and 337), and Setback for Buildings and Structures from Wetlands and Creeks (Bylaw 337).

Amendments related to ocean setback and SPEA buffer could be deferred or abandoned.

Option 4 Defer or Abandon All Amendments

This option entails deferring or abandoning all proposed amendments.

This will conclude consideration of changes at this time. However, current work on the coastal flooding study, land use bylaw updates (e.g. proposed new zoning bylaws would need to be in compliance with provincial legislation) and climate risk vulnerability/adaptation planning is likely to include the same topics/aspects of development regulation – so the matter is likely to be considered again in the future.

Organization and Intergovernmental Implications

The primary purpose of the proposed amendments to Zoning Bylaws 722 and 337 seek alignment with current provincial legislation and professional guidance supplied by the province to all BC local governments.

Absence of bylaw regulations that implement provincial legislation and consider minimum professional guidance to mitigate hazards could have potential risks.

Financial Implications

There are no direct financial implications associated with this report.

Deferral or abandonment of amendments relating to legislative compliance is likely to increase future workload as the matter is likely to resurface/work need to be repeated.

Timeline for Next Steps or Estimated Completion Date

If adopted, the bylaws will come into effect the day of adoption.

Communications Strategy

A riparian and shoreline areas education campaign launched in April 2024 that will run over the next two years. Should the proposed amendments be approved, the communications strategy will be updated to raise broad awareness of the changes to the bylaws.

STRATEGIC PLAN AND RELATED POLICIES

Strategic Plan lenses were applied in the preparation of this report.

There is alignment with the Community Climate Action Plan and Development Approvals Process Review findings.

CONCLUSION

Amendments to Zoning Bylaws 337 and 722 are proposed to strengthen stewardship of freshwater, riparian areas, and ocean shorelines in electoral areas.

Following the Board consideration of the options presented, staff recommend that *Sunshine Coast Regional District Zoning Bylaw Amendment 722.9 and 337.123* (option 1) be presented to the Board for Third Reading and Adoption.

ATTACHMENTS

- Appendix A – Amendment Zoning Bylaw No. 722.9
- Appendix B – Amendment Zoning Bylaw No. 337.123
- Appendix C – Amendment Zoning Bylaw No. 722.9 (with track changes)
- Appendix D – Amendment Zoning Bylaw No. 337.123 (with track changes)
- Appendix E – Amendment Bylaw 722.9 Changes in Context
- Appendix F – Amendment Bylaw 337.123 Changes in Context
- Appendix G – Public Information Meeting Summary
- Appendix H – Public Hearing Report

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

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 722.9

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

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

PART A – CITATION

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

PART B – AMENDMENT

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

Insert the following immediately following Section 4.3.1(c):

- d) Area of land inclusive of and below the *natural boundary* of a *watercourse*, *waterbody*, or *wetland*;
- e) Area of land that contains a Streamside Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulation*.

Insert the following immediately following Section 5.16.2:

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

PART C – ADOPTION

READ A FIRST TIME this	27 TH	DAY OF JULY,	2023
READ A SECOND TIME this	23 RD	DAY OF MAY,	2024
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	24 TH	DAY OF JUNE,	2024

READ A THIRD TIME this

DAY OF,

ADOPTED this

DAY OF,

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.123

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

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

PART A – CITATION

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

PART B – AMENDMENT

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

Insert the following immediately following Section 402(3):

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

- (i) area to be used for community sewer field and equipment;
- (ii) area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*;
- (iii) area to be dedicated as a highway;
- (iv) area of land inclusive of and below the natural boundary of a watercourse, waterbody, or wetland; or
- (v) area of land that contains a Streamside Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulation*.

Replace Section 404(b) with the following:

404(b) inclusive of and below the natural boundary of a watercourse, waterbody, or wetland.

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

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

Insert the following immediately following Section 515(3):

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

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

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

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

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

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

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

PART C – ADOPTION

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SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 722.9

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

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

PART A – CITATION

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

PART B – AMENDMENT

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

Insert the following immediately following Section 4.3.1(c):

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

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

Insert the following immediately following Section 5.16.2:

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

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

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

PART C – ADOPTION

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READ A THIRD TIME this		DAY OF,	
ADOPTED this		DAY OF,	

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.123

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

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

PART A – CITATION

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

PART B – AMENDMENT

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

Insert the following immediately following Section 402(3):

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

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

Replace Section 404(b) with the following:

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

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

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

Insert the following immediately following Section 515(3):

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

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

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

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

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

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

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

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

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

PART C – ADOPTION

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ADOPTED this		DAY OF,	

Corporate Officer

Chair

Appendix E – Amendment Bylaw 722.9

Changes in Context

Appendix E presents an example of the sections from Bylaw 722 that are proposed for amendment. It includes the proposed amendment wording (**highlighted in red**) as outlined in the staff report for Consideration of Third Reading and Adoption.

4.3 SUBDIVISION REQUIREMENTS

- 4.3.1 The calculation of minimum *parcel area* shall not include:
- a) Area to be used for community sewer field and equipment;
 - b) Area to be dedicated for public open space, *park* or returned to the Province, except as permitted by the *Strata Property Act*; or
 - c) Area to be dedicated as a *highway*.
 - d) **Area of land inclusive of and below the natural boundary of a *watercourse*, *waterbody*, or *wetland*;**
 - e) **Area of land that contains a *Streamside Protection and Enhancement Area (SPEA)*, as established under the *Provincial Riparian Areas Protection Regulation*.**
- 4.3.2 Where a proposed parcel is equal or greater than 3500 m² in area, it shall have a minimum of 2000 m² of continuous developable area which is not included within:
- (a) a panhandle; or
 - (b) a right-of-way, hydro transmission corridor or an area restricted by covenant where the effect of the restriction imposed by the right-of-way or covenant prohibits the placement of a structure; or
 - (c) a streamside protection and enhancement area where the effect of the restriction imposed by the streamside protection and enhancement area prohibits the placement of a structure.
- 4.3.3 Where a proposed parcel is less than 3500 m² but not less than 2000 m² in area, it shall have a minimum of 1000 m² of continuous developable area which is not included within:
- (a) a panhandle; or

- (b) a right-of-way, hydro transmission corridor or an area restricted by covenant where the effect of the restriction imposed by the right-of-way or covenant prohibits the placement of a structure; or
- (c) a streamside protection and enhancement area where the effect of the restriction imposed by the streamside protection and enhancement area prohibits the placement of a structure.

5.16 SETBACK FROM WATERBODIES AND WATERCOURSES

5.16.1 No, *building* or *structure* or any part thereof, except a boathouse located within an inter-tidal zone or within the I13 Zone, shall be constructed, reconstructed, moved, located or extended within:

- a) 15 m of the *natural boundary* of the ocean;
- b) 17 m of the *natural boundary* of a creek, lake, swamp or pond;
- c) 32 m of the *natural boundary* of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek;
- d) 22 m of the *natural boundary* for the portion of Roberts Creek that is seaward of Lower Road;
- e) In geographic areas that are in parts of Electoral Areas B, D, E and F not covered by an Official Community Plan:
 - 1) 32 m of the *natural boundary* of a *stream*;
 - 2) 32 m of the top of the bank of a *ravine* less the 60 m wide;
 - 3) 17 m of the top of the bank of a *ravine* 60 m wide or greater; and
- f) 17 m of the *natural boundary* of all other *watercourses*.

5.16.2 Unless expressly authorized pursuant to a valid and subsisting Development Permit, as required, no removal, alteration, or destruction of vegetation, soil removal or deposit, may take place within:

- a) 15 m of the *natural boundary* of the ocean;
- b) 30 m of the *natural boundary* of a creek, lake, swamp or pond;
- c) 30 m of the *natural boundary* of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek;
- d) 20 m of the *natural boundary* for the portion of Roberts Creek that is seaward of Lower Road;

- e) In geographic areas that are in parts of Electoral Areas B, D, E and F not covered by an Official Community Plan:
 - 1) 30 m of the *natural boundary* of a *stream*;
 - 2) 30 m of the top of the bank of a *ravine* less the 60 m wide;
 - 3) 15 m of the top of the bank of a *ravine* 60 m wide or greater; and
- f) 15 m of the *natural boundary* of all other *watercourses*.

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

Appendix F – Amendment Bylaw 337.123

Changes in Context

Appendix F presents an example of the sections from Bylaw 337 that are proposed for amendment. It includes the proposed amendment wording (**highlighted in red**) as outlined in the staff report for Consideration of Third Reading and Adoption.

GENERAL AREA REQUIREMENTS

401 The minimum parcel area shall be determined by:

- (1) the minimum average parcel size, the minimum individual parcel size, the minimum usable parcel area and other subdivision options in the applicable subdivision district;
- (2) the minimum site area required under this bylaw for the intended use of the parcel; and
- (3) the servicing requirements applying to the parcel.
- (4) **excluding the following areas from the calculation of minimum parcel area**
 - (i) **area to be used for community sewer field and equipment;**
 - (ii) **area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*;**
 - (iii) **area to be dedicated as a highway;**
 - (iv) **area of land include of and below the *natural boundary of a watercourse, waterbody, or wetland*;**
 - (v) **area of land that contains a Streamside Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulation*.**

AVERAGE PARCEL AREA

402 The calculation of average parcel area shall not include land:

- (a) used or dedicated for public open space, park, returned to crown, highway, or community sewer field and equipment;
- (b) **inclusive of and below the natural boundary of a watercourse**

- or waterbody, including, without limitation, a lake, pond, river, creek, spring, ravine, or wetland; or
- (c) that contains a Streamside Protection and Enhancement Area (SPEA), as established under the Provincial *Riparian Areas Protection Regulation*.

WATERCOURSES

515

- (1) Notwithstanding any other provision of this bylaw, and for the purpose of flood protection, no building or any part thereof, except a boathouse or wharf located solely on a waterbody, shall be constructed, reconstructed, moved, located or extended within:
- (a) 15 metres of the natural boundary of the ocean;
 - (b) 30 metres of the natural boundary of Garden Bay Lake, Hotel Lake, Ruby lake or Waugh Lake;
 - (c) 20 metres of the natural boundary of all other lakes;
 - (d) 15 metres of the natural boundary of a swamp or pond;
 - (e) 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilt Creek, Tsuadhdi Creek, Osgood Creek; or 17 metres of the natural boundary of all other watercourses.
- (2) Despite Section 516 (1), for the purpose of habitat protection pursuant to the *Riparian Areas Regulation*, the following provisions will also apply for those parts of Electoral Area A located outside of the area covered by *Egmont-Pender Harbour Official Community Plan (Bylaw 432)*: no building or any part thereof, except a boathouse or wharf located solely on a waterbody, shall be constructed, moved, located or extended within:
- (a) for a stream, the 30 meter strip on both sides of the stream, measured from the high water mark,
 - (b) for a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank; and
 - (c) for a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank.

- (3) Notwithstanding any other provisions of this bylaw, the underside of the floor system of any area used for habitation, business or storage of goods damageable by floodwater, or in the case of a mobile home the top of land fill elevation or top of pad on which it is located or in the case of a mobile home constructed on a poured- in-place concrete perimeter footing the top of the footing wall, shall not be lower than:
- (a) 0.6 metres above the two hundred year flood level according to the records of the Province or lower than 1.5 metres above the natural boundary of the ocean, a lake, swamp or pond, whichever is the more restrictive; nor
 - (b) 3.0 metres above the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuahdi Creek, or Osgood Creek; or
 - (c) 1.5 metres above the natural boundary of any other watercourse.
- (4) Notwithstanding any other provision of this bylaw, and for the purpose of protecting the long-term integrity and health of Streamside Protection and Enhancement Areas (SPEA), no buildings, structures, or any part thereof shall be constructed, reconstructed, moved, located, or extended within 5 metres of a provincially approved SPEA, or the default Riparian Assessment Area if a provincially approved SPEA has not been established.



Public Information Meeting Summary Proposed Bylaw Amendments 722.9 and 337.123 Riparian and Ocean Shoreline Protection

On July 4, 2024, the Sunshine Coast Regional District (SCRD) Planning & Development Department hosted a public information meeting on proposed bylaw amendments 722.9 and 337.123. Approximately 56 community members attended the meeting, with representation from all five SCRD electoral areas.

Logistics:

Date: July 4, 2024
Time: 6:30 PM – 8:00 PM
Location: Sunshine Coast Regional District Boardroom - 1975 Field Road, Sechelt

Purpose:

The purpose of the meeting was to inform the community and answer questions about the proposed amendments to zoning bylaws 722 and 337. The zoning bylaw amendments aim to strengthen the protection of riparian areas (land beside freshwater) and ocean shorelines in the Electoral Areas and update SCRD bylaws to meet legislative requirements and provincial guidelines.

Format:

The meeting was hosted in an open house format, which allowed participants to drop in at their convenience during the designated hours.

Community members were greeted at the door and directed to a welcome station. Attendees were asked to sign in for the event and place a sticker on a map of the region to identify which electoral areas were represented at the meeting.

An information station for each proposed amendment was setup around the Boardroom, stocked with information on the specific amendment, supporting material including reference zoning bylaws and provincial legislation, regulations, and guidelines. An SCRD Planner was positioned at each station to provide an opportunity for community members to have one-on-one conversations with staff on these proposed changes.

In addition to the stations, posterboards were available for review throughout the room with information on legal non-confirming status per the *Local Government Act*, SCRD variance application process, benefits of freshwater riparian areas, and the upcoming public hearing.

Advertising:

Advertisement for the public information meeting was run in the Coast Reporter in the June 28, 2024, edition. In addition, details of the meeting and accompanying information was posted on the SCRD's Let's Talk engagement platform (letstalk.scrd.ca/micro-policy-fix), SCRD Facebook page, and a news release was published on June 26 which was picked up by the Coast Reporter.

Conclusion:

The public information meeting provided an opportunity for community members to ask questions and share feedback with SCRD staff and Directors, while gaining a deeper understanding of the proposed zoning bylaw amendments. The turnout of approximately 56 attendees demonstrates community interest in the proposed zoning bylaw amendments and engaging with staff on local planning matters.

Next Steps:

A public hearing on the proposed zoning bylaw amendments will take place Tuesday, July 16, 2024, at 7:00 PM. Members of the public can attend the public hearing online (Zoom) or in-person at the SCRD's Office on Field Road in Sechelt. Further information can be found at <https://www.scrd.ca/public-hearings>.

Following the Public Hearing, staff will review and analyze the feedback received and consider adjustments to the proposed amendments based on community input. The amendments will then be brought to the SCRD Board for consideration of third reading and adoption.

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD AT
Hybrid Public Hearing with options to participate in-person at the SCRD Administrative Office
(1975 Field Road, Sechelt) or electronically (ZOOM)
July 16, 2024

Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.9, & 337.123.

PRESENT:	Chair, Area F Director Alternate Chair, Area B Director	K. Stamford J. Gabias
ALSO PRESENT:	Corporate Officer Acting Chief Administrative Officer General Manager, Planning and Development Manager, Planning and Development Senior Planner	S. Reid T. Perrault I. Hall J. Jackson J. Clark
	Recording Secretary Members of the Public	G. Dixon 126+/- (part)

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.9 & 337.123.* was called to order at 7:03 p.m.

The Chair introduced elected officials and staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing.

PRESENTATION OF THE PROPOSED BYLAWS

The Senior Planner provided a presentation summarizing the proposed bylaw *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.9 & 337.123.*

The Chair called a first time for submissions.

PUBLIC SUBMISSIONS AT PUBLIC HEARING

Elynn Lorimer

Resident of Area A (Pender Harbour/Egmont).
Read a letter from the president of the North Lake Resident Association.
Opposed to the proposed bylaw amendments.
Faced with challenges around the lake.
Unclear regulatory framework.
The community needs to be taken into consideration for these changes with ample notice to be able to study the proposed changes.
SCRD should wait until the dock management plan is complete.

Changes should be made in a holistic manner for docks, foreshore, riparian area usage and development.
Recognize different needs in different zones and respecting property owners needs and perspectives.
Concerns over restrictions for waterfront property owners.
Changes impact our homes and futures.
Residents of North Lake care deeply about the lake.

Jim Cambon

Resident of Area D (Roberts Creek).
Care deeply for the environment.
Would like to see Option three granted, do nothing at this time as the science isn't there to justify the amendments.
Public should be able to see the science around the proposed amendments.
Feel the community is one month into the process.
Assessed property values are going to drop by 50%.
A large amount of legally non-conforming homes.
Greenway concerns.

Gerald Sieben

Concerns of a private waterfront property owner.
Access and egress to our boats and dock in the event of fire and recreational use of the water.
Adding the five-metre buffer is a mistake, could be dealt with administratively by people posting bonds.
Taking private property from a homeowner is a big deal.
Opposed to the proposed bylaw amendments.
Changes are not well reasoned and effect property and business owners.
Concerns around the possibility of not being able to rebuild after a fire.
Repair concerns for docks, stairs etc.

Larry Vanhatten

Resident of Area A (Pender Harbour/Egmont).
Representing the swiya Lakes Stewardess Alliance.
Organization representing 500 families on North Lake, Sakinaw Lake and Ruby Lake.
Supports environmental stewardship and critical habitat.
Opposed to the proposed bylaw amendments.
Serious effects to lake front properties.
Buffer and hardscape provisions are a severe overreach and threaten safe access to homes and water.
Creates more enforcement issues for the SCR D and the Province.
Will generate more variance requests due to legal nonconforming status.
Construction concerns for repairs and bringing materials to site who are water access only.
Fire fuel concerns.
Subdivision changes are difficult to understand and justify and are not housekeeping items.
Bylaw amendments are not in line with the current Area A OCP.
Negative impacts to Area A properties and SCR D resources.

Shirley Samples

Resident of Area D (Roberts Creek).
President of Stream Keepers Society.
Creeks are important for our environmental health on the Sunshine Coast.
Presented a map off all the creeks on the Sunshine Coast.
Creeks and trees need protection especially, salmon, wildlife and people.

Riparian areas must be protected.
Supports the proposed bylaw amendments.

Anthony Pare

Resident of Area E (Elphinstone).
Supports the proposed bylaw amendments.
Outdated Official Community Plans don't cover the realities the Sunshine Coast faces now.
Increase of climate changes and environmental science speaks to these amendments.
SCRD is making the moves the Coast needs to sustain and improve our environment.

Dawn Allen

Resident of Area E (Elphinstone).
Concerns about climate change and thinking holistically.
Focus more on larger collective needs in a broader area than private property.
Supports the proposed bylaw amendments.

Catherine McEachern ("on behalf of Harvey McKinnon")

Resident of Area A (Pender Harbour/Egmont).
Opposed to the proposed bylaw amendments.
Neglecting the rights of property owners and business owners.
Wait until the dock management plan is completed before changes are made and then incorporate those changes to include the management of docks, foreshores and riparian areas.
Difficulty understanding the bylaw changes.
Concerned as a waterfront property owner and this is a housekeeping matter.
Depreciation of properties.
Fear of joblessness and economic hardship not just property.
In favour of protecting riparian areas, coastal forests and wildlife.
Clearcutting concerns.

Lee Ann Johnson

Resident of Town of Gibsons.
Representing the Sunshine Coast Conservation Association.
Deep concerns for Sunshine Coast riparian areas.
Strongly support the proposed bylaw amendments.
Any new development will be facing uncertain climate conditions.
The proposed is strong for the future.

Suzanne Senger

Executive Director of the Sunshine Coast Conservation Association.
Citizens of the community rely on ecological values.
SCRD can protect riparian areas through bylaws and policy.
Best practices for provincial regulations.
There is a lot of fear that is not accurate.
SCRD needs to protect our natural assets on the Sunshine Coast.

Alison Taylor

Resident of Area B (Halfmoon Bay).

Supports the proposed bylaw amendments.
Local wildlife and plant life has been suffering from climate change and human activities.

Important to have consistent regulations across the coast.
Duty to protect species and wild spaces for future generations.

Catherine McEachern

Resident of Area A (Pender Harbour/Egmont).
Opposed to the proposed bylaw amendments.
Referenced the green bylaws toolkit.
Lack of public awareness and overall enforcement.
Most property owners aren't aware of the laws for riparian protection.
Bylaw infractions are enumerable and that's a bigger problem.
Housekeeping is misleading.
Before a solution can be found need science for back up.

Ron Fyfe

Resident of Area D (Roberts Creek).
Q. Are the public hearing submissions being posted on the website, as not many are being shown. Is the SCRD receiving all the letters pro or con?
A. Manager, Planning & Development noted there is a public hearing binder that should be on the website with approximately 300 written responses, those form part of the public hearing record as do the comments from tonight for Board consideration for the proposed bylaws.

Confusion over grandfather clauses.
Quoted section 532.1 of the *Local Government Act* on riparian area regulations.

Donna Shugar

Bylaw No. 722 already meets the provincial standard as stated in the staff report, the riparian area and SPEA are already removed from the calculation of continuous developable area for the purpose of subdivision and don't need to be moved from the minimum parcel area calculation.
The intent is the same in Bylaw No. 337.
The language in the two bylaws could be in alignment without netting the riparian area and SPEA out of the minimum parcel size calculation.
Couldn't find the definition under the BC *Land Act* for allowable area and footprint minimal parcel size this could impact a property owners' ability to create new lots.
Density is controlled in our bylaws.

Landon Dix

Resident of Area B (Halfmoon Bay).
Concern of the ability of SCRD staff handling an influx of variance permit applications.
Before accepting any bylaw changes ensure staffing is adequate.
Supports protection of the SPEA.
Creating safe restrictions and environmental protection that can be notified from bylaw enforcement.
Supports the SCRD coming in line with provincial regulations and getting in line with guidelines.

Beverly Muench

Resident of Area A (Pender Harbour/Egmont).

This process has been stressful as a property owner.
Concerns whether you can maintain or improve a property to adhere to safety standards.
Understands the need to modernize and to come into alignment with protecting the environment.
Amendments aren't bringing logic and clarity; they have created more confusion.

Jon Eriksson

Resident of District of Sechelt.
Supports the proposed bylaw amendments.
Spoke regarding mismanaging resources and impact of development on a creek and riparian area near his home.

Dave Bonser

Resident of Area D (Roberts Creek).
Increase of regulations and fees for residential development.
Concerns over the implementation of the bylaw.
Mapping inconsistencies on riparian areas.
Adoption of the bylaw should be on hold until all the mapping is correct.

Cam Forrester

Resident of District of Sechelt.
Confusion over fresh water and the 17 metres setback.
Q. Is the 17-metre setback from habitat as a blanket or the structural setback to any watercourse?
The RAPR doesn't apply to certain watercourses.

Chair called a short break for clarification in the noted question above at 8:31 p.m. reconvened at 8:33 p.m.

Manager, Planning and Development noted the intent of the setback is both habitat and flood protection implications it would pertain to all watercourses as written in the bylaw.

Dianne Sanford

Resident of Area D (Roberts Creek).
Supports the proposed bylaw amendments.
Important that qualified environmental professionals (QEPs) are up to date with recent experience in the area including all watercourses.
Concern of tree/vegetation protection on hightide lines.
Eelgrass beds are protected under the *Fisheries Act*.
Grandfathering is a part of these bylaw amendments, and to confirm changes would be excellent.

Carol Reimer

Resident of Area A (Pender Harbour/Egmont).
Concern over being able to rebuild dwelling due to fire.
Supports protecting watercourses.

Ryan Matthews

Resident of Area F (West Howe Sound).
Subdivisions and development need to be controlled and done right.

Supports the proposed bylaw amendments with proper enforcement and staffing.

Chair called for a recess at 8:46 p.m. reconvened at 8:58 p.m.

Chair asked staff to clarify the definition of legal non-conforming.

Manager, Planning and Development noted in the *Local Government Act* Section 529 this part of the act applies to a structure that is legal non-conforming in terms of its setback. This is also governed by case law and could be case specific. Further information is available on our website and on the Let's Talk page for questions.

The Chair called a second time for submissions.

Gerald Sieben

Resident of Area A (Pender Harbour/Egmont).
Concerns around legal non-conforming dwelling risks and rebuilding due to fire.
Cited Section 529 of the *Local Government Act*.

Larry Vanhatten

Resident of Area A (Pender Harbour/Egmont).
Representing the Sakinaw Lake Community Association.
The association has approximately 400 members, opposed to the proposed bylaw amendments.
Feel unrepresented in the proposed changes.
Limited time to go over changes including the dock management plan.
Community landowners need to have a stake in discussions.
Riparian zone is important.
How could changes to the bylaws be housekeeping.
Information provided has been overreached without site specific thought and huge consequences.

Andrea

Resident of Area A (Pender Harbour/Egmont).
Q. How many people are currently on the Zoom call?
A. Staff confirmed there are 51 in the virtual gallery.

Jon Eriksson

Concerned over small stream diversion and violations.
Support of proposed bylaw amendments.
Need to enforce existing laws.

Suzanne Senger

Sunshine Coast is going through a biodiversity crisis.
Climate change causes more ecological disturbances.
Concerns over poor land development in sensitive areas.
The proposed changes help clarify and streamline rural planning and development processes and will impact properties in sensitive areas.
In support of the proposed bylaw amendments.

Donna Shugar

Subdivision restriction suggestion that the definition of continuous developable area include a definition of footprint.

This definition should refer to structures but any form of human disturbance like driveway and gardens.

Restriction on small lots make sense.

On larger lots where the developable area can be huge, restricting subdivision doesn't make sense.

Suggests for the purpose of subdivision not be applied were lots of 2 acres or .809 hectares or greater are being created.

Suggests a citizens committee to overlook the science of the proposed bylaw changes be considered for residents in Area A.

Beverley Muench

Concerns over not being able to reconstruct a structure due to fire with the new setback changes.

This process needs to be paused until more clarity is available.

Opposed to proposed bylaw amendments.

Chair asked for clarity on the following from staff. Why is this clarity so difficult to provide on the fly and how it relates to a specific property. Can you speak to concerns from a Planners view?

Manager, Planning and Development noted when it comes to specific property questions it becomes challenging if we don't have all the facts in front of us. A sit-down conversation with a planner would be beneficial the meeting could take fifteen minutes or an hour to figure out the uniqueness of the property to give accurate information.

Cam Forrester

Not clear on how the current bylaws are out of step and out of date with the province.

Can clarity be provided on the background information?

Stated the Area A OCP has wording for a one-time exclusion for a property owner to be able to add or remodel a structure in the setback area. Will this still be considered?

Brandon

Need to enforce existing bylaws before passing new ones.

Public needs to see evidence that this is a crisis needing immediate action.

Absence of full support for optional amendments should not be considered.

Only those in support of these amendments tonight seem to be okay with the ambiguous wording in utilizing and crafting these amendments.

George Smith

Resident of Area E (Elphinstone).

Supports the proposed bylaw amendments.

Concerns need to be addresses and the language clearer.

Having science where people can understand it and look at the issues to move forward.

Resistance dealing with climate change.

Need to make it clear for people on what the implications really are.

Bill

Resident of Area A (Pender Harbour/Egmont).

All in favour of protecting the environment.
Area A is unique on the coast compared to other areas.
Suggests staff study the impacts of the proposed changes to the surrounding lakes.
Changes are not housekeeping for lakefront property owners.
Looking to increase the potential conflict zone by 50% is very significant and will increase staff time.
Sakinaw lake cabin will most likely all become nonconforming.
Is there science supporting the buffer zone.
Suggests a committee is formed in Area A to study the impacts before changes are made in Bylaw No. 337.123 and need to be viewed as a separate bylaw.

The Chair called a third time for submissions.

Catherine McEachern

Resident of Area A (Pender Harbour/Egmont).
Could not find a provincial law requiring a 15-metre ocean setback.
Should be no urgency to this change.
Moving houses back 7.5 metres won't create more green infrastructure it will decrease views, increase land alterations to create safe access to the water and will alter 100's of properties to legal non-conforming status.
Some of the changes proposed conflict with the Area A OCP.
In favour of pausing the proposed setback change.
Calculating the minimum parcel size for subdivisions in Section 10.4 of the Riparian Act regulations it speaks to reduction of developable land the term under the current bylaw is usable land, and it is already excluded in the definition usable parcel area.
The bylaw as currently drafted now will take the usable land out of minimal parcel size out of usable parcel size which isn't the intention and reconsidered.

Susanne Senger

Resident of Area F (west Howe Sound).
Official Community Plans are the place to have these conversations.
There has been an intentional campaign to spread misinformation to get people to oppose regulatory improvements to protect the environment.
Downstream impacts affect everyone.
Science is clear, removing vegetation in riparian areas affects trees and long-term viability for ecosystems.

Catherine McEachern

Resident of Area A (Pender Harbour/Egmont).
Concerns of the subdividable land exclusions sometimes covered by water which isn't supporting fish habitat.
Who is to determine what area is covered by water? Including exclusivity to subdividable land is an overreach and beyond provincial requirements.
Concern over the hardscaping five-metre buffer and increasing the SPEA area to cover a problem during construction.
Concern over the no build strip on waterfront properties.
The process should be paused but not overreaching changes or rushing it over an urgency basis.

CLOSURE

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.9 & 337.123*, closed at 9:41 p.m.

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:

K. Stamford, Chair

G. Dixon, Recording Secretary

**WRITTEN SUBMISSION RECEIVED
BEFORE NOON ON JULY 16, 2024,
IN RESPONSE TO THE NOTICE OF
PUBLIC HEARING**

Ticket Subject: Proposed Riparian Zone Amendments

History

Wed Jun 12 11:47:10 2024 **Shaundehi Runka** - Ticket created
From: "Shaundehi Runka" <[redacted]>
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: Proposed Riparian Zone Amendments
Date: Wed, 12 Jun 2024 18:32:18 +0000

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

Thank you
Shaundehi Runka
[redacted]
Gibsons BC

History

Thu Jun 13 20:30:27 2024 [REDACTED] - Ticket created
To: planning@scrd.ca
Subject: Amendments to Zoning Bylaw 337 and 722
Date: Thu, 13 Jun 2024 20:30:03 -0700
From: [REDACTED]

Greetings.

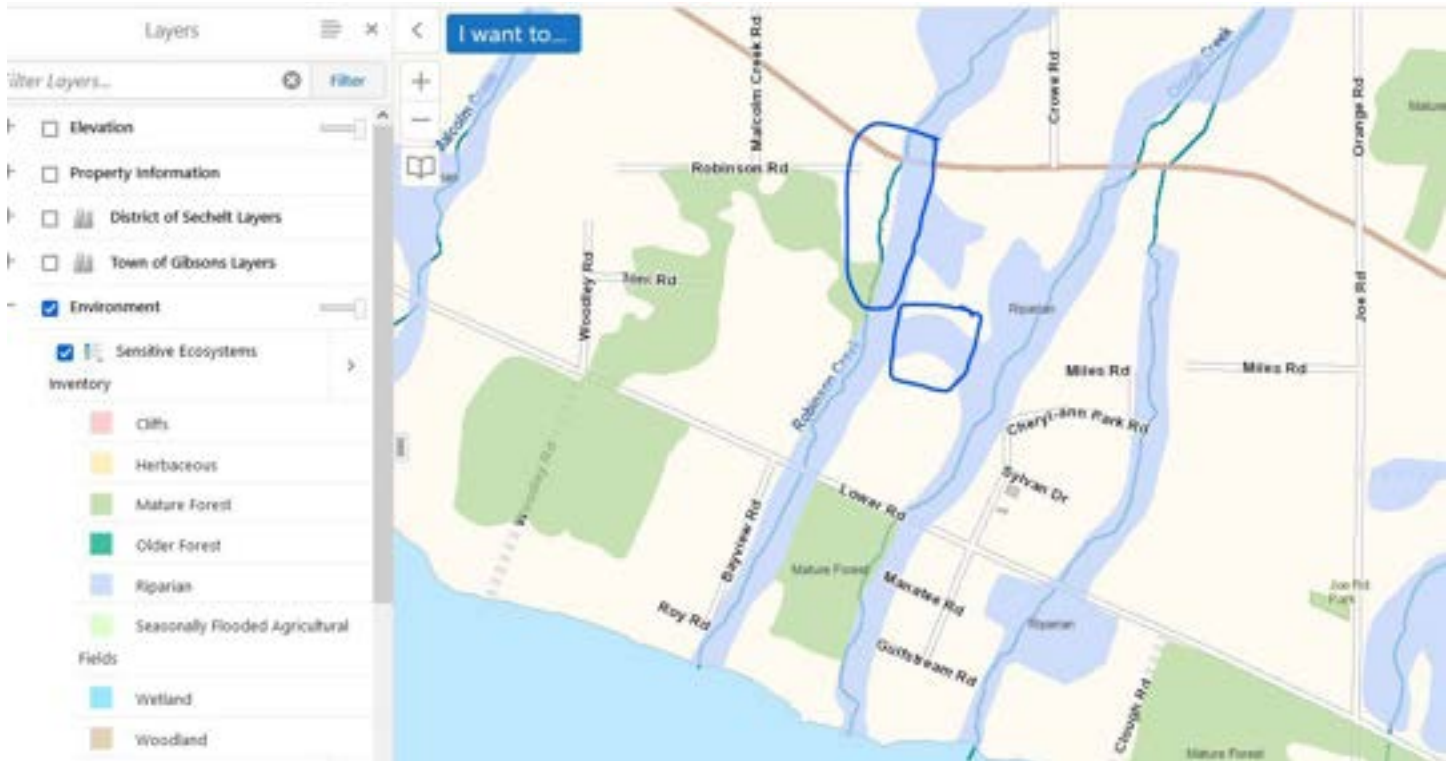
I understand that the SCRD is planning to make changes to the bylaws related to riparian zones.

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

Thanks.

dave bonser, Roberts Ck.

Image not shown because sender requested not to inline it.



Ticket Subject: Questions for 722 proposed amendments.

History

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

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

Subject: Questions for 722 proposed amendments.

To: publichearings@scrd.ca

From: "Cam Forrester" [REDACTED]

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

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

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

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

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

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

Ticket Subject: Questions for 722 proposed amendments.

History

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

To: publichearings@scrd.ca

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

Subject: Re: Questions for 722 proposed amendments.

From: "Cam Forrester" [REDACTED]

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

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

- Show quoted text -

--

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

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

Sechelt, BC V7Z-OM1

[REDACTED] (Cell)

Ticket Subject: Questions for 722 proposed amendments.

History

Fri Jun 14 16:03:04 2024 [redacted] Ticket #226759: - Ticket created
To: publichearings@scrd.ca
Subject: Re: Questions for 722 proposed amendments.
Date: Fri, 14 Jun 2024 16:03:01 -0700
From: "Cam Forrester" [redacted]

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

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

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

Cam Forrester, RPF
Sr Environmental Consultant
Cam Forrester & Assocs
[redacted]
Sechelt, BC V7Z-0M1
[redacted] (Cell)

Ticket Subject: Foreshore access and taxes?

History

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

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

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

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

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

Best, Bev Van Hatten

Ticket Subject: Water front set backs

History

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

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

Ticket Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments

History

Wed Jun 19 09:04:10 2024 **Chris Ford** [REDACTED] - Ticket created
From: "Chris Ford" [REDACTED]
To: publichearings@scrd.ca
Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments
Date: Wed, 19 Jun 2024 09:03:42 -0700

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

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

--

Chris Ford

Whistler BC

T:

E:

Ticket Subject: shoreline and ocean set back bylaw amendment

History

Wed Jun 19 20:46:58 2024 **Graham Crowell** [REDACTED] - Ticket created

Date: Wed, 19 Jun 2024 20:46:29 -0700

To: publichearing@scrd.ca

From: "Graham Crowell" [REDACTED]

Subject: shoreline and ocean set back bylaw amendment

I'd like to express my support for the shoreline and ocean set back bylaw amendment.

This is a small but important step towards local government fulfilling its duty to protect ecologically sensitive natural resources from my short sighted neighbours.

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

Ticket Subject: Riparian and Shoreline Protection Bylaw Amendments

History

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

Hi,

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

Please clarify these items in the next meeting.

Best,
Liam

Ticket Subject: Public Comments - Increased Setback Requirements

History

Wed Jun 19 09:12:33 2024 **Miller, Ryan S (RBC Wealth Mgmt)** - Ticket created
From: "Miller, Ryan S (RBC Wealth Mgmt)"
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Wed, 19 Jun 2024 16:12:19 +0000
Subject: Public Comments - Increased Setback Requirements

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

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

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

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

Thank you,

Ryan, Chris and Riley

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

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History

Wed Jun 19 17:41:02 2024 [REDACTED] - Ticket created
To: publichearings@scrd.ca
Subject: SCRD Riparian and Shoreline amendments
From: "Trevor Orszynowicz" [REDACTED]
Date: Wed, 19 Jun 2024 17:40:27 -0700

Hi there,

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

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

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

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

Thanks!

-Trevor

Ticket Subject: Repairman and Shoreline Protection Bylaw

History

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

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

Thank you.

Jane Keresztes
[REDACTED]

History

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

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

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

Regards,

Allyson Nelson (Owner)
JH Marina & Resort Inc.

(dba John Henry's Marina & Resort)

Cell. [REDACTED]

Email: [REDACTED]

History

Fri Jun 21 13:59:31 2024 **Cheryl Springman** [REDACTED] - Ticket created
To: publichearings@scrd.ca
From: "Cheryl Springman" [REDACTED]
Date: Fri, 21 Jun 2024 13:43:25 -0700
Subject: Proposed setback changes SCR D Riparian and Shoreline Bylaw Amendments

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

Cheryl Springman
[REDACTED]

Madeira Park BC

Sent from my iPad

Ticket Subject: Oppose new proposed set backs for saltwater.

History

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

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

This is important to costal life.

Kind regards

Cody.

[REDACTED]

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

History

Fri Jun 21 08:34:22 2024 [REDACTED] Ticket created

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

CC: [REDACTED]

To: publichearings@scrd.ca

Date: Fri, 21 Jun 2024 08:33:53 -0700

From: [REDACTED]

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

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

Derick Sindell

[REDACTED]

History

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

Hello

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

Zoning Amendment Bylaw No. 722.9 and 337.123

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

Thanks
Denise

Best Regards,

Denise Brynelsen
Realtor | Personal Real Estate Corporation
Top 1% of RLP Nationwide
Chairmans Club Member | Medallion Club Member
Royal LePage Sussex | Sunshine Coast

[REDACTED] Sechelt, B.C. - V0N 3A0
[REDACTED]

History

Fri Jun 21 08:00:38 2024 **Garth Johnson** - Ticket created
To: publichearings@scrd.ca
From: "Garth Johnson"
Date: Fri, 21 Jun 2024 08:00:02 -0700
Subject: Comments regarding SRCD Riparian and Shoreline Bylaw Amendments

Hello...

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

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

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

Concerns now for consideration:

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

Sincerely, Garth Johnson, RPF

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

History

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

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

Ticket Subject: New foreshore zoning proposal

History

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

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

From: "Joe Haegert" [REDACTED]

Subject: New foreshore zoning proposal

To: publichearings@scrd.ca

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

Joe and Sandy Haegert

[REDACTED]
Sent from my iPhone

Ticket Subject: Riparian Setbacks

History

Fri Jun 21 09:31:31 2024 **joe mcinnis** [REDACTED] - Ticket created
Subject: Riparian Setbacks
Date: Fri, 21 Jun 2024 09:30:57 -0700
From: "joe mcinnis" [REDACTED]
To: publichearings@scrd.ca

Hello -

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

Specifically, my questions are:

1. Why are ocean setbacks being increased from 7.5 meters to 15 meters?
2. How do owners safely access waterfront without the ability to build stairs / pathways with the proposed prohibitions against hardscaping?
3. Why has the SCRD ignored the feedback from the local Advisory Planning Committee?
4. How does this affect one's ability to repair existing structures within new "no-build" areas?
5. Would dock ramps or other structures touching waterfront land be affected by these changes?
6. Why are significant increases in water setbacks and new restrictions on waterfront property being described as "housekeeping" items?
7. How will owners be treated when transferring existing title and structures between the 7.5-meter setback (original setback distance) and the new 15-meter setback during a property transfer/sale? Will existing structures be considered legally non-conforming?
8. Given that only a few municipalities have adopted similar bylaws, is this a new requirement of the Provincial Government? What are the current Provincial best practices for setbacks on the waterfront and when were these crafted / amended? What supporting material is available?
9. Do proposed setback requirements and new no build "buffer" areas pose consequences to existing property owners? This may reduce property values and render parcels either unbuildable or not subdividable. Have these scenarios been evaluated?
10. Increasing setbacks can potentially affect neighboring properties, creating a lack of privacy and sightline obstructions. Has the SCRD considered this unintended consequence?
11. Where can the public review what questions have been submitted and what responses does the SCRD intend to provide?
12. Is the plan to remove all land covered by water (even temporarily) from a calculation for subdivision? Given recent atmospheric rivers, would this not exclude much of the land in the Pacific coastal rainforest?
13. How does the **January 20, 2023 B.C. Court of Appeal decision (<https://waterfrontprotection.org/r/ef2h98fe?m=f0f61889-a194-45bb-b01c-9b096e84147b>)** impact our ability to develop our waterfront properties under the Riparian Areas Protection Act (RAPA)?

Ticket Subject: SCRD BYLAW PROPOSED CHANGES

History

Fri Jun 21 12:39:31 2024 **Laurie Tuttle** [REDACTED] - Ticket created
Date: Fri, 21 Jun 2024 12:39:00 -0700
Subject: SCRD BYLAW PROPOSED CHANGES
To: publichearings@scrd.ca
From: "Laurie Tuttle" [REDACTED]

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

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

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

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

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

Laurie Walter Tuttle
Eva Aileen Tuttle

to remove the
Sent from my iPad

History

Fri Jun 21 19:48:24 2024 Leah Lovell [REDACTED] Ticket created
To: publichearings@scrd.ca
Subject: Zoning bylaw No 722.9 and 337.123
From: "Leah Lovell" [REDACTED]
Date: Fri, 21 Jun 2024 19:47:54 -0700

Hello,

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

Leah Lovell
[REDACTED]

History

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

To: publichearings@scrd.ca

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

From: "Gerald/Loretta Sieben"

CC: leonard.Lee@scrd.ca

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

Dear SCRD Directors

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Gerald and Loretta Sieben
Garden Bay
Gerald/Loretta Sieben

Ticket Subject: SCRD Riparian and Shoreline Bylaw Amendments

History

Sat Jun 22 23:30:56 2024 **Joanne Nickel** [REDACTED] Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "Joanne Nickel" [REDACTED]
Date: Sun, 23 Jun 2024 06:30:16 +0000
Subject: SCRD Riparian and Shoreline Bylaw Amendments

Hello,

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

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

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

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

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

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

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

Thank you.

Joanne Nickel

Garden Bay

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

History

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

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

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

Katherine and Mike Murphy
Property owners on Ruby Lake

History

Sat Jun 22 15:24:37 2024 **Linda Cleminson** [REDACTED] - Ticket created
To: publichearing@scrd.ca
From: "Linda Cleminson" [REDACTED]
Subject: SCRD Riparian and Shoreline Bylaw Amendments
Date: Sat, 22 Jun 2024 15:24:07 -0700

Hello,

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

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

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

Please put these questions up for discussion.

Linda and Andrew Cleminson
The Grove Road, Gambier Island



Sent from my iPhone

History

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

From: "Lynn Saunders" [redacted]

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

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

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

CC: "Saunders, Chris" <[redacted]>

Hi:

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

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

Thank you

Lynn Saunders

[redacted signature block]

History

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

I am opposed to this and encourage the adoption of Option 3: make no changes.

I have limited confidence in the decision criteria used to propose these changes. The staff report includes "a strong commitment to protecting sensitive ecological areas." Additionally, it states, "this fix has significant benefits... by protecting green infrastructure, we strategically foster climate resilience and mitigate organizational risk."

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

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

Regards

Randy Johnson
[REDACTED]

Madeira Park BC

History

Sat Jun 22 23:44:49 2024 **Stephanie Belich** [REDACTED] Ticket created
From: "Stephanie Belich" [REDACTED]
To: publichearings@scrd.ca
Subject: Shoreline Bylaw Amendmants
Date: Sat, 22 Jun 2024 23:44:04 -0700

- Hide quoted text -

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

- Hide quoted text -

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

- Hide quoted text -

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

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

- Hide quoted text -

1. How do owners safely access waterfront without the ability to build stairs / pathways with the proposed prohibitions against hardscaping?
How do boat access properties have secure safe and wheel chair accessible access to their properties

Stephanie Belich

Sakinaw Lake BC

- Hide quoted text -

History

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

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

Subject: Commentary on Proposed Riparian and Shoreline Protection Bylaw

To: [REDACTED],
publichearings@scrd.ca, [REDACTED]

From: "Steve Myers" [REDACTED]

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

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

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

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

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

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

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

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

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

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

I have questions regarding statements such as:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Steve Myers

History

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

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

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

Respectfully,

Galleen and Ray Des Harnais
[REDACTED] Garden Bay BC

History

Sun Jun 23 11:01:13 2024 **Andrew Pottinger** [REDACTED] Ticket created

To: publichearings@scrd.ca

Date: Sun, 23 Jun 2024 11:00:36 -0700

From: "Andrew Pottinger" [REDACTED]

CC [REDACTED]

Subject: Public comment re Changes to Riparian and shoreline regulations

- Hide quoted text -

>> As residents in District A, we respectfully disagree with the many proposed changes and do support the Advisory Planning Committee recommendations.

>> As far as we can see, there is no significant environmental rationale for additional setbacks. The impacts and consequences of such changes, which are not required under the existing provincial framework, have quite evidently not been adequately studied and evaluated. They are certainly not "Housekeeping" items.

>> Joan and Andrew Pottinger

>> [REDACTED]

>> Garden Bay

>> Sent from my iPhone

Ticket Subject: Shoreline bylaw

History

Sun Jun 23 10:18:22 2024 **Bev Hiphner** [REDACTED] Ticket created
Date: Sun, 23 Jun 2024 10:17:56 -0700
Subject: Shoreline bylaw
From: "Bev Hiphner" [REDACTED]
To: publichearings@scrd.ca

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

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

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

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

Why are they approving new houses??

Regards, Alex Kerr

History

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

BILL & Peggy Guise, Ruby Lake Landholders

Dear Sirs or Madam:

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

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

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

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

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

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

Sent from my iPad, Bill & Peggy

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

History

Sun Jun 23 16:11:32 2024 **Catherine Seltzer** [redacted] Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: Concerns regarding SCRD Riparian and Shoreline Protection Bylaw Amendments
From: "Catherine Seltzer" [redacted]
Date: Sun, 23 Jun 2024 23:11:07 +0000

Dear SCRD,

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration,

Catherine Seltzer – Secret Cove BC
[redacted]

Ticket Subject: By-law changes

History

Sun Jun 23 11:33:58 2024 **Dan Pifer** [REDACTED] - Ticket created

To: publichearings@scrd.ca

Date: Sun, 23 Jun 2024 11:33:21 -0700

Subject: By-law changes

From: "Dan Pifer" [REDACTED]

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

kindest regards

Dan Pifer

Sent from my iPad

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

History

Sun Jun 23 08:00:25 2024 **Jack S Lutsky** [REDACTED] - Ticket created
Date: Sun, 23 Jun 2024 08:00:00 -0700
From: "Jack S Lutsky" [REDACTED]
Subject: SCRD Riparian and Shoreline Protection Bylaw Amendments (Amending Zoning Bylaw No. 722.9 and 337.123)
CC: "Susan Mendelson" [REDACTED]
To: publichearings@scrd.ca

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

We are concerned in particular with the following points:

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

Thanking you for your interest.

Jack Lutsky and Susan Mendelson

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

[REDACTED]
Sakinaw Lake

Ticket Subject: Opposed to by-law changes

History

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

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

Kelly Vuletic

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History

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

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

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

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

Ticket Subject: New Setbacks

History

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

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

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

Laurie Larson
[REDACTED]

Ticket Subject: shore line protection

History

Sun Jun 23 13:18:51 2024 **Roger Nicke** [REDACTED] Ticket created

To: publichearings@scrd.ca

Date: Sun, 23 Jun 2024 13:18:19 -0700

Subject: shore line protection

From: "Roger Nicke" [REDACTED]

dear scrd, i am against increasing the ocean set back from 7.5 meters. roger nicke [REDACTED] thanks. roger.

History

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

Subject: FORESHORE AMENDMENTS TO EXISTING BYLAWS

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

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

From: "Al Vroom" [REDACTED]

To whom it may concern.

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

Regards

[REDACTED]

[REDACTED]

History

Mon Jun 24 11:18:53 2024

Ticket created

From: "Alan Koller"

CC:

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

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

Subject: Riparian Land and SPEA response.

Hello Team SCRD,

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

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

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

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

2000 sq meters is the minimum lot size.

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

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

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

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

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

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

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

Alan Koller

Ticket Subject: RE: PUBLIC HEARING Fwd: Riparian areas

History

Mon Jun 24 11:03:21 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created
From: "The Receptionist" <The.Receptionist@scrd.ca>
CC: "Public Hearing Submissions" <publichearing@scrd.ca>
Date: Mon, 24 Jun 2024 18:03:08 +0000
Subject: RE: PUBLIC HEARING Fwd: Riparian areas
To: "Dale Jackson" [REDACTED]

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

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

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

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

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

Sent from iPad

Begin forwarded message:

- Hide quoted text -

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

- Hide quoted text -

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

Sent from iPad

Ticket Subject: Changes to Riparian area setbacks

History

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

CC: "Gordon Zonailo" [REDACTED]

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

From [REDACTED]

To: publichearings@scrd.ca

Subject: Changes to Riparian area setbacks

Dear sirs,

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

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

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

Best regards

Gordon Zonailo, P.Eng.

Madeira Park Estates shareholder

Cell: [REDACTED]

Email: [REDACTED]

History

Mon Jun 24 16:57:51 2024 **John Macdonald** [REDACTED] Ticket created
From: "John Macdonald" [REDACTED]
To: planning@scrd.ca
Subject: Shoreline Protection Amendments 722.9 and 337.123
Date: Mon, 24 Jun 2024 16:57:28 -0700

Hi,

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

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

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

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

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

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

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

Regards,
John

History

Mon Jun 24 09:42:06 2024 **Mark Guignard** [REDACTED] **Ticket created**
Subject: Comment on Zoning Amendment Bylaw No. 722.9 and 337.123
To: publichearings@scrd.ca
From: "Mark Guignard" [REDACTED]
Date: Mon, 24 Jun 2024 09:41:35 -0700

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

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

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

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

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

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

History

Mon Jun 24 10:06:39 2024 **Khaketla, Molehi [VCH]** [REDACTED] Ticket created

To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: Letter from Medical Health Officer - SCRD Riparian Area & Shoreline Protection Bylaw Amendments
Date: Mon, 24 Jun 2024 16:50:31 +0000
From: "Khaketla, Molehi [VCH]" [REDACTED]

Good day,

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

Sincerely,

Dr Molehi Khaketla

Medical Health Officer

Vancouver Coastal Health

office [REDACTED]

e-mail [REDACTED]

Administrative Assistant

e-mail [REDACTED]

office [REDACTED]



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

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

image displayed inline above

Message body not shown because it is not plain text.

June 24, 2024

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

Dear Sunshine Coast Regional District (SCRD) Planning Department

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

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

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

Water Quality

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

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

Climate Resilience

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

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

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

Sincerely,

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

Dr Moliehi Khaketla MBChB, MPH, CCFP, FRCPC

Medical Health Officer
Vancouver Coastal Health

² Vancouver Coastal Health Chief Medical Health Officer. (2023). "Protecting population health in a climate emergency: Report of the Vancouver Coastal Health Chief Medical Health Officer." Vancouver, BC: Vancouver Coastal Health. <https://www.vch.ca/sites/default/files/2024-02/vch-climate-change-health-report.pdf>

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



Kennith A. Mellquist

June 23, 2024

SCRD Staff

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yours very truly,

Ken and Joanne Mellquist

History

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

Hello

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

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

Thank you for your consideration
Genevieve

Excuse my brevity
Sent from my iPhone

History

Wed Jun 26 11:07:35 2024 **Sierra Rempel** [REDACTED] Ticket created
Subject: Support for Amendment to zoning bylaw 722.9 and 337.123
From: "Sierra Rempel" [REDACTED]
To: publichearings@scrd.ca
Date: Wed, 26 Jun 2024 11:07:06 -0700

Hello,

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

Thank you,

Sierra

History

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

Hello,

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

Cheers,

JR

History

Tue Jul 02 09:19:34 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created
 To: "B Cecill" [REDACTED]
 CC: "Planning" <planning@scrd.ca>
 Date: Tue, 2 Jul 2024 16:19:23 +0000
 From: "The Receptionist" <The.Receptionist@scrd.ca>
 Subject: RE: bylaws 722.9, 337.123

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

From: B Cecill [REDACTED]
 Sent: Saturday, June 29, 2024 11:29 AM
 To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
 Cc: SCCA Information <info@thescca.ca>
 Subject: bylaws 722.9, 337.123

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

To whom it may concern,

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

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

Bet Cecill
--

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

Ticket Subject: Zoning bylaw to protect watercourses shoreline

History

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

To Whom it May Concern

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

sincerely,
Dale Sankey
Roberts Creek

History

Tue Jul 02 14:08:30 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created

Date: Tue, 2 Jul 2024 21:08:21 +0000

CC: "Lucie McKiernan" [REDACTED]

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

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

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

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

- Hide quoted text -

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

From [REDACTED]

Sent: Tuesday, July 2, 2024 2:06 PM

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

Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Lucie McKiernan McKiernan [REDACTED]

Subject: Feedback Form

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

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [REDACTED]

Address [REDACTED]

Country: Canada

Province/State: British Columbia

City: Gibsons

Postal/Zip Code: V0N 1V5

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

History

Tue Jul 02 09:32:40 2024 **The Receptionist <The.Receptionist@scrd.ca> - Ticket created**

To: [REDACTED]
CC: "Public Hearing Submissions" <publichearing@scrd.ca>
Date: Tue, 2 Jul 2024 16:32:24 +0000
From: "The Receptionist" <The.Receptionist@scrd.ca>
Subject: RE: Sunshine Coast Regional District Feedback Form - Comments

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

- Hide quoted text -

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

From: [REDACTED]
Sent: Tuesday, July 2, 2024 9:21 AM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Paul Wagler Kathleen Wagler <[REDACTED]>
Subject: Feedback Form

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

Type of Feedback: Comments

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

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Roberts Creek

Postal/Zip Code: VON2W4

--

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

History

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

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

Thank you.

- Hide quoted text -

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

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

From: Ron Pyatt [REDACTED]
Subject: Feedback Form

Feedback: SCRD Riparian & Shoreline Protection Amendments.

Yes I am in agreement

Type of Feedback: Comments

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

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Gobsons

Postal/Zip Code: V0N 1`V5

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

Ticket Subject: Zoning Bylaw to protect watercourses and shorelines

History

Tue Jul 02 11:08:22 2024 **Bruce & Yvonne** [REDACTED] - Ticket created
From: "Yvonne & Bruce" [REDACTED]
Subject: Zoning Bylaw to protect watercourses and shorelines
To: planning@scrd.ca
Date: Tue, 2 Jul 2024 11:07:48 -0700

To Whom it May Concern ,
I am unable to attend the July 4 th meeting on this subject and so writing to you in support of the proposed by- laws 722.9 and 337.123 which would strengthen the protection of our watercourses and shorelines. I believe this to be an important issue that the SCRD should act on.
sincerely,
Yvonne Mounsey
Roberts Creek

Sent from my iPad

History

Tue Jul 02 09:33:46 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created
Subject: FW: bylaws 722.9, 337.123
From: "The Receptionist" <The.Receptionist@scrd.ca>
Date: Tue, 2 Jul 2024 16:33:35 +0000
To: "Public Hearing Submissions" <publichearing@scrd.ca>

From: B Cecill [REDACTED]
Sent: Saturday, June 29, 2024 11:29 AM
To: SCRD General Inquiries <SCRDGeneralInquiries@scrd.ca>
Cc: SCCA Information [REDACTED]
Subject: bylaws 722.9, 337.123

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

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

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

Bet Cecill
--

I am delighted to be able to live on the traditional, ancestral, and unceded Indigenous territories of the shishálh (Sechelt) and sḵwǝwú7mesh (Squamish) First Nations. These lands and life are under the biggest existential threat of our time due to climate change. Taking urgent steps to address this catastrophe and restore our precious connection to the life-giving systems around us must be a priority for all.

History

Wed Jul 03 08:20:09 2024 **The Receptionist <The.Receptionist@scrd.ca> - Ticket created**

CC: [Redacted]

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

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

Date: Wed, 3 Jul 2024 15:19:46 +0000

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

- Hide quoted text -

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

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

From: Ruth Walmsley [Redacted]
Subject: Feedback Form

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

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [Redacted]

Address: [Redacted]

Country: Canada

Province/State: BC

City: Burnaby

Postal/Zip Code: V5C 2E8

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

Ticket Subject: Proposed changes to shoreline waterfront

History

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

Hello,

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

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

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

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

Ashley Hencheroff

owner of land in Farrington Cove

[REDACTED]
Pender Harbour
[REDACTED]

Ticket Subject: zoning bylaws

History

Sat Jun 29 10:09:16 2024 **maggie schell** [REDACTED] Ticket created
From: "maggie schell" [REDACTED]
Subject: zoning bylaws
To: planning@scrd.ca
Date: Sat, 29 Jun 2024 10:08:40 -0700

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

Ticket Subject: Support for Riparian Area Protections

History

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

Dear SCRD Directors:

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

Thank you!
Bette Chadwick
Sechelt BC

History

Wed Jul 03 11:19:26 2024 **Caitlyn H** - Ticket created

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

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

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

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

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

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

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

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

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

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

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

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

Restrictions on repair or reconstruction of non-conforming structures

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

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

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

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

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

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

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

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

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

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

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

Hardscaping Definition

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

Streamside Buffer

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

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

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

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

Water Setbacks

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

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

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

[Court of Appeal Scales Back Riparian Area Protection Powers - Young Anderson](https://www.younganderson.ca/publications/bulletins/court-of-appeal-scales-back-riparian-area-protection-powers)

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

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

Excerpt from the court of appeal

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

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

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

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

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

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

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

Sincerely homeowner in Area A

History

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

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

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

Subject: FW: Support of Riparian and Shoreline Protection Amendments

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

CC: [REDACTED]

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

From: Heather Conn [REDACTED]

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

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

Subject: Support of Riparian and Shoreline Protection Amendments

You don't often get email from [REDACTED]

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

Dear SCRD,

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

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

Sincerely, Heather Conn

Heather Conn, MFA

Vancouver & Sunshine Coast

British Columbia, CANADA

[REDACTED]
Heatherconn.com

Heatherconnblogs.com

Sunshinecoastsoulcollage.ca

Find me on Instagram/Facebook/Twitter/LinkedIn

History

Wed Jul 03 10:18:53 2024 **Lin Gardiner** [REDACTED] - Ticket created
From: "Lin Gardiner" [REDACTED]
To: planning@scrd.ca
Subject: Support for Zoning Bylaw No 722.9 and 337.123
Date: Wed, 3 Jul 2024 10:18:39 -0700

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

Thanks,

Lin Gardiner
Roberts Creek

History

Wed Jul 03 15:33:35 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created

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

CC: [REDACTED]

Date: Wed, 3 Jul 2024 22:33:20 +0000

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

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

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

- Hide quoted text -

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

From: [REDACTED]

Sent: Wednesday, July 3, 2024 3:27 PM

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

Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Odette Hidalgo [REDACTED]

Subject: Feedback Form

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

Type of Feedback: Comments

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

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Roberts Creek

Postal/Zip Code: V0N 2W2

--

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

History

Wed Jul 03 11:54:03 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created
Date: Wed, 3 Jul 2024 18:53:51 +0000
From: "The Receptionist" <The.Receptionist@scrd.ca>
CC: [REDACTED]
Subject: FW: Sunshine Coast Regional District Feedback Form - Comments
To: "Public Hearing Submissions" <publichearing@scrd.ca>

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

- Hide quoted text -

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

From: [REDACTED]
Sent: Wednesday, July 3, 2024 11:42 AM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Sunshine Coast Regional District Feedback Form - Comments

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

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

Type of Feedback: Comments

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

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Halfmoon Bay

Postal/Zip Code: V7Z1B4

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

History

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

Hello,

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

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

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

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

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

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

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

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

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

Ticket Subject: Support for Riparian Area Protections

History

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

Dear SCRD Directors:

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

Thank you!

Kind regards,
William and Amanda Drope

Ticket Subject: Support of Zoning Bylaw Changes for Riparian Protection

History

Thu Jul 04 08:11:21 2024 **Chris H. [REDACTED]** - Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Thu, 4 Jul 2024 15:11:00 +0000
Subject: Support of Zoning Bylaw Changes for Riparian Protection
From: "Chris H" [REDACTED]

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

Thank you,
Chris

Ticket Subject: Support for Riparian Area Protections

History

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

Dear SCRD Directors:

We support the proposed amendments to Zoning Bylaw No. 722.9 and 337123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Dièdra & Kye Goodwin
Roberts Creek
VON 2W4

History

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

CC: [REDACTED]
To: "Public Hearing Submissions" <publichearing@scrd.ca>

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

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

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

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

- Hide quoted text -

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

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

From: Eleanor Mae [REDACTED]
Subject: Feedback Form

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

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Sechelt

Postal/Zip Code: V7Z 0A1

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

Ticket Subject: Please Protect our Streams, Shorelines and Wetlands

History

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

Dear SCRD Directors:

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

Thank you!
Gillian Foster
Halfmoon Bay

History

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

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

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

- Hide quoted text -

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

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

From: Janet Fairfield [REDACTED]
Subject: Feedback Form

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

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: B.C.

City: Roberts Creek

Postal/Zip Code: VoN 2W2

--

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

Ticket Subject: Support for Riparian Area Protections

History

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

Dear SCRD Directors:

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

Thank you!
Lucy Andrade

Ticket Subject: Support for Riparian Area Protections

History

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

Dear SCRD Directors:

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

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

Thank you for your unselfish service to SCRD.

Sincerely,
Neil Frazer, PhD

History

Thu Jul 04 10:55:25 2024 **Rob Knight** [REDACTED] Ticket created

Subject: Please Protect our Streams, Shorelines and Wetlands

From: "Rob Knight" [REDACTED]

Date: Thu, 4 Jul 2024 10:54:30 -0700

To: publichearings@scrd.ca

CC: "Rob Knight" [REDACTED]

Dear SCRD Directors:

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

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

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

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

Rob Knight
Director, Community Mapping Network

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

History

Thu Jul 04 11:20:31 2024 **Ruth Simons** [REDACTED] Ticket created
To: publichearings@scrd.ca
Subject: Zoning bylaw Amendments 722.9 and 337.123
From: "Ruth Simons" [REDACTED]
Date: Thu, 4 Jul 2024 11:20:03 -0700

Dear SCRD Directors:

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

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

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

All the best,

RUTH SIMONS, D.Litt | Executive Director
WHERE NATURE AND HUMANITY THRIVE

Howe Sound Biosphere Region Initiative Society
Átl'ka7tsem/Howe Sound UNESCO Biosphere Region

p: [REDACTED]

c: [REDACTED]

w: [howesoundbri.org \(http://howesoundbri.org/\)](http://howesoundbri.org/)

BIODIVERSITY CONSERVATION | RECONCILIATION | SUSTAINABLE DEVELOPMENT

Ticket Subject: Concerns about Proposed Setbacks Changes

History

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

To the Sunshine Coast Regional District (SCRD) Board,

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

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

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

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

I urge the SCRD to consider the following:

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

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

Thank you for your consideration.

Sincerely,
Bilyana Ivanova
[REDACTED]

Ticket Subject: Bylaws re: riparian zones

History

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

Dear SCRD board,

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

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

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

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

Thank you
Denise Lagasse

Ticket Subject: Support for Riparian Area Protections

History

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

Dear SCRD Directors:

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

Thank you!

-Maryann Kamphuis
Sechelt

History

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

Dear SCRD Directors:

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

Thank you!

Mary Beth Knechtel
President, Halfmoon Bay Environmental Society

Ticket Subject: Zoning bylaw

History

Thu Jul 04 17:09:06 2024 **Todd** [REDACTED] Ticket created

Date: Thu, 4 Jul 2024 17:08:34 -0700

Subject: Zoning bylaw

From: "Todd" [REDACTED]

To: publichearings@scrd.ca

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

Todd Packer

Ruby lake.

Ticket Subject: Support for Riparian Area Protections

History

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

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

History

Fri Jul 05 11:51:51 2024 **Russ Qureshi** [REDACTED] Ticket created
Date: Fri, 5 Jul 2024 11:51:21 -0700
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
From: "Russ Qureshi" [REDACTED]
To: publichearings@scrd.ca

To Whom it May Concern,

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

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

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

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

Sincerely,

--

Russ Qureshi PREC*
Coast Lifestyles Network
ReMax City Realty Sunshine Coast

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

History

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

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

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

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

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

CC: [REDACTED]

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

- Hide quoted text -

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

From: [REDACTED]

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

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

Subject: Sunshine Coast Regional District Feedback Form - Comments

From: Carol Loncaric [REDACTED]

Subject: Feedback Form

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

Type of Feedback: Comments

Follow-up: Yes, please follow up with me

Telephone: [REDACTED]

Address: [REDACTED]

Country: Canada

Province/State: BC

City: Gibsons

Postal/Zip Code: V0N 1V5

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

Ticket Subject: Support for Riparian Area Protections

History

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

Dear SCRD Directors:

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

Thank you!

Francesca Ryan

Ticket Subject: Please Protect our Streams, Shorelines and Wetlands

History

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

Dear SCRD Directors:

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

Thank you!

Richard Carton
Sechelt

History

Mon Jul 08 08:45:31 2024 **The Receptionist <The.Receptionist@scrd.ca>** - Ticket created

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

Date: Mon, 8 Jul 2024 15:45:20 +0000

CC: [Redacted]

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

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

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

- Hide quoted text -

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

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

From: Simon Haiduk [Redacted]
Subject: Feedback Form

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

Type of Feedback: Comments

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

Telephone: [Redacted]

Address: [Redacted]

Country: Canada

Province/State: BC

City: Roberts Creek

Postal/Zip Code: V0N 2W2

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

Sunday July 7, 2024

Dear SCRD;

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

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

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

Here are some of my concerns:

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

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

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

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

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

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

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

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

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

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

Regards;
Vito Ialungo

Ticket Subject: Support for Riparian Area Protections

History

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

Dear SCRD Directors:

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

Thank you!

Dan Rogers
Esplanade Ave, Keats Island

History

Mon Jul 08 14:27:11 2024 [REDACTED] - Ticket created

Date: Mon, 8 Jul 2024 14:26:40 -0700

To: publichearings@scrd.ca

Subject: Support for Riparian Area Protections

From: "Dawn Allen [REDACTED]"

Dear SCRD Directors:

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

Thank you!

Dawn Allen
dawnsallen@gmail.com
[REDACTED]

Ch'kwelhp (Gibsons), BC

History

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

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

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

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

History

Tue Jul 09 14:19:51 2024 **David Stiles** [REDACTED] - Ticket #227602: - Ticket created
To: publichearings@scrd.ca
From: "David Stiles" [REDACTED]
Date: Tue, 9 Jul 2024 14:04:05 -0700
Subject: Please Protect our Streams, Shorelines and Wetlands

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

David Stiles
Sunshine Coast Wildlife Project
Phone: [REDACTED]
www.coastwildlife.ca (<http://www.coastwildlife.ca>).
www.facebook.com/coastwildlife (<http://www.facebook.com/coastwildlife>).

Honoured to live, work, and play on the traditional unceded territories of the shíshálh Nation and Sk̓wx̓wú7mesh Nation.

Ticket Subject: Please Protect our Streams, Shorelines and Wetlands

History

Tue Jul 09 13:59:25 2024 **Sunshine Coast Wildlife Project** [REDACTED] Ticket created
Subject: Please Protect our Streams, Shorelines and Wetlands
Date: Tue, 9 Jul 2024 13:58:28 -0700
From: "Sunshine Coast Wildlife Project" [REDACTED]
To: publichearings@scrd.ca

Dear SCRD Directors:

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

Thank you!
Dr Michelle Evelyn

Donna Shugar

Roberts Creek, BC
V0N 2W3

July 11, 2024

SCRD Board of Directors:

Regarding proposed Zoning Amendment Bylaw 722.9 and 337.123 Riparian Area and Shoreline Protection

Please enter these comments into the public record of the Public Hearing to be held on July 16, 2024.

I want to start by saying that I support protection of sensitive ecosystems including much of what is contained in these proposed amendments. However there is at least one area which I believe deserves further consideration. **This is Proposed Amendment 1: Parcel Area Calculation.**

The proposed amendment for Zoning Bylaw 722 says:

The calculation of minimum parcel area shall not include:

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

Similar wording is to be applied to Bylaw 337.

This calculation may make sense in an area of higher density and smaller lots. In these cases, there is greater risk of encroachment into the setback areas and interference with sensitive ecosystems. However, when larger lots are proposed, the rationale does not hold and could both penalize property owners on large lots and reduce the available building stock when we are in a housing crisis.

Here is an example:

A person owns a property of 10 hectares (approx 25 acres). The subdivision zoning allows for lots of 2 hectares (approx 5 acres). There are no geotechnical hazards, no issues with perc, no other constraints except that there is a creek running through the property that, with the setbacks taken into account, occupies approximately 1 hectare. If the proposed amendment is adopted and the property size is therefore effectively reduced to 9 hectares instead of 10, this would mean that the property can now be subdivided into 4 lots instead of 5. This would be true even though on a 2 hectare lot there can be plenty

of room for a house (or 2), outbuildings, driveway, gardens or any other permitted human activity without encroaching into the riparian area or required setbacks.

A planning staff person at the SCRD told me that the proposed amendment is necessary to bring our zoning bylaws into alignment with provincial legislation. This is the wording in the BC Land Act Riparian Protection Standard:

*A proposed development that involves a subdivision of a parcel or strata lot does not meet the riparian area protection standard if the subdivision would create a parcel that has a developable area that is less than the allowable **footprint** for that parcel.*

I believe that our zoning bylaws already meet this criterion. However, the language could be strengthened or made more explicit. The word "footprint" is not defined in the Land Act. But it cannot be assumed that footprint means minimum lot size. Zoning Bylaw 722 includes the term "continuous developable area" which is required on each lot being created in a subdivision proposal. (Bylaw 337 uses the term "contiguous usable area".) This "continuous developable area" may not include the riparian area and SPEA. In other words, lots cannot be created that do not have the required "continuous developable area." The riparian zone and SPEA are already netted out of that calculation.

I would like to suggest 2 changes to the proposed amendment:

- That the definition of "continuous developable area" (and the term "contiguous usable area") include a **definition of "footprint"** so that the alignment with provincial legislation is made more clear. This definition should refer not only to structures but also to any form of human disturbance including driveways and gardens, for example.
- That the proposal to net out the riparian area and relevant setbacks from the calculation of total parcel area for the purpose of subdivision **NOT be applied where lots of .809 hectares (2 acres) or greater** are being created.

In my view, these changes would address the issues of protection of sensitive wetlands as well as alignment with provincial legislation without unnecessarily restricting the creation of new lots on larger acreages in areas where subdivision would otherwise be permitted.

Thank you for your consideration of these suggestions.

Sincerely,

Donna Shugar, Roberts Creek

History

Thu Jul 11 16:28:11 2024 **Andrew Jackson** [REDACTED] - Ticket created
From: "Andrew Jackson" [REDACTED]
To: publichearings@scrd.ca
Subject: Support Amendments to Zoning Bylaw 337 and 722
Date: Thu, 11 Jul 2024 23:27:52 +0000

Hello,

My name is Andrew Jackson and I am a resident of the DOS. I'm not 100% clear on process or if my voice will be heard - but I just need to express my support for these bylaw changes. It would have been great to have this in place 100 years ago, and I hope we won't fail to protect our water and land 100 years from now.

I understand this will negatively impact some people, but they won't be here in 100 years, and the damage will have already been done. If people need to destroy our ecosystem, they can submit an application to do so later - after these bylaws are passed.

Joini Mitchel once said "they paved paradise, and put up a parking lot". I don't want to see what makes The Sunshine Coast special succumb to damaging development.

Thank you,
Andrew

--

Sent with [mail.com \(http://mail.com\)](http://mail.com) Mail app

History

Thu Jul 11 13:26:32 2024

Jim Cambon

Ticket created

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

Subject: Bylaw 722.9 and 337.123 Amendments

Date: Thu, 11 Jul 2024 20:26:09 +0000

From: "Jim Cambon"

Dear SCRD

July 11, 2024

Re: Proposed Amendment of Zoning Bylaws No. 722.9 and 337.123

We would like to provide the following comments to the proposed zoning bylaw changes. Given the lack of public information and minimal consultation with stakeholders, and more importantly, the lack of scientific data to justify the proposed amendments, we feel as stakeholders and homeowners we are at a disadvantage as the amendments are now going for their third and final reading in a process lacking transparency and sound science.

Firstly, we care about the environment and are 100% behind the protection of our local ecosystems. This is our home and will be for our children and grandchildren hopefully. We have not seen any evidence however that the current regulations are causing harm or are ineffective and we have not seen any scientific data to support the proposed amendments.

These poorly thought-out changes will certainly negatively impact property values for thousands of residents on the Sunshine Coast and will result in lower tax revenue for the SCRD and province. We strongly believe that existing homeowners should be grandfathered with the existing guidelines at a minimum, or more appropriately, that the amendments are not adopted at all. These changes were tried 10 years ago and failed. Why are they justified now?

Transparency

Decisions should only be made when you have informed stakeholders. As taxpayers and concerned residents wanting to be better informed, we need to be provided with an opportunity to fully understand what is being proposed and why, and then given sufficient time to make informed comments.

The only public information session was held on July 4th, which took place after two readings were already completed behind closed doors. The information session was seriously lacking in information. We were not able to get satisfactory answers to any of our basic questions and found the representatives present were not informed themselves on the reasoning for the changes (other than "other jurisdictions are doing it"). Nor were they able to provide insight into the key definitions which form the basis of the bylaws (like what the natural ocean boundary really means). We were told several times to just read what is online or hire a consultant. Unbelievably we were even told that we can just sell our homes if we are not happy with the proposed changes! This is not how information sessions should be run and deteriorated our confidence in the system.

Property Tax Revenue Reduction

We expect that the district will see a significant drop in property tax revenue as a result of the new bylaws. Property taxes are based on assessed values. With the bylaw changes there will be a decrease in property value, likely for thousands of Sunshine Coast residents, with many of those on waterfront or creeks paying some of the highest taxes already.

Properties will have to be listed as "legally non-conforming" which will significantly reduce resale value which will impact transfer taxes as well, and no doubt insurance policies. One local real estate agent suggested he would likely reduce the value of a home by up to 50% for a non-conforming home that runs the risk of not being able to be rebuilt if more than 74% is destroyed by a fire or tree.

You can expect a flood of people requesting appeals on their assessed value if the amendments are passed. Have you studied the potential impact on tax revenue reduction as a result of the amendments?

Arson risk

There are serious concerns that these new rules could put homes at risk for potential arson. The premise that these bylaw changes could "free up" waterfront if homeowners were not allowed to rebuild, may inadvertently give nefarious actors the impetus to cause harm to properties. House fires on the coast are often catastrophic and result in more than 74% damage to a property.

Recommendations

Science first. Any new regulations should only be implemented based on thorough scientific studies carried out for each specific area and ecosystem on the coast. Let the science demonstrate the necessity for the bylaw changes and buffer zones on top of buffer zones. If there are scientific studies that show the current SPEA's or buffer areas are not working and are jeopardizing the coast's ecosystems they should be made public. The precedents sited for making the amendments are Surrey, Mission, Abbotsford and Coquitlam. Hardly comparable ecosystems to the Sunshine Coast.

The Green Shores program only provides recommendations and it is clear much of these are not needed or appropriate for much of the Sunshine Coast. Adopting additional regulations just because other jurisdictions have done so is not a well thought out approach.

Grandfather existing homeowners. Homeowners bought their properties based on fair market value which reflected the regulations at the time. Any new bylaws should only be applied to new purchases, if at all, where they can take into consideration all bylaw changes and determine if a purchase price is fair and reasonable for a legally non-conforming property.

We hope you will take these thoughts into consideration and take the amendments off the table until such a time that solid scientific data and stakeholder support justifies them. We look forward to more informed dialogue prior to any final decisions being made.

The Residents of Whitaker Beach

Roberts Creek

Submitted on behalf of the residents by

Jim Cambon



Roberts Creek

Message body not shown because it is not plain text.

History

Fri Jul 12 13:27:44 2024 [REDACTED] Ticket created

To: publichearings@scrd.ca

From: "Bill K" [REDACTED]

Subject: Proposed Riparian zoning changes

Date: Fri, 12 Jul 2024 08:40:11 -0700

Re: SCRD PROPOSED RIPARIAN
ZONING PROPOSAL.

I am totally opposed to the current SCRD/Staff proposed regional zoning Riparian changes.

Blindly Casting a net of proposed new retroactive zoning, which includes compliance to various existing and future yet to be determined devaluating regulations with varying effects to specific home/land/property/ owners including their existing infrastructure in many different undefined ways is not the definition of Best Practices!

The Re-Classification of affected individuals within the district to add some form of justification or acceptance, for this newly hatched plan as:

LEGALLY NON CONFIRMING

is a discriminating insult to their life's labour, substantial occupancy investment, ongoing increasing tax/ compliance burdens, pride of ownership and current liveability expectations previously available and purchased within this community.

This community is progressively becoming under siege mired in laws bylaws compliances rules and regulations from all forms of government, federal, provincial, municipal, regional in concert with claimant's and special interest groups.

All of whom individually demanding a seemingly endless amount of various competing tactless requirements some currently known others unknown being negotiated behind closed doors with far reaching implications to new and existing occupations including abilities within the district devoid of public approval.

What scientific/ environmental studies have occurred that substantiate the necessity of these newly proposed Riparian requirements?

What are the current and future financial impacts/estimates as related to the proposed changes.?

How does the District expect to fund these changes for these costly proposals?

What compensation is proposed to satisfy various residents and businesses eventual devaluation caused by these proposed outcomes?

The justification Staff tabled a to date is very weak without knowledge based or logical proof of specific necessity, validity for such far reaching costly questionable unproven measures appearing to be placed squarely on the shoulders of those individual residents deemed affected!

During the conversations at the recent July 4 public engagement with staff at the SCRD on Field Road, the conversations regarding specific concerns such as:

- how does this affect existing

waterfront, including structures

such as docks, gangways and

up land property access.

- devaluation of property value

as result of these proposals

- what happens in case of a fire that results in complete loss of a structure that now has a value concern due to a reduced buildable footprint.
- The effect on the resale of an existing property subject to these new non-conforming bylaw's.
- How is affected property tax assessed based on the zoning devaluation.
- The effects of the transfer of property now considered non-conforming.
- Existing bare property private ownership now, potentially subject to these new compliances, which affects the value of the property and a restricted planned build out? Staff answers defaulted to you can apply to BC tax assessments for a reduction, but that has not been quantified.

Other staff comments of hard questions deferred to applying for a variance, which is costly as it has to involve professional reports and undo demands on the owner With no guarantee.

Additional rationale that the new zoning would create clarity in the proposed compliance within the areas, therefore reducing the overall staff work load.?? Wow?

In short no substantial valid justifications were made in support of the proposed changes that would be beneficial to the community. In fact more so to the communities detriment.

Staffs time would best be spent improving the communities necessities versus its devaluation causing more costly compliances.

The regional district appears fractured lacking in supports of the tax paying residents who provide for their livelihood.

Respectfully

Bill Klikach

Maderia park

Sent from my iPhone

Brian Carson

Roberts Creek, B.C.
V0N 2W6

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

July 12, 2024

RE; Riparian Area and Ocean shoreline Protection Bylaw Amendment

Dear Mr. Chairman and Regional Directors,

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

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

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

Yours sincerely,



Brian Carson (retired professional geoscientist)
Roberts Creek

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

History

Sat Jul 13 10:54:34 2024 **Brad Edgelow** [redacted] Ticket created

From: "Brad Edgelow" [redacted]

Subject: Strongly opposed to proposed changes to riparian/shoreline

To: publichearings@scrd.ca

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

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

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

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

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

Regards,
Brad Edgelow
[redacted]

History

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

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

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

Mr. R. Martin

History

Sun Jul 14 22:07:18 2024 **Greg Knight** [REDACTED] - Ticket created

Subject: Amending Bylaws 722 and 337

From: "Greg Knight" [REDACTED]

Date: Sun, 14 Jul 2024 22:06:55 -0700

To: publichearings@scrd.ca

- Hide quoted text -

> Dear Sirs, Madams,

>

> I am writing to advise you that I am in total disagreement with the proposed changes you are trying to implement.

>

> These changes will not help make BC a better place, and it is not in anybody's best interest to change them.

>

> I urge you to discuss this with your peers, and vote against these changes .

>

> Regards

> Greg Knight

Sunshine Coast Resident Regards

History

Sun Jul 14 21:08:59 2024 **Matt Magee** [REDACTED] Ticket created
To: publichearings@scrd.ca
Date: Sun, 14 Jul 2024 21:08:30 -0700
From: "Matt Magee" [REDACTED]
Subject: Water front property

- Hide quoted text -

To whom it may concern,

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

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

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

Here are a few:

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

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

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

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

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

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

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

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

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

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

Thank you The Magee FamilyEgmont, B.C.

Dexter Realty

office [REDACTED]
cell [REDACTED]

Ticket Subject: Dock plan and land use

History

Sun Jul 14 19:37:41 2024 **Alfie Mannion** [REDACTED] - Ticket created
To: publichearings@scrd.ca
Date: Sun, 14 Jul 2024 19:37:21 -0700
From: "Alfie Mannion" [REDACTED]
Subject: Dock plan and land use

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

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

History

Sun Jul 14 23:51:59 2024 **Carol Reimer** [REDACTED] Ticket created
To: publichearings@scrd.ca
Date: Sun, 14 Jul 2024 23:51:22 -0700
From: "Carol Reimer" [REDACTED]
Subject: Proposed Replacement: 17 m of the natural boundary of a swamp or pond;

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

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

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

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

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

Carol Reimer
Sakinaw Lake

Ticket Subject: Riparian Amendments proposed

History

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

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

Dal Brynelsen
[REDACTED]

Ticket Subject: Bylaw changes

History

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

I am opposed to the proposed changes to the riparian and shoreline bylaw as it will make some properties unbuildable and many existing properties non compliant, including ours.

Yahoo Mail: Search, Organize, Conquer (https://mail.onelink.me/107872968?pid=NativePlacement&c=Global_Acquisition_YMktg_315_EmailSignatureGrowth_YahooMail:Search,Organize,Conquer&af_sub1=Acquisition&af_sub2=Global_YMktg&af_sub3=&af_sub4=100000945&af_sub5=OrganizeConquer_Static_)

Ticket Subject: Give away

History

Sun Jul 14 19:31:31 2024 **Larry Bergholz** [REDACTED] - Ticket created

Date: Sun, 14 Jul 2024 19:30:55 -0700

To: publichearings@scrd.ca

Subject: Give away

From: "Larry Bergholz" [REDACTED]

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

Ticket Subject: Riparian and pending private waterfront bylaw

History

Sun Jul 14 22:27:42 2024 **Lynn Bahnman** [redacted] Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Mon, 15 Jul 2024 05:27:17 -0000
From: "Lynn Bahnman" [redacted]
Subject: Riparian and pending private waterfront bylaw

To whom it may concern

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

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

Respectfully,

Lynn Bahnman
[redacted]

Halfmoon Bay
[redacted]

Sent from my iPhone

History

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

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

Subject: waterfront riparian and shoreline protection bylaw

From: "Bernice Brown" [REDACTED]

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

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

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

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

Ticket Subject: Watercourses and shoreline protection

History

Mon Jul 15 06:42:41 2024 **Hannah Lewis** [REDACTED] **Ticket created**

Date: Mon, 15 Jul 2024 06:42:10 -0700

To: publichearings@scrd.ca

From: "Hannah Lewis" [REDACTED]

Subject: Watercourses and shoreline protection

Hello,

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

Thank you,
Hannah Lewis
Area E

Ticket Subject: Riparian/Shoreline Protection Bylaw

History

Mon Jul 15 06:32:44 2024 **Joel O'Reilly** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 06:32:10 -0700
To: publichearings@scrd.ca
Subject: Riparian/Shoreline Protection Bylaw
From: "Joel O'Reilly" [REDACTED]

Good day,

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

Thank you.

Joel O'Reilly

Realtor | Personal Real Estate Corporation

Top 1% of RLP Nationwide | Chairmans Club Member | Medallion Club Member

T [REDACTED]

<http://www.brynelsenoreilly.com/> oreillyrealestate.ca (<http://oreillyrealestate.ca/>)

Royal LePage Sussex Sunshine Coast | 101 - 5665 Teredo Street | Sechelt, B.C. | V7Z 0J2

Ticket Subject: Shoreline setbacks

History

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

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

Melissa Rayfield

Get [Outlook for iOS \(https://aka.ms/o0ukef\)](https://aka.ms/o0ukef).

History

Mon Jul 15 07:52:06 2024 **Steve McKenzie** [REDACTED] Ticket created

From: "Steve McKenzie" [REDACTED]

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

To: publichearings@scrd.ca

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

Dear SCRD Directors:

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

Thank you!

Steve

History

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

To: publichearings@scrd.ca

From: "Trevor Newton" [REDACTED]

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

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

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

Hello

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

My reasoning includes the following points

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

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

Sincerely

Trevor Newton

Ticket Subject: Riparian & shoreline protection bylaws

History

Mon Jul 15 08:59:47 2024 **Al Snell** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 15:59:28 +0000
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "Al Snell" [REDACTED]
Subject: Riparian & shoreline protection bylaws

I am letting you know that I am opposed to the amendments as they are currently proposed.
Due to the inadequate public notice as well as little to no public consultation, (ie: ramming through your personal preferences at two other meetings on this subject), I feel that this proposal and any other proposals that impact the homeowners and citizens of the Sunshine Coast should be put to a public referendum no matter what the cost ! Least of all that would give us a proper say in these matters !!
A.S.
Sent from my iPhone

History

Mon Jul 15 10:54:10 2024 **Alicia Clendenan** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 10:53:36 -0700
To: publichearings@scrd.ca
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
From: 'Alicia Clendenan' [REDACTED]

Dear SCRD Council

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

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

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

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

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

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

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

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

Respectfully,
Alicia Clendenan, Sakinaw Lake Resident

Sent from my iPhone

Ticket Subject: Zoning bylaws

History

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

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

Respectfully submitted,
Alison Brook

[REDACTED]

Sakinaw Lake

Sent from my iPhone

History

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

Dear Directors,

I support the proposed amendments to Zoning Bylaw no. 722.9 and 337.123
to strengthen protection of the water courses and shorelines in the SCRD.

Thank you for your work, Alison Lindsay.

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

RE: Zoning Amendment Bylaw No. 722.9 & 337.123

Letter of Opposition

Dear SCRD Council,

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

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

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

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

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

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

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

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

Sincerely,
Allison Harris
on behalf of The Andrew Family:

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

History

Mon Jul 15 08:34:25 2024 **Mandy Drope** [REDACTED] **Ticket created**

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

From: "Mandy Drope" [REDACTED]

To: publichearings@scrd.ca

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

Dear SCRD Directors:

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

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

Kind regards,
Amanda Drope

History

Mon Jul 15 12:56:56 2024 [Amber Muench](#) [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 12:56:25 -0700
From: "Amber Muench" [REDACTED]
Subject: oning Amendment Bylaw No. 722.9 and 337.123
To: publichearings@scrd.ca [REDACTED]

Dear Members of the SCRD Board,

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

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

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

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

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

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

Thank you for considering my perspective on this matter.

Sincerely,

Amber Muench

- Show quoted text -

History

Mon Jul 15 13:37:09 2024

Ticket created

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

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

From: "Amber McCabe"

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

CC: "Amber McCabe"

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

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

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

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

I have several concerns...

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

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

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

Thank you for your consideration.

Sincerely,

Ticket Subject: Riparian area

History

Mon Jul 15 14:36:02 2024 [Andrea Flintoft](#) [REDACTED] - Ticket created
To: publichearings@scrd.ca
Subject: Riparian area [REDACTED]
From: "Andrea Flintoft" [REDACTED]
Date: Mon, 15 Jul 2024 14:35:31 -0700
CC: leonard.lee@scrd.ca

Hello,

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

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

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

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

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

Regards,

Andrea Flintoft

History

Mon Jul 15 10:00:32 2024 [REDACTED] - Ticket created

To: publichearings@scrd.ca

From: "A Kroning" [REDACTED]

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

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

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD. However, if there is significant opposition to the marine component or from a specific Rural Area, then I urge you to nonetheless pass the remaining amendments (riparian and the balance of the Rural Areas) as soon as possible and pass the remainder at a later date. I also urge the SCRD to consider their future liability, once the marine shoreline setbacks are legislated, for damage caused to infrastructure due to sea level rise and increasing storm surges.

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

Thank you,
-Angela Kroning
Area E Elphinstone

Ticket Subject: Opposition to Riparian & Shoreline Protection Bylaw Ammendments

History

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

Attention SCRD,

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

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

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

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

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

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

Regards,
Ann Taciuk

Sent from my iPad

History

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

Dear SCRD Council,

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

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

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

I have limited confidence in the decision criteria used to propose these changes. The staff report includes "a strong commitment to protecting sensitive ecological areas." Additionally, it states, "this fix has significant benefits... by protecting green infrastructure, we strategically foster climate resilience and mitigate organizational risk." While this may be true for some locations, it is hard to understand why it is necessary for the entire SCRD. Furthermore, it seems insincere to claim that marginal protection of green infrastructure will materially compensate for the level of destruction caused by current logging practices on the coast.

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

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

Thank you for considering my concerns.

Anna Johnson
[REDACTED] Madeira Park, BC.

Ticket Subject: Protection amendment

History

Mon Jul 15 12:22:40 2024 **Paré, Anthony** [REDACTED] - Ticket created

Subject: Protection amendment

From: "Paré, Anthony" [REDACTED]

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

Date: Mon, 15 Jul 2024 19:22:21 +0000

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

Anthony Paré

Area E

SCRD

Ticket Subject: Public Hearing SCRD Riparian/Shoreline Bylaw Changes

History

Mon Jul 15 18:21:23 2024 **Barbara Cupit** [REDACTED] Ticket created
To: publichearings@scrd.ca
From: "Barbara Cupit" [REDACTED]
Subject: Public Hearing SCRD Riparian/Shoreline Bylaw Changes
Date: Mon, 15 Jul 2024 18:21:04 -0700
CC: justine.gabias@scrd.ca

SCRD Board and Staff

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

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

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

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

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

Sincerely,
Barbara Cupit
[REDACTED]
(Ocean Waterfront)

History

Mon Jul 15 20:22:35 2024

Ben K [REDACTED] Ticket created

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

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

Subject: Opposed to ammendment 337.123, 2023

From: "Ben K [REDACTED]"

To: publichearings@scrd.ca

Hello SCRD,

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

"SCRD's stated reasons as follows in quotes"

--with my comments below between hyphens--

"Staff proposed them"

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

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

"promote clear and consistent regulations"

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

"strengthen property protection from flooding and facilitate environmental protection"

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

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

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

"public enjoyment of natural coastline"

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

"reconciliation"

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

"align with provincial guidelines"

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

"best practices"

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

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

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

"SCRD's ability to streamline development approvals"

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

"lessen the demand on staff"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ben Klikach

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

with All of us"

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

Ticket Subject: setbacks and restrictions on waterfront property

History

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

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

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

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

Subject: setbacks and restrictions on waterfront property

From: "Bev Rooke" [REDACTED]

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

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

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

What will be the impact on the local economy?

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

Thank you for considering this letter.

Sincerely

Beverly J Rooke

Sent from [Mail \(https://go.microsoft.com/fwlink/?Linkid=550986\)](https://go.microsoft.com/fwlink/?Linkid=550986) for Windows 10

History

Mon Jul 15 14:59:34 2024 **B&E Sievewright** [REDACTED] **Ticket created**
From: "B&E Sievewright" [REDACTED]
Subject: Riparian Setbacks Public Hearing July 16, 2024
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 14:58:50 -0700

Attn Chairman and Directors

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

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

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

And these changes are punitive.

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

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

There will be a significant backlash.

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

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

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

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

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

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

Respectfully

Bill and Elaine Sievewright
Hope is not a Plan - There is no Planet B
Be part of the Solution - Drive an EV
Consider the 5 Rs - #1 Refuse

History

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

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

From: "Bill Henwood" [REDACTED]

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

To: publichearings@scrd.ca

Dear SCRD Directors:

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

Thank you!

History

Mon Jul 15 09:23:23 2024 **Blair Cosulich** [redacted] Ticket created
Subject: Opposition to Proposed Bylaw Amendments No. 722.9 and 337.123
From: "Blair Cosulich" [redacted]
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 09:22:44 -0700

Dear SCRD Board Members,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration.

Sincerely,

Blair

--

Blair Cosulich
[redacted]

Ticket Subject: Proposed Riparian Amendments

History

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

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

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

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

Ticket Subject: Riparian zones

History

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

Dear SCRD Council

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

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

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

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

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

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

Brian, Julie, Chelsea Welch

Sakinaw Lake

Ticket Subject: Proposed bylaw ammendments to Riptarian Zones.

History

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

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

Thank-you

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

Ticket Subject: Proposed amendments to Riparian rights

History

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

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

Sent from my iPhone

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 12:05:53 2024

[Redacted] Ticket created
CC: "Leonard Lee" <Leonard.Lee@scrd.ca> [Redacted]

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

From: [Redacted]

Subject: Riparian and Shoreline Protection Bylaw

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

To whom it may concern,

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

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

Sincerely,

Bruce & Lori Morrison
[Redacted]

History

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

I am opposed to the amendments as currently opposed.

Carol Givton

Representing the family owners of Turnagain Island in Secret Cove.

History

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

Dear SCRD Council,

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

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

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

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

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

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

Thank you for your consideration,

Catherine Barrett

[REDACTED]
Madeira Park, BC
V0N 2H1

Ticket Subject: Proposed bylaw changes. -lakefront

History

Mon Jul 15 09:11:13 2024 **CLocher** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 09:10:48 -0700
Subject: Proposed bylaw changes. -lakefront
From: "CLocher" [REDACTED]
To: publichearings@scrd.ca

Dear SCRD Council

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

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

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

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

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

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

Rgds,
Chris Locher

[REDACTED]
Sakinaw Lake
Tel: [REDACTED]

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

Ticket Subject: Proposed Increase in coastal building setbacks

History

Mon Jul 15 11:13:17 2024 **Chris Whelan** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 11:12:13 -0700
To: publichearings@scrd.ca
Subject: Proposed Increase in coastal building setbacks
From: "Chris Whelan" [REDACTED]

Hello all,

The current coastal building requirements setbacks of 15m in British Columbia is a well established and researched set back requirement (BC Ministry of the Environment report Project No. 143111). Land subdivisions, purchases, construction expectations are all based on this legally accepted report.

There are a number of issues with changing the setbacks:

- 1) The cost for SCRD to compensate land owners for the partial loss of buildable land and potentially the total loss of buildable land. This land was purchased with the understanding it was compliant to the bylaws of SCRD.
- 2) It appears the proposed change is arbitrary as an in depth study such as Report Project No. 143111 has not been prepared and presented justifying the proposed change.
- 3) The tax paying land owners of SCRD have not requested this change, and the change would be in contradiction to Environment Ministry established standards.

Sincerely
Sent from my iPhone

History

Mon Jul 15 16:17:42 2024 **Claude Boisvert** [REDACTED] - Ticket created
To: publichearings@scrd.ca
Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123
From: "Claude Boisvert" [REDACTED]
Date: Mon, 15 Jul 2024 16:17:06 -0700

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Claude Boisvert

[REDACTED]
—Cell: [REDACTED]
[REDACTED]

Sechelt, BC, V7Z 0B3
Canada

"Our lives begin to end the day we become silent about things that matter." — Dr. Martin Luther King Jr.

History

Mon Jul 15 08:59:33 2024 **Craig Petersen** Ticket created

Date: Mon, 15 Jul 2024 15:59:07 +0000
Subject: Zoning Amendment Bylaw No. 722.9 and 337123
From: "Craig Petersen"
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO" on these changes.

The continuous stream of regulations from various Ministries and levels of government must be considered collectively, taking into account the rights of citizens, communities, property owners, and business owners before implementing proposed bylaw changes.

It would be wise for the SCRD to wait until the Dock Management Plan planning process is completed before making any changes. Any resulting amendments should be part of a comprehensive approach to docks, foreshore, and riparian areas usage and development across the Sunshine Coast, recognizing the diverse needs in different areas.

The complexity of regulations and bureaucratic processes makes it challenging for individuals to stay informed and understand what is truly best for our communities, rather than simply accepting broad restrictions.

As a taxpayer, I find it completely unacceptable that the SCRD would consider bylaw changes that restrict the common law rights of waterfront property owners to access their properties as a mere 'housekeeping matter'. These changes significantly impact property ownership rights, property plans, property values and future prospects, and should not be taken lightly.

Just as the BC Government and shisháth Nation have demonstrated by listening to the community and taking the necessary time to consider impacts and community concerns in relation to the DMP, I urge the SCRD to also take the time to understand the impacts of these bylaw decisions before implementing them.

Sincerely,

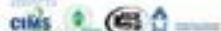
Craig Petersen
President

C [Redacted]
D [Redacted]
M [Redacted]

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North Vancouver, BC, V7L1V4

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Image displayed inline above

Ticket Subject: SCRD Riparian and Shoreline Hearing

History

Mon Jul 15 14:59:09 2024 **Craig Zarazun** [REDACTED] - Ticket created
Subject: SCRD Riparian and Shoreline Hearing
From: "Craig Zarazun" [REDACTED]
To: publichearings@scrd.ca, kate.stamford@scrd.ca
Date: Mon, 15 Jul 2024 14:58:38 -0700

Hello,

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

There has been inadequate public consultation on serious changes that will prevent me access to my land and limit my ability to alter or expand long time, existing docks and structures attached to my land.

A broad stroke approach does not work for the complex land forms and varied coastline characteristics.

The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

- Craig Zarazun

History

Mon Jul 15 10:48:05 2024 **Danica Tardif** [REDACTED] - Ticket created

Date: Mon, 15 Jul 2024 10:47:41 -0700

To: publichearings@scrd.ca

From: "Danica Tardif" [REDACTED]

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Danica Tardif
Resident in the ts'ukw'um area

History

Mon Jul 15 08:21:41 2024 **Dave Harris** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 08:21:09 -0700
To: publichearings@scrd.ca
From: "Dave Harris" [REDACTED]
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Thank you for your time,
Dave Harris
Sakinaw Lake

Ticket Subject: Riparian feedback

History

Mon Jul 15 10:23:32 2024 **David Gray** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 10:22:56 -0700
To: publichearings@scrd.ca, leonard.lee@scrd.ca
Subject: Riparian feedback
From: "David Gray" [REDACTED]

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns :

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially hamming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
David Gray

History

Mon Jul 15 11:35:44 2024 Sara Sawyer [redacted] Ticket created
From: "Sara Sawyer" [redacted]
Subject: Letter to SCRD - Please vote NO to bylaw amendments
To: publichearings@scrd.ca
CC: "David Muench" [redacted]
Date: Mon, 15 Jul 2024 12:35:10 -0600

Dear SCRD Council,

We are writing this to respectfully ask that you vote "NO" to the proposed bylaws to amend riparian and ocean shoreline setbacks.

We do not believe that the effects of these amendments on citizens, families, and property/business owners have been taken into account with the ongoing regulation changes.

Please wait until the outcomes of the Dock Management Plan planning process is completed. The primary focus should be to fully recognize the different needs in docks, foreshore, and riparian area usage and development across the Sunshine Coast, then form amendments with a full grasp of what needs to be done. Broad restrictions don't solve problems, and regulations need to be tailored to meet the complexity of the area and the communities that will be greatly affected.

We find it concerning for us, and our future generations of children, that the SCRD does not consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a massive revision that needs extensive time and consideration. Such changes will disrupt families' carefully planned visions of their future children and grandchildren.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them. Please take our opinion into account and vote 'NO'.

--

Thank you,

Sara Sawyer and David Muench

Ticket Subject: Thank You for Riparian & Shoreline Protection!

History

Mon Jul 15 15:21:29 2024 [REDACTED] - Ticket created

CC: donna.mcmahon@scrd.ca, justine.gabias@scrd.ca, leonard.lee@scrd.ca, kelly.backs@scrd.ca, kate.stamford@scrd.ca, alton.toth@scrd.ca, darren.inkster@scrd.ca, silas.white@scrd.ca

Date: Mon, 15 Jul 2024 15:20:59 -0700

Subject: Thank You for Riparian & Shoreline Protection!

From: "Dawn Allen" [REDACTED]

To: publichearings@scrd.ca

Dear SCRD Directors,

I am writing to thank you and express my support for the good work you are doing to protect our riparian areas and shorelines through the Riparian and Shoreline Protection Bylaw Amendment.

I understand that the proposed amendments are long overdue, and bring our protection of these key parts of our ecosystem into alignment with the Provincial best practices as well as our climate action plan and OCP updates. Furthermore, I understand that these bylaw amendments are essential to protect our natural areas/assets until our OCPs are updated.

While the adoption of these amendments is upsetting to those with private property that touches on riparian and or shoreline areas, the implications of failing to protect these important areas is much greater for ALL people on the Coast.

As extreme climate events increase, so too does the need to protect the health of riparian and shoreline areas that are so closely tied to our own well-being. We ALL depend on our natural areas/assets to provide us with water, shade, rich biodiversity, healthy fish populations. We ALL need healthy watersheds, healthy forests, healthy shorelines, healthy lakes. They are not luxuries, they are essential to our wellbeing and the wellbeing of the finely-balanced ecosystem that we now ALL need to steward with vigilance.

Thanks again for all of your hard work in taking care of this beautiful place.

Dawn Allen
dawnsallen@gmail.com

[REDACTED]
Ch'kwelhp (Gibsons), BC

History

Mon Jul 15 23:57:41 2024 **Deborah Greaves** [REDACTED] - Ticket created
To: publichearings@scrd.ca
Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123
From: "Deborah Greaves" [REDACTED]
Date: Mon, 15 Jul 2024 23:57:13 -0700

Dear SCRD Directors:

I sat for many years on the Advisory Planning Commission for the City of Nanaimo, and later on the Environmental Advisory Commission for the Central Okanagan Regional District.

During these years, I learned the many reasons riparian areas are so important, the many reasons these areas must be protected carefully, and the many short and long term benefits to every community that cherishes and values these areas.

I support - and strongly recommend - the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!
Citizen Deborah Greaves,
Gibsons
[REDACTED]

History

Mon Jul 15 18:28:13 2024 **Dennis Elgie** [REDACTED] - Ticket created

CC: Leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Date: Mon, 15 Jul 2024 18:27:52 -0700

From: "Dennis Elgie" [REDACTED]

Subject: Amending Zoning bylaw #722.9 & 337.123

To: publichearings@scrd.ca

I am emailing my opposition to the Riparian and Shoreline Protection Bylaw (Amending Zoning bylaw No.722.9 and 337.123)

The lack of public notice or consultation to those that these will greatly affect is appalling. They will limit the ability to attach walkways or pathways for safe access to the waterfront and docks. Are these bylaw amendments for new construction only or will existing properties be grandfathered ?To address fire safety concerns Firesmart urges owners to clear away vegetation to limit fuel fo fire safety.These changes if implemented will greatly affect both usability and property values to existing properties.Being a Senior this is causing undue stress and possibly financial burden. I URGE the SCRD to vote down the proposed amendments. Thank You for your time.Sincerely Dennis Elgie.

History

Mon Jul 15 11:20:55 2024 **Don Anderson** [redacted] Ticket created

Date: Mon, 15 Jul 2024 11:20:23 -0700

CC: leonard.lee@scrd.ca

To: publichearings@scrd.ca

From: "Don Anderson" [redacted]

Subject: Riparian / Shoreline Protection Bylaw amending zoning bylaw 722.9 and 337.123

As a waterfront property owner in pender harbour I am opposed to the amendments, as currently proposed. Yours truly Don Anderson [redacted]
[redacted] garden bay.

Sent from my iPad

History

Mon Jul 15 18:47:43 2024 **Donald Lumb** [REDACTED] - Ticket created

CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Date: Mon, 15 Jul 2024 18:46:54 -0700

Subject: Amending Zoning Bylaw No. 722.9 and 337.123

From: "Donald Lumb" [REDACTED]

To: publichearings@scrd.ca

I am totally opposed to the amendments as proposed in the above noted bylaws as I expect it is likely that they could have a significant negative impact on property values. This is due to the fact that it could limit the ability to alter or expand the existing structure on properties.

Don Lumb
[REDACTED]

Ticket Subject: Shoreline Protection Bylaw

History

Mon Jul 15 08:49:16 2024 **Don Russell** [REDACTED] - Ticket created

Date: Mon, 15 Jul 2024 08:48:45 -0700

From: "Don Russell" [REDACTED]

Subject: Shoreline Protection Bylaw

To: publichearings@scrd.ca

I am strongly opposed to the proposed bylaw. Aligning the SCRD with the provincial government plans makes no sense because they are clueless about waterfront properties and especially docks.

Regards, Don Russell

[REDACTED] Garden Bay

Ticket Subject: Lakefront Ownership

History

Mon Jul 15 15:28:14 2024 Doug Chase [redacted] Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: Lakefront Ownership
From: "Doug Chase" [redacted]
Date: Mon, 15 Jul 2024 22:27:52 +0000

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishah First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Doug Chase | Inside Sales Representative
[redacted] Richmond, B.C. V6V 1G9
[redacted] P: [redacted] C: [redacted] safetyexpress.com



Image displayed inline above

Ticket Subject: Riparian zone changes

History

Mon Jul 15 20:47:58 2024 **Doug Martin** - Ticket created
Subject: Riparian zone changes
From: "Doug Martin" [redacted]
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 20:47:25 -0700

To SCRD Council,

I wish to to inform you of my opposition to the proposed bylaw amendments to the existing riparian zone in Area A. I feel the existing setbacks are appropriate and effective, however enforcement is sorely lacking. And, what scientific evidence has appeared to decide on the new setback distance? To indiscriminately expropriate legally purchased land from owners is heavy handed and unnecessary. Do I, or do I NOT own the land I purchased decades ago?

R.D. Martin
[redacted]
Sakinaw Lake, B.C.

- Hide quoted text -

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Ticket Subject: Bylaws amendment

History

Mon Jul 15 20:45:53 2024 **Doug Schafer** [REDACTED] - Ticket created
Subject: Bylaws amendment
From: "Doug Schafer" [REDACTED]
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 20:45:21 -0700

I am a cabin owner on Sakinaw Lake and do NOT agree with the bylaw amendments proposed for the meeting on July 16th 2024. These changes impact the Dock Management Plan and should be dealt with at the same time.

Vote NO to these changes

Douglas Schafer
[REDACTED]
North Vancouver BC
V7G2E7
Sent from my iPad

History

Mon Jul 15 07:44:40 2024 **Elizabeth McNeill** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 07:44:11 -0700

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Elizabeth McNeill" [REDACTED]

To: publichearings@scrd.ca

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Elizabeth McNeill

Sechelt

Ticket Subject: Riparian Area and Shoreline Protection proposed bylaw

History

Mon Jul 15 09:30:02 2024 **Ginette Carter** [REDACTED] Ticket created
From: "Ginette Carter" [REDACTED]
Subject: Riparian Area and Shoreline Protection proposed bylaw
To: publichearings@scrd.ca
CC: justine.gabias@scrd.ca
Date: Mon, 15 Jul 2024 09:29:37 -0700

July 15, 2024

To whom it may concern:

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have several concerns:

Effect on Property Use and Value: Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?

Housekeeping Items: Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?

Change in Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

Dock Ramps and Structures: Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

Fire Concerns: FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?

Urgency and Justification: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

Economic Impact: These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback: Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns? These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones. Thank you for your consideration.

Sincerely,

Ginette Carter

Sunshine Coast Waterfront Homeowner

--

To: SCRD Board
c/o publicmeetings@scrd.ca

July 15, 2024

Glen & Nancy Brown,
[REDACTED]
Madeira Park, B.C. V0N 2H1

We oppose the Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have several concerns. They are:

New Buffer Zones: The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, therefore limiting safe access to the waterfront & potentially making repairs to our existing boat shed and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex. How does the SCRD plan to address the safety & accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.

Affects Property Use & Value: Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to repair/replace existing structures? Can they tear down & rebuild?

Privacy & Sightlines: Increasing setbacks can affect neighbouring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this consequence? The location of buildings on our property and neighbouring properties was a consideration when we purchased. We are not all in line with our neighbours, therefore, we all have some privacy.

Change in Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion & flooding are already contained in the requirements for Development Permits. No Provincial law requiring that ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure & address environmental concerns without imposing unnecessary restrictions on property use?

Dock Ramps & Structures: Will dock gangways, ramps & other waterfront structures still be permitted to affix to the upland? Will trams still be permitted to get to and from your dock? Are these able to be maintained, repaired & replaced as needed?

Fire Concerns: “Fire Smart” urges us to create a no vegetation circle around our homes to limit fire fuel. We need to provide safe access to firefighters and first responders, as well as ourselves. We don’t want vegetation, especially brambles, coming up between the stairs going to our deck at the ocean front. This can be a major tripping and fire hazard.

Urgency & Justification: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion & conflict with existing provisions & the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review? Why is there a rush to implement these changes in the summer months when many people are vacationing or in “holiday mode” and not glued to the internet to wear their boxing gloves for another fight for their waterfront property rights?

Enforcement Issue: The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection & Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

Economic Impact: These policies will reduce the value & usability of coastal properties, potentially harming our local economy. The long-term affect on development revenues for SCRD, increased property tax, & economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback: Why has the SCRD ignored the feedback from the local Advisory Panning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government & are not in the coastal community's best interest. They will reduce the value & usability of coastal properties & potentially harm our local economy.

We urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks & riparian zones. Please seriously consider this. Thanking you in advance.

Sincerely,
Glen & Nancy Brown

Ps: Why is it every time that us tax payers turn around we are fighting the Federal, Provincial, Municipal, or Regional Governments. Please direct more attention to our aging infrastructure: roads like cattle trails, and water systems that need attention.

Ticket Subject: SCRD Public hearing - VOTE NO!!

History

Mon Jul 15 14:37:48 2024 **Gordon Cherry** [REDACTED] Ticket created
To: publichearings@scrd.ca
From: "Gordon Cherry" [REDACTED]
Subject: SCRD Public hearing - VOTE NO!!
Date: Mon, 15 Jul 2024 14:37:28 -0700

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

History

Mon Jul 15 14:50:37 2024 **Gordon Shannon** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 14:50:03 -0700
From: "Gordon Shannon" [REDACTED]
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
To: publichearings@scrd.ca

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Gordon Shannon

Ticket Subject: Riparian

History

Mon Jul 15 16:01:16 2024 **Greg Pantages** [REDACTED] Ticket created

Subject: Riparian

From: "Greg Pantages" [REDACTED]

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 16:00:49 -0700

I am totally opposed to the changes being proposed by the SCRD you have better things to do than this BS this is just as stupid as joining in to Sue Big oil get your head out of the sand and get on with more important things like water and the Ferries get the road built from the mainland do the coast something constructive for the community.

Greg Pantages

History

Mon Jul 15 14:10:05 2024 [REDACTED] Ticket created
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
From: "Gregg Hallaway" [REDACTED]
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Date: Mon, 15 Jul 2024 21:09:50 +0000

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Sincerely,

Gregg Hallaway, RPF.

Sent from my iPad

History

Mon Jul 15 20:11:26 2024 **Gottfried Muench** [REDACTED] **Ticket created**
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123 - Please Vote Against this
From: "Gottfried Muench" [REDACTED]
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 20:10:52 -0700

Good Day,

I have read the proposed amendments to bylaw 722.9 and 337.123.

As a waterfront property owner in the area, I strongly oppose the proposed amendments as currently drafted.

I believe the proposals are a surprise that will diminish my property rights and my property values.

In addition, and probably more importantly, the proposal introduces an aura of uncertainty that is needlessly stressful.

When I asked a simple question to staff about the practical impact of these changes to existing structures, the response was confusing and ambiguous. I'd be pleased to share the written response if you'd like.

I do understand the need to modernize our bylaws, protect our environment and lead for the future. But rather than bring logical clarity, this proposal will create more problems, confusion and delays.

Please shelve the proposal as currently drafted until the concerns of existing g property owners are logically and reasonably addressed.

Cheers,

Guff Muench
[REDACTED]

History

Mon Jul 15 18:05:07 2024 **Halfmoon Bay Environmental Society** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 18:04:37 -0700

To: publichearings@scrd.ca, darren.inkster@scrd.ca, "Justine Gabias" <justine.gabias@scrd.ca>, leonard.lee@scrd.ca, donna.mcmahon@scrd.ca, alton.toth@scrd.ca, silas.white@scrd.ca, kate.stamford@scrd.ca, kelly.backs@scrd.ca

From: "Halfmoon Bay Environmental Society" [REDACTED]

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

Dear SCRD Directors:

I'm writing to you today on behalf of the board of directors and membership of the Halfmoon Bay Environmental Society to applaud the changes that you're proposing to Riparian Areas on the coast. These kinds of protections are critical to protect sensitive riparian areas from degradation and overdevelopment. And in the lead up to OCP renewals on the coast, it's important to start taking action to protect sensitive areas and enhance climate resilience.

Riparian areas are climate arks. Intact shorelines are crucial for the marine environment. Marine health is essential for all life on earth, including mitigating climate/weather change.

We support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Marcus Stein
on behalf of the Board & Members of the
[\(https://hbes.ca/\)](https://hbes.ca/)

Ticket Subject: Re: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 23:18:32 2024 **Harold Dion** [REDACTED] - Ticket created

To: publichearings@scrd.ca

Subject: Re: Riparian and Shoreline Protection Bylaw

From: "Harold Dion" [REDACTED]

Date: Mon, 15 Jul 2024 23:18:11 -0700

CC: Leonard.Lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca, "Harold Dion"

Hello All,

I would like you to know that I am absolutely and completely opposed to the currently proposed changes to the riparian and shoreline protection bylaw. Please, if you are considering these changes, I am asking you to re-think your position.

This bylaw is already very stringent and protects the shoreline well enough. The new proposals are overkill and will do nothing but present more hardships for everyone involved. We already have a ton of land that we can't use or improve (for safety reasons) because of the present bylaw.

Also, the secrecy behind these proposed changes raises questions of a lack of transparency. That lack of transparency usually means something bad is being proposed for the people.

It is actually very disgusting that you think that you are the only ones who care about the environment. The public actually cares more than you think. Please give us some credit.

I am really tired of governments stepping into my life and insinuating that we (the people) are actually very stupid and we don't know what is good for us. We don't need to be told what to do and when to do it.

Please, step back, leave the people alone and let the present bylaw do what its done since its inception.

Thank you
Harold Dion.

History

Mon Jul 15 09:39:32 2024

Harvey McKinnon

Ticket created

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

From: "Harvey McKinnon"

Subject: submission SCRD bylaw changes

Date: Mon, 15 Jul 2024 16:39:12 +0000

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO."

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.

And these changes are punitive.

I urge the SCRD to wait until the Dock Management Plan (DMP) planning process is completed. Then, any changes should be incorporated into a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast. They must acknowledge the diverse needs of different regions and interests.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

There will be a significant backlash.

As a property tax-paying constituent, I find it unacceptable that the SCRD considers bylaw changes that limit waterfront property owners' common law rights to access their properties as merely a 'housekeeping matter.' These changes affect people's property rights, plans, and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for the coast. Allowing properties to fall apart essentially means fewer people will spend time on the coast. This will certainly lead to job losses — and impose an economic hardship on everyone, not just property owners.

Both the BC Government and shishalh First Nations have decided to listen to the community's response. I am optimistic they will take the necessary time to consider the consequences and community concerns regarding the DMP. I strongly encourage the SCRD to examine the implications of these bylaw decisions.

I am a lifelong environmental activist. I've served on the national board of one of Canada's largest environmental groups. And have been a founding member of two other environmental organizations. I'm all in favour of protecting riparian areas. I also favour protecting coastal forests and the animals that live in them. However, I notice governments are still approving massive clearcutting that's devastating to so many creatures, their homes, and our climate. The massive clearcutting has a much more significant negative impact on the environment.

Everyone I know takes care of the environment near their lakefront cottages. We are thoughtful and responsible.

I believe that unintended consequences come from every major decision. And I believe implementing these bylaw decisions will have severe unintended consequences that would be devastating to property owners like ourselves. And also hurt the much larger community as well.

Sincerely,

Harvey McKinnon

Ticket Subject: July 16,2024

History

Mon Jul 15 20:50:15 2024 **Heather Morgan** [REDACTED] **Ticket created**
Date: Mon, 15 Jul 2024 20:49:39 -0700
To: publichearings@scrd.ca
Subject: July 16,2024
From: "Heather Morgan" [REDACTED]

SCRD

I am strongly opposed to the 722.9 Bylaw. Please vote NO. This severely impacts property owners and their rights.

Heather Morgan

[REDACTED]
Madeira Park, BC

Ticket Subject: Support for proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to protect water and shorelines in the SCRD

History

Mon Jul 15 15:38:48 2024 **Heather Sanders** [REDACTED] Ticket created

Subject: Support for proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to protect water and shorelines in the SCRD

From: "Heather Sanders" [REDACTED]

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Date: Mon, 15 Jul 2024 22:38:29 +0000

Dear SCRD staff,

I am writing to express my support for proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 to strengthen protection of watercourses and shorelines in the SCRD.

Thank you for adding my name to those in support.

Heather Sanders

[REDACTED]
VON1V4
[REDACTED]

History

Mon Jul 15 14:09:13 2024 **heinz tigges** - Ticket created

Date: Mon, 15 Jul 2024 14:08:43 -0700

To: publichearing@scrd.ca

From: "heinz tigges"

Subject: Fwd: SCRD Zoning Amendment Bylaw No.337.123 and Bylaw No722.9

- Hide quoted text -

Dear Sunshine Coast Regional District Planning Department,

I am writing to formally **oppose** SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

My concerns are as follows:

- 1. Lack of Scientific Basis:** The proposed amendments appear to be speculative, lacking scientific validation. Decisions driven by emotional reactions and fear can be detrimental. While I acknowledge the environmental impact of human activities, implementing arbitrary laws does not address the core issues.
- 2. Geographical Considerations:** The Sunshine Coast's unique geography—situated between mountains and the ocean with numerous streams—warrants distinct zoning regulations. Adhering strictly to provincial standards, without considering our unique topography, would result in extreme impacts on our community compared to other regions in British Columbia.
- 3. Separation of Construction Laws:** There must be a clear distinction between regulations for new constructions and existing dwellings. These categories have different requirements and should be treated accordingly. I recommend including a grandfather clause or removing the term "reconstructed" from Section 5.16.2 to address this issue.
- 4. Impact on Historical Homes:** Restricting the ability to repair homes, particularly those with historical significance, is unjust. For instance, my home in Roberts Creek is one of the original houses, with a rich history cherished by past owners. The proposed bylaws seem to overlook the importance of preserving our community's heritage and wrongly assume all residents are developers. Our community is deeply committed to environmental stewardship and historical preservation.
- 5. Economic Consequences:** Increasing the buffer zones would significantly devalue properties, leading to a drop in property taxes and subsequent funding challenges for local programs. Residents might be compelled to seek services in Vancouver, undermining local culture. As a biologist, I advocate for investing in local resources—farms, cultural events, sports, and medical facilities—to foster sustainability and community resilience.
- 6. Hardscaping Definitions:** The definition of hardscaping in Part 12 could harm the shoreline and pollute rivers. Designated pathways will protect wild areas, and retaining walls will prevent shoreline erosion and contamination, especially near roadways. Properly constructed campground pads also protect natural areas. The ambiguous wording suggests a lack of professional input and could lead to environmental damage.
- 7. Community Engagement and Transparency:** The development and implementation of bylaw amendments should involve thorough community engagement and transparent decision-making processes. It is essential that residents have ample opportunity to voice their concerns and contribute to the planning process to ensure that the bylaws reflect the needs and values of the community. I feel this has not been achieved and this bylaw amendment requires further time to evaluate.

For these reasons, I respectfully oppose SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

Sincerely
Heinz Tigges

History

Mon Jul 15 09:50:03 2024 **Jack S Lutsky** [REDACTED] Ticket created
To: publichearings@scrd.ca
From: "Jack Lutsky" [REDACTED]
Subject: Public Hearing July 16/24
Date: Mon, 15 Jul 2024 09:49:19 -0700
CC: "Susan Mendelson" [REDACTED]

Dear SCRD Council

We would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes we find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Susan Mendelson

Jack Lutsky

[REDACTED] Garden Bay V0N 1S1

Sakinaw Lake waterfront
[REDACTED]

History

Mon Jul 15 08:24:01 2024 **Jamie Stewart** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 15:23:40 +0000

From: "Jamie Stewart" [REDACTED]

Subject: RE: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123).

"leonard.lee@scrd.ca" <leonard.lee@scrd.ca>, "Justine.gabias@scrd.ca" <justine.gabias@scrd.ca>, "kelly.backs@scrd.ca"

To: <kelly.backs@scrd.ca>, "donna.mcmahon@scrd.ca" <donna.mcmahon@scrd.ca>, "kate.stamford@scrd.ca" <kate.stamford@scrd.ca>, "publichearings@scrd.ca" <publichearings@scrd.ca>

Dear SCRD Council,

I send in this letter to express my opposition to the proposed bylaw amendments regarding riparian and shoreline protection and request that you vote "NO" to these changes.

I watched the videos you threw onto your website as an explanation, and I don't believe they actually tell the full impact to us as property owners. Your use of the word "housekeeping" to explain these changes to bylaws is frustrating because they appear to me, to have long-standing negative implications to me and my family in the future.

We have a cabin at Sakinaw Lake, inaccessible by automobile, and I believe these changes would impact our family significantly. It feels like these changes are being slammed through without fair dialogue. These changes seem to have far reaching (maybe "over-reach") consequences for cabin owners without real understanding of why these changes, plus the Dock Management Plan changes, and more are proceeding.

I am concerned that the changes you are proposing, have implications to my family in the future that are not spelled out, nor understood by you, me or anyone else. I urge you to understand these implications, talk to us (as property owners) and include us in a meaningful way to make changes consistent with good land use and what is practical for all areas of the Coast.

Thank you,

James Stewart

(Property owned on Sakinaw Lake for 60+ years)

July 15, 2024

To the SCRD Board c/o publicmeetings@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

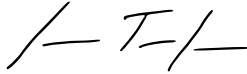
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about buildings that need to be replaced or rebuilt in the future? How do we ensure that existing structures may be replaced or rebuilt in the future as needed?
- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy.
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCR D to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Taylor'.

Robert James Taylor


Madeira Park, BC

History

Mon Jul 15 07:56:01 2024 **Jane Covernton** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 07:55:24 -0700

To: publichearings@scrd.ca

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Jane Covernton" [REDACTED]

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Jane Covernton, Roberts Creek

History

Mon Jul 15 14:32:18 2024 **Jeff Keevil** [REDACTED] Ticket created
To: publichearings@scrd.ca
Subject: SCRD meeting Tuesday this week - Written Submission
From: "Jeff Keevil" [REDACTED]
Date: Mon, 15 Jul 2024 14:31:49 -0700

To whom it may concern,

I am writing to express strong opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

It is unfair and unjust that a matter that so greatly affects taxpaying property owners would be treated so nonchalantly. I feel as though these decisions are being made rashly and without proper forethought as to how it will affect SCRD residents, and their economy.

While conscientious adjustments and updates of course should be explored, these bylaws, along with the Dock Management Plan only take into account one viewpoint, completely alienating all others. This is not the way forward. This is not the way to build bridges and create cohesive communities. Retroactively overcompensating will only further divide residents.

The review and study of environmental and ecological impact should continue, and findings from that should be fairly communicated to ALL SCRD taxpayers and residents before adjudged and voted upon.

My family has been a property owner and taxpayer for nearly 40 years on the Sunshine Coast, and it currently feels as though these potential amendments do not take us into consideration.

Thank you for your time, and your consideration on this matter.

Jeff Keevil

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 20:45:54 2024 **Jim Cameron** [REDACTED] - Ticket created
To: publichearings@scrd.ca, "Leonard Lee" <leonard.lee@scrd.ca>
Subject: Riparian and Shoreline Protection Bylaw
From: "Jim Cameron" [REDACTED]
Date: Mon, 15 Jul 2024 20:45:29 -0700

I am writing to express my opposition to this by-law. My home would be within the setbacks as proposed and has been here since 1935. You are creating a problem where none exists. As a commercial fisherman it is important to have access to the waterfront. I would like to think the Regional District would support a working waterfront in Pender Harbour and all the Sunshine Coast.
I have a netshed, it has been there for over 60 years and is still in use. This time of year it is photographed every day, It adds to the character of Pender Harbour.
I suggest if you want to make changes you should consult the people that actually live here.

Jim Cameron
[REDACTED] Madeira Park, BC
V0N 2H1

Ticket Subject: Amendments to Riparian by bylaw

History

Mon Jul 15 13:32:38 2024 **Jim Hinton** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 13:32:12 -0700
To: publichearings@scrd.ca
From: "Jim Hinton" [REDACTED]
Subject: Amendments to Riparian by bylaw

- Hide quoted text -

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Sincerely

Jim Hinton
[REDACTED]

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 07:36:41 2024 **John Cosulich** [REDACTED] - Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "John Cosulich" [REDACTED]
Subject: Riparian and Shoreline Protection Bylaw
Date: Mon, 15 Jul 2024 14:36:16 +0000

Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123).

opposed to the amendments, as currently proposed.

John Q. Cosulich



Chairman & C.E.O.

Cosulich Group Investments Inc.

Re: Proposed SCRD Riparian and Shoreline Bylaw Amendments

To Whom it May Concern

I strongly oppose the proposed zoning changes and object to them being described as 'housekeeping' items.

The proposed SCRD Riparian and Shoreline Bylaw Amendments are yet another attack on the rights of law-abiding citizens property values and rights in the name of spurious environmental benefits, none of which have been, or can be, supported by independent scientific research. This follows the ongoing attack on property values and property enjoyment in the SCRD currently being fought under the same spurious reasoning, and lack of independent scientific research and supportive evidence as with the current proposed Dock Management Plan. There is so much wrong with this proposed plan and its belief that, even though an estimated 98% of the BC coastline is completely uninhabited that somehow negatively impacting the 1-2% of property owners on the inhabited portion of BC coastline by doubling the setback from 7.5 to 15 meters will somehow solve global warming. Categorizing these proposed changes as "Housekeeping Items" only adds insult to injury and if it wasn't so sad it would be truly amusing. Well maintained docks and the current 7.5-meter setbacks are not contributing to global warming, sea rising, melting ice flows or the thinning of the ozone layer. Perhaps time would be better spent on the scientific causes of this phenomena rather than looking for local, nonexistent, easy to punish citizen culprits.

John Davis
Resident of Pender Harbour

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCR D plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCR D considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties? Have you considered mobility challenged individuals access to the dock and waterfront. Not just wheelchair but also walkers, canes etc. These are all affected by the railings/stairs and access infrastructure.
- **Fire and Firefighting Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult? Some of us have fire suppression sheds in this zone for property protection have you considered this?

- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes? What is the budget for this oversight and how many FTE jobs are going to be created for compliance/enforcement?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy without proper study research engineering and community input.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
John Durrant

Pender Harbour

July 15, 2024

Ronna-Rae Leonard, MLA

Courtenay BC, V9N 1J7

by email to: Ronna-Rae.Leonard.MLA@leg.bc.ca

cc: publichearings@scrd.ca

cc: Area A / Egmont: Leonard Lee via leonard.lee@scrd.ca

cc: Halfmoon Bay: Justine Gabais via justine.gabais@scrd.ca

cc: Roberts Creek: Kelly Backs via kelly.backs@scrd.ca

cc: Area E / Elphinstone: Donna McMahon donna.mcmahon@scrd.ca

cc: Howe Sound: Kate Stamford kate.stamford@scrd.ca

re: Riparian and Shoreline Protection Bylaw

(Amending Zoning Bylaw No. 722.9 and 337.123)

Dear Ms Leonard –

For shame on you and the government you enable.

You are our MLA. We last wrote you February 5th regarding the travesty being foisted on the public under the misleading moniker of being a Dock Management Plan. Why for shame? -

1. Apparently our earlier letter never made it into the public record (and I have checked all 2254 pages of it), and you remained silent about our concerns and did not even provide the courtesy of acknowledging receipt of said Feb 5th letter.
2. As the government's chosen and carefully choreographed process has unfolded, the promised community engagement is a sham.
3. The so-called Protection Bylaw lacks any scientific basis for its many radical changes.
4. Holding a public meeting in the middle of the summer is a cavalier and disrespectful way (and yet well-proven), to drive-the-preordained-result-desired by the politicians, in spite of public sentiment.

From our Feb 5th letter, let me reiterate that my wife and I are lifelong boaters, concerned homeowners, and residents of the Comox Valley. The proposed DMP needlessly threatens long-standing property rights, marine access, the environment, and already weakened BC coastal and boating-dependent communities across the Province.

I will not repeat the rest of our concerns, other than to say we are adamantly opposed to the Bylaw Amendments as currently proposed.

Sadly, as drafted, the proposed changes offer zero accountability to, and reflect no meaningful consultation with, those most affected. In summary, we are urging:

- Sober reconsideration of the DMP as a whole, based upon a common-sense approach to what its acceptable impacts should be, including realistic dock sizes, and;

- A proper consultation process with affected residents, businesses, the BC boating community, property owners, environmental experts, First Nations, and other relevant stakeholders.

The DMP needs to reflect a plan that is fair, practical, and beneficial for all parties involved, including the environment.

Thank you for your attention to this important matter. We (again) look forward to your response.

Sincerely,


Joseph Bowes


Francine Legault

History

Mon Jul 15 14:38:25 2024 **Joyce Cherry** [REDACTED] Ticket created
From: "Joyce Cherry" [REDACTED]
Subject: SCRD public hearings VOTE NO!!
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 14:38:06 -0700

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

History

Mon Jul 15 11:13:52 2024 **Judy Anderson** [REDACTED] Ticket created

CC: "Justine Gabias" <Justine.Gabias@scrd.ca>

Date: Mon, 15 Jul 2024 18:13:32 +0000

Subject: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123)

From: "Judy Anderson" [REDACTED]

To: "Public Hearing Submissions" <publichearing@scrd.ca>

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration

Sincerely,

Judy Anderson

History

Mon Jul 15 08:19:49 2024 [Redacted] Ticket created

To: publichearings@scrd.ca

From: [Redacted]

Subject: Riparian and Shoreline Protection Zoning Amendment Bylaw No. 722.9 and 337.123

Date: Mon, 15 Jul 2024 08:19:18 -0700

CC: "Leonard Lee" <Leonard.Lee@scrd.ca>, [Redacted]

To Whom It May Concern,

As a Sunshine Coast land owner and Sakinaw Lake dweller for over 60 years, I am adamantly opposed to the amendments to Bylaw No. 722.9 and 337.123 as currently proposed for these reasons.

1. There has been inadequate public notice or consultation.
2. The increase of waterfront setbacks and the diminished land use.
3. The prevention of safe access to waterfront.
4. Limiting the ability for docks and structures to be attached to land.
5. Creation of buffer zones prohibiting installation of gravel, pavers, patios, decks, structures, etc. within 35 metres from the water.
6. Limiting the ability to expand, alter or repair existing structures.
7. Most importantly, the impact on property values would be enormous.

Sincerely,

Jill Pollard
[Redacted]

Ticket Subject: Fwd: Letter to SCR D

History

Mon Jul 15 08:43:32 2024 **Justin Roach** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 08:43:02 -0700
From: "Justin Roach" [REDACTED]
Subject: Fwd: Letter to SCR D
To: publichearings@scrd.ca

- Hide quoted text -

Dear SCR D Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCR D to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCR D would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCR D take the time to understand the impacts of these bylaw decisions before implementing them.

Justin Roach

sakinaw lake permanent resident
[REDACTED]

History

Mon Jul 15 13:58:57 2024 **Karin Tigges** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 13:58:42 -0700
To: publichearings@scrd.ca
From: "Karin Tigges" [REDACTED]
Subject: SCRD Zoning Amendment Bylaw No.337.123 and Bylaw No722.9

Dear Sunshine Coast Regional District Planning Department,

I am writing to formally **oppose** SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

My concerns are as follows:

- 1. Lack of Scientific Basis:** The proposed amendments appear to be speculative, lacking scientific validation. Decisions driven by emotional reactions and fear can be detrimental. While I acknowledge the environmental impact of human activities, implementing arbitrary laws does not address the core issues.
- 2. Geographical Considerations:** The Sunshine Coast's unique geography—situated between mountains and the ocean with numerous streams—warrants distinct zoning regulations. Adhering strictly to provincial standards, without considering our unique topography, would result in extreme impacts on our community compared to other regions in British Columbia.
- 3. Separation of Construction Laws:** There must be a clear distinction between regulations for new constructions and existing dwellings. These categories have different requirements and should be treated accordingly. I recommend including a grandfather clause or removing the term "reconstructed" from Section 5.16.2 to address this issue.
- 4. Impact on Historical Homes:** Restricting the ability to repair homes, particularly those with historical significance, is unjust. For instance, my home in Roberts Creek is one of the original houses, with a rich history cherished by past owners. The proposed bylaws seem to overlook the importance of preserving our community's heritage and wrongly assume all residents are developers. Our community is deeply committed to environmental stewardship and historical preservation.
- 5. Economic Consequences:** Increasing the buffer zones would significantly devalue properties, leading to a drop in property taxes and subsequent funding challenges for local programs. Residents might be compelled to seek services in Vancouver, undermining local culture. As a biologist, I advocate for investing in local resources—farms, cultural events, sports, and medical facilities—to foster sustainability and community resilience.
- 6. Hardscaping Definitions:** The definition of hardscaping in Part 12 could harm the shoreline and pollute rivers. Designated pathways will protect wild areas, and retaining walls will prevent shoreline erosion and contamination, especially near roadways. Properly constructed campground pads also protect natural areas. The ambiguous wording suggests a lack of professional input and could lead to environmental damage.
- 7. Community Engagement and Transparency:** The development and implementation of bylaw amendments should involve thorough community engagement and transparent decision-making processes. It is essential that residents have ample opportunity to voice their concerns and contribute to the planning process to ensure that the bylaws reflect the needs and values of the community. I feel this has not been achieved and this bylaw amendment requires further time to evaluate.

For these reasons, I respectfully oppose SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

Sincerely
Karin Tigges

History

Mon Jul 15 09:27:44 2024 [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 09:27:18 -0700
CC: justine.gabias@scrd.ca
To: publichearings@scrd.ca
From: "Ken Carter" [REDACTED]
Subject: Riparian Area and Shoreline Protection proposed bylaw amendments

July 15, 2024

To whom it may concern:

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have several concerns:

Effect on Property Use and Value: Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?

Housekeeping Items: Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?

Change in Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

Dock Ramps and Structures: Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

Fire Concerns: FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?

Urgency and Justification: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

Economic Impact: These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback: Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns? These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones. Thank you for your consideration.

Sincerely,

Ken Carter

Halfmoon Bay Waterfront Homeowner

History

Mon Jul 15 16:45:26 2024 [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 16:45:07 -0700
From: "Kevin Hanson" [REDACTED]
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
To: publichearings@scrd.ca

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Kevin and Brenda Hanson

Ticket Subject: New setback proposals for lakes.

History

Mon Jul 15 18:36:22 2024 Bay3024 [REDACTED] Ticket created
To: publichearings@scrd.ca
From: "Bay3024" [REDACTED]
Subject: New setback proposals for lakes.
Date: Mon, 15 Jul 2024 18:35:50 -0700

I find it disconcerting that I would have to find out about the proposed changes through our community and not the SCRD. I do not recall receiving any kind of direct notification from the SCRD. The fact that these changes are being characterized as mere housekeeping issues is misleading. These changes will have an impact on the use and value of our properties. I have read many of the concerns expressed by property owners and share those views. If our home or access to the water is destroyed by any means by greater than 75% we will never be able to rebuild or access our foreshore (at least that is how we read it) under your proposal. That seems unfair. Would encourage meaningful community engagement. This will have an impact on the region.
Kim Bay
Sent from my iPad

Ticket Subject: Support for SCRD Riparian Area and Shoreline Protection

History

Mon Jul 15 15:01:34 2024 Laurie McConnell [REDACTED] Ticket created
CC: "SCCA Information" <info@thescca.ca>
Date: Mon, 15 Jul 2024 15:00:45 -0700
From: "Laurie McConnell" [REDACTED]
Subject: Support for SCRD Riparian Area and Shoreline Protection
To: publichearings@scrd.ca

Hello.

My address is:

[REDACTED]
Sechelt BC
V7Z 0M4

I am writing in support of the SCRD Riparian Area and Shoreline Protection Bylaws Amendments.

These amendments are critical to protect fragile ecosystems and buffer against climate change impacts, which we are already feeling significantly on the Sunshine Coast.

Having these amendments approved is proactive and much preferable to dealing reactively to impacts down the road from erosion, lack of shade to protect our groundwater, and is necessary to safeguard wildlife and movement corridors for the species with whom we share our ecosystem.

Please do not bow to public pressure from individuals who wish to put their own financial returns and ecosystem usage desires ahead of conservation of the ecosystem values and sustainability that make the Sunshine Coast such a wonderful place to live for our entire population.

These setbacks are realistic, and the bylaw amendments will prevent the encroachment of development through shady 'ask for forgiveness later' practices, and create certainty for everyone in this region we are all responsible for stewarding.

Sincerely,
Laurie McConnell
Sechelt

Ticket Subject: Riparian/shoreline Public hearing

History

Mon Jul 15 22:19:49 2024 **leah.thomson** [redacted] ticket created
Date: Tue, 16 Jul 2024 05:19:28 +0000
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "leah.thomson" [redacted]
Subject: Riparian/shoreline Public hearing

To Whom it may concern

As a land owner at Ruby Lake I would like to voice my objection and out right concern over the currently proposed amendments.

My first and foremost concern is one of safety. This will prevent safe access to the waterfront. This will prevent land holders to remove hazardous trees/bushes that could also be fire hazards. We are being told to be fire smart, fire safe, remove trees that could cause or feed a fire that are dead or too close to the structures. This amendment would not allow us to do so.

This would also diminish our land use with the setbacks and then the buffer zone added to this.

This would prevent our walkways to docks and or our docks to be attached to the land. How does this make any sense?

This buffer zone inhibits anyone to add a walkway, patio, or deck.

This will most certainly diminish land use. This will absolutely decrease property values. Many properties will not be able to enhance, add or change anything due to the size of their land and this amendment.

Lastly, I am so very disappointed in the complete disregard you have shown to property owners in the lack of consultation and public notice.

Regards

Leah Thomson

Get **Outlook for iOS** (<https://aka.ms/o0ukef>).

July 15, 2024

SCRD Board c/o publicmeetings@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several major concerns, and these are potentially devastating for owners in terms of property values and terms of use and safety issues, and there are no reports or studies provided to support these changes. See below our concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCR D plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild? This surely will affect property values and resale ability.
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCR D considered this unintended consequence? This is a huge negative impact on properties as owners have designed things based on previous mandates.
- **Housekeeping Items:** These are NOT house keeping issues, these are huge changes. Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items these have potentially devastating negative impacts on property values and use and enjoyment of properties?
- **Change in Ocean Setbacks:** What is the logic behind this? Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient (where are the reports)? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use (where are the reports)?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult to access?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRDC, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes (where are the reports)?
- **Ignoring Local Feedback:** Why has the SCRDC ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRDC to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
Ronald and Beverly Karnehm

Ticket Subject: I Vote No

History

Mon Jul 15 11:51:38 2024 [REDACTED] - Ticket created
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 11:51:07 -0700
From: [REDACTED]
Subject: I Vote No

- Hide quoted text -

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Linda Klkach
Madeira Park BC

History

Mon Jul 15 18:22:55 2024 **Lindsey McGill** [REDACTED] Ticket created
Date: Tue, 16 Jul 2024 01:22:35 +0000
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "Lindsey McGill" [REDACTED]
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Lindsey McGill

[REDACTED]
Garden Bay, BC

History

Mon Jul 15 11:57:11 2024 **Liz Chase** [REDACTED] Ticket created

CC: Leonard.Lee@scrd.ca

Date: Mon, 15 Jul 2024 11:56:39 -0700

Subject: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123).

From: "Liz Chase" [REDACTED]

To: publichearings@scrd.ca

I am writing to express my concerns with the proposed amendments to the Riparian and Shoreline Protection Bylaws, particularly those pertaining to existing owners of shoreline lands.

My concerns and questions echo many others including those in the report submitted by the Area A Advisory Committee.

We have owned shoreline property since the early 70's. We built within the bylaws of the time within our lot configuration.

We appreciate the need for Riparian zones to minimize the impact of human presence to protect our aquatic and land environments but we feel the proposed bylaw amendments are too stringent and don't include flexible allowances for existing structures.

Our primary concerns with the proposals are the significant increase in setbacks, the addition of a no build "buffer" and exclusion of any type of hardscaping that allows for safe access to shoreline waterfront. We are asking for much more detailed clarity and transparency around these proposals.

- 1) What are the specific consequences for property owners with existing homes and hardscaping with the proposed setback requirements and new no build "buffer" areas?
- 2) Will existing homes and hardscaping structures be considered legally non-conforming if they are currently not at or past the proposed setback line of 17 + 5 (22 meters) for fresh water bodies?
- 3) If so, how do you propose to address properties that could lose most or all their value with these proposed new bylaws as a result of them becoming non-conforming?
- 4) How do the proposed changes affect transferring existing title of the property "as is".
- 5) With the proposed prohibition against hardscaping of any kind, how do property owners ever safely access waterfront without the ability to build stairs / pathways?
- 6) Would dock ramps and docks touching waterfront be affected by the proposed bylaws?
- 7) How will these proposed bylaw changes marry with the proposed DMP changes and who has jurisdiction over what?

Comments

There are very few properties in the region with low enough waterfront you can safely walk to. If you can't make hard improvements to the SPEA on your property you have no way to get to the lake or oceanfront you live on to enjoy what you bought waterfront property for.

Significantly

We advocate grandfathering for existing shoreline property owners on title "as is". Changes to the current bylaws will render many, many properties non-conforming resulting in an onerous and costly environmental assessment and approval process for any renovations to existing structures or much more significantly when a home and attendant hardscaping is destroyed by fire or tree fall. Without grandfathering many properties's value will greatly decrease or become valueless as they will be unbuildable under the proposed new bylaws.

The SCRDP speaks of property protection from flooding but what about from fire? Since nothing can be touched in a Riparian zone or SPEA how do property owners mitigate the risk of fire or tree fall when there can be no disturbance of trees or vegetation in the area?

The intensity of proposed changes (DMP and proposed by-laws) to foreshore owners property has been significant the last couple of years to the point that to repair, renovate, rebuild as needed is meant to be so restrictive as to render the land unbuildable and without value to owners with the ultimate goal being to return the land adjacent to water bodies to the wild.

We ask for further specific clarification to the questions and concerns voiced by property owners to these proposed amendments.

We advocate for grandfathering for existing shoreline property owners on title "as is". Changes to the current bylaws will render many, many properties non-conforming resulting in an onerous and costly environmental assessment and approval process for any renovations to existing structures or much more significantly when a home and attendant hardscaping is destroyed by fire or tree fall. Without grandfathering many properties's value will greatly decrease or become valueless as they will be unbuildable under the proposed new bylaws.

Sincerely,
Liz Chase

Ticket Subject: RE: Support for Zoning by-law

History

Mon Jul 15 13:13:09 2024 **Dianne Maddrell <Dianne.Maddrell@scrd.ca>** - Ticket created
From: "Dianne Maddrell" <Dianne.Maddrell@scrd.ca>
Subject: RE: Support for Zoning by-law
To: "Sarama" [REDACTED]
CC: "Public Hearing Submissions" <publichearing@scrd.ca>
Date: Mon, 15 Jul 2024 20:12:59 +0000

Hello,

Thank you for your inquiry. I am forwarding your email to the Public Hearings email who are copied on this email.

Thank you.

From: Sarama [REDACTED]
Sent: Monday, July 15, 2024 12:51 PM
To: SCRD General Inquiries <SCRDGeneral.Inquiries@scrd.ca>
Subject: Support for Zoning by-law

You don't often get email from [REDACTED]

This is In regard to the public hearing scheduled for July 16 about proposed bylaws to protect riparian zones within the jurisdiction of the SCRD.

We are writing to express our support for amendments to Zoning Bylaw No. 722.9 and 337.123 to further protect vulnerable riparian zones with environmental best practices.

Sincerely yours,

Lyonoor Lardein and I Sarama

[REDACTED]
Gibsons, V0N 1V0
[REDACTED]

History

Mon Jul 15 08:47:09 2024 **maggie.guzzi** [redacted] Ticket created

Date: Mon, 15 Jul 2024 08:46:46 -0700

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "maggie guzzi" [redacted]

To: publichearings@scrd.ca

Dear SCRD Directors:

For the past couple of years I have been assisting Diane Sanford in testing for forage fish eggs at various beaches on the Sunshine Coast. Though not at the bottom of the food chain these little fish are paramount to a healthy eco system. These little fish, Sand Lance and Surf smelts live their lives in eel grass. For me they represent a dove in a mine shaft.

We need to be more aware of our shoreline and all riparian areas.

Collectively we need to shift our perspective on ownership and lifestyle and more toward stewardship and sustainability.

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!
Maggie Kalve-Guzzi

[redacted]
Sechelt B.C.
V7Z 0E4

History

Mon Jul 15 09:52:03 2024 **maggie schell** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 09:51:29 -0700

To: publichearings@scrd.ca

From: "maggie schell" [REDACTED]

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Ticket Subject: Proposal to Amend Zoning Bylaw 337 and 722 to strengthen protection of watercourses and ocean shorelines within the SCRD

History

Mon Jul 15 09:57:25 2024 **HB Community Development Forum** [REDACTED] - Ticket created
To: publichearings@scrd.ca
From: "HB Community Development Forum" [REDACTED]
Subject: Proposal to Amend Zoning Bylaw 337 and 722 to strengthen protection of watercourses and ocean shorelines within the SCRD
Date: Mon, 15 Jul 2024 09:57:00 -0700
CC: "Justine Gabias" <justine.gabias@scrd.ca>

To the SCRD Board,

The **Community Development Forum (CDF) in Halfmoon Bay** (<https://halfmoon-bay.ca/cdf/>) supports the proposed amendments which aim to implement our existing Official Community Plan objectives to protect sensitive ecological areas and enhance the region's resiliency to the effects of climate change.

We appreciate that the proposed amendments would set clear and consistent regulations across the SCRD's electoral areas. Currently, the SCRD's two Zoning Bylaws 337 (covering Area A) and 722 (covering Areas B, D, E, F) are not aligned with each other, or with provincial legislation and guidelines when it comes to development regulations for properties containing or adjacent to waterbodies, watercourses, or ocean shorelines. The CDF supports a consistent Coast-wide approach to watercourse and shoreline protection that is in line with provincial best practices.

We encourage all residents of the Sunshine Coast to look beyond individual property rights, and to carefully consider how we can best protect our collective natural assets as our population increases and development takes place.

Community Development Forum, Halfmoon Bay

Website: halfmoon-bay.ca/cdf (https://halfmoon-bay.ca/cdf)

Email: [REDACTED]

History

Mon Jul 15 18:12:56 2024 **Marcus Stein** [REDACTED] Ticket created

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Marcus Stein" [REDACTED]

To: "publichearings@scrd.ca" <publichearings@scrd.ca>, "darren.inkster@scrd.ca" <darren.inkster@scrd.ca>, "justine.gabias@scrd.ca" <Justine.gabias@scrd.ca>, "leonard.lee@scrd.ca" <leonard.lee@scrd.ca>, "donna.mcmahon@scrd.ca" <donna.mcmahon@scrd.ca>, "alton.toth@scrd.ca" <alton.toth@scrd.ca>, "silas.white@scrd.ca" <silas.white@scrd.ca>, "kate.stamford@scrd.ca" <kate.stamford@scrd.ca>, "kelly.backs@scrd.ca" <kelly.backs@scrd.ca>

Date: Tue, 16 Jul 2024 01:12:35 +0000

Dear SCRD Directors:

First of all, I want to express my gratitude and appreciation for the great work that you've done recently with the Climate Action Plan. It's great to see our community making resilience and adaptation to the climate crisis a priority.

I also applaud the changes that you're proposing to Riparian Areas on the coast. These kinds of protection are critical to protect sensitive riparian areas from degradation and overdevelopment. Intact shorelines are crucial for the marine environment. Marine health is essential for all life on earth, including mitigating climate/weather change.

While I understand that there is considerable vocal objection to these proposed amendments on the heels of the Dock Management Plan, from waterfront property owners who see limits to development of foreshore and riparian areas adjacent to their properties as an infringement to their rights. My family also owns lakefront property in Garden Bay; while we appreciate their concerns, we feel strongly that we need to see the bigger picture and do what's right to protect biodiversity and enhance climate resilience.

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Marcus Stein

July 15th, 2024

Dear SCRD Board,

We are writing to express our opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have many concerns but first and foremost we strongly object to the over reach that SCRD is demonstrating in suggesting that it should propose extensions to buffer zones that prohibit and limit access to existing repairs to houses, stairs, pathways and limit access to waterfront. By way of background, we purchased almost an acre of waterfront property in East Porpoise bay in 2016. We had full understanding of the sensitive salt water marsh that comprises our water access and have fully and respectfully abided by the existing bylaws that protect this DOA3 area from structures. We love and respect this riparian area and have no plans to put at risk any of our foreshore. However, if the SCRDs proposed extension to buffer zones is approved that would literally mean that our existing house would be part of the SPEA and we would be restricted from doing our regular maintenance and repair work without beaurocractic oversight from the SCRD. Is this really necessary and something that SCRD wants to mandate? I believe the assumption here is that property owners are poor stewards of waterfront. Yet this morning my husband and I spend about 5 hours removing invasive species (ivy, blackberry, holly and broom) from our property and the adjoining pathway in front of our property as good stewards who truly do value the land, water and a clean planet. We take ocean plastics that wash ashore to the the Ocean Plastic Depoit and have always watched out and reported poachers who abuse our fishing guidelines. We love our property and if you feel that SCRD would be in a better position to look after it than us, I believe you are wrong. The board does not have adequate resources to do even a portion of what we voluntarily do and love.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,



Margaret MacDonald and Gordon Dockstader

 Sechelt BC

July 15, 2024

Sunshine Coast Regional District

1975 Field Road, Sechelt, BC

RE: Zoning Amendment Bylaw No. 722.9 & 337.123

Letter of Opposition

Dear SCRD Council,

On behalf of my Mother-In-Law – Patricia Andrew – and the entire Andrew Family, we would like to voice our concern and acknowledge the immense negative impact that this current amendment would have on countless homeowners along the Sunshine Coast.

As a single mother with three kids, my Mother-In-Law looked to the Sunshine Coast for solace in the early 90's. She wanted a place that she could take her kids – to escape city-life and to create memories for her young family. She purchased a modest piece of lakefront property in 1990 for \$60,000 on Sakinaw Lake. She recognised that this was a risky endeavour, but she took the plunge to invest along the Sunshine Coast, when it was early days. She had the foresight to buy this property to keep her kids out of trouble in the summers, and to have a place where her kids, grandkids, and family could convene as the years went on. She has been a law-abiding citizen her entire life – devoting her time to her community. She has paid her property tax every year for 34 years. Sakinaw Lake is where her life is. This is where her retirement is. This is where her family comes together. This amendment (without deeper research and public input) is careless, invasive, and undemocratic.

The proposed amendment takes existing homes with existing structures and negates years of time and investment spent on these properties.

Continual changes to regulation coming at property owners from various ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

Just as the BC Government and Shíshálh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

This is not about the resistance to change, or the journey we are all on to reconciliation. This is about listening to the residents along the Sunshine Coast, and taking an approach that is rationale, reasonable, and humane.

Thank you for your time. We are optimistic that the voice of residents will be heard in this decision.

Sincerely,

Marina Andrew

on behalf of The Andrew Family:

(Patricia Andrew, Brock Andrew, Allison Andrew-Harris (Dave Harris), Mike Andrew (Chelsea Andrew), John Christopherson. Grandkids: Tessa Harris, Stella Harris, Abby Andrew, Emily Andrew, William Andrew, Henry Andrew, Isabel Andrew, Grace Andrew, Hugo Dunn, & Finnigan Dunn)

Ticket Subject: Comment on Riparian bylaw amendment

History

Mon Jul 15 08:56:21 2024 **Mark Chernoff** [REDACTED] Ticket created
To: publichearings@scrd.ca
Subject: Comment on Riparian bylaw amendment
From: "Mark Chernoff" [REDACTED]
Date: Mon, 15 Jul 2024 08:56:00 -0700

July 15, 2024

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and Shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

I please request a NO vote at this time so the true depth of the impacts can be determined and the true benefits revealed so a balanced approach to the desired protections results.

Thank You

Regards,

Mark Chernoff
[REDACTED]

July 15, 2024

Melanie and Ron Fyfe

[REDACTED]
Roberts Creek, BC V0N 2W6

Planning Department
Sunshine Coast Regional District
1975 Field Road, Sechelt BC V7Z 0A8
Via email: publichearings@scrd.ca

Dear Sunshine Coast Regional District,

We are writing to express our total opposition to the proposed Zoning Amendment Bylaw 337.123 and Bylaw 722.9.

The proposed changes of these bylaws would inflict significant economic hardship on a very large number of property owners within the SCRD whose properties are located on or next to a waterway, whether the ocean, a creek, stream, lake, or pond. Given the nature of the unique topography of the Sunshine Coast, these types of properties represent a huge proportion of the area. Are you even aware of the number of streams that exist in Roberts Creek alone and the number of properties that would be affected?

While we agree in principal with these changes for new construction, it is completely unfair and illogical that existing homes should not be grandfathered. The changes would in effect mean that many homeowners would be unable to rebuild or repair their homes in the event of a fallen tree, a fire, or normal deterioration. At the very least, existing homes should be grandfathered. Designating them as "non-conforming legal" would present an extremely unfavourable outcome for resale of said properties, resulting in enormous reduction in property values.

Aside from the financial impact, the changes would create enormous physical challenges if these homes were forced to be relocated from their existing footprint, resulting in possible further reduction of enjoyment for the owners of said properties.

As residents who have chosen to live here because of our love and reverence for the physical environment, we are committed to respecting and preserving our natural surroundings. These proposed changes, however, seem to have no basis other than the stated goal of being in line with provincial regulations. The process by which these proposed changes have been introduced is undemocratic. With the exception of the requisite newspaper announcement, there was no public consultation until now. For example, one of our friends on Beach Avenue had no idea of these proposed changes until we told him about it today. We expect more from our local government than this minimal consultation in a situation where so much is at stake for so many residents.

The SCRDR must exempt and grandfather those existing homes that meet the current setbacks for riparian zones.

Respectfully,

Melanie and Ron Fyfe

History

Mon Jul 15 07:14:38 2024 [REDACTED] **Ticket created**
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: Re: By-Law Amendment
From: "mherberts@aol.com" [REDACTED]
Date: Mon, 15 Jul 2024 14:14:17 +0000 (UTC)
CC: "Michael Herberts" [REDACTED]

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed. I suggest that at the very least, there be grandfathering clauses in place in the event an existing structure is destroyed so it may be rebuilt in the same position it was albeit possibly conforming. The proposed by-law changes do not factor in that for some properties, the setbacks proposed may render the property non usable. I suggest that you show us the science which that has been applied to confirm that the additional setbacks will actually have a positive impact environmentally over the current existing setback requirements.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Respectfully,

M. Herberts

History

Mon Jul 15 11:57:21 2024 **Michael Templeton** [REDACTED] Ticket created
Subject: FW: Letter to SCRD
From: "Michael Templeton" [REDACTED]
To: publichearings@scrd.ca
CC: [REDACTED]
Date: Mon, 15 Jul 2024 11:57:05 -0700

Dear SCRD Council

I am a property owner on Sakinaw Lake in your district and would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

I believe that the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed. As you are aware we as waterfront (lakeside) property owners have been faced with changes in the dock and foreshore area from the provincial government and first nations recent attempt to manage dock and foreshore areas. Your proposed changes do not appear to be in sink with this process.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated without a full and complete inclusion of the property owners' considerations.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Thank you for your attention to this matter and consideration of my comments.

Kind Regards

Michael Templeton
[REDACTED]

Garden Bay, B.C.

History

Mon Jul 15 21:08:23 2024 [Midge Meeres](#) [redacted] Ticket created
To: publichearings@scrd.ca
From: "Midge Meeres" [redacted]
Subject: Amendments to Zoning Bylaws 337 and 722
Date: Mon, 15 Jul 2024 21:08:13 -0700

Please accept this correspondence as a yelling from the rooftops NO to the proposed "housekeeping" and other changes to Bylaws 337 and 722.

It has been claimed that these changes are necessary to bring these SCRD bylaws into alignment with Provincial legislation. Isn't this the same Province that was using one marine (oceanic) biology report to justify changes to freshwater streams and lakes with regards to docks, ramps and boathouses etc.? How can you genuinely look your constituents in the eye and say, they know best?

You have a Letters Patent that presumably states (I cannot confirm as nowhere on your website is it posted - another shoddy oversight) that the Province has handed the SCRD the right to write your own bylaws given your unique "knowledge" of the areas you represent. Your own APC for Area A has stated that the SCRD should slow down and give more careful consideration to the proposed changes. Yet you are ignoring your own committee's findings.

We all know that the Sunshine Coast has an affordability problem and making all property owners, except those governed by Sechelt or Gibsons, constantly provide costly reports will only make the area more unattainable for families. In addition, apparently Sechelt and Gibsons don't have to worry about what the Province thinks, so why do we? (Yes, I am aware that these locations are not in your jurisdiction which makes it more glaring that you are trying to ram this through. Do they not have the same environmental concerns?).

There are any number of reasons why these amendments are a bad idea, many of which have been eloquently stated by the numerous and various communications you have received in the past few weeks. Stop.... listen to their reasoned objections. There is no rush. Given the many other much more pressing matters happening on the coast, shouldn't those be the priority?

Sincerely,
Full time resident Area A

History

Mon Jul 15 11:46:29 2024 **Nadine Harding** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 11:46:10 -0700
To: publichearings@scrd.ca
From: "Nadine Harding" [REDACTED]
Subject: SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

July 15, 2024

Planning Department
Sunshine Coast Regional District
1975 Field road, Sechelt, BC, V7Z 0A8
via [email: publichearings@scrd.ca](mailto:publichearings@scrd.ca) (<mailto:publichearings@scrd.ca>).

Dear Sunshine Coast Regional District Planning Department,

I am writing to formally **oppose** SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

My concerns are as follows:

- 1. Lack of Scientific Basis:** The proposed amendments appear to be speculative, lacking scientific validation. Decisions driven by emotional reactions and fear can be detrimental. While I acknowledge the environmental impact of human activities, implementing arbitrary laws does not address the core issues.
- 2. Geographical Considerations:** The Sunshine Coast's unique geography—situated between mountains and the ocean with numerous streams—warrants distinct zoning regulations. Adhering strictly to provincial standards, without considering our unique topography, would result in extreme impacts on our community compared to other regions in British Columbia.
- 3. Separation of Construction Laws:** There must be a clear distinction between regulations for new constructions and existing dwellings. These categories have different requirements and should be treated accordingly. I recommend including a grandfather clause or removing the term "reconstructed" from Section 5.16.2 to address this issue.
- 4. Impact on Historical Homes:** Restricting the ability to repair homes, particularly those with historical significance, is unjust. For instance, my home in Roberts Creek is one of the original houses, with a rich history cherished by past owners. The proposed bylaws seem to overlook the importance of preserving our community's heritage and wrongly assume all residents are developers. Our community is deeply committed to environmental stewardship and historical preservation.
- 5. Economic Consequences:** Increasing the buffer zones would significantly devalue properties, leading to a drop in property taxes and subsequent funding challenges for local programs. Residents might be compelled to seek services in Vancouver, undermining local culture. As a biologist, I advocate for investing in local resources—farms, cultural events, sports, and medical facilities—to foster sustainability and community resilience.
- 6. Hardscaping Definitions:** The definition of hardscaping in Part 12 could harm the shoreline and pollute rivers. Designated pathways will protect wild areas, and retaining walls will prevent shoreline erosion and contamination, especially near roadways. Properly constructed campground pads also protect natural areas. The ambiguous wording suggests a lack of professional input and could lead to environmental damage.
- 7. Community Engagement and Transparency:** The development and implementation of bylaw amendments should involve thorough community engagement and transparent decision-making processes. It is essential that residents have ample opportunity to voice their concerns and contribute to the planning process to ensure that the bylaws reflect the needs and values of the community. I feel this has not been achieved and this bylaw amendment requires further time to evaluate.

For these reasons, I respectfully oppose SCRD Zoning Amendment Bylaw No. 337.123 and Bylaw No. 722.9.

Sincerely,
Nadine Harding
Roberts Creek

Ticket Subject: Proposed Changes to the Riparian Area and Ocean Setbacks

History

Mon Jul 15 17:04:16 2024 **Nancy G.** [REDACTED] ticket created
Date: Mon, 15 Jul 2024 17:03:51 -0700
Subject: Proposed Changes to the Riparian Area and Ocean Setbacks
From: "Nancy G" [REDACTED]
To: publichearings@scrd.ca

To Whom It May Concern:

I am writing to express my strong opposition to the proposed amendment to the riparian setbacks in Pender Harbour, British Columbia.

The Pender Harbour area was founded before roads existed on the coast. As a result, many homes were built near to the ocean as boats were the only means of transportation at the time. In most cases, the 7.5m setback was adhered to. It is my sincere belief that should the proposed changes come into effect, these homes will be grandfathered. Our home is almost 70 years old and adheres to the 7.5 m setback. However, should it be damaged by fire, we would not be able to rebuild on our property. Not only does this potentially limit the future use of our property, but it will impact the value of our land as anyone who wants to purchase the parcel will not be able to remodel or rebuild on the property. The homes in Pender harbour have existed along the shores since the areas were first developed. As a result, I am opposed to the proposed changes. Should the amendment be passed, it is imperative that it only apply to new developments or subdivides. Historical homes in the harbour must be protected.

Additionally, Pender Harbour has a very rugged coastline. With the new proposed changes, there will be properties in the harbour that will become impossible to build on. There needs to be flexibility within the act to accommodate lots that are very steep. Similarly, there are lots along the coast that are between the ocean and the Sunshine Coast highway. If these proposals are adopted, there will be properties that will be unable to be built on as they will be too close to the highway. There cannot be a one size fits all ruling to meet the requirements of the entire coast.

Pender Harbour residents are still reeling from the recent dock management plan fiasco as well as the suggested proposals to the land act. In fact, both of these proposals are still in limbo and there is currently a court case going to the Supreme Court to resolve this issue. Why is the SCRD adding fuel at this particular time to an already highly volatile situation by adding a third set of proposals to the mix. I strongly suggest that the SCRD table this proposal until both the dock management plan and the land act have been resolved.

As a property owner in Pender Harbour I strongly oppose the proposed changes to the Ocean Setback and I can assure you that unless the elected officials begin to listen to the constituents, I will certainly NOT be supporting the NDP government in the next election.

Sincerely,
Nancy Gordon
[REDACTED]

July 14, 2024

Sunshine Coast Regional District
Board of Directors

Re: Proposed Zoning Amendment Bylaw 722.9

As property owners in Elphinstone, we write to oppose the adoption of the parts of proposed *Bylaw No. 722.9* that would insert a new section 5.16.3 and definition of “hardscaping” into *Bylaw No. 722, 2019*.

The Regional District is, of course, mandated to ensure that its bylaws satisfy the requirements of the Province’s riparian areas assessment regime. However, these proposed new provisions would exceed the provincially mandated requirements and would be, to that extent, incongruent with the provincial regime.

Under the provincial regime, a Qualified Environmental Professional (“QEP”) sets the size of a Streamside Protection and Enhancement Area (“SPEA”). The proposed new provisions would effectively expand the QEP-established SPEA by creating an additional 5-metre wide zone in which the property owner would be foreclosed from siting any kind of structure or human-made material.

This would be a burdensome constraint on many property owners. By way of example, if a 1,000 foot-long SPEA is established on a property, the proposed new provisions would effectively deprive the owner of important rights of use on over 16,000 additional square feet of their property.

The primary rationale given for the proposed new provisions is that some property owners have encroached on a SPEA when siting structures and hardscaping along the boundary of the SPEA, and that costly and time-consuming remediation processes have been made necessary as a result of such encroachment. But, with respect, there is no guarantee that property owners who encroach on a SPEA will not further encroach on an additional 5-metre zone beyond a SPEA. And the proposed new provisions would unfairly penalize the great majority of property owners who understand and are prepared to respect their responsibilities in relation to a SPEA.

It should be left to the QEP to establish an appropriate SPEA for a stream. If a property owner can site a structure or hardscaping in close proximity to the SPEA while respecting the integrity of the SPEA, the property owner should be permitted to do so.

We urge the Board to reconsider and reject these proposed new provisions.

Sincerely,

Nicholas and Marcus Bartley
 Elphinstone

Ticket Subject: Riparian and Shoreline Protection Bylaw Amendments

History

Mon Jul 15 11:32:47 2024 **jacqueline.neufeld** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 11:32:34 -0700
From: "jacqueline.neufeld" [REDACTED]
Subject: Riparian and Shoreline Protection Bylaw Amendments
To: publichearings@scrd.ca

July 15, 2024

Re: SCRD Riparian and Shoreline Protection Bylaw Amendments (Zoning Bylaw No. 722.9 and 337.123)

TO WHOM IT MAY CONCERN:

We support science-based environmental stewardship but opposes these Riparian and Shoreline bylaw amendments as currently proposed due to their disproportionate negative impact on waterfront properties.

There hasn't been enough time for consultation with all stakeholders to determine what the unintended consequences of these decisions may be. We didn't even get our simple question answered that was submitted previously to your portal WRT grandfathering of existing structures.

We strongly urge the SCRD to PAUSE THE PROCESS and set up a small group from the Waterfront Protection Coalition to collaborate with SCRD representatives to agree on the solutions. Acting on behalf of ALL constituents, will ensure that any changes made are fair, justified, and beneficial for the community as a whole. Addressing these issues in partnership with local stakeholders will lead to better outcomes for both the environment and the residents of the SCRD.

Sincerely,

Norbert and Jacqueline Neufeld

[REDACTED] Halfmoon Bay, BC

Ticket Subject: Riparian and Shoreline Protection Bylaw amendments

History

Mon Jul 15 12:46:09 2024 **Orly Givton** - Ticket created

CC: "leonard.lee@scrd.ca" <leonard.lee@scrd.ca>, "justine.gabias@scrd.ca" <justine.gabias@scrd.ca>, "kelly.backs@scrd.ca" <kelly.backs@scrd.ca>, "donna.mcmahon@scrd.ca" <donna.mcmahon@scrd.ca>, "kate.stamford@scrd.ca" <kate.stamford@scrd.ca>

Date: Mon, 15 Jul 2024 19:45:53 +0000

From: "Orly Givton"

Subject: Riparian and Shoreline Protection Bylaw amendments

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

July 15th, 2024

To Whom It May Concern:

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns :

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCR D plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCR D, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCR D ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCR D to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Orly Givton Nash

Ticket Subject: Opposition to the proposed bylaw amendments and request that you vote "NO" to these changes

History

Mon Jul 15 10:30:08 2024 **Otis Perrick** - Ticket created

Subject: Opposition to the proposed bylaw amendments and request that you vote "NO" to these changes

From: "Otis Perrick"

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 10:29:45 -0700

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO" on these changes.

Frequent regulatory changes from various Ministries and government levels must be considered collectively. The rights of citizens, communities, property owners, and business owners should be thoroughly evaluated before passing such significant bylaw changes.

It would be wise for the SCRD to wait for the completion of the Dock Management Plan (DMP) planning process. Any resulting changes should be integrated into a comprehensive approach to docks, foreshore, and riparian area usage and development across the Sunshine Coast, recognizing the diverse needs of different areas.

The complexity of the regulations and the level of bureaucracy make it incredibly challenging to stay informed and understand what is genuinely beneficial for our communities, rather than simply conforming to broad restrictions.

As a property tax-paying constituent, I find it unacceptable that the SCRD would consider bylaw changes restricting common law rights of waterfront property owners to access their properties as a mere 'housekeeping matter.' These changes impact property ownership rights, plans for properties, and their future and should be treated with the utmost seriousness.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns regarding the DMP, the SCRD should also take the time to understand the implications of these bylaw decisions before implementing them.

The video on the SCRD site does not detail the proposed changes adequately. While the riparian area of our lots is protected (usually the first 20 meters or 60 feet from the water), stairs to the lake have always been allowed. One proposed change is to prohibit any hard landscaping in riparian areas, including wood, rocks, stones, and gravel. Existing stairs would be allowed, but replacing or adding new hardscaping in the riparian area would be illegal, making upgrades or replacements impossible.

The passing of this bylaw would immediately render most summer cabins legally non-conforming. The long-term implications are unclear—will insurance be affected? Will future bylaw changes further erode our private land rights now that properties are legally non-conforming? Such retroactive changes threaten the property we have invested in and pay taxes on.

I urge the SCRD Council to reconsider these proposals and recognize the profound impact they would have on our community.

Sincerely,

Otis Perrick

Garden Bay

History

Mon Jul 15 18:53:02 2024 **Pat Elgie** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 18:52:27 -0700
To: "publichearings@scrd.ca"; "publichearings@scrd.ca">
From: "Pat Elgie" [REDACTED]
Subject: Riparian and Shoreline Protection Bylaw 722.9 and 337.123

I am emailing my opposition to the Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123 .Opposed to the lack of public notice or consultation to those that these will greatly affect.They will limit the ability to build walkways or pathways for safe access to the water front and docks.Are these Bylaw amendments for new construction only or will existing properties be grandfathered.To address fire safety concerns Firesmart urges property owners to clear away some vegetation to limit fuel for fires.These changes if implemented will greatly affect both usability and property values to existing properties.Being a SENIOR this is causing undue stress and possibly financial burden.I URGE the SCRD to vote down the proposed amendements.

Thank you for your time.Sincerely Pat Elgie.

History

Mon Jul 15 13:45:15 2024 **Patty Zimmerman** [REDACTED] Ticket created
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
From: "Patty Zimmerman" [REDACTED]
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 13:44:56 - 0700

Dear Members of the SCRD Board,

I am writing to express my strong opposition to the proposed bylaw changes concerning riparian zones within our community. As a property owner and resident deeply invested in the responsible stewardship of our environment, I feel compelled to address several critical concerns regarding these changes.

The proposed further setbacks severely restrict the use of our land, effectively making it impossible to utilize our properties as intended. It is unreasonable and unjust to prohibit the rebuilding of structures in the event of fire or other natural disasters. While the protection of water resources and the environmental impact is undeniably important, it is essential to differentiate between the needs and capabilities of small cottage properties and those of large commercial or residential developments.

We all share a commitment to preserving the pristine nature of our province and are actively involved in efforts to protect it. However, it is evident that our voices are not being heard, and reasonable solutions are not being provided. The proposed bylaw changes risk rendering many properties non-conforming, which could have significant economic impacts and jeopardize the future use of our land.

The protection and equitable use of land must be balanced and not disproportionately benefit one group over another. The current array of bylaw changes, including the undetermined Dock Management Plan (DMP) regulations, must be coordinated with the overall plan for riparian zones to ensure a comprehensive and fair approach. It is unreasonable to expect property owners with water access to have dock allowances (if this even goes through) without means to access their properties once reaching the shoreline.

Decision-makers must have a clear understanding of these complex situations. The proposed bylaw changes have far-reaching impacts on our participation in our land and community. As taxpaying citizens of this province and country, we deserve to be heard and not merely subjected to public meetings that seem to serve as a procedural formality.

I urge the SCRD to reconsider these bylaw changes and work towards a more balanced and reasonable approach that considers the needs of all stakeholders. Our community's economic stability, future land use, and our role in protecting the environment depend on it.

Thank you for your attention to this critical matter. I look forward to your response and the opportunity for further dialogue.

Sincerely,

Patricia Zimmerman

History

Mon Jul 15 19:48:26 2024 **Paul Cosulich** [REDACTED] Ticket created

From: "Paul Cosulich" [REDACTED]

Subject: Your attempt at calling a huge major change a house keeping item

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Date: Tue, 16 Jul 2024 02:47:57 +0000

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns

New Buffer Zones: The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.

Effect on Property Use and Value: Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?

Privacy and Sightlines: Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?

Housekeeping Items: Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?

Change in Ocean Setbacks: The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

Propane Tanks: For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?

Dock Ramps and Structures: Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

Fire Concerns: FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and first Responders. Why create a buffer that would make these safety measures even more difficult?

Urgency and Justification: There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

Enforcement Issue: The expanded buffer zone creation is akin to a solution in search of a problem.

Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement tissue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

Economic Impact: These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback: Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Paul Cosulich

[REDACTED]

Gambier

[REDACTED]

History

Mon Jul 15 16:01:47 2024 [REDACTED] - Ticket created

To: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca, publichearings@scrd.ca

From: [REDACTED]

Subject: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123).

Date: Mon, 15 Jul 2024 19:01:25 -0400

Dear SCRD Council,

I would like to send in this email in to express my opposition to the proposed bylaw amendments regarding riparian and shoreline protection and request that you vote "NO" to these changes.

I have watched the videos you posted onto your website, and I don't believe they actually tell the full impact to us as property owners. Your use of the word "housekeeping" to explain these changes to bylaws is frustrating because they appear to me, to have long-standing negative implications to me, the ability to access to the water, and my family in the future.

We have been property owners for 50+ years at Sakinaw Lake, and have a cabin that is inaccessible by automobile. I believe these changes would impact our family and ability to access and use the property significantly. These changes are being pushed through without without fair dialogue, and input from the property owners who are mostly affected by these changes. These proposed changes seem to have far reaching (I would suggest "over-reach") consequences for cabin owners without real understanding of why these changes, plus the Dock Management Plan changes, and more are proceeding.

I am concerned that the changes you are proposing will have large implications to my family now and in the future, implications that are not clearly described, nor understood by you, me or anyone else. I urge you to understand these implications, talk to us (as property owners) and include us in a meaningful way to make changes consistent with good land use and what is practical for all areas of the Coast.

Thank you,

Paul Stapleton

(Property owned on Sakinaw Lake for 50+ years)

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns (**please choose the points that apply to you and include them in your letter**):

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
Perry Sanche

History

Mon Jul 15 10:45:23 2024 Peter Muench [REDACTED] Ticket created

To: "publichearings@scrd.ca" <publichearings@scrd.ca>
Subject: RE Proposed By [REDACTED]
From: "Peter Muench" [REDACTED]
Date: Mon, 15 Jul 2024 17:44:57 +0000

- Hide quoted text -

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Thanks,
Peter



Peter Muench | General Manager - Affiliate Dealer Network

Office: [REDACTED]

Cell: [REDACTED]

[REDACTED] Calgary, AB, T2C 4W1, Canada

<https://www.facebook.com/ColdFrontTempControl/> <https://www.coldfront.ca/>



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Ticket Subject: Proposed bylaw amendments

History

Mon Jul 15 22:16:24 2024 **A & P Helfer** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 22:15:56 -0700
To: publichearings@scrd.ca
Subject: Proposed bylaw amendments
From: 'A & P Helfer' [REDACTED]

Dear SCRD council,

I do not support this change and urge you to vote NO. These decisions could have an enormous impact on many of your constituents. If you enact these new bylaws, I believe you are neglecting the rights and interests of property owners.

Please reconsider.

Regards,
Petra Haas

Ticket Subject: Riparian Shoreline proposed bylaw changes

History

Mon Jul 15 12:05:21 2024

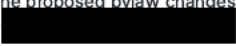


- Ticket created

To: publichearings@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca, leonard.lee@scrd.ca,
justine.gabias@scrd.ca

Subject: Riparian Shoreline proposed bylaw changes

From: "Randy Groves"



Date: Mon, 15 Jul 2024 12:04:51 -0700

Once again I,m writing too express my opposition to the proposed bylaw amendments 722.9 and 337.123. Why are you attacking waterfront property owners again? These proposed changes do nothing for protection of riparian areas the only thing it affects is the landowner. Who are we trying to please here with these changes? We currently have riparian bylaws in place province wide, why is that not good enough for the SCRD? Is the goal to remove all access to the lakes rivers and waterfront areas? There needs to be much more consultation with those affected by these proposed changes. What is the goal, because what is proposed is nonsense. I reside on this coast year round and there are many more serious issues for the SCRD to deal with other than attacking waterfront home owners again.

History

Mon Jul 15 13:56:38 2024 **Randy Zimmerman** [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 13:56:03 -0700
From: "Randy Zimmerman" [REDACTED]
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
To: publichearings@scrd.ca

Dear Members of the SCRD Board,

I am writing to express my strong opposition to the proposed bylaw changes concerning riparian zones within our community. As a property owner and resident deeply invested in the responsible stewardship of our environment, I feel compelled to address several critical concerns regarding these changes.

The proposed further setbacks severely restrict the use of our land, effectively making it impossible to utilize our properties as intended. It is unreasonable and unjust to prohibit the rebuilding of structures in the event of fire or other natural disasters. While the protection of water resources and the environmental impact is undeniably important, it is essential to differentiate between the needs and capabilities of small cottage properties and those of large commercial or residential developments.

We all share a commitment to preserving the pristine nature of our province and are actively involved in efforts to protect it. However, it is evident that our voices are not being heard, and reasonable solutions are not being provided. The proposed bylaw changes risk rendering many properties non-conforming, which could have significant economic impacts and jeopardize the future use of our land.

The protection and equitable use of land must be balanced and not disproportionately benefit one group over another. The current array of bylaw changes, including the undetermined Dock Management Plan (DMP) regulations, must be coordinated with the overall plan for riparian zones to ensure a comprehensive and fair approach. It is unreasonable to expect property owners with water access to have dock allowances (if this even goes through) without means to access their properties once reaching the shoreline.

Decision-makers must have a clear understanding of these complex situations. The proposed bylaw changes have far-reaching impacts on our participation in our land and community. As taxpaying citizens of this province and country, we deserve to be heard and not merely subjected to public meetings that seem to serve as a procedural formality.

I urge the SCRD to reconsider these bylaw changes and work towards a more balanced and reasonable approach that considers the needs of all stakeholders. Our community's economic stability, future land use, and our role in protecting the environment depend on it.

Thank you for your attention to this critical matter. I look forward to your response and the opportunity for further dialogue.

Sincerely,

Randy Zimmerman

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Mon Jul 15 07:53:41 2024 julie [REDACTED] Ticket created

CC: "leonard.lee@scrd.ca" <leonard.lee@scrd.ca>

Date: Mon, 15 Jul 2024 14:53:21 +0000

From: "julie" [REDACTED]

Subject: Riparian and Shoreline Protection Bylaw

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

To whom it may concern,
We are vehemently opposed to the amendments as they are currently proposed.
There has been insufficient notice and consultation to the public and waterfront owners.
These bylaws devalue our properties that we have worked for!
The safe access to our waterfront especially for those of us that have had waterfront property for over 40 years and are now seniors.
We thought we lived in a democratic society but it sure seems like it is becoming a dictatorship.
Enough is enough.
Brian and Julie Welch.

Sent from my iPad

History

Mon Jul 15 14:07:30 2024 Ric Arboit [REDACTED] - Ticket created

Date: Mon, 15 Jul 2024 14:06:59 -0700

To: publichearings@scrd.ca

From: "Ric Arboit" [REDACTED]

Subject: Vote No

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO."

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.

And these changes are punitive.

I urge the SCRD to wait until the Dock Management Plan (DMP) planning process is completed. Then, any changes should be incorporated into a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast. They must acknowledge the diverse needs of different regions and interests.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

There will be a significant backlash.

As a property tax-paying constituent, I find it unacceptable that the SCRD considers bylaw changes that limit waterfront property owners' common law rights to access their properties as merely a 'housekeeping matter.' These changes affect people's property rights, plans, and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for the coast. Allowing properties to fall apart essentially means fewer people will spend time on the coast. This will certainly lead to job losses — and impose an economic hardship on everyone, not just property owners.

Both the BC Government and shishalh First Nations have decided to listen to the community's response. I am optimistic they will take the necessary time to consider the consequences and community concerns regarding the DMP. I strongly encourage the SCRD to examine the implications of these bylaw decisions.

I am a lifelong environmental activist. I've served on the national board of one of Canada's largest environmental groups. And have been a founding member of two other environmental organizations. I'm all in favour of protecting riparian areas. I also favour protecting coastal forests and the animals that live in them. However, I notice governments are still approving massive clearcutting that's devastating to so many creatures, their homes, and our climate. The massive clearcutting has a much more significant negative impact on the environment.

Everyone I know takes care of the environment near their lakefront cottages. We are thoughtful and responsible.

I believe that unintended consequences come from every major decision. And I believe implementing these bylaw decisions will have severe unintended consequences that would be devastating to property owners like ourselves. And also hurt the much larger community as well.

Sincerely,

Ric Arboit

Ticket Subject: Objection to proposed changes

History

Mon Jul 15 10:56:48 2024 **Robert Burlin** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 10:56:18 -0700

To: publichearings@scrd.ca, "Leonard Lee" <leonard.lee@scrd.ca>, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Subject: Objection to proposed changes

From: "Robert Burlin" [REDACTED]

Dear SCRD Council and Area Directors,

As a lakefront primary residence property owner I would like to voice my opposition to the proposed bylaw amendments 722.9 337.123 and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Sincerely,

Robert Burlin

History

Mon Jul 15 16:23:32 2024 **Rockford Wells** [REDACTED] - Ticket created
To: publichearings@scrd.ca
Subject: Shoreline Protection Bylaw amendments No. 7225.9 and 337.123
From: "Rockford Wells" [REDACTED]
Date: Mon, 15 Jul 2024 16:23:03 -0700

To SCRD Board:

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?

Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration,

Rockford and Jane Wells

[REDACTED]

Hardy Island

[REDACTED]

Ticket Subject: Waterfront issue

History

Mon Jul 15 16:36:41 2024 **Rodger Upton** [REDACTED] **Ticket created**
From: "Rodger Upton" [REDACTED]
Subject: Waterfront issue
To: publichearings@scrd.ca
Date: Mon, 15 Jul 2024 16:36:12 -0700

Hi
I am fully against any changes proposed amendments
Limiting the avail for private docks, boathouses not to mention the impact on property values
Would you propose to adequately fund the loss
Really this whole matter is a very dangerous path and one clearly you have not fully considered
Thank you
Rodger Upton

History

Mon Jul 15 10:54:16 2024 **Rosi H.** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 10:52:28 -0700

To: publichearings@scrd.ca

From: "Rosi H" [REDACTED]

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!

Rosi Hunter

[REDACTED]
Sechelt BC
V7Z 0A6



Ruby Lake Landholders Association (RLLA)
email [REDACTED]

July 14, 2024

TO: Sunshine Coast Regional District

DELIVERED BY HAND TO:

1975 Field Road,
Sechelt BC, V7Z 0A8



on July 15, 2024

RE: Proposed Riparian and Shoreline Amendments Bylaws 722 and 337

Enclosed is an original of the submission, signed by 47 residents of Ruby Lake, expressing concern and opposition to the proposed amendments.

These four pages are being delivered to you with the expectation that they will form part of the official record of comments concerning the subject matter of the July 16 Public Meeting.

Thank you,

Andrew McFadyen, President

Ruby Lake Landholders Association

cc: publicmeetings@scrd.ca, leonard.lee@scrd.ca, justine.gabias@scrd.ca,
donna.mcmahon@scrd.ca, kelly.backs@scrd.ca, kate.stamford@scrd.ca

Enc: Submission , 4 pages

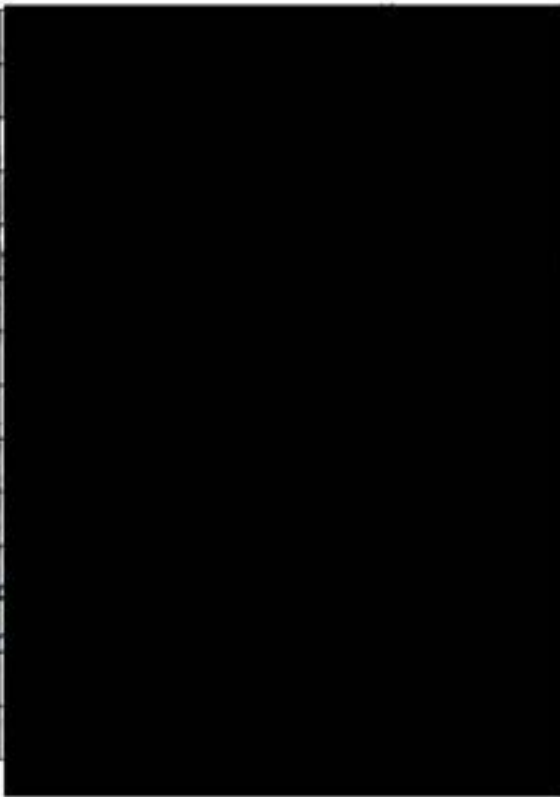
Submission to the Public Meeting of July16, 2023 Regarding the Proposed Riparian and Shoreline Amendments to Bylaws 722 and 337

The property owners, and residents of Ruby Lake, wish to register that we support responsible environmental stewardship of our lake but are opposed to the amendments being proposed for the following reasons:

1. The creation of a 5 metre buffer zone is not required by law (Riparian Act). It can create an unjustified "no build, no hardscaping strip" behind (or through the middle) of our cottages or homes.
2. This buffer is a soft expropriation of a portion of our property, threatening safe access to our homes (many of which are located well within the 30 metre RAPR Assessment Area), safe access to the lake and limiting use and enjoyment of our property unnecessarily.
3. We do not feel you have considered the effect of the changes. For a small lot on Ruby Lake (100' x 200'), the buffer would prohibit virtually any improvements (including gravel, stairs or driveways) over 8% of the land area.
4. Nowhere in your notices or staff reports has this information been presented. We are concerned that the information provided has been misleading and that public input has been ignored. We object to the description of these changes as housekeeping items.

SIGNED:

	Name	Signature	E-mail
1	Darven Richter		
2	Cheryl Gower		
3	Edward Gower		
4	FRAN ANDERSON		
5	Lynn Woodcock		
6	MARILYN CLAYTON		
7	Todd Parker		
8	LIZ Packer		
9	Leah Thomson		
10	Evelyn Thomson		
11	Jessica Taschner	Jess_taschner@hotmail.com	
12	Nicole Taschner	Nick_taschner@hotmail.com	
13	Patty Thomson		
14	Kevin Hanson		







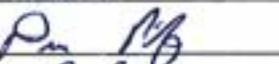
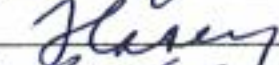


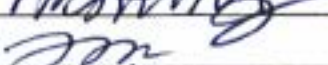





Submission to the Public Meeting of July 16, 2023 Regarding the Proposed Riparian and Shoreline Amendments to Bylaws 722 and 337

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4. Nowhere in your notices or staff reports has this information been presented. We are concerned that the information provided has been misleading and that public input has been ignored. We object to the description of these changes as housekeeping items.

SIGNED:

	Name	Signature	E-mail
15.	GLENN SPENCE		
16.	Stuart Milne		
17.	BRUCE BROWN		
18.	Eva Juttler		
19.	Art Milne		
20.	DERICK SIMON		
21.	DAN PIER		
22.	Fritz Casey		
23.	Amelia Hicks		
24.	GARY WEEKS		
25.	ANDREW Buckley		
26.	Laura Bryce		
27.	Stephen Pakenha		

Submission to the Public Meeting of July 16, 2023 Regarding the Proposed Riparian and Shoreline Amendments to Bylaws 722 and 337

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SIGNED:



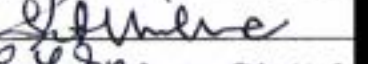


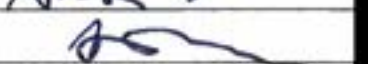
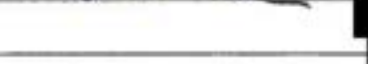
	Name	Signature	E-mail
28.	Lorne Campbell		
29.	Andrew McFadyen		
30.	DEREK WILKINSON		
31.	REGINARD ABRAMM		
32.	Randy Groves		
33.	Helga Grout		
34.	Wayne Grout		
35.	TERRY CLAYTON		
36.	Steve Myers		
37.	Peter Knowles		
38.	Kevin Hanson		
39.	Eric Abraham		
40.	Brenda Groves		
41.	Mary Corventes		

Submission to the Public Meeting of July 16, 2023 Regarding the Proposed Riparian and Shoreline Amendments to Bylaws 722 and 337

The property owners, and residents of Ruby Lake, wish to register that we support responsible environmental stewardship of our lake but are opposed to the amendments being proposed for the following reasons:

1. The creation of a 5 metre buffer zone is not required by law (Riparian Act). It can create an unjustified "no build, no hardscaping strip" behind (or through the middle) of our cottages or homes.
2. This buffer is a soft expropriation of a portion of our property, threatening safe access to our homes (many of which are located well within the 30 metre RAPR Assessment Area), safe access to the lake and limiting use and enjoyment of our property unnecessarily.
3. We do not feel you have considered the effect of the changes. For a small lot on Ruby Lake (100' x 200'), the buffer would prohibit virtually any improvements (including gravel, stairs or driveways) over 8% of the land area.
4. Nowhere in your notices or staff reports has this information been presented. We are concerned that the information provided has been misleading and that public input has been ignored. We object to the description of these changes as housekeeping items.

SIGNED:

	Name	Signature	E-mail
42	Cameron Milne		
43	Kit Milne		
44	Cheryl Springman		
45	Monica Jensen		
46	Jake Jensen		
47	Norman Heath		

History

Mon Jul 15 18:10:11 2024 **Ruby Lake Resort** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 18:09:22 -0700
To: publichearings@scrd.ca
Subject: Riparian and Shoreline Amendments - Public Hearing July 16, 2024
From: "Ruby Lake Resort" [REDACTED]

Ruby Lake Resort Ltd. is a small family owned and operated motel, campground and restaurant located near the shores of Ruby Lake and the Ruby Lake lagoon. The property surrounds the Iris and Billy Griffith Centre, built through community effort and community donations. The Cogrossi family donation helped transfer Ruby Lake Resort lands to create the nature interpretive centre.

My family and myself take environmental stewardship very seriously. We are active members and donors for: Pacific Wild, Sea Shepherd Conservation Society, PETA (Protection of Ethical Treatment of Animals), World Wild Fund for Nature, the Wildbird Trust and others. Obviously, we are in favour of reasonable regulations to protect fish and amphibian habitat and have registered a preservation covenant against title to our lands to protect the pristine nature of the Ruby Lake lagoon - a habitat for many bird species, as well as amphibians and fish. Extensive resources and fund raising efforts have revived the wood duck, barnswallow and painted turtle populations in and around this property.

However, we are opposed to these proposed amendments for Area A.

Our property includes over 70 acres of pristine rocky, steep-sloped coastal rainforest. We have no immediate plans for subdivision but find the amendments relating to subdivision a serious overstretch. Already SPEA designated lands are excluded from the "usable land" definition. It makes no sense to also exclude this land from the definition of minimum parcel size.

Also, the exclusion of "occasional" water could mean 50% of the land in Area A would not be considered for subdivision - most of this terrain has some water covering it during the wet storms of winter and little of such water supports fish habitat. This is an extreme and unfair measure. Also, who makes the decision on water that is there only part of the time?

Again, very unfair. There will be more confusion, more applications, more delay, more expense - a real mess.

Finally the "buffer" and hardscaping amendments will create an unfair burden on property owners and prevent our ability to provide safe pathways for our guests. Many of our buildings are legally non-conforming and located closer than 30 metres to a freshwater lagoon (hotel units) and need constant upkeep of wooden steps, gravel paths, pavers and the like for safe access to the accommodation units.

The negative effect on fire prevention has also NOT been considered here.

Please reconsider enacting these amendments. We believe they are layering on confusing and contradictory regulation and go beyond provincial mandates. They are not fair and seem to be punishing many of us who work very hard to keep the flora and fauna of our lands and lakes healthy. Our business success depends on maintaining a healthy natural environment.

Given how undeveloped this area is, it seems wrong and counter-productive to burden landowners with increased regulation and costs through "housekeeping" changes that are hurting and not helping.

Please represent us and vote against these changes.

Sincerely,
Ruby Lake Resort Ltd.

-
Ruby Lake Resort and Trattoria Italiana

"Where nature is the first expression of art"

www.rubylakeresort.com (<http://www.rubylakeresort.com>)

Ticket Subject: SCRD Riparian and Shoreline Bylaw Amendments

History

Mon Jul 15 14:52:27 2024 **Ruth/Craig Carter** [REDACTED] Ticket created
To: publichearings@scrd.ca
From: "Ruth/Craig Carter" [REDACTED]
Subject: SCRD Riparian and Shoreline Bylaw Amendments
Date: Mon, 15 Jul 2024 14:52:03 -0700

I am writing to express my strong opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties and urge you to vote "NO."

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

Both the BC Government and shishalh First Nations have decided to listen to the community's response regarding the DMP. I am optimistic they will take the necessary time to consider the consequences and community concerns regarding the DMP. I strongly encourage the SCRD to examine the implications of these bylaw decisions.

I also have other concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Ruth & Craig Carter

[REDACTED]
Madeira Park, BC V0N 2H1

History

Mon Jul 15 15:15:11 2024 **Sam Johnson** [redacted] Ticket created
Date: Mon, 15 Jul 2024 22:14:46 +0000
Subject: Zoning Amendment Bylaw No. 722.9 and 337.123
From: "Sam Johnson" [redacted]
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

- Hide quoted text -

Dear SCRD Council,

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation affecting property owners from various Ministries and levels of government need to be considered cumulatively. The rights of citizens, communities, property owners, and business owners must be taken into account before passing the proposed bylaw changes.

The complexity of regulation and the level of bureaucracy make it extremely onerous to be informed and to understand what is truly right for our communities, rather than merely acquiescing to broad restrictions.

I have limited confidence in the decision criteria used to propose these changes. The staff report includes "a strong commitment to protecting sensitive ecological areas." Additionally, it states, "this fix has significant benefits... by protecting green infrastructure, we strategically foster climate resilience and mitigate organizational risk." While this may be true for some locations, it is hard to understand why it is necessary for the entire SCRD. Furthermore, it seems insincere to claim that marginal protection of green infrastructure will materially compensate for the level of destruction caused by current logging practices on the coast.

Lastly, the notion that alignment with provincial requirements will result in improvements is questionable, given their arbitrary approach to the Dock Management Plan and Land Act amendments.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process are completed. Any resulting changes should be part of a holistic approach to docks, foreshore, and riparian area usage and development across the Sunshine Coast, recognizing the different needs in different areas.

Thank you for considering my concerns.

Sam Johnson
[redacted] Madeira Park, BC.

Get **Outlook for iOS** (<https://aka.ms/oUkef>)

Ticket Subject: Letter of Concern

History

Mon Jul 15 09:44:53 2024 **Sarah Ross** - Ticket created
Date: Mon, 15 Jul 2024 09:44:24 -0700
To: publichearings@scrd.ca
Subject: Letter of Concern
From: "Sarah Ross"

Dear SCRD Council,

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated with such disregard.

One begins to wonder the motivation for not listening to land owners who are extremely protective of the waters they live alongside. This is not a group of people who are exploiting or who are careless with the resources. They steward the land with great care and report those who do not. This would be known if during this process you had taken the time to visit and speak directly to these landowners as opposed to means that do not allow for personal interactions with those these changes directly impact. It seems short sighted and again motivation becomes a question on all landowners minds.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Kind regards,
Sarah

To the SCRD Board c/o publicmeetings@scrd.ca

I am writing to express my firm opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

My concerns are the following:

- **Not Based on Science:** Like the past efforts of the local and Provincial government, the bylaw amendments are not based on any proven scientific rationale, but are meant to allow agencies to feel good about their 'ecological progress' while ignoring their constituent's waterfront use requirements.
- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property.
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Does the SCRD consider the unintended consequences of the changes?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited, nor is there scientific reasoning given. Why then are these changes being proposed? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns while clearly imposing restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. No consideration is made for this fact.
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Will these structures be able to be maintained, repaired and replaced as needed? How has the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders.
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Is there a rush to implement these changes without a thorough review? This rushed process creates great distrust of government.

- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water.
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCR D, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCR D ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an obvious overreach by the government and are not in the broad community's best interest. They have the potential to greatly reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCR D to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Scot Jarvis

Lund, BC

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns (see below) all have which have been expressed by hundreds of waterfront landowners. The SCRD and NDP government have no right to take away, reduce or change existing waterfront rights.

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
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- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement

issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRDC, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRDC ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRDC to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Sincerely,
Scott Ackles

History

Mon Jul 15 17:23:58 2024 [REDACTED] - Ticket created
Date: Mon, 15 Jul 2024 18:23:36 -0600 (MDT)
Subject: Proposed bylaws changing water access from private property
From: "Scott Alexander" [REDACTED]
To: publichearings@scrd.ca

I am opposed to the proposed changes.

They are sweeping and will radically change the enjoyment of my property and its value with no benefit to the public you were elected to serve or to the quality of the environment we all share and value.

Your description of these changes as housekeeping speaks either to dishonest representation of the issue, an attempt to divert scrutiny, or a bureaucracy that needs to get out more and talk to people.

You need to put the brakes on these bylaws and meet with the people they affect and start by explaining how these changes will improve their lives, the economy and the environment.... And how you plan on enforcing them and at what cost to taxpayers....

And why on earth would you advance these changes in the midst of a fractious attempt by the province to remove docks and boathouses? The province has wisely tabled these changes for further review and consultation. You should do the same.

Thank you for the opportunity to comment.

Sent from my iPhone
[REDACTED]

Ticket Subject: Riparian and Shoreline Protection and Bylaw Amendment

History

Mon Jul 15 13:01:08 2024 Sharon Mey [REDACTED] Ticket created
From: "Sharon Mey" [REDACTED]
Subject: Riparian and Shoreline Protection and Bylaw Amendment
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
CC: "Leonard.Lee@scrd.ca" <Leonard.Lee@scrd.ca> [REDACTED]
Date: Mon, 15 Jul 2024 20:00:45 +0000

To Whom it may concern:

Our family has owned property on Sakinaw Lake for over 55 years. The property has a small cabin and sundeck with stairs and access to the dock at the waterfront.

For 55 years we have worked hard to improve the property and our community, particularly as it relates to protecting the natural environment. That stewardship is typical of most property owners on Sakinaw Lake, while also ensuring we enjoy the lake and our access to waterfront.

Please be advised that we are opposed to the Amendment as currently proposed. The impact of these proposals need to be carefully studied and discussed publicly and understood before being adopted in any fashion. The impact on safe access to waterfront, the different implications of freshwater vs saltwater locations, reduced land use and diminished property values could all be significant, with questionable commensurate corresponding benefit.

Property owners deserve safe access to their waterfront, safe access and egress to dock structures, and the ability to make repairs and improvements to existing landscape and structures as time passes.

A starting point for this would be an open and transparent process with adequate notice and public consultation. Until such time, we strongly oppose the amendments being considered.

Sharon Mey

Cell: [REDACTED]

July 14, 2024

Sunshine Coast Regional District
Board of Directors

Re: Proposed Zoning Amendment Bylaw 722.9

As property owners in Elphinstone, we write to oppose the adoption of the parts of proposed *Bylaw No. 722.9* that would insert a new section 5.16.3 and definition of “hardscaping” into *Bylaw No. 722, 2019*.

The Regional District is, of course, mandated to ensure that its bylaws satisfy the requirements of the Province’s riparian areas assessment regime. However, these proposed new provisions would exceed the provincially mandated requirements and would be, to that extent, incongruent with the provincial regime.

Under the provincial regime, a [REDACTED] Environmental Professional (“QEP”) sets the size of a Streamside Protection and Enhancement Area (“SPEA”). The proposed new provisions would effectively expand the QEP-established SPEA by creating an additional 5-metre wide zone in which the property owner would be foreclosed from siting any kind of structure or human-made material.

This would be a burdensome constraint on many property owners. By way of example, if a 1,000 foot-long SPEA is established on a property, the proposed new provisions would effectively deprive the owner of important rights of use on over 16,000 additional square feet of their property.

The primary rationale given for the proposed new provisions is that some property owners have encroached on a SPEA when siting structures and hardscaping along the boundary of the SPEA, and that costly and time-consuming remediation processes have been made necessary as a result of such encroachment. But, with respect, there is no guarantee that property owners who encroach on a SPEA will not further encroach on an additional 5-metre zone beyond a SPEA. And the proposed new provisions would unfairly penalize the great majority of property owners who understand and are prepared to respect their responsibilities in relation to a SPEA.

It should be left to the QEP to establish an appropriate SPEA for a stream. If a property owner can site a structure or hardscaping in close proximity to the SPEA while respecting the integrity of the SPEA, the property owner should be permitted to do so.

We urge the Board to reconsider and reject these proposed new provisions.

Sincerely,

Nicholas and Marcus Bartley
[REDACTED] Elphinstone

Ticket Subject: Support for Riparian Area Protection

History

Mon Jul 15 08:46:13 2024 **Sheila Page** [REDACTED] Ticket created
To: publichearings@scrd.ca
Subject: Support for Riparian Area Protection
From: "Sheila Page" [REDACTED]
Date: Mon, 15 Jul 2024 08:45:43 -0700

Dear SCRD Directors:

As a resident of the Sunshine Coast for the past 60 years I am very familiar with our terrain and the need to protect our slopes and shores.

I strongly support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

Thank you!
Sheila Page

History

Mon Jul 15 09:35:51 2024 **Sheila Johnson** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 09:35:20 -0700
To: publichearings@scrd.ca
From: "Sheila Johnson" [REDACTED]
Subject: Zoning bylaw amendments 722.9 and 337.123

Dear SCRD Council,

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation affecting property owners from various Ministries and levels of government need to be considered cumulatively. The rights of citizens, communities, property owners, and business owners must be taken into account before passing the proposed bylaw changes.

The complexity of regulation and the level of bureaucracy make it extremely onerous to be informed and to understand what is truly right for our communities, rather than merely acquiescing to broad restrictions.

I have limited confidence in the decision criteria used to propose these changes. The staff report includes "a strong commitment to protecting sensitive ecological areas." Additionally, it states, "this fix has significant benefits... by protecting green infrastructure, we strategically foster climate resilience and mitigate organizational risk." While this may be true for some locations, it is hard to understand why it is necessary for the entire SCRD. Furthermore, it seems insincere to claim that marginal protection of green infrastructure will materially compensate for the level of destruction caused by current logging practices on the coast.

Lastly, the notion that alignment with provincial requirements will result in improvements is questionable, given their arbitrary approach to the Dock Management Plan and Land Act amendments.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process are completed. Any resulting changes should be part of a holistic approach to docks, foreshore, and riparian area usage and development across the Sunshine Coast, recognizing the different needs in different areas.

Thank you for considering my concerns.

Sheila Johnson

[REDACTED] Madeira Park, BC.

Sent from my iPad

History

Mon Jul 15 17:26:19 2024

Ticket created

Date: Mon, 15 Jul 2024 17:25:55 -0700

CC: "Shirley Samples"

To: publichearings@scrd.ca

From: "Shirley Samples"

Subject: I support the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123

To SCRD:

I support the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123 strengthen protection of watercourses and shorelines in the SCRD.

The two amendments will bring SCRD bylaws in line with Provincial riparian and SPEA laws already in place and this makes sense.

I agree with the third amendment being proposed by Planning staff in an effort to avoid some of the issues facing development applications when a property/subdivision development has a riparian area or SPEA included in the lot plan..

There are strict laws about building in a SPEA zone on any property, this is to ensure the creeks, wetlands, lakes and ocean are protected.

I gather the staff has found that during building, the SPEA (riparian protected land) is being disturbed by machinery etc. When this happens, remediation has to take place to bring damaged land to its original natural state, this can be expensive (and if large trees are lost, may not be possible) and is time consuming for both district staff and property owners. In an effort to prevent this from continuing to happen this amendment has been proposed by planning staff.

This bylaw will give the property owners/builders a clear space to work AWAY from the protected area. SPEA are damaged, the tree will suffer and the creek will lose an important facet to remain a healthy waterway for fish ect. This is even more important in this time of unprecedented climate events.

These are **extremely important** to implement these changes to ensure protection of the riparian areas throughout the district. This area is imperative for healthy salmon habitat and these areas serve as a much needed wildlife corridor.

The new bylaws will ensure that any lot that includes a creek, wetland or shoreline will have sufficient area to build a house and ensure there is enough space to keep the riparian area intact with shade producing trees and native plants that benefit the fish and animals that rely on them for food and shelter. As the coast becomes more developed we will have to remain vigilant to keep the unique and special areas we enjoy here safe from development that encroaches on the natural beauty and wild areas of our home.

There is **one concern** regarding the phrase in the new bylaw that says "Any new use of land or a building is subject to the new bylaw." I live in a house that was built in 1947 and my whole lot is basically riparian area. My existing house location is well within the riparian area. If my house gets destroyed for some reason, I am concerned I cannot rebuild on my property. Also designating a septic field would complicate things further as my lot is thin.

I believe that existing buildings should be grandfathered in to ensure that I do not experience the inability to build again on my property.

Thank you.

Shirley Samples

Roberts Creek, BC
V0N 2W4

Ticket Subject: Bylaw amendments

History

Mon Jul 15 08:04:20 2024 **Stephanie Belich** [REDACTED] Ticket created
Date: Mon, 15 Jul 2024 08:03:34 -0700
To: publichearings@scrd.ca
From: "Stephanie Belich" [REDACTED]
Subject: Bylaw amendments

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Stephanie Belich
Sakinaw Lake BC

History

Mon Jul 15 12:54:23 2024 **sue belisle** [redacted] Ticket created

Subject: Opposition to Bylaws 722.9 & 337.123

From: "sue belisle" [redacted]

To: publichearings@scrd.ca

Date: Mon, 15 Jul 2024 12:53:54 -0700

I wish to go on record to oppose the Riparian & Shoreline Protection By law 722.9 and 337.123. Based on inadequate information and timing I fail to see how changing these bylaws won't drastically affect my property value and safety of my dock and ramp. I am well above the water line so there is literally no affect to the shoreline. Given the proposed changes I would not be able to have a ramp as it is shear cliff higher up so safety would be out the door. Since I just replaced this ramp several years ago with the guidance of scrd as to structure and waterlines- will the scrd be covering these costs to rebuild? Will they be reducing our taxes? Will we be reimbursed the loss of property value? Is the scrd looking to destroy the entire Sunshine Coast property values and housing market? Why is becoming such a pain to live and reside peacefully on the sunshine coast? The whole reason I chose to retire here is to enjoy the waterfront property I purchased specifically for a deep water dock and ramp with a legal foreshore lease - which as you know is far more expensive than without. I put my entire life savings into this property? Please listen to your community and protect our investments and ultimately your tax base.

S. Belisle

History

Mon Jul 15 22:34:30 2024 [McGurk, Ted](#) [REDACTED] Ticket created
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
From: "McGurk, Ted" [REDACTED]
Subject: SCRD Riparian and Shoreline Bylaw Amendments
Date: Tue, 16 Jul 2024 05:34:04 +0000
CC: "Wife" [REDACTED]

Dear SCRD Council,

I am writing you to express my extreme opposition to the proposed amendments and urge you to vote against this.

The continuous attack on Canadian citizens and British Columbians property rights has got to stop. I purchased my boat access only property, with after tax dollars, with the express intent of enjoying my waterfront property, including reasonable and safe access to the water. The constant barrage of Government regulation from all levels of government is too much. These are serious matters that greatly diminish property values, safety and enjoyment. Classifying this as a "housekeeping matter" is disingenuous at best, but I expect it is more than that. These sorts of actions, are why people don't trust government. With all that is going on already, why you would add fuel to the fire, at this time, is beyond me.

No one cares more about the environment around our lakefront properties than the owners. And in my experience all owners are very thoughtful and responsible in preserving the environment around their properties. I do not understand the need for these regulations and I seriously doubt those proposing them have thought thoroughly enough about the economic, safety and practicality of these proposed regulations.

Please do not pass these amendments

Your truly

Ted McGurk

Ted McGurk | Managing Director | Investment Banking | **TD Securities**

[REDACTED] Vancouver, BC, V7Y 1B6
[REDACTED]

Internal

History

Mon Jul 15 07:44:25 2024 **Tracy Roach** [REDACTED] - Ticket created

To: publichearings@scrd.ca

Subject: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123).

From: "Tracy Roach" [REDACTED]

Date: Mon, 15 Jul 2024 07:44:00 -0700

Hello

I am writing to express my concerns with the proposed changes. I don't think any changes should be enacted before the DMP is put to rest. I also oppose a blanket change that does not take in the different riparian foreshores in the lakes as opposed to oceans. Furthermore, I am worried about access to my boat access property and ease of use. As both a taxpayer and a resident here, I feel that the SCRD are rushing in new restrictions without proper consultation. Thank you for taking my letter.

Sincerely,

Teresa Ellis

Sent from my iPhone

Ticket Subject: Amendments to shoreline and riparian

History

Mon Jul 15 18:16:31 2024 **Thomas Harris** [REDACTED] **Ticket created**
Date: Mon, 15 Jul 2024 18:16:01 -0700
To: publichearings@scrd.ca
Subject: Amendments to shoreline and riparian
From: "Thomas Harris" [REDACTED]

I am absolutely apposed to this poorly thought through set of amendments
Listening to a small select self appointed group that demands change while the majority of people are not in agreement is not good governance
The half baked concept tgat sunlight needs to reach every bit of sea bottom is not only laughable but also demonstrable to be incorrect
An example would be the previous large beds of kelp that have been lost which provided shelter from sun and predators for nursery fish
Let's stop blindly adopting ideas from these self appointed guardian groups and demand factual evidence prior to enacting harmful change on a wide group of land owners and boaters

Regards. Tom
Sent from Thomas Harris

History

Mon Jul 15 11:16:54 2024 **A G [REDACTED]** ticket created
To: justine.gabias@scrd.ca, publichearings@scrd.ca
Subject: Submission to SCRD Board c/o Publicmeetings@scrd.ca
From: "A G" [REDACTED]
Date: Mon, 15 Jul 2024 11:16:24 -0700

To the SCRD Board and Administration team,

Re: SCRD Riparian and Shoreline Protection Bylaw Amendments (Zoning Bylaw No. 722.9 and 337.123)

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have many concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use? On what independent scientific basis have these proposed changes been developed and what professionally qualified examination of the proposals was carried out and by whom?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review and effective public consultation?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Tony Geheran

Ticket Subject: Proposed Riparian Area and Shoreline Protection Bylaw Amendments

History

Mon Jul 15 18:29:55 2024 **Trevor Bell** [REDACTED] Ticket created

To: publichearings@scrd.ca

Subject: Proposed Riparian Area and Shoreline Protection Bylaw Amendments

From: "Trevor Bell" [REDACTED]

Date: Mon, 15 Jul 2024 18:29:25 -0700

CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties. I am the owner of a waterfront home in

Halfmoon Bay, which I built.

I have a number of concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance will be limited in their options to expand, replace, or alter buildings on their property. There will be owners who bought properties intending to replace existing structures? Will they be able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Ignoring Local Feedback:** The SCRD has ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

Finally, I would say it is disingenuous to describe the proposed bylaw amendments as "housekeeping" items. They are substantive and will have a material adverse effect on the value and usability of waterfront property and potentially will harm the local economy. The SCRD benefits from development revenues, increased property taxes and economic growth from the development and ownership of waterfront properties. The long term effect of the proposed bylaw amendments on these benefits has not been adequately considered. Economic studies of these impacts are required.

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,
Trevor Bell

History

Mon Jul 15 13:39:18 2024 **Vickie Morris** [redacted] **Ticket created**

To: publichearings@scrd.ca

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

From: "Vickie Morris" [redacted]

Date: Mon, 15 Jul 2024 13:38:54 -0700

CC: [redacted]

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

These are critical habitats and by protecting them from further erosion you also protect us.

Please approve the amendments!

Thank you!

July 12, 2024

Re: SCRDP Riparian and Shoreline Protection Bylaw Amendments (Zoning Bylaw No. 722.9 and 337.123)

The Waterfront Protection Coalition (WPC) is a group of waterfront property owners, stratas, lake community associations, co-ops, and organizations (marinas, boating clubs, tourism operators, commercial fishing, realtors, etc.) across BC, with strong representation in the SCRDP region.

The WPC supports science-based environmental stewardship but opposes these Riparian and Shoreline bylaw amendments as currently proposed due to their disproportionate negative impact on waterfront properties.

Concerns:

1. **Process:** Describing these changes as “tweaks” or housekeeping items is misleading. Public education and engagement have been lacking, and other Electoral Areas had extended periods for public consultation. It's unfair to label these significant changes to Area A as minor amendments.
2. **Increase in Ocean Setbacks:** Doubling oceanfront setbacks from 7.5 meters to 15 meters in Area A will diminish views, access, building site options, and property values. There is no provincial law we are aware of that requires this increase, and implementation will reclassify many homes as legal non-conforming along with rendering some lots as unbuildable. No impact assessment has been conducted to weigh these changes.
3. **Streamside Protection and Enhancement Area (SPEA) Buffer and Hardscaping:** SPEAs are determined by a Qualified Environmental Professional (QEP) for any development within 15-30 meters of a waterbody. Adding an extra 5 meters and prohibiting hardscaping will inhibit safe access to the water. This may have significant unintended consequences, such as prohibiting pathways, stairs and repair / replacement work around homes.
4. **Subdivision Changes:** The proposed exclusion of watercourses and SPEAs from the total land area available for subdivision, including areas covered by water whether or not they usually contain water, is excessive and unclear. This reduction in usable land will decrease the area available for subdivision, particularly in the Pacific coastal rainforest, where temporary water coverage is common. This change lacks clarity on who determines the areas affected and how it aligns with existing Riparian Areas Protection Regulations.
5. **Property Rights Concerns:** Members are concerned about the erosion of their property rights. The amendments impose burdens with little scientific justification and without assessing the negative impacts, such as property devaluation and limited access to water. These changes disproportionately affect some citizens and could harm the local economy, especially given the significant number of tourists and second-home residents.

Recommendations:

Given the significant concerns outlined above, we recommend the following steps be taken:

- **Pause this process** and set up a small group to collaborate with SCRD representatives to agree on the solutions.
- **Reconsider aligning Area A bylaws** with the rest of the Coast, as Area A has different land uses, density, topography, and more waterbodies than the other SCRD Electoral Areas.
- **Act on behalf of constituents** and assess changes based on the characteristics of the local region(s) affected, as opposed to accepting provincial or staff input by default.

We urge the SCRD to carefully consider the concerns raised by the WPC and our members. Implementing our recommendations, such as pausing the process to set up a collaborative group, reconsidering the alignment of Area A bylaws, and acting on behalf of constituents, will ensure that any changes made are fair, justified, and beneficial for the community as a whole. Addressing these issues in partnership with local stakeholders will lead to better outcomes for both the environment and the residents of the SCRD.

Thank you for your consideration.

The Waterfront Protection Coalition

History

Mon Jul 15 10:47:46 2024 **wendy.burlin** [REDACTED] Ticket created

Date: Mon, 15 Jul 2024 10:46:56 -0700

To: publichearings@scrd.ca, "Leonard Lee" <leonard.lee@scrd.ca>, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

From: "wendy.burlin" [REDACTED]

Subject: Objection to proposed bylaws

SCRD COUNCIL and Area Directors

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns as a lakefront owner, this is our primary residence.

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRDC plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRDC considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRDC, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRDC ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRDC to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Leonard Lee is our area A representative who understands our area and how seriously these totally unreasonable, unsubstantiated proposed changes will have.

Thank you for your consideration.

Sincerely,

Wendy Burlin

History

Mon Jul 15 13:59:00 2024

wr

Ticket created

To: "kelly.backs@scrd.ca" <kelly.backs@scrd.ca>, "Leonard.Lee@scrd.ca" <Leonard.Lee@scrd.ca>, "donna.mcmahon@scrd.ca" <donna.mcmahon@scrd.ca>, "kate.stamford@scrd.ca" <kate.stamford@scrd.ca>, "justine.gabias@scrd.ca" <justine.gabias@scrd.ca>

Date: Mon, 15 Jul 2024 20:58:34 +0000

From: "wr"

Subject: Riparian and Shoreline Protection Bylaw

CC: "publichearings@scrd.ca" <publichearings@scrd.ca>

Good afternoon,

I am absolutely opposed to the Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

As a reminder, the SCRD area has one of the highest # of kilometres of ocean shoreline in any local government in BC. Therefore it is incumbent on you to not blindly follow other District/Municipality/City bylaw changes in these matters but instead take the lead for other areas to reconsider and follow. Your decision will be the most impactful so I ask that you take the required time to give every issue your full consideration, listen to the citizen's valid concerns, and eventually only make the necessary changes that are proven to benefit all. We have made the SCRD our home for very good reasons and are highly invested in protecting it as property owners and for next generations to come.

Of note, I did attend the July 4 'open house' and found your team members had scripts rather than answers to logical questions and concerns. It seems there is an agenda to push these extreme changes through as quickly as possible considering you seem to be wanting to get them through this summer month while many citizens with legitimate questions and concerns are on vacation.

I have several concerns...

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

These amendments are an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Will Rascan

We are writing to express our opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

We have several concerns

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRDP plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRDP considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the

SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

- **Ignoring Local Feedback:** Why has the SCRД ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

We urge the SCRД to reconsider and vote down, or at least delay the decision, to allow for more public input to the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

William and Lynda Charlton



Garden Bay BC V0N 1S1

History

Tue Jul 16 11:22:54 2024 [REDACTED] Ticket created

Date: Tue, 16 Jul 2024 18:22:31 +0000

Subject: Re: Proposed Bylaw Amendments 722.9 and 337.123

From: "Allyson Nelson" [REDACTED]

To: "publichearings@scrd.ca" <publichearings@scrd.ca>, "publicmeetings@scrd.ca" <publicmeetings@scrd.ca>

Hello,

I have already written but want to re-emphasize my opposition to the above proposed amendments.

If you are required by provincial legislation to do something, then I sort of understand – but I still think if the legislation that has been passed is detrimental to the Sunshine Coast – and especially those of us directly affected – then staff & Board should be doing everything they can to not make the changes.

If any of your proposed amendments are not the result of legislation and are a “it would be nice” bureaucratic notion – then please, please – think about what staff has recommended and vote against these until A LOT more research is done – and you hear more from the public. After all, it's not OK for SCRD Directors and Staff – whose salaries, etc. we pay for through our taxes – to ignore what the public is saying. Unfortunately the SCRD has ignored feedback from the Local Advisory Committee.

Your proposed new buffer zones: Please refer to the photo of Portofino Italy I send a few weeks ago – for reference. The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs & pathways, limiting safe access to the waterfront and potentially make repairs to existing structures, including houses, commercial buildings, and docks (both residential & commercial), if these are located within the maximum Riparian Assessment Area. Repairs will be impossible or needlessly complex – do you have a plan to deal with these safety and accessibility issues?

Your proposed Amendments and their potential & expected impact on property uses and values: Properties not in legal compliance - which includes essentially all of John Henry's commercial property – means the proposed amendments are going to have a significant impact on the value of my business, as well as our ability to expand, replace or alter any of the buildings on my property.

The significant increases in water and oceanfront setbacks – they've been referred to as “housekeeping” items – that's not how this business views these issues – no part of my property would comply – again negating any ability to expand my business.

As John Henry's is fully located on ocean waterfront, it's become apparent there is no provincial law requiring the proposed ocean setback be increased. So, WHY is this being proposed, when everything that's proposed has a huge impact on the large volume of oceanfront properties, especially in Area A. Has anyone even studied why current setbacks are problematic/insufficient?

The proposals relating to dock ramps and structures is definitely a concern for a commercial marina operation. In light of the suspect advice provided by the biologist and other consultants for the Dock Management Plan – fully advising docks are unhealthy for our environment. Actually, the only living, healthy areas in Pender Harbour's harbour are under docks – not outside docks. Docks are not affecting the oceanfront environment. Our commercial dock has to be affixed to our upland property. How else could it be stable and available for our customers to access their vessels? Please, please consider the logical and long-term consequences of your recommendations. I'm not sure these consequences have been well and sufficiently considered. The boaters who arrive at our docks bring a very significant financial contribution to Pender Harbour – not just John Henry's, but to many other businesses in this harbour. If you make the survival of this and other commercial businesses impossible – then why would anyone come to live and work in the Pender area?

Why is there so much urgency to implement these changes/amendments? These are not urgent issues – and also conflict with existing provisions and the Office Community Plan adopted in 2018. Again, from the perspective of a tax payer who just wrote \$40,000 in property tax cheques – these are not urgent issues and unless the province absolutely demands these changes be made, there seems to be little urgency to either recommending or promoting passage of these amendments.

If you are having enforcement issues with respect to the SPEA, then solve that problem. But please don't solve the problem by adding hardship and decreasing property values.

When the Board and Staff recommend/propose amendments it's really, really critical that there is a deep understanding of the harm these actions may have on property values and economic growth. You are not operating in a bureaucratic vacuum, that does not appear to seriously consider the harm being done to taxpayers – who, I will remind you again, pay for your services. And I've used the word SERVICE on purpose. The SCR D Board and staff provide SERVICES for residents and businesses. Service provision does not mean services are removed, amended/changed, without substantial consultation – that includes a very specific analysis of the economic consequences of proposed changes. It's very difficult for this writer to understand the overreach I believe is happening with these proposed amendments and the harm they will have for the local economy and your tax-paying residents.

I reiterate and urge the SCR D Board to reconsider and VOTE AGAINST the proposed bylaws for ocean setbacks and riparian zones. Passage of these amendments will only cause hardship, with very little, if any, return.

Sincerely,

Allyson Nelson (Owner)
JH Marina & Resort Inc.

(dba John Henry's Marina & Resort)

Cell. [REDACTED]

Email [REDACTED]

Ticket Subject: In Favour of Riparian Areas and Shoreline Protection bylaw update

History

Tue Jul 16 10:41:43 2024

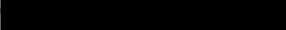


Ticket created

To: publichearings@scrd.ca, darren.inkster@scrd.ca, justine.gabias@scrd.ca, leonard.lee@scrd.ca, "Donna McMahon" <donna.mcmahon@scrd.ca>, alton.toth@scrd.ca, silas.white@scrd.ca, kate.stamford@scrd.ca, kelly.backs@scrd.ca

Subject: In Favour of Riparian Areas and Shoreline Protection bylaw update

Date: Tue, 16 Jul 2024 10:40:58 -0700

From: "amy brooks" 

Good morning,

I am fully in favour of the bylaw update the SCRCD has worked so hard on in the past several months or longer in order to protect riparian areas and shorelines in our beautiful community. These areas don't only benefit a few species, they benefit us all - and the generations to come - and I know in doing this work you were considering what is best for the most, not what is best for the few.

Thank you so much for the hard work you do. I recently attended a council meeting and was, once again, deeply impressed with the amount of reading, research, consideration, thoughtfulness, and respect for diverse opinions that is demonstrated by our local politicians. Being an elected official is not easy but it's such important work. Thank you again.

Kind regards,

Amy Brooks

History

Tue Jul 16 08:36:59 2024 [REDACTED] - Ticket created
To: publichearings@scrd.ca
Subject: SCRD Riparian and Shoreline Bylaw Amendments
From: "Beverly McGurk" [REDACTED]
Date: Tue, 16 Jul 2024 08:36:31 -0700

Dear SCRD Council,

I am writing you to express my extreme opposition to the proposed amendments and urge you to vote against this.

The continuous attack on Canadian citizens and British Columbians property rights has got to stop. I purchased my boat access only property, with after tax dollars, with the express intent of enjoying my waterfront property, including reasonable and safe access to the water. The constant barrage of Government regulation from all levels of government is too much. These are serious matters that greatly diminish property values, safety and enjoyment. Classifying this as a "housekeeping matter" is disingenuous at best, but I expect it is more than that. These sorts of actions, are why people don't trust government. With all that is going on already, why you would add fuel to the fire, at this time, is beyond me.

No one cares more about the environment around our lakefront properties than the owners. And in my experience all owners are very thoughtful and responsible in preserving the environment around their properties. I do not understand the need for these regulations and I seriously doubt those proposing them have thought thoroughly enough about the economic, safety and practicality of these proposed regulations.

Please do not pass these amendments

Your truly

Beverly McGurk

Ticket Subject:

History

Tue Jul 16 08:54:55 2024 **Bruce Prasloski** [REDACTED] Ticket created
Date: Tue, 16 Jul 2024 08:54:26 -0700
From: "Bruce Prasloski" [REDACTED]
Subject:
To: publichearings@scrd.ca

Dear SCRD Council

I would like to voice my opposition to the proposed Riparian Setback bylaw amendments and request that you vote "NO" to these changes.

These changes are massive in scale and should be treated as such. Not flippantly passed as a housekeeping issue.

To base such changes on "Best Practices" is farcical at best. Best for who and based on what particular scientific evidence.

As a taxpayer, I feel the current amendments will have serious unintended consequences for many homeowners on the Coast.

I respectfully ask you to take a step back, consider the implications, consult the public and those affected on a meaningful basis. Please do this by voting against the proposed amendments.

Sincerely

Bruce Prasloski
[REDACTED]

Garden Bay

History

Tue Jul 16 07:09:22 2024 **Bryce Kelpin** [redacted] Ticket created
To: publichearings@scrd.ca
From: "Bryce Kelpin" [redacted]
Subject: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123)
Date: Tue, 16 Jul 2024 07:08:53 -0700

I am the owner of a property on Sakinaw lake, which has only water access.

I wish to express my disapproval of the

Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123) on the grounds that:

- Inadequate public notice or consultation,
- Increase of waterfront setbacks and diminished land usage,
- Preventing safe access to the waterfront,
- Limiting the ability for docks and structures to be attached to land,
- Creation of buffer zones prohibiting installation of gravel, pavers, patios, decks, structures etc. within up to 35 meters from the water,
- Limiting the ability to alter or expand an existing structure, which would be made non-conforming, with the proposed changes
- Impact on property values

This bylaw would seriously affect my ability to access and enjoy my property.

We pay a great deal of taxes to the municipality for services we can never access such as fire etc. It is unreasonable that any efforts would be made to make it more difficult for me to even access my property or provide my own access to the waterfront in order to protect my property.

I would urge you to not pass this bylaw, and in particular, without further consultation with the affected individuals, such as myself.

Bryce and Morag Kelpin
[redacted]

History

Tue Jul 16 11:12:17 2024 **D Russell** [REDACTED] Ticket created

CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

To: publichearings@scrd.ca

From: "D Russell" [REDACTED]

Subject: Comment: Riparian and Shoreline Protection Bylaw

Date: Tue, 16 Jul 2024 11:11:41 -0700

I wish to register my opposition to the SCRD proposed Bylaw amendments relating to riparian areas. The amendment should be abandoned.

The amendment will have a significant negative impact on my ability to safely use and enjoy my property.

The proposed amendment will result in the destruction of the natural features of my off-grid, boat accessible property. My landscaping is intentionally designed to protect the native fauna while allowing me to access and enjoy this steep rocky property. This is a rainforest for about 10 months a year. Without my landscaping the slope up to my home would be a muddy dangerous path devoid of the beautiful mosses and grasses we currently love.

As it relates to area where I live the amendment is a solution to a problem that does not exist. If passed the amendment will lead to the destruction the natural beauty in this region.

Please, do the right thing.

Dan Russell
Area A

Ticket Subject: Comments on Riparian Area and Shoreline Protection Proposed Bylaw Amendments

History

Tue Jul 16 11:43:38 2024 **Darlene Ramsum** [REDACTED] Ticket created

From: "Darlene Ramsum" [REDACTED]

Subject: Comments on Riparian Area and Shoreline Protection Proposed Bylaw Amendments

Date: Tue, 16 Jul 2024 11:43:03 -0700

To: donna.mcmahon@scrd.ca, justine.gabias@scrd.ca, kate.stamford@scrd.ca, kelly.backs@scrd.ca, leonard.lee@scrd.ca, publichearings@scrd.ca

Darlene Ramsum
Madeira Park, BC

July 16, 2024

SCRD Board % [publicmeetings@scrd.ca \(mailto:publicmeetings@scrd.ca\)](mailto:publicmeetings@scrd.ca)

Re: Public Comment in Proposed Bylaw Amendments

I am writing to express my opposition to the Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns but I will focus on those most relevant to my situation.

Proposed changes to buffer zones and ocean setbacks lack scientific rationale or at the very least it was not provided in the proposed amendments. In addition there does not seem to be any Provincial law requiring increased ocean setback. The amendments will have a major impact on dock ramps and structures that need to be attached to upland areas of a waterfront property. These structures are necessary for safe and reliable access to the water. It seems likely that changes to the bylaw will create a situation where the maintenance or replacement of the structure for safety purposes could be denied moving forward.

I am extremely concerned that the SCRD staff has referred to these proposed amendments as "Housekeeping Items"!!! These proposed amendments will have a major impact on property owners whether they are waterfront or inland properties. What is the reason for rushing this through to adoption without thoughtful review and discussion with citizens and stakeholders? I have to wonder if the Premier is pulling strings behind the scenes to push these amendments through. It feels very similar to the DMP fiasco as well as the Governments' attempt to sneak through changes to the Land Act. The culmination of these recent events that purposely ignored local citizen's concerns and feedback has created an environment of mistrust of local and provincial government.

Recent government overreach has been harmful to the local community in the SCRD. I am asking the SCRD Board to vote down the proposed bylaws that will have a huge impact on our properties and the local economy of the Sunshine Coast.

Sincerely,
Darlene Ramsum

Sample submission to SCRD Board c/o publicmeetings@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns (**please choose the points that apply to you and include them in your letter**):

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement

issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

David E. Williams

History

Tue Jul 16 10:05:27 2024 **David Blair** [redacted] ticket created
From: "David Blair" [redacted]
Date: Tue, 16 Jul 2024 17:05:13 +0000
Subject: Riparian setback public hearing, July 16, 2024
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Attention Chair and Directors,

I am a long-time owner at Sakinaw Woods, a 30-lot bare land strata on Sakinaw Lake. You have heard from our President, Wayne Pledger on behalf of all of the Strata owners, and I expect many individual owners.

There is a one type of simplicity to the amendments---prohibiting everything is simple. But from the point of view of owners it appears not to be a housekeeping change but expropriation of use. It cries out for a more careful consideration of risk and benefit. For example, Sakinaw Lake is almost entirely steep side and level-controlled in a range of 18" A flood is not conceivable. The slopes are not developable in any building sense. But the prohibition of even a stone down-slope path to water would in many cases be a prohibition of water access and a claim of environmental harm doubtful. Such a policy appears to me to be unlikely to reduce land alteration infractions. I cannot accept that these are housekeeping changes, as suggested by staff. They are sweeping changes and punitive.

In addition to prohibition of lake access from the land the effects on riparian rights of access should be considered. On many lots, especially steeper-fronted, it appears we are permitted to get to land from the water but not get out and onto the land aided by the least "alteration". It is bad enough that the few with road access cannot get to the water. These changes mean water access owners will be unable to access their property, effectively prohibit building or renovation because of no or limit suitable access to deliver materials.

The net effect will be devastating economically for many individuals and businesses on the Coast as well as lead to job losses. There has been little information or scientific rationale provided. We cannot believe any property owner would welcome these extreme changes. Sakinaw Woods certainly does not.

It is puzzling to try to fit riparian area restriction to the dock management proposals now under discussion. Even the worst of the dock proposals were not a total prohibition. But the riparian proposals mean no path to dock and no man-made steel anchors on the land.

We suggest it would have been more productive if the SCR D had reached out and worked with the Provincial Government to develop a plan that integrates the dock management with riparian area protection. At a minimum, implementation should be deferred until the DMP process is complete. Then, a subsequent planning and consultation process could develop a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast that would acknowledge the diverse needs of different regions and interests.

I believe implementing these bylaw changes will have severe unintended consequences that would be devastating to property owners and the community. Both the BC Government and shishalh have finally understood this and have decided to listen to the community's response to their proposed draft DMP.

I encourage the District to do likewise and examine the implications of these riparian bylaw decisions.

Sincerely,

David Blair

Owner, Sakinaw Woods Strata.

History

Tue Jul 16 10:01:01 2024 **donna shugar** **Ticket created**
From: "donna shugar" **[REDACTED]**
Date: Tue, 16 Jul 2024 17:00:44 +0000
Subject: Riparian Area amendments to Zoning Bylaw No. 722.9 and 337.123
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Dear SCRD Directors:

I previously sent a letter concerning amendment #1 Parcel Area Calculation. I offer a slight correction to my comments:

I was mistaken when I stated that there was no definition of footprint in the BC Riparian Areas Regulations. In fact, the term footprint appears a few times in the definitions and applies in several different ways. However, my comment still holds that "footprint" is not synonymous with minimum parcel size. So my suggestions are still relevant. Here is what I am planning to say verbally at the public hearing related to the proposed amendment regarding parcel area calculation.

The staff report provided to the board in July 2023 states:

"Both Zoning Bylaw 337 and 722 currently allow for Streamside Protection and Enhancement Areas (SPEAs) to be considered developable area at time of subdivision. SCRD Planning staff have received direct guidance from Provincial Riparian Biologists that zoning amendments to rectify this policy conflict are required."

But that is not actually the wording in the bylaws. It does not say that the riparian area and SPEA are to be considered developable. In fact quite the opposite is true.

In relation to subdivision potential, Zoning Bylaw 722 refers to both a **minimum parcel area** which is to exclude such things as roads, community sewers and parkland (Note that the Riparian area and SPEA are not on this list) and a **continuous developable area** which requires certain minimums be achieved when the riparian area and SPEA as well as other concerns are netted out. In other words, Bylaw 722 already meets the provincial standard as stated in the above segment of the staff report. **The riparian area and SPEA are already removed from the calculation of continuous developable area for the purpose of subdivision. They do not need to be removed from the minimum parcel area calculation.**

Zoning Bylaw 337 has some more complicated and inconsistent language but the intent is the same and the language in the 2 bylaws could quite easily be brought into alignment without netting the riparian area and SPEA out of the minimum parcel size calculation.

In my previous written submission, I mentioned that the wording in the BC Land Act refers to both "**developable area**" and "**footprint**." I was mistaken in saying that the term "footprint" is not defined. In fact, it does appear in the definitions section of the act in a number of different ways, all related to areas of human disturbance, not subdivision. It appears that planning staff are equating developable area and footprint with minimum parcel size. But nowhere in the definitions could I find that relationship so I don't think that that leap of logic is appropriate. It could in fact unnecessarily reduce a property owner's ability to create new lots. And we all know we need new housing opportunities. I am not talking about runaway development. Density is controlled in our bylaws and I am not suggesting changes.

Instead, I propose that

- the definition of "continuous developable area" include a **definition of "footprint"** so that the alignment with provincial legislation is made more clear. This definition should refer not only to structures but also to any form of human disturbance including driveways and gardens, for example.

In my previous written submission I said that the proposal to net out the riparian area and SPEA from the minimum parcel size calculation may make sense on smaller lots. But on larger lots there is often plenty of room to build a house, outbuildings, driveways, septic field, gardens, etc *without* encroaching on the riparian zone and SPEA. Therefore I further recommend that

- the proposal to net out the riparian area and relevant setbacks from the calculation of total parcel area for the purpose of subdivision **NOT be applied where lots of .809 hectares (2 acres) or greater** are being created.

I would also like to offer this suggestion regarding the proposed shoreline amendments in Area A:

During my time as the Area D Director, the SCRD proposed a 15 meter setback from the natural boundary of the ocean to apply to Area D. This was met with intense opposition from waterfront property owners. In response we created a volunteer citizens' committee to look at the issues and make recommendations. This committee was comprised of Roberts Creek residents with relevant expertise and experience such as a geographer, a builder, and a developer, people who lived on the waterfront and people who lived inland but who enjoy recreating by the ocean and care about our beautiful foreshore and the creatures who depend on its health. This group of volunteers worked for several months learning about the science of the foreshore ecosystem and best practices. They engaged in meaningful discussion. They went on local field trips. In the end, while not all members agreed, they came up with recommendations that were accepted by the community and are in place in SCRD bylaws like 722 and the Roberts Creek OCP to this day. I suggest a similar approach to effective and meaningful community engagement be undertaken in Area A.

Thank you,
Donna Shugar, **[REDACTED]** Roberts Creek

Ticket Subject: waterfront setbacks

History

Tue Jul 16 10:46:19 2024 **Sladey Timber- Doug Sladey** [REDACTED] Ticket created
Date: Tue, 16 Jul 2024 10:45:59 -0700
Subject: waterfront setbacks
From: "Sladey Timber- Doug Sladey" [REDACTED]
To: leonard.lee@scrd.ca
CC: publichearing@scrd.ca

Hi Len,

We are writing to protest the SCRD's proposed changes to the waterfront setback regulations. We own 2 waterfront properties in Madeira Park that will be greatly influenced by these proposed housekeeping changes to the setback from the ocean. Both properties have homes on them , which now have been legally approved by the current setback standards of today. Property values on these parcels could plummet due to these setback changes. What will be the process for grandfathering in all existing structures that are currently legal under the old guidelines? When will this attack on Pender Harbour residents stop, 1st the SIB and the provincial gov,t on the dock changes, then the SCRD trying to ram through setbacks on waterfront property , with no reasonable e

explanation or proper consultation process ?

Regards,

Doug and Betty Sladey

History

Tue Jul 16 07:19:34 2024 **Prescott, Cindy** [REDACTED] Ticket created
Date: Tue, 16 Jul 2024 14:19:13 +0000
From: "Prescott, Cindy" [REDACTED]
Subject: support for amendments to Bylaws No. 722.9 and 337.123
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

I am writing to express my strong support for the proposed amendments to Zoning Bylaws No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD. As a practicing ecologist, I am aware of the critical importance of watercourses and riparian areas for biodiversity. Ecologically functioning aquatic and riparian ecosystems are also critical for proper hydrological function, which is extremely important in our current era of extreme weather events. As a resident of the Sunshine Coast, I would much prefer that we keep these areas ecologically functional than suffer the disruption and cost of infrastructure repair when extreme events hit the Coast.

Dr Cindy Prescott

[REDACTED]
Madeira Park, BC

VON 2H4

History

Tue Jul 16 06:49:09 2024 **Eric Martin** [REDACTED] Ticket created
Subject: Sakinaw Lake Riparian plan
From: "Eric Martin" [REDACTED]
Date: Tue, 16 Jul 2024 13:48:46 +0000
To: "publichearings@scrd.ca" <publichearings@scrd.ca>

Dear SCRD Council,

My family and I have been made aware of bylaw changes which could affect our family cabin at Sakinaw Lake. This is a generational cabin, an original cabin going onto its 4th generation and we wish to continue with our responsible lake way of life. We aren't new owners or builders of large new houses on the lake. We like our Shady Lane shack just like it is.

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes. Continual changes to regulation coming at property owners from various Ministries and various levels of government need to be considered cumulatively, and the rights of citizens, communities, property owners and business owners need to be taken into consideration before bylaw changes as proposed are passed.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Regards,
Eric Martin
A Shady Lane family member.

History

Tue Jul 16 08:35:33 2024 **George A M Smith** [REDACTED] Ticket created

Date: Tue, 16 Jul 2024 08:35:19 -0700

From: "George A M Smith" [REDACTED]

Subject: Support for Riparian Area Protection through amendments to Zoning Bylaw No. 722.9 and 337.123

To: publichearings@scrd.ca

Dear SCRD Directors:

I support the proposed amendments to Zoning Bylaw No. 722.9 and 337.123 that will strengthen protection of watercourses and shorelines in the SCRD.

The history of development verses environmental stewardship in North America is as long as the experience of colonialism and the arrival of Europeans on the continent. In general, governmental legislatures and agencies have traditionally supported economic development and human settlement over concerns of environmental sustainability and biodiversity maintenance. These practices have unfortunately continued apace, even as awareness of conservation science and traditional ecological knowledge have made it apparent that society must improve our stewardship standards if we wish to sustain the ecological functioning of the planet, including our own species.

The BC government must be commended for countering years of limited action and establishing improved regulations to protect BC watercourses and shorelines. In turn, the staff and board of the SCRD must be congratulated and supported for upping our local regulations in keeping with the intent of the province's actions. I urge you to remain steadfast in completing the amendment process for Riparian Area Protection.

Thank you for your work on this.

George Smith
Elphinstone Resident

July 16, 2024

Public Hearings

Leonard Lee

publichearings@scrd.ca

leonard.lee@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Dana Cameron



History

Tue Jul 16 10:38:44 2024 [REDACTED] Ticket created
Subject: Riparian setbacks Public Hearing July 16, 2024
Date: Tue, 16 Jul 2024 17:38:23 +0000
From: "Harry Grimm" [REDACTED]
To: "publichearings@scrd.ca" <publichearings@scrd.ca>
CC: "Deborah Grimm" [REDACTED]

Attention Chair and Directors,

We have been on Sakinaw Lake for over 35 years and feel very fortunate to be a part of this lake community and the Coast at large. We are writing to express our strong opposition to the proposed Riparian Setback bylaw amendments being proposed by your staff. We strongly urge you to vote "**NO**." Why? **Yet again**, we are faced with more regulatory changes at very short notice, this time in the summer and without meaningful consultation. We are already facing a barrage of regulatory changes from different Provincial Ministries and various levels of government and feel very strongly your proposed changes must be evaluated as part of these broader changes. If you do not, you are neglecting the rights and interests of your citizens, communities, property owners, and business owners. These are **NOT HOUSEKEEPING** changes as suggested by staff. These are changes that are substantive and will affect people's lives and they are punitive.

As taxpayers, we also find it disingenuous and therefore unacceptable that the SCRD would consider bylaw changes that limit waterfront property owners' common law rights to reasonably access their properties. These changes affect people's property rights, plans, retirement savings and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for many individuals and businesses along the coast as well as lead to job losses. The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for our strata Owners to stay informed and understand what genuinely benefits our communities. There has been little information or scientific rationale provided. We cannot believe any property owner would welcome these extreme changes. We certainly do not.

We suggest it would have been more productive if the SCRD had reached out and worked with the Provincial Government to develop a **holistic plan** that integrated the Dock Management Plan (DMP) with your riparian plan. We expect that it is too late to do this now, but you should at least wait until the DMP process is complete. Then, a subsequent planning and consultation process could develop a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast that would acknowledge the diverse needs of different regions and interests.

Unintended consequences come from every major decision, and we believe implementing these bylaw changes will have severe unintended consequences that would be devastating to property owners like ourselves and the much larger community. Both the BC Government and shishalh have finally understood this and have decided to listen to the community's response to their proposed draft DMP. We are optimistic they will take the necessary time to consider the consequences and community concerns. We strongly encourage you to do likewise and examine the implications of these riparian bylaw decisions.

Regards,

Harry & Deborah Grimm
[REDACTED]

History

Tue Jul 16 10:53:05 2024

Ticket created

To: publichearings@scrd.ca

CC: leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, kate.stamford@scrd.ca

Date: Tue, 16 Jul 2024 10:52:41 -0700

Subject: Comments on Riparian Area and Shoreline Protection proposed bylaw amendments NO. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties

From: "Reid Robinson" [REDACTED]

James Robinson
Madeira Park, B.C.

July 16, 2024

SCRD Board c/o publicmeetings@scrd.ca (<mailto:publicmeetings@scrd.ca>)

Re: Public Comment on Proposed Bylaw Amendments

I am writing to request and recommend that the SCRD pause any decision on the proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restriction on waterfront properties until a fair process is implemented under which all concerned parties are entitled to participate in crafting any amendments, or indeed, if any amendments are needed at all. In addition, the ridiculous notion that these proposed amendments are mere "housekeeping" initiatives shows a profound lack of respect towards Area A residents and the Local Advisory Planning Committee.

I have several concerns:

- **Effect on Property Use and Safety:**

As a high bank waterfront property owner, maintaining safe access to the ocean is paramount, in order to continue enjoying the benefits and privilege of owning a boat. Building access via paths, stairs or other structure represents a significant expense, as does the requisite maintenance.

- **Effect on Property Value:**

Any amendments, however minor, are going to have a negative impact on property values. If amendments are deemed necessary and justifiable, they should be crafted to have as minimal impact on property values as possible.

- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?

- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

James Robinson

History

Tue Jul 16 10:54:22 2024 **Jeff Barker** [redacted] Ticket created
To: "publichearing@scrd.ca" <publichearing@scrd.ca>
CC: "Leonard.Lee@scrd.ca" <Leonard.Lee@scrd.ca>
Date: Tue, 16 Jul 2024 10:53:58 -0700
Subject: SCRD Proposed bylaw amendments No. 722.9 and 337.123
From: "Jeff Barker" [redacted]

We are residents of [redacted] Garden Bay, BC. We are opposed to the Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

Our concerns include:

- **Housekeeping Items:** Why are these proposed amendments portrayed as 'housekeeping items'? This is misleading in our view.
- **Urgency and Justification:** We see no urgent need to implement these changes before a thorough bylaw review and potential re-write.
- **New Buffer Zones:** The proposed changes will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic.
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the land? Are these able to be maintained, repaired and replaced as needed?
- **Economic Impact:** Have any studies or assessments been done on the economic impact of the proposed changes? These policies have the potential to reduce the value and usability of coastal and lake properties, potentially harming the local economy.
- **Local Feedback:** Comments from the local Advisory Planning Committee (which previously addressed many of these concerns) seem to have been ignored.

While we are supportive of efforts to protect riparian areas and shorelines, these amendments appear to be an overreach. They will reduce the value and usability of coastal and lake properties and potentially harm our local economy.

I urge the SCRD to reconsider, vote down the proposed bylaws, and act on behalf of local residents (i.e., don't just accept provincial and SCRD staff input without question).

Thank you.

Sincerely,
Bonnie and Jeff Barker

[redacted signature block]

Ticket Subject: Riparian & Shoreline

History

Tue Jul 16 07:10:28 2024 **Jeffrey Peterson** [REDACTED] - Ticket created
To: publichearings@scrd.ca, "Leonard Lee" <Leonard.Lee@scrd.ca>
Subject: Riparian & Shoreline
From: "Jeffrey Peterson" [REDACTED]
Date: Tue, 16 Jul 2024 07:09:57 -0700

Hello - I urge you to vote no on amending the Riparian and Shoreline Protection Bylaw. First, these changes would have a significant negative impact on the ability of landowners to access adjacent water without meaningfully protecting the environment. Second, appropriate changes are premature until the Dock Management Plan is finalized. Third, this would be another nail in the coffin of the Coast's economy. Fourth, waterfront adjacent land owners are already exceptionally protective of the environment and existing riparian zone.

Sincerely,

Jeff Peterson

Ticket Subject: Proposed changes

History

Tue Jul 16 10:36:58 2024 [REDACTED] - Ticket created
From: "Joan Fisher" [REDACTED]
Date: Tue, 16 Jul 2024 10:36:29 -0700
Subject: Proposed changes
To: publichearings@scrd.ca

To whom it may concern
I am very worried about these proposed changes. I do not agree with them and would like to stop any further changes to riparian and shoreline protection by law.
There's needs to be more consultation before something big can happen. We are all tax paying members of society so if our voices could be heard that would seem to be the fairest way to proceed
Joan Fisher

Ticket Subject: Riparian & Shoreline setbacks

History

Tue Jul 16 10:04:25 2024 **joe.mcinnis** [REDACTED] Ticket created
Date: Tue, 16 Jul 2024 10:03:55 -0700
Subject: Riparian & Shoreline setbacks
From: "joe mcinnis" [REDACTED]
To: publichearings@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for "sometimes water" is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.
Sincerely, Joe Mcinnis

History

Tue Jul 16 05:30:40 2024 **John Flintoft** Ticket created

From: "John Flintoft"

Subject: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No. 722.9 and 337.123)

Date: Tue, 16 Jul 2024 05:30:04 -0700

To: publichearings@scrd.ca

Dear SCRD Council

I would like to voice my opposition to the proposed bylaw amendments and request that you vote "NO" to these changes.

It would be prudent for the SCRD to wait until the outcomes of the Dock Management Plan planning process is completed; any resulting changes should be made part of a holistic approach to docks, foreshore and riparian areas usage and development across the Sunshine Coast, recognizing the different needs in different areas.

The complexity of regulation and level of bureaucracy makes it extremely onerous to be informed and understand what is, in fact, the right thing for our communities, rather than just acquiescing to broad restrictions.

As a constituent paying property taxes I find it totally objectionable that the SCRD would consider bylaw changes that restrict common law rights of waterfront property owners to access their properties a 'housekeeping matter'. These changes impact people's property ownership rights, plans for properties and future and should not be treated flippantly.

Just as the BC Government and shishalh First Nations have chosen to listen to the community and take the appropriate time to consider impacts and community concerns and practicalities in relation to the DMP, so should the SCRD take the time to understand the impacts of these bylaw decisions before implementing them.

Thank you for taking the time to read my email and consider these points.

Best regards

John Flintoft

Ticket Subject: Support for Riparian and Shoreline area protection

History

Tue Jul 16 10:49:27 2024 [REDACTED] **Ticket created**
Date: Tue, 16 Jul 2024 10:48:51 -0700
Subject: Support for Riparian and Shoreline area protection
From: "Jules Smith" [REDACTED]
To: publichearings@scrd.ca

This is a quick note of thanks to the directors for their leadership on this topic and to signal the support that exists but perhaps has not had the opportunity to be as vocal as those who are fighting against what clearly provides stewardship for the land, waters and future generations rather than the narrow interest of a small group of property owners.

Thanks,
Jules Smith

To the Board of the Sunshine Coast Regional District
Re: Zoning by law amendments 722.9 and 337.123.
July 16, 2024.

This is to inform you of my objection to the proposed by law amendments 722.9 and 337.123. What is most concerning is change to minimum parcel area calculation. Section 4.3 of by law 722 already excludes the streamside protection and enhancement area when calculating the required unencumbered area for the lot sizes. The result, by adding the SPEA area to minimum parcel size, is larger and fewer lots in a subdivision which require the same infrastructure, like roads, water lines etc, as smaller lots do. Thus the cost per lot increases and the end product becomes much more expensive for the eventual home owner. Also maintenance costs for the infrastructure becomes more expensive for the local government because of a diminished tax base. There already is an affordability problem on the coast and this amendment will only add to it with fewer homes being built.

Information guidelines provided by the SCR D online and at the open house refer to "following provincial guidelines". I have yet to find or be shown any such guidelines which require larger lots to protect the SPEA and larger lots will not prevent a contractor or home owner from encroaching into the area.

The SPEA is already very well protected during a rezoning or subdivision process with zoning by laws and development permits and OCP's. More public information and enforcement, rather than more red tape may be a better solution if there is an ongoing problem in these areas.

Also proposed section 4.3.1 (d) is confusing. Why would an area that is never wet, like a ravine or lowland which is not in a SPEA, be excluded from the lot area? Who makes the final decision on these areas and interprets the term "whether or not usually contains water"?

A SCR D information bulletin referred to these amendments as "housekeeping" and aligning with Provincial legislation. I for one would like to see more information regarding these points. Land use and minimum parcel size are being changed and more input is required when doing this.

I believe the vast majority of people in the real estate and home construction industry along with the general public are in total support of protecting the environment and riparian areas we work and live in. I also commend the SCR D and staff in for the protection provided for these areas which are already in place. Educating everyone living or developing property near a SPEA is the key to protecting it.

Regards
Larry Penonzek
BC Land Surveyor, (retired)

Ticket Subject: Bylaw considerations

History

Tue Jul 16 08:07:40 2024 **Leslie/Gordon Gaudet** [REDACTED] - Ticket created
Date: Tue, 16 Jul 2024 09:07:23 -0600 (MDT)
Subject: Bylaw considerations
From: "Leslie/Gordon Gaudet" [REDACTED]
To: publichearings@scrd.ca

Dear SCRD Council,
I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO."
Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.
And these changes are punitive.
I urge the SCRD to wait until the Dock Management Plan (DMP) planning process is completed. Then, any changes should be incorporated into a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast. They must acknowledge the diverse needs of different regions and interests.
The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.
Please reconsider your position
Sincerely,
Leslie Gaudet
Sakinaw Lake
Sent from my iPad

Ticket Subject: Proposed changes to bylaws for waterfront properties

History

Tue Jul 16 09:39:22 2024 **michele pearce** [REDACTED] Ticket created
From: "michele pearce" [REDACTED]
Date: Tue, 16 Jul 2024 09:38:53 -0700
Subject: Proposed changes to bylaws for waterfront properties
To: publichearings@scrd.ca

To whom it may concern:

I wish to voice my opposition to these changes which will not only impact our enjoyment of the property it will affect and no doubt significantly decrease the property value.

I fail to see how you can proceed with these changes without public consultation and feedback!!

Michele Pearce
Madeira Park BC

History

Tue Jul 16 09:49:52 2024 [REDACTED] Ticket created

Date: Tue, 16 Jul 2024 09:49:32 -0700

Subject: Support for proposed Riparian Areas and Shoreline Protection bylaw amendments

To: publichearings@scrd.ca

CC: justine.gabias@scrd.ca

From: "Ovidiu Chis" [REDACTED]

For the record, we support the proposed Riparian Areas and Shoreline Protection amendments to two SCRD Bylaws (377 - Pender Harbour and 722 – SCRD), which we believe will clarify and strengthen environmental protection areas, and align the SCRD's policies with each other, and with provincial guidelines.

Best regards,

Ovid and Ioana Chis, [REDACTED] Halfmoon Bay

Ticket Subject: Riparian and Shoreline Bylaw amendments

History

Tue Jul 16 11:02:52 2024 **Rick Tidder** [REDACTED] **Ticket created**

Subject: Riparian and Shoreline Bylaw amendments

Date: Tue, 16 Jul 2024 11:02:22 -0700

From: "Rick Tidder" [REDACTED]

To: publichearings@scrd.ca

Opposed to Riparian and Shoreline Bylaw amendments as proposed.

Rick and Mary Tidder , [REDACTED]

Sent from my iPad

Ticket Subject: Proposed changes

History

Tue Jul 16 10:32:57 2024 **Ron Fisher** [redacted] Ticket created

From: "Ron Fisher" [redacted]

Date: Tue, 16 Jul 2024 17:32:38 +0000

Subject: Proposed changes

To: "publichearings@scrd.ca" <publichearings@scrd.ca>

I am opposed to the changes that are proposed. I do not feel that they will benefit British Columbians nor do I feel they will make this province a better place to live
Ron Fisher
Nelson Island
Sent from my iPhone

History

Tue Jul 16 10:45:27 2024 **Ron Perrick Law Corp.** [REDACTED] Ticket created
To: publichearings@scrd.ca
Subject: Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123
Date: Tue, 16 Jul 2024 10:45:12 -0700
From: "Ron Perrick Law Corp." [REDACTED]

I am writing to express my family’s opposition to the above-noted amendments.

We have been on Sakinaw Lake since 1955 and intend on remaining there indefinitely and confirm that we share the several concerns that others have already expressed to the local Advisory Planning Committee.

Thank you,

Ron Perrick

(http://www.avg.com/email-signature?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=emailclient)

Virus-free www.avg.com (http://www.avg.com/email-signature?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=emailclient)

History

Tue Jul 16 08:25:39 2024 **Sean McAllister** [REDACTED] Ticket created
To: publichearings@scrd.ca
Date: Tue, 16 Jul 2024 08:25:24 -0700
CC: "sean mcallister" [REDACTED]
From: "Sean McAllister" [REDACTED]
Subject: Riparian and Shoreline Protection Bylaw (Amending Zoning Bylaw No.722.9 and 337.123)

Please allow this email to serve as my written submission to the public hearing referred to above.

My name is Sean McAllister (retired lawyer) and I am the Vice Chair of the Area A, Advisory Planning Commission. These are my personal submissions and not those of our APC.

PROCESS

These amendments first came to my attention at an APC meeting which occurred last summer. The amendments were discussed and Catherine McEachern of our APC provided written questions arising from her review of the proposed amendments. (These were adopted into our minutes) We have yet to receive a response to these questions from staff.

These amendments were also mentioned during an all APC meeting held earlier this year, in March, which I attended. The amendments were briefly discussed and it was my impression that the amendments were merely "housekeeping" and designed to simply bring our bylaws in line with current Provincial Legislation.

The amendments were put on our APC agenda again this year and our APC responded and stated that until our concerns from last year, were addressed, we were against moving forward with them. Still no response from staff.

The next thing that happened is that I was informed of an upcoming Public Hearing on June 24th, 2024 on these same amendments.

Fortunately this hearing was adjourned to July 16th, permitting a public information session to take place which I attended.

PUBLIC INFORMATION SESSION

The public information session was well attended and helpful in my understanding of the proposed amendments. I determined however, that these amendments were not merely "housekeeping". It must be kept in mind that the SCRD MUST and SHOULD align our bylaws with Provincial Legislation but are under no duty to align them with Provincial Policy or Guidelines or Suggestions or Best Practices contained in various publications issued by the Province.

Parcel Area Calculation

The wording of this proposed amendment is extremely confusing and could be interpreted as requiring the SCRD to subtract the SPEA areas twice. Removing streams, SPEA areas and occasional water from the calculation of minimum parcel size would reduce the parcel size and remove such parcels from subdivision eligibility automatically, notwithstanding that the "usable area" threshold is met. The exclusion of "occasional water" from the calculation has no connection to fish habitat, is ambiguous, and appears to be overreach by staff. I am not personally aware of whether this wording is mandated by Provincial legislation and if it isn't, more time needs to be spent on this to get it right. My suggestion would be that it be fully discussed when our current OCPs are amended. I am lead to believe this is to occur in the next year.

Proposed Buffer from SPEA

SCRD staff are "suggesting" a 5 meter buffer from an established SPEA. There is absolutely no support for this in the current legislation but was explained to me to be only a "suggestion". There was some discussion that this buffer would disappear once construction was completed but this is not found in the current amendments. This is not "housekeeping" but rather a further intrusion into our property rights and needs to be more fully discussed with those affected by it. (ie property owners) Once again a good opportunity to fully discuss this would be during the OCP amendment process.

Proposed Setbacks from Waterbodies and Watercourses

I learned at the Public Information session that there is absolutely NO legislation requiring a setback from the Ocean. This is simply another "suggestion" from the staff and clearly not just "housekeeping". The use of "natural boundary" is ambiguous and this amendment would seem to prohibit the ability of an oceanfront property owner from building steps or other hardscaping to allow access to a dock. (If accepted this amendment would make my lot "unbuildable" as well as most of Garden Bay Estates. Moreover, the 15 meter setback would not allow me to build appropriate stairs to descend from my house to my dock which sits 50 feet above the ocean and is at no risk from ocean rise in this millennium.) The fact that this would make bylaws 337 and 722 consistent is a specious argument and irrelevant. Once again, those people who are most affected should be consulted on this dramatic change. The OCP amendment process should be utilized to fully discuss this "suggestion".

CONCLUSION

Area A and specifically Pender Harbour has been under attack for decades concerning the right to have and maintain our docks, without proper consultation. Now we have these proposed amendments, which, for the most part appear to be generated by Staff and not prompted by legislation or the wishes of our citizens or Directors for that matter. Once again, there has been no proper consultation or discussion with those that are most affected. It is not for the Staff to dictate Policy. That is for our elected officials. It was also improper, in my view, to suggest to the public, (some would say mislead) that these amendments were merely housekeeping when clearly they are not. The staff first brought these amendments forward a year ago and they have not properly responded to respectful inquiries from our APC. There appears no urgency in having these amendments implemented since a year has passed since they were first brought forward. Assuming proper consultation is to take place during the OCP amendment process (and one cannot ever be too sure it seems) I can see no reason why that process could not be used to properly consider these amendments. I sincerely hope our SCRD staff is not adopting the "public consultation/check the box method" of public consultation used by the Province in connection with the Dock Management Plan for the last decade.

Not wanting to sound too dramatic but the citizens of BC are becoming increasingly dissatisfied and distrustful of the government which appears to be ideologically driven at the expense of individual property rights.

If there is some urgency with regard to alignment with Provincial legislation then I would submit that only those portions of the proposed amendments that reflect same be passed with the rest tabled until the OCP review.

History

Tue Jul 16 07:49:01 2024 **Thorn** [REDACTED] Ticket created

Date: Tue, 16 Jul 2024 07:48:23 -0700

Subject: Fwd: SCRDRiparian and Shoreline Bylaw Amendments - Action Requested

From: "Thorn" [REDACTED]

To: publichearings@scrd.ca

Dear SCRDR Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote "NO."

Property owners are already facing a barrage of regulatory changes from different Ministries and various levels of government. These changes must be evaluated in totality. I feel you are neglecting the rights and interests of citizens, communities, property owners, and business owners before enacting these new bylaws.

And these changes are punitive.

I urge the SCRDR to wait until the Dock Management Plan (DMP) planning process is completed. Then, any changes should be incorporated into a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast. They must acknowledge the diverse needs of different regions and interests.

The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for individuals like me to stay informed and understand what genuinely benefits our communities. I feel there has not been enough information given to the individuals and families who will have their properties impacted negatively. I cannot believe any property owner would welcome these extreme changes.

There will be a significant backlash.

As a property tax-paying constituent, I find it unacceptable that the SCRDR considers bylaw changes that limit waterfront property owners' common law rights to access their properties as merely a 'housekeeping matter.' These changes affect people's property rights, plans, and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for the coast. Allowing properties to fall apart essentially means fewer people will spend time on the coast. This will certainly lead to job losses — and impose an economic hardship on everyone, not just property owners.

Both the BC Government and shishalh First Nations have decided to listen to the community's response. I am optimistic they will take the necessary time to consider the consequences and community concerns regarding the DMP. I strongly encourage the SCRDR to examine the implications of these bylaw decisions.

I am a lifelong environmental activist. I've served on the national board of one of Canada's largest environmental groups. And have been a founding member of two other environmental organizations. I'm all in favour of protecting riparian areas. I also favour protecting coastal forests and the animals that live in them. However, I notice governments are still approving massive clearcutting that's devastating to so many creatures, their homes, and our climate. The massive clearcutting has a much more significant negative impact on the environment.

Everyone I know takes care of the environment near their lakefront cottages. We are thoughtful and responsible.

I believe that unintended consequences come from every major decision. And I believe implementing these bylaw decisions will have severe unintended consequences that would be devastating to property owners like ourselves. And also hurt the much larger community as well.

With Thanks, Steve Thorn

Ticket Subject: Riparian and water protection bylaw

History

Tue Jul 16 10:38:54 2024 Val Dion [REDACTED] Ticket created
To: publichearings@scrd.ca
From: "Val Dion" [REDACTED]
Date: Tue, 16 Jul 2024 10:38:25 -0700
Subject: Riparian and water protection bylaw

Hello

I have been coming to the lake since 1964 and it has been the most precious of places for me . I was taught at an early age to respect the water and land . I now have grown children that also respect and are stewards of Sakinaw .

I do not understand why we need all these amendments especially more riparian area I have turtles deer elk bears otters beavers and eagles all around me. At night if we shine a flashlight there are fish everywhere.

I have left the natural fauna in the riparian zone and respect that ... I do need however to have a safe path / stairs to the water .

I would ask of everyone voting yes to these amendments

"Is your yard /house/land in good environmental order??"

" do you have safe access to your vehicle of transport in your garage /carport ?

For 60 years my family has been conscientious stewards of sakinaw and will continue to be .

My uncle who was a pioneer here would be rolling over in his grave right now.

I completely oppose these amendments being brought forward.

Sincerely

Val Dion

Sent from my iPhone

History

Tue Jul 16 07:45:33 2024 **Wayne Pledger** [REDACTED] Ticket created
To: publichearings@scrd.ca
Subject: Riparian setbacks Public Hearing July 16, 2024
From: "Wayne Pledger" [REDACTED]
Date: Tue, 16 Jul 2024 07:45:04 -0700

- Hide quoted text -

Attention Chair and Directors,

Sakinaw Woods is a 30 lot bare land Strata along the shores of Sakinaw Lake. We have been here for over 40 years and feel very fortunate to be a part of the lake community and the Coast at large. We are writing to express our strong opposition to the proposed Riparian Setback bylaw amendments being proposed by your staff. We strongly urge you to vote "**NO.**" Why? **Yet again**, we are faced with more regulatory changes at very short notice, this time in the summer and without meaningful consultation. We are already facing a barrage of regulatory changes from different Provincial Ministries and various levels of government and feel very strongly your proposed changes must be evaluated as part of these broader changes. If you do not, you are neglecting the rights and interests of your citizens, communities, property owners, and business owners. These are NOT HOUSEKEEPING changes as suggested by staff. These are changes that will affect people's lives and they are punitive.

AS taxpayers, we also find it disingenuous and therefore unacceptable that the SCRD would consider bylaw changes that limit waterfront property owners' common law rights to reasonably access their properties. These changes affect people's property rights, plans, retirement savings and futures and should be treated with the seriousness they deserve. The net effect will be devastating economically for many individuals and businesses along the coast as well as lead to job losses. The current regulatory environment is both complex and bureaucratic. It is challenging and time-consuming for our strata Owners to stay informed and understand what genuinely benefits our communities. There has been little information or scientific rationale provided. We cannot believe any property owner would welcome these extreme changes. Sakinaw Woods certainly does not.

We suggest it would have been more productive if the SCRD had reached out and worked with the Provincial Government to develop **a holistic plan** that integrated the Dock Management Plan (DMP) with your riparian plan. We expect that it is too late to do this now but you should at least wait until the DMP process is complete. Then, a subsequent planning and consultation process could develop a comprehensive strategy for managing docks, foreshore, and riparian areas throughout the Sunshine Coast that would acknowledge the diverse needs of different regions and interests.

Unintended consequences come from every major decision and we believe implementing these bylaw changes will have severe unintended consequences that would be devastating to property owners like ourselves and the much larger community. Both the BC Government and shishalh have finally understood this and have decided to listen to the community's response to their proposed draft DMP. We are optimistic they will take the necessary time to consider the consequences and community concerns. We strongly encourage you to do likewise and examine the implications of these riparian bylaw decisions.

Sincerely,

Wayne Pledger, President

Sakinaw Woods Strata Corporation [REDACTED]

History

Tue Jul 16 11:35:26 2024 **Beverly Muench** [REDACTED] Ticket created
From: "Beverly Muench" [REDACTED]
Date: Tue, 16 Jul 2024 11:20:07 -0700
Subject: Re: Zoning Amendment Bylaw No. 722.9 and 337.123
To: publichearings@scrd.ca

Re: Zoning Amendment Bylaw No. 722.9 and 337.123

Dear SCRD Council,

I have read the proposed amendments to bylaw 722.9 and 337.123, and I am writing to express my strong opposition to these amendments and urge you to vote "NO."

As a long time Sunshine Coast waterfront property owner, I adamantly oppose the proposed amendments.

As a property tax-paying constituent, I find it heartbreaking that the SCRD considers bylaw changes that limit waterfront property owners' common law rights to the access and the use of their properties as merely a 'housekeeping matter' without consultation.

I do understand the need to modernize our bylaws, protect our environment, and lead for the future. But rather than bring logic and clarity, this proposal will create more problems, confusion, inconsistency, and delays.

These changes are truly significant, and affect people's property rights, access, values and plans; therefore, they should be treated with the seriousness they deserve.

Please shelve this proposal, as currently drafted, until the concerns of existing property owners are logically and reasonably addressed.

Sincerely, Beverly Muench

July 16, 2024

Public Hearings

Leonard Lee

publichearings@scrd.ca

leonard.lee@scrd.ca

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have several concerns:

- **New Buffer Zones:** The proposed prohibitions against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex and overly bureaucratic. How does the SCRD plan to address the safety and accessibility issues this will cause? Exclusion for “sometimes water” is also problematic without reference to Riparian concerns.
- **Effect on Property Use and Value:** Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and rebuild?
- **Privacy and Sightlines:** Increasing setbacks can affect neighboring properties by creating privacy issues and sightline obstructions. Has the SCRD considered this unintended consequence?
- **Housekeeping Items:** Why are significant increases in water setbacks and new restrictions as to buildable areas being described as “housekeeping” items?
- **Change in Ocean Setbacks:** The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setback be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?
- **Propane Tanks:** For island/water access properties, propane tanks need to be close to the water for refilling. How will the new setbacks impact this necessary arrangement?
- **Dock Ramps and Structures:** Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access-only properties been considered? How will the new amendments address the needs of boat-access-only properties?

- **Fire Concerns:** FireSmart urges us to create a no vegetation circle around our houses to limit fire fuel. Additionally, many water access properties need to provide safe access to firefighters and First Responders. Why create a buffer that would make these safety measures even more difficult?
- **Urgency and Justification:** There is no urgent need to implement these changes ahead of a thorough bylaw review and re-write. The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?
- **Enforcement Issue:** The expanded buffer zone creation is akin to a solution in search of a problem. Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not a justification for banning people from building safe access to their property or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?
- **Economic Impact:** These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increased property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?
- **Ignoring Local Feedback:** Why has the SCRD ignored the feedback from the local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Dana Cameron



Roberts Creek, BC
V0N 2W0

July 16, 2024

By email: publichearings@scrd.ca

Planning Department,
SCRD
1975 Field Road
Sechelt, BC V7Z 0A8

Re: Wildfire Risk and Bylaw 722.9

At the outset, I wish to confirm that we own and live on our residential property in Roberts Creek.

On June 30, 2021, we were driving on Hwy 1, approaching Lytton when we were suddenly stopped in a line of cars. I think we were the 6th car back. In less than 15 minutes, Lytton was virtually burned to the ground. The asphalt highway ahead of us was on fire from downed electric lines. Lots of black smoke billowing upward. The dazed look on the faces of local people in shock made you feel sick to your stomach. And helpless, since there was nothing that bystanders could do. Once fire rages, there is nothing that can be done. People were running for their lives to escape. You never forget images like that, they are etched in our minds. Two people died. Virtually all structures and infrastructure destroyed, gone. The quaint City Hall and Totem Motel that we had admired for years were reduced to a pile of ashes.

On November 8, 2018, Paradise California was wiped off the map by a wildfire. 85 people killed, some burned alive in their cars, like a 1,000+ degree oven. Imagine the horror. And nearly 19,000 homes and structures destroyed.

On August 8, 2023, Lahina Maui virtually burned to the ground from a fast-raging wildfire. Over 100 people killed. Many were burned alive in their cars trying to escape the firestorm, one boy died in the back seat of the family car, hugging his dog.

Perfect Storm

A perfect storm is brewing here on the Sunshine Coast and the obvious is being blissfully ignored by local government. The fact is that people and forests are a dangerous combination. If/when fire were to take hold in the forest canopy of the Coast's residential areas, there would be massive and horrific loss of life. There would be no stopping the wildfire. There's just no time to escape, fire travels so fast with intense heat. You get blocked in by downed power lines, walls of flames, burning debris, trees across roads, and abandoned cars as people just get out and run for their lives. Natural gas lines and propane tanks explode and feed the fire. People frantically try to save themselves and property with water from hoses but there's no water pressure.

This culture of 'save every tree' that has made its way into the bylaws needs to be rethought. There are no first growth trees here on the lower Sunshine Coast as they all burned to the ground years ago. A wildfire could make that happen again if we don't wake up and take the necessary steps. Fire prevention must be a consideration when drafting any bylaw affecting the outdoors.

The crafters of 722.9 (hereinafter referred to as "the crafters") and of Proposed Amendment #2 have failed to consider wildfire risk and it is a massive oversight. Fire prevention (see firesmartbc.ca) must be considered front and center when crafting bylaws affecting the outdoors. Attached to this submission is the Firesmart manual. Wise policy is driven by sound philosophy. Why have the crafters been myopic and not heeded the important Firesmart advice?

Firesmart establishes three zones of concerns and advises homeowners to remove trees, particularly conifers, that can spread fire upwards and thus help prevent a fast spreading and deadly crown fire which are virtually unstoppable. Large conifers should be kept 30 to 100 meters from homes and structures. And conifer crowns need to be spaced 3-6 meters apart. Why did the crafters not consider this important advice?

We should be looking at clearing many of the trees on residential properties on the Coast with the sale of the lumber paying for the removal. And we should be creating large fire breaks, devoid of trees altogether to help prevent fire from traveling. The culture of 'save every tree' is ruinous and tremendously negligent.

Human lives and residential property must take precedence over trees and streams.

The SCRD residential lots were created long ago, all different shapes and sizes. Yet the crafters now want even tree roots protected thereby removing your right to do anything around them! This is over the top. These residential properties are peoples' residences, not public parks. The crafters have lost sight of this too. The effect of 722.9 means that you may have a property that can never be built on again if your home is destroyed by fire, due to all the proposed setbacks.

Maybe the crafters should put their pencils down, put on their hiking boots and head northward through the forest to Gold Bridge and beyond. Nothing but trees as far as the eye can see. While they are at it, they should notice how some areas have been fully destroyed by wildfire. Firesmart confirms that on average there are over 2,500 wildfires each year in British Columbia, consuming over 25,000 hectares and hundreds of homes have been destroyed. Driven by the happenstance of wind, there is no stopping them, they even create their own destructive weather. A Paradise-California-type wildfire here on the Sunshine Coast is a very real possibility unless we heed Firesmart's practical advice.

As a side note, the blanket assumption that hardscaping is detrimental has no factual basis. Remove the definition of hardscaping from the proposed bylaw and allow residential owners to use these materials as they wish. Just look at Joe Road and Highway 101. Hardscaping was used here to contain the water flow. Why? Because it is the only real answer for containment and to avoid erosion.

The crafters of Proposed Amendment 2 have the audacity to mention that the bylaw considers climate change. What a joke. The effect on climate change from this proposed bylaw could not even be measured. Like measuring the effect of one drop of water in all the earth's oceans. More virtue signalling at our risk and expense.

And why do the crafters want a more stringent application of SPEA anyway? Are we in a moral race with other regional districts? Maybe what is best for an urban setting like Abbotsford is not best for our area. Because other regional districts have chosen to ignore wildfire risk, that's their choice. But wildfires are a given in the forest. It's only a matter of time that the unstoppable occurs.

The current regulations in place for riparian areas are more than adequate. In fact, they need to be reviewed and revised with respect to Firesmart and wildfire risk, and to promote human enjoyment of residential property. It's like these residential properties were created and local government is now trying to claw them back from owners while they keep paying property taxes. Owners end up paying taxes on a property that you can't enjoy or do what you want with it. Enough already. Every tree is not sacred. People are. Put the brakes on 722.9. Ignore special interests, agendas and virtue signalling. Instead, directly consult with the owners of the residential properties who are the ones directly affected by the bylaws. And educate yourselves on Firesmart. Now there are two good ideas.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Mackenzie', written in a cursive style.

Heather Mackenzie

THE HOME OWNERS

FireSmart Manual

B.C. Edition

Protect your home from wildfire

You and your neighbours can reduce the hazards of **Wildfire** by following these simple preventative steps.

Take the **FireSmart Assessment** test!

Is your home at risk?



BRITISH
COLUMBIA

The BC Forest Service - Protection Program, would like to thank the following:

- *Partners in Protection* for providing the information used in this brochure,
- *Alberta Sustainable Resource Development - Forest Protection* for allowing use of the Home Owners Manual, Second Edition as a model,
- The BC Office of the Fire Commissioner and Provincial Emergency Program for their support in producing this publication.

Waiver

The British Columbia Ministry of Forests and the Crown accept no responsibility of liability for any loss or damage that any person may sustain as a result of the information in, or anything done or omitted pursuant to, this pamphlet.

Cover photo: John Tocher, Kelowna, B.C.

Okanagan Mountain Park fire from West Kelowna Estates - Aug. 19, 2003.

The Rural Reality

Wildland forest fires are capable of spreading at an astonishing rate. Crowning forest fires often spread at up to 5.5 kilometres per hour, with spotting as far as 2 kilometres ahead. Wind blown grass fires can spread at speeds up to 8.5 kilometres per hour.

In British Columbia, an average 48% of all wildfires are caused by human activity. Wildfire is also a natural phenomenon. Nearly 52% of British Columbia's wildfires are caused by lightning strikes. Over the last several centuries, large areas of British Columbia have been burned over repeatedly.

Over the last 10 years, on average over 2,500 wildfires were started in British Columbia each year consuming over 25,000 hectares of forested land annually. Thousands of families were recently evacuated from their communities and hundreds of homes destroyed.

If you live in or near a forested region of our province, sooner or later you may have to contend with the spread of a wildfire. The best protection against loss, damage or injury due to wildfire is prevention.

Following the FireSmart Home Owners Manual can help reduce that risk.



PHOTO: BC FOREST SERVICE

Get Ready

Properly preparing your home and community doesn't guarantee that you will not incur fire damage, but it does reduce the risks. Obtain insurance coverage for all property at risk from fire – government disaster financial assistance is limited and only covers uninsurable perils.

Some of these preventative measures cost very little and reduce fire dangers by a great deal; others require planning and a long-term commitment to change.

Let's look at three areas where you can apply FireSmart standards to protect or reduce the damage to your property should a wildfire strike.

Site Preparation

Any kind of vegetation is combustible.

Mature trees, shrubs, grass, even your woodpile, are all potential fuels and can easily ignite (increasing the chance of building ignition and loss.) Managing the space around your house and buildings is of prime importance.

This diagram shows the Priority Zones surrounding an interface building or group of buildings.



Do you have a cleared zone around your house and buildings?

The first 10 metres of space around your home is your "First Priority". It's the most critical area to consider for fire protection. A good fuel free space gives firefighters a chance to save your home from an advancing fire. A home without a good fuel free space around it can make firefighting difficult, if not impossible.

What to do?

Remove any shrubs, trees, deadfall or woodpiles from this area and keep your grass mowed and watered.

How FireSmart is your "Second Priority" zone?

From 10 to 30 metres out from your home is the second priority zone. In this zone, you need to reduce fuels by thinning and pruning so that combustion cannot be supported.

What to do?

Remove trees and debris that can spread fire upwards to become a fast spreading crown fire. Space trees so that the crowns of individual trees are 3 - 6 metres apart.

Remove or reduce the number of evergreen trees in the area. Evergreens such as pine and spruce are much more combustible than deciduous trees. In fact, aspen, poplar and birch all have very low flammability rates.



Low stand density where trees are widely spaced and crowns do not touch or overlap.

Remove deadfall, thick shrubbery and mature trees that might provide the opportunity for a ground fire to climb up into the forest canopy. Once a fire crowns out, it's virtually unstoppable.

Because fires spread more easily up hill, it's important to extend the second priority zone precautions further on downhill slopes and on windward exposures.

Can you extend your FireSmart maintenance plan to the "Third Priority" zone?

The third priority zone begins 30 metres from any structure and extends to a distance of 100 metres and beyond. The idea here is not to remove all combustible fuels from the forest, but to thin the area so fires will be of low intensity and more easily extinguished.

What to do?

Thin or reduce shrubs and trees that make up the under story, retain fire resistant deciduous trees, space trees (3 - 6 metres between crowns) to reduce the potential for a crowning fire.



PHOTO: NICK ARTHUR

Lawn or non-combustible material
 - within 10 metres of building (0 pts).
 - within 10 - 30 metres of building (10 pts).

These are...

simple economical steps anyone can take to create a FireSmart home, community or business site. For these actions to be effective, they must be maintained.

Building Construction

Our second set of FireSmart guidelines deals with building materials and design standards. While it may not be practical or economical to apply all of them to an existing structure, many FireSmart modifications are easily accomplished. Others can be included in long-term maintenance or renovation plans or incorporated in new buildings as they are designed and constructed.

Is your roof FireSmart?

The most fire resistant roofing materials are metal, clay tile and asphalt shingles. Untreated wood-shakes and shingles provide no resistance. They are ideal fuels for a roaring wildfire.

Ensure that your roof is free of combustible debris and that no combustible materials such as overhanging trees or vegetation provide fuel for airborne sparks and embers.



PHOTO: KELVIN HIRSCH

Metal, clay tile, asphalt shingles, or non-combustible material (0 pts) - the most fire resistant and remain effective under severe fire exposure.



PHOTO: KELVIN HIRSCH

Unrated wood shakes (30 pts) - provide no fire protection.



PHOTO: KELVIN HIRSCH

Non-combustible siding (0 pts)
Materials such as stucco, metal siding, brick, cement shingles, concrete block, poured concrete, and rock offer superior fire resistance.

Are your exterior walls FireSmart?

Materials such as stucco, metal, brick and concrete offer superior fire resistance to wildfire. Logs and heavy timbers are a little less effective, while wood and vinyl siding offer very little protection.

Is your home vulnerable to firebrand ignitions?

If you are designing your home, try to eliminate areas where airborne sparks and embers could accumulate and ignite siding, windowsills or trim. Exterior siding should be fire resistant and extend from ground level to the roofline.

Eaves and vents (on attics and crawlspaces) are ready-made openings that can allow heat and embers to enter a building and ignite it. Ensure eaves are closed in and screen all vents including soffits. Keep areas under decks and porches clear of debris and sheath in the undersides of balconies and decks with flame resistant materials.



Closed eaves, vents screened with 3-millimetre mesh and accessible (0 pts)



Closed eaves, vents not screened with 3-millimetre mesh (1 pt)



Open eaves, vents not screened (6 pts)

PHOTO: DON MORTIMER

Are your doors and windows FireSmart?

Clear concentrations of fuels within 10 metres of glazed openings. Greater protection is provided by smaller double or thermal pane or tempered glass windows. Single pane glass provides virtually no protection.



PHOTO: PELLA WINDOWS

Tempered (0 pts) - optimum protection is provided by tempered glass.



PHOTO: KELVIN HEBICH

Single pane (2 or 4 pts)



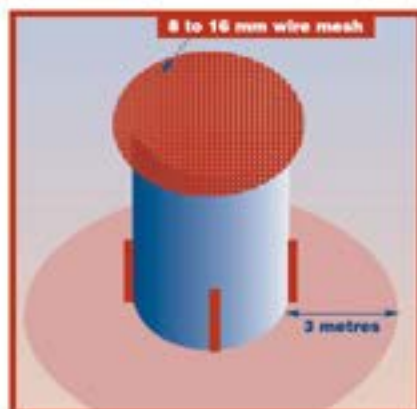
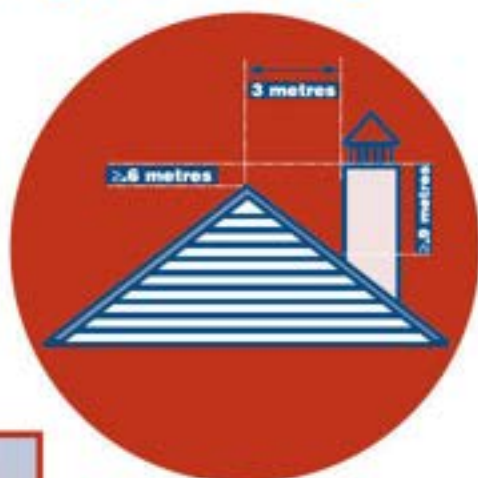
PHOTO: PELLA WINDOWS

Double pane (1 or 2 pts) - moderate protection is provided by double or thermal pane windows.

Don't Be the Cause of a Wildfire

Interface fires often start as small accidental ignitions. FireSmart standards are aimed at helping interface residents to prevent interface fires from starting.

FireSmart your chimney
Chimneys should be constructed to meet current British Columbia building code requirements and should have approved spark arrestors.



Burn barrels

Burn barrels should be located well away from buildings and other combustible items. Burn barrels should have proper ventilation, screens and should never be left burning unattended. For safer disposal, bring your debris to a landfill site.

Power lines and propane tanks
Vegetation should be cleared well back from power lines, propane tanks and other fuel supplies.

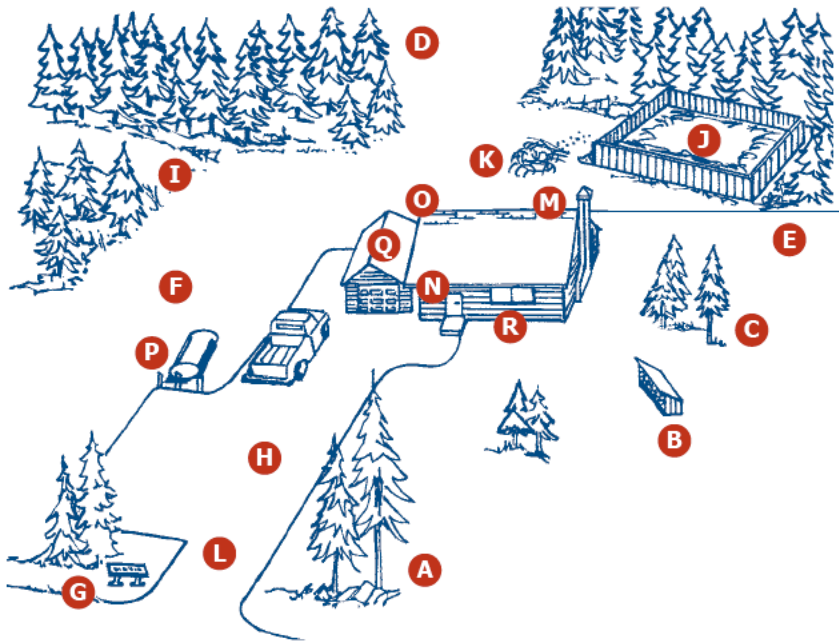
Emergency facilities
FireSmart building sites have adequate emergency vehicle access, with an on-site emergency water supply (pool, pond or tank).

Shovels and rakes
Every home should have shovels, rakes, axes, garden hoses, sprinklers and roof ladders to assist in suppressing wildfires.



Contact utility companies for clearing of vegetation under overhead electrical installations.

A Well Thought Out FireSmart Protection Plan



- A** Prune tree branches to a height of 2 metres or more
- B** Store fire wood 10 metres or more from the house (avoid downslope location)
- C** Remove all trees, long grass, shrubs, logs, branches, twigs and needles within 10 metres of house
- D** Thin trees (with 3 - 6 metres between crowns) for at least 30 metres from the house
- E** Contact your utility company if trees or branches are not clear of power lines
- F** Grass within 10 metres of buildings should be mowed and watered
- G** Address, fire or lot number clearly signed for quick identification by fire service
- H** Driveway is wide enough to accommodate emergency vehicles
- I** Try to provide an alternate emergency access route to your property
- J** Pond or tank with emergency water supply
- K** A FireSmart burning barrel
- L** Driveway clear of trees to a distance of at least 3 or 4 metres
- M** Chimney installed to code complete with spark arrestor screens
- N** All eaves enclosed and screen all vents including soffits
- O** Undersides of balconies, decks and crawlspaces sheathed in with flame resistant materials
- P** Propane tanks located at least 10m from building - clear all vegetation within 3 metres
- Q** Use only fire retardant roofing rated Class A, B or C and fire resistant exterior siding
- R** Solid shutters or metal firescreens will provide increased fire protection for windows and doors

Do Your Own Home and Site Hazard Assessment

Assign yourself the indicated number of points for each assessment area. The fewer points you get, the more prepared your property is to successfully survive a wildfire. If a question does not apply to your home, score 0.



PHOTO: CDF

Will your home survive a wildfire?

Home & Site Hazard Assessment

Important Factors	Characteristics of Material	Point Rating	Your Score
What kind of roofing material do you have?	If you have asphalt shingles, metal, clay tile or ULC rated shakes	0	
	If you have unrated wooden shakes	30	
How clean is your roof?	No needles, leaves or other combustible materials	0	
	A scattering of needles and leaves	2	
	Clogged gutters and extensive leaf litter	3	
What is the exterior of your home built out of?	Non-combustible material stucco, metal siding, brick	0	
	Logs or heavy timbers	1	
	Wood, vinyl siding or wood shakes	6	
Are your eaves and vents closed up and screened?	Closed eaves and vents with 3 mm wire mesh	0	
	Closed eaves and vents with no mesh	1	
	Open eaves, open vents	6	
Have you screened in your balcony, deck or porch?	All decks, balconies and porches are screened or sheathed in with fire resistant material	0	
	All decks, balconies and porches are screened or sheathed with combustible material	2	
	Decks, balconies and porches are not screened or sheathed in	6	
How fire resistant are your windows and doors?	Tempered glass in all doors/windows	0	
	Double pane glass:		
	• Small/Medium	1	
	• Large	2	
Single pane glass:	• Small/Medium	2	
	• Large	4	
Where is your woodpile located?	More than 10 metres from any building	0	
	Less than 10 metres from any building	6	
Is your home set back from the edge of a slope?	Building is located on the bottom or lower portion of a hill.	0	
	Building located on the mid to upper portion or crest of a hill	6	

Home & Site Hazard Assessment

Important Factors	Potential Hazards	Point Rating	Your Score
What type of forest surrounds your home, and how far away is it?	Deciduous trees (poplar, birch) within 10 metres of buildings	0	
	Deciduous trees 10 - 30 metres from buildings	0	
	Mixed wood (poplar, birch, spruce or pine) within 10 metres of buildings	30	
	Mixed wood 10 - 30 metres from buildings	10	
	Conifers (spruce, pine or fir) within 10 metres of buildings	30	
	• separated • continuous	30	
What kind of vegetation grows in the zone around your buildings?	Well watered lawn or non-combustible landscaping material	0	
	Uncut wild grass or shrubs	30	
	• within 10 metres of buildings • within 10 - 30 metres of buildings	5	
	Dead and down woody material within 10 metres of buildings	30	
• scattered • abundant	30		
Dead and down woody material within 10 - 30 metres of buildings	• scattered	5	
	• abundant	30	
Are there abundant underbrush and ladder fuels in the surrounding forest?	None within 10 - 30 metres	0	
	Scattered		
	• within 10 - 30 metres of buildings	5	
Abundant	• within 10 - 30 metres of buildings	10	
The Wildfire Hazard Level for your home is:			Total Score

Low <21 points Moderate 21-29 points High 30-35 points Extreme >35 points

Other FireSmart Considerations

Important Factors	Yes	No
Do you have adequate insurance on your home and property?		
Do you have the necessary fire suppression equipment (shovels, rakes, buckets, hoses, etc.) easily accessible?		
Are your burn barrels screened and at least 10 metres from combustibles and buildings?		
Are overhead powerlines clear of vegetation and at least a tree's height away from nearest forest?		
Are propane tanks clear of vegetation and at least 10 metres from dwellings and other buildings?		
Are emergency fire services within a 10 minute drive from your home?		
Is your chimney safe? Is your chimney clean? Does it have proper clearances and stack heights with proper screens and fire arresters?		
Do you have good access to your property for emergency response vehicles?		
Is the area within 10 metres of your home and other buildings free of trees, flammable vegetation and other combustibles?		
Do you have an adequate municipal or on site water supply in case of fire?		
Does your family have an emergency fire and evacuation plan?		

Emergency Phone Numbers

Find and copy down the emergency numbers for your area and keep them in a visible area close to your telephone.

Fire Department: _____

Police: _____

British Columbia Forest Service

Local Fire Centre: _____

**To report a forest fire call:
1-800-663-5555 or *5555 on your cell phone**

Property Identification:

Section _____ Township _____ Range _____ Other _____

Or

Lot _____ Blk _____ Plan _____ Other _____

Or

Street Address _____

For more information about protecting your home and community from wildfire, order a detailed copy of "FireSmart – Protecting Your Community from Wildfire". Copies available from Partners in Protection, phone (780) 435-7283 or <http://www.partnersinprotection.ab.ca/downloads/index.shtml> or from the British Columbia Ministry of Forests, Forest Protection Branch office.

For more information on fire prevention, detection and suppression and burning or travel restrictions, contact our website:

<http://www.for.gov.bc.ca/protect/>

Wildfire Information Line:

1-888-3FOREST or 1-888-336-7378

**For more information on the B.C. Forest Service Protection Program,
contact the office nearest you:**

B.C. Forest Service, Protection Branch
2957 Jutland Road, 2nd floor
P.O. Box 9502, Stn Prov Govt
Victoria, B.C. V9W 9C1

Kamloops Fire Centre
4000 Airport Road
Kamloops, B.C. V2B 7X2
(250) 554-5500

Coastal Fire Centre
665 Allsbrook Road
Parksville, B.C. V9P 2T3
(250) 951-4222

Southeast Fire Centre
208 Hughes Road
Castlegar, B.C. V1N 4M5
(250) 365-4040

Northwest Fire Centre
Bag 5000 Airport Road
Smithers, B.C. V0G 2N0
(250) 847-6600

Cariboo Fire Centre
3020 Airport Road
Williams Lake, B.C. V2G 5M1
(250) 989-2600

Prince George Fire Centre
1011 4th Avenue
Prince George, B.C. V2L 3H9
(250) 565-6124

BE FIRE SMART!



To report
a forest
fire call:

1-800-663-5555 or
***5555** on your cell phone

History

Tue Jul 16 00:02:34 2024 **Janet Belich** [REDACTED] Ticket created

To: publichearings@scrd.ca

Subject: OPPOSITION to proposed bylaw No.722.9 and 337.123

From: "Janet Belich" [REDACTED]

CC: leonard.lee@scrd.ca

Date: Tue, 16 Jul 2024 00:02:09 -0700

I am writing to express my opposition to Riparian Area and Shoreline Protection proposed bylaw amendments No. 722.9 and 337.123 regarding increased setbacks and restrictions on waterfront properties.

I have the following concerns:

New Buffer Zones:

The proposed prohibition against hardscaping will make it difficult or impossible to build stairs and pathways, limiting safe access to the waterfront and potentially making repairs to existing houses and decks located within the maximum Riparian Assessment Area either impossible or needlessly complex. How does the SCRD plan to address the safety and accessibility issues this will cause?

Effect on Property Use and Value:

Properties not in legal compliance are limited in their options to expand, replace, or alter buildings on their OWN property. What about owners who bought properties that intend to replace existing structures? Are they able to tear down and build?

Housekeeping Items:

Why are significant increases in water setbacks and new restrictions as to buildable areas being described as "housekeeping" items?

Change in Ocean Setbacks:

The rationale for increasing the ocean setback is unclear. Protection for erosion and flooding are already contained in the requirements for Development Permits. No Provincial law requiring that the ocean setbacks be increased has been cited. Why are these changes being proposed? Have studies been conducted to show that current setbacks are insufficient? What evidence supports that moving buildings further back will effectively create green infrastructure and address environmental concerns without imposing unnecessary restrictions on property use?

Dock Ramps and Structures:

Will dock gangways, ramps and other waterfront structures still be permitted to affix to the upland? Are these able to be maintained, repaired and replaced as needed? Have the consequences these changes will have on boat-access only properties been considered? How will the new amendments address the needs of boat access-only properties?

Fire Concerns:

FireSmart urges us to create a no vegetation zone around our homes to limit fire fuel. Additionally, many water access properties need to provide safe access to Firefighters and First Responders. Why create a buffer that would make these safety measures more difficult?

Urgency and Justification:

The amendments add confusion and conflict with existing provisions and the Official Community Plan adopted in 2018. Why is there a rush to implement these changes without a thorough review?

Enforcement Issue:

Encroachment on a Streamside Protection and Enhancement Area (SPEA) is an enforcement issue, not jurisdiction for banning people from building safe access to their properties or to the water. Why not address the enforcement issue directly instead of imposing broad restrictions?

Economic Impact:

These policies will reduce the value and usability of coastal properties, potentially harming our local economy. The long-term effect on development revenues for the SCRD, increase property tax, and economic growth of our region have been inadequately considered. What studies or assessments have been done to evaluate the economic impact of these proposed changes?

Ignoring Local Feedback:

Why has the SCRD ignored the feedback from the Local Advisory Planning Committee, which previously addressed many of these concerns?

These amendments appear to be an overreach by the government and are not in the broad community's best interest. They will reduce the value and usability of coastal properties and potentially harm our local economy.

I strongly urge the SCRD to reconsider and vote down the proposed bylaws for ocean setbacks and riparian zones.

Thank you for your consideration.

Sincerely,

Tim & Janet Belich
[REDACTED]

Garden Bay, BC

Dear SCRD Council,

I am writing to express my strong opposition to the proposed bylaw amendments and urge you to vote “NO.”

I cannot understand the purpose of punishing homeowners and taking away their rights for access to properties that have been in their families control for generations. We have been facing so many strange decisions abusing governments rights over various areas of the BC waterfront. I am at odds of where this is coming from and there doesn't seem to be any strong scientific background, but verbiage used over and over that this is the BC government best practices being implemented. These are life altering decisions for many families and often these aren't wealthy homeowners but generational properties that make up the fabric of Canadian life. Many retirees depend on access to the water front and this would prevent that from being a possibility in the future. Families come together and are the fabric of communities and this is an essential part of that.

The rights and interest of so many individuals are being completely pushed aside for an agenda that I am not sure is but hidden under the cloak of environmental practices or something to that nature. If we truly think this is an environmental issue, we should look at the consumption of cheap goods from China and the amounts of pollution China and other countries produce before we implement draconian by laws against homeowners who have worked hard their whole lives to earn the right to own these properties. We are neglecting the interest of our own citizens for whom? I would say take a referendum on the issue before moving forward against people's wishes.

For the short term the SCRD should postpone a decision until the Dock Management Plan has been completed and a strategy working in conjunction with that decision and other areas that have been discussed such as the foreshore and riparian areas.

The current regulatory environment is both complex and bureaucratic and there hasn't been enough consultation, nor transparency in the process that will affect so many individuals negatively. Where would people retire if that didn't have access to the waterfront, how would they navigate having a home so far back from the water. This can drastically change an individual's life and that should be a major concern for all those decisions and be taken into account. There will be a significant backlash as there should be if this decision is pushed through.

As a property tax-paying constituent, my family and many people we have spoken to find this alarming to see the SCRD treat this matter so lightly and push it through without proper consultation or even a referendum on these important matters. Direction from the constituents is vital to fairness and transparency of all governments and we need to respect the individual right of property owners as a fundamental democratic right. It is the basis as a fair and just process that is key that this be shelved at this moment to get a better understanding of the reasoning of why this would be beneficial to the Sunshine Coast.

Hopefully the SCR D can understand this is the time to listen and take the time to meet with the community and affected individuals and take a macro approach to this decision and not a small group of people pushing their own agendas. Property owners take pride and manage the coast in an environmentally sensitive way as they all have a vested interest in protecting and preserving the land. These are our homes and very rarely does any homeowner not respectful and thoughtful towards the land as we all have an interest in best practices to ensure the environment is protected.

I would hope we as a society could come together to ensure all individual rights are heard before we make such huge decisions. Unintended consequences from local by-laws would impact the Sunshine Coast negatively and have many unintended ramifications.

I urge common sense to prevail and postpone this decision until a more appropriate path forward can be decided.

Sincerely,

Mike Andrew
Sakinaw Lake Resident

History

Tue Jul 16 11:08:29 2024 **Vicki Parton** [REDACTED] ticket created

Subject: Riparian Shoreline Protection Bylaw Comments - Sakinaw Lake

Date: Tue, 16 Jul 2024 11:08:29 -0700

From: "Vicki Parton" [REDACTED]

To: publichearings@scrd.ca, kate.stamford@scrd.ca, leonard.lee@scrd.ca, justine.gabias@scrd.ca, kelly.backs@scrd.ca, donna.mcmahon@scrd.ca, [REDACTED]

July 16, 2024

The Sakinaw Lake Community Association with 400+ members is strongly opposed and votes no to the proposed bylaw amendments. As property owners on the Sunshine Coast and years invested in the stewardship of our lake, we feel the SCRD must represent our rights and acknowledge our property rights and legacy.

We were provided little time to digest the new bylaw change and with the proposed DMP legislation, feel overwhelmed by all the documents we receive. The community of landowners needs to have a stake in these discussions as it will change how the residents of Sakinaw Lake both full time and "seasonal" use their property. The Riparian zone is important to us all, consultation is a necessary step.

You need to consider the economic impact of this bylaw, our lifelong investments in our properties that we built with future generations in mind. We are a community lake and keep a watchful eye on what occurs around us - we cherish the water and the wildlife. We are stewards of the lake.

We believe unintended consequences have not been considered and surely have not been discussed with landowners. Should a tragedy occur and our cabins are destroyed, yet more damage will take place on the land to enable us to build further back. Blasting would be required for many of us. Further, because of the topography, some would not be able to rebuild. How can a change like this to the bylaws be considered "housekeeping"?

The SCRD needs to hear our voices and take time to consult with the community on such major decisions.

Sincerely,

Sakinaw Lake Community Association

(SLCA)
[REDACTED]

Ticket Subject: Riparian and Shoreline Protection Bylaw

History

Tue Jul 16 11:58:46 2024 **Steve Macdonald** [REDACTED] Ticket created

Subject: Riparian and Shoreline Protection Bylaw

Date: Tue, 16 Jul 2024 11:58:56 -0700

From: "Steve Macdonald" [REDACTED]

To: publichearings@scrd.ca

CC: "Secretary CoBCYC" [REDACTED] leonard.lee@scrd.ca, kate.stamford@scrd.ca

I am responding to your request for comments on the "housekeeping" changes to property management in the SCRD. As a member of Burrard Yacht Club, I have an interest in recreational property in Pender Harbour and Howe Sound. By the nature of the needs of the recreational boater, access to the water is essential. The proposed SCRD amendments leave a lot in question as to the safe access to docks and wharfs that compose the basis for the existence of our club. The increased setbacks and the limitations to the activities in the setbacks are also troubling as they may restrict the use of a significant portion of our property.

As stated, SCRD's proposed changes to private land regulations appear to be similar to the amendments made to the Sunshine Coast dock management plans in that they impose significant change without adequate consultation and at very least will have unintended consequences; they may even result in restrictions that prevent owners from using their property without any form of compensation.

I urge you to slow the regulatory process to provide greater consultation and demonstrate the scientific justification for such sweeping and disruptive changes to the use of private property.

Sincerely

J.S. Macdonald
Committee Chair
Burrard Yacht Club



2024-07-16

Sunshine Coast Regional District
1975 Field Road, Sechelt, BC V7Z 0A8
Email publichearings@scrd.ca

RE: SCRD Bylaw 337 and 722 amendments to support riparian areas and ocean shorelines

Dear SCRD Directors:

Thank you for the opportunity to provide input into proposed amendments to Bylaws 337 and 722. The Sunshine Coast Conservation Association (SCCA) is **very supportive of the proposed bylaw amendments** to strengthen riparian area and shoreline protection in the SCRD.

The SCCA is a BC non-profit Society and a registered federal charity (1997). Our mandate is to preserve biodiversity on the Sunshine Coast in the territories of the Sk̓wx̓wú7mesh, shíshálh, Tla'amin, Klahoose and Homalco First Nations. We have worked to preserve lands, waters, sensitive species and ecosystems in this region for **nearly 30 years**. Over the decades, we have tracked, supported, and at times pushed back on SCRD land use policies.

We **sincerely appreciate the SCRD's current efforts** to advance sustainable natural asset management, preserve sensitive habitat and ensure species, ecosystem services and resources these provide endure. We are particularly supportive of SCRD work on drinking water source area diversification and conservation, climate change planning, adaptation and mitigation, riparian area and shoreline preservation. We understand and recognize how these efforts tie together, and support each other. We encourage the SCRD to keep up the good work.

The SCCA and the SCRD have long been allies in protecting Chapman Creek from logging. Our primary watershed was and must remain protected for **the same reasons these bylaw updates are needed now**. When sensitive areas are degraded it impacts the ecosystems ability to self sustain, eroding the systems and the resources we rely on. Effects of degraded landscapes are felt over long time scales and compounded with climate change. Ongoing drought/drinking water scenarios link back to enduring impacts of historic resource extraction on public land. Understanding and addressing links between private land clearing, drought, flooding and erosion on downstream communities, infrastructure and government coffers, is **a key step forward**.

The Sunshine Coast, along with the entire planet, is undergoing a biodiversity crisis. As climate impacts increase and biodiversity decreases, **ecosystems become more vulnerable to ecological disturbance, and less able to recover from impacts.** Daily, calls for action from governments, NGOs and communities across the globe flood the airwaves with urgent calls to act to address these problems. Through these bylaw updates the SCRD is answering the call.


Pre-contact, the ecosystems of the Sunshine Coast supported uncounted generations of wealthy First Nations societies. Yet, newcomers and younger generations have little or no experience of this abundance because forests, fish, and other food sources have drastically diminished from historical levels, as a result of poor land use practices. Including indiscriminate development in ecologically sensitive areas. In our view, improving land use management to maintain and restore natural abundance is **a shared responsibility by all levels of society,** including private landowners.

The SCRCD has engaged the community about this proposal in a number of ways. We feel it's **listening and understanding** the concerns of the community as a whole, while accounting for private property and development interests. We note that the job of Directors is not to protect private property values for *some* people. It is to ensure the SCRCD has policies and processes in place to manage the public trust in a way that ensures *all people and values* are considered to the best of their ability, within their jurisdiction. We also note that the cheapest and easiest way to sustain natural and engineered infrastructure is to protect them from upstream and climate impacts. Protecting sensitive areas and natural assets is **a fiscally responsible solution.**

This update also helps to **clarify and streamline** rural planning and development processes to support a range of needs. We recognize that this bylaw update will impact opportunities for new development in sensitive areas and we support that shift. We think the best way to address individual site specific property issues is through engagement between property owners and SCRCD staff, not through a bylaw update. We believe that questions of impacts on large lot subdivision potential is **a conversation best held through community-wide Official Community Planning** and conversations about where and how densification is most appropriate in rural areas.

Again, we sincerely appreciate the SCRCD's work to support holistic natural asset management, preserve sensitive habitat, species, ecosystem services and resources. We encourage Directors to approve these important bylaw amendments and thank you for your consideration of our input.

Kind Regards,
Suzanne Senger
Executive Director, The SCCA



History

Tue Jul 16 12:00:09 2024 **Kim Wilkinson** [REDACTED] Ticket created
From: "Kim Wilkinson" [REDACTED]
Subject: Support for Proposed Amendments to Zoning Bylaw No. 722.9 and 337.123
Date: Tue, 16 Jul 2024 11:59:15 -0700
To: publichearings@scrd.ca

Respected SCRD Board:

As a citizen I am writing to express my strong support for the proposed Amendments to Zoning Bylaw No. 722.9 and 337.123. These are necessary amendments to help strengthen protection of watercourses and shorelines in the SCRD. I believe this is a vital step in service to securing our water security, as well as protecting ecosystem services and quality of life for present and future generations. It is in the general public interest to move forward with these protections and I trust those landowners affected can respect that and adapt to the gentle amendments. I thank you for showing leadership in protecting our waterways and way of life.

Kind regards and thank you again,
Kim
Kim M. Wilkinson
Gibsons, BC



I am a newcomer on the unceded land of the shíshálh and Skwxwú7mesh Nations. I am committed to learning and unlearning to support decolonization, reconciliation, and Indigenous Title and Rights.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024
AUTHOR: Nick Copes, Planner II
SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION DVP00099 (7531 COVE BEACH ROAD)

RECOMMENDATION(S)

- (1) THAT the report titled Development Variance Permit Application DVP00099 (7531 Cove Beach Road) be received for information;
 - (2) AND THAT Development Variance Permit DVP00099 (7531 Cove Beach Road) to vary Zoning Bylaw No. 722 to allow for the construction of an auxiliary dwelling unit and pool on the property be issued, as follows:
 - (a) Section 5.16.1 (a) to reduce the setback for a structure adjacent to the natural boundary of the ocean from 15 m to 7.5 m.
 - (b) Section 7.9.3 to vary the maximum parcel coverage for a parcel over 3500 m² in the RU1 Zone from 15% to 20.5%.
-

BACKGROUND

The SCR D Board adopted the following resolutions on October 24, 2024:

293/24 It was moved and seconded

THAT Electoral Area Services Committee recommendation Nos. 1 - 17 of October 17, 2024 be received, adopted, and acted upon as follows:

Recommendation No. 9 *Development Variance Permit Application DVP00099 (7531 Cove Beach Road) – Electoral Area B*

THAT Development Variance Permit DVP00099 (7531 Cove Beach Road), to vary Zoning Bylaw No. 722 to allow for the construction of an auxiliary dwelling unit on the property, be issued as follows:

- a. Section 7.9.3 to vary the maximum parcel coverage for a parcel over 3,500 m² in the RU1 Zone from 15% to 20.5%.

Recommendation No. 10 *Development Variance Permit Application DVP00099 (7531 Cove Beach Road) – Electoral Area B*

THAT staff work with the applicant for DVP00099 to develop a condition of Development Variance Permit issuance that outlines the terrestrial environmental impacts related to construction of a swimming pool within the setback area and potential restoration opportunities;

AND THAT a report outlining the terrestrial environmental impacts and restoration opportunities be provided to a future Committee.

The October 17, 2024, EAS Report is provided as Attachment A.

DISCUSSION

In response to Board resolution 293/24, No. 10, the property owner has provided three reports as follows:

1. Geotechnical Report from Terrane Geotechnical Group, dated October 18, 2021;
2. Report on Coastal Engineering for Sargeant Bay Pool Wall by CMO Consultants Ltd., dated November 1, 2024; and
3. Terrestrial Environmental Impact Report for the Construction of Swimming Pool within Ocean Setback Area by Balanced Advisors Limited, dated November 3, 2024 (Attachment B)

Staff have evaluated the reports from the perspective of flooding, wave runup, terrestrial and marine environmental impacts and potential restoration opportunities, and in the context of the Board's Policy 13-6410-6 (Development Variance Permits). The following points were noted in each report:

Geotechnical Report (2021)

- A Flood Construction Level of 8.0 m Geodetic was established for the year 2100;
- At a horizontal setback of 7.5 m from the specified FCL, the existing grade is at an elevation of 9 metres or higher; and
- A retaining wall will be constructed at an average elevation of 8 m. Portions below 8 m elevation will be subject to future wave action and must be designed to resist forces associated with ocean wave action at the subject site.

Coastal Engineering Report

- 50-year wave runup does not impact the pool wall;
- For the 200-year wave runup, two sections of the pool wall were evaluated;
- Section A is at an elevation of 9.2 m, the wave runup is about 9.9 m, there is a small force to be included in the design of the pool wall. The force will not likely affect the design; and
- Section B is at an elevation of 10.1 m, the wave runup is about 10 m, there is no force on the pool wall.

Terrestrial Environmental Impact Report (Attachment B)

- The proposed construction of the swimming pool will have no substantive adverse environmental impact on the local terrestrial or marine environments;
- Restoration of the terrestrial environment is neither necessary nor feasible;
- Previously removed vegetation from the cleared area, including the site of the proposed swimming pool would not have had a substantive adverse impact on the terrestrial or marine ecosystem functions;
- The waterfront plaza site can be considered to have been devoid of substantive terrestrial ecosystem features and functions at the time the site was acquired by the owners;
- Waterfront plaza surface treatments would be considered non-permeable. Replacing with a pool would not result in any loss of non-permeable area;
- The pool will be filled with groundwater from an on-site well;
- The proposed Ozone/UV/Chlorination system presents no substantive potential for adverse environmental impact;
- Water release from the pool would not contribute to adverse environmental impacts;
- Restoration is not necessary to maintain terrestrial and marine ecosystem features and functions in the vicinity, or feasible; and
- Mitigation opportunities could include planting native vegetation at suitable locations within the ocean setback area.

Based on the recommendations of the report, the applicant has also committed to the planting of native species within the shoreline setback area (Attachment C). Some of this planting has already been undertaken in areas not impacted by construction activities with the remaining planting to be completed post development. Should the variance be approved for the construction of the swimming pool, in order to ensure this work is completed a condition will be added to the development variance permit that requires this.

Analysis

Staff have evaluated this application using SCRD Board Policy 13-6410-6 (Development Variance Permits). In addition to the analysis provided in previous staff reports, the following additional comments can be offered related to criteria #2 and #5:

2. The variance should not negatively affect adjacent or nearby properties or public lands;

Based on the professional reports, no negative effects identified.

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property.

Based on the professional reports, no substantive negative effects are identified. Further, the applicant is committed to the planting of native species within the shoreline setback area as part of the project.

STRATEGIC PLAN AND RELATED POLICIES

The proposed variance was reviewed and evaluated for conformance with the SCRD Board policy 13-6410-6 (Development Variance Permits) criteria.

CONCLUSION

Based on the reports submitted by the owner, staff believe that the construction of a swimming pool in the proposed location would be safe and have limited environmental impact. As such, staff recommend approval of the variance request to allow for the construction of the pool at a 7.5 m setback, and to allow for the pool to be included as part of the already approved parcel coverage variance for the auxiliary dwelling unit.

ATTACHMENTS

Attachment A – Staff Report to Electoral Area Services Committee dated October 17, 2024

Attachment B – Terrestrial Environmental Impact Report

Attachment C – Landscaping Commitment Memo

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X - S. Reid
CAO/CFO	X – T. Perreault	Assistant Manager	X – K. Jones

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – October 17, 2024
AUTHOR: Kevin Jones, Assistant Manager, Planning and Development
SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION DVP00099 (7531 COVE BEACH ROAD)**

RECOMMENDATION(S)

(1) THAT the report titled Development Variance Permit Application DVP00099 (7531 Cove Beach Road) be received for information.

BACKGROUND

The SCRD Board adopted the following resolutions on October 10, 2024:

280/24 It was moved and seconded

THAT the following recommendations from the Committee of the Whole meeting of September 26, 2024 be referred to the October 17, 2024 Electoral Area Services Committee meeting for further discussion:

Recommendation No. 6 *Development Variance Permit Application DVP00099 (7531 Cove Beach Road)*

The Committee of the Whole recommended that the report titled Development Variance Permit Application DVP00099 (7531 Cove Beach Road) be received for information;

AND THAT Development Variance Permit DVP00099 (7531 Cove Beach Road) varying the Zoning Bylaw No. 722 to allow for the construction of an auxiliary dwelling unit and pool on the property be denied, as follows:

(a) Section 5.16.1 (a) to reduce the setback for a structure adjacent to the natural boundary of the ocean from 15 m to 7.5 m.

Recommendation No. 7 *Development Variance Permit Application DVP00099 (7531 Cove Beach Road)*

THAT Development Variance Permit DVP00099 (7531 Cove Beach Road) varying the Zoning Bylaw No. 722 to allow for the construction of an auxiliary dwelling unit and pool on the property be issued, as follows:

(b) Section 7.9.3 to vary the maximum parcel coverage for a parcel over 3,500 m² in the RU1 Zone from 15% to 20.5%.

281/24 It was moved and seconded

THAT the policy evaluation criteria for Development Variance Permits be included with the referral of the September 26, 2024 Committee of the Whole recommendation Nos. 6 and 7 to the October 17, 2024 Electoral Area Services Committee.

DISCUSSION

In response to Board resolution 281/24, the following is a reiteration of the information provided in previous staff reports (see Attachment A). Staff have evaluated this application using SCR Board Policy 13-6410-6 (Development Variance Permits) as criteria as follows:

- 1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw.**

Parcel Coverage:

The RU1 zoning allows for parcel coverages of up to 35% for lots up to 3,500 m², with lots over that size being restricted to 15%. Though this is a requirement in the Zoning Bylaw to ensure larger lots in general have lower parcel coverages, it is noted that, for example a 2,500 m² lot would allow for a parcel coverage of 875 m², whereas the subject lot of 4,050 m² (550 m² over the 3,500 m² cutoff), is limited to 607.5 m². In this case the applicant proposes parcel coverage of 830.25 m².

Given the size of the lot, being 550 m² over the size at which parcel coverage decreases to 15%, staff feel the requested variance is reasonable.

It is noted that outside of this specific application this element of the Zoning Bylaw may require further consideration as part of a review of parcel coverage requirements within zones. For lots over 3,500m² it is considered reasonable to look at a more tiered or sliding-scale approach to parcel coverage restrictions to reasonably accommodate uses permitted within the zone.

Setback:

The proposed setback variance from 15 m to 7.5 m is for the construction of the swimming pool. There is a plaza being constructed in the area where the pool is proposed, which was included as part of the Building Permit plans for the single-unit dwelling. The Building Permit was approved under Zoning Bylaw 310, which only required a 7.5 m setback. As the pool was not part of the original Building Permit issuance (although planned for at the time), it is now subject to Zoning Bylaw 722, which requires a 15 m setback resulting in the request for a variance.

It is further noted that the alternative to a pool of a hardscaped plaza with retaining walls, as proposed at the time of building permit issuance, would be permitted within the setback area. The location of a swimming pool has no further tangible impact or encroachment than the construction of the plaza would, and therefore the overall intent of the permitted built form envisioned in the bylaw is maintained in the

proposed variance. It is the fact that the swimming pool is considered a structure under that triggers a Building Permit and the requested variance.

2. The variance should not negatively affect adjacent or nearby properties or public lands.

Parcel Coverage:

Topographic challenges of site, including steep slopes, bedrock and high-water mark and flood construction levels, governed the design and layout of the under-construction single-unit dwelling. Rather than designing within a three-storey stacked floor plan, which would have a greater massing and visual impact, the dwelling has been designed such that it is tiered with the natural topography of the site, which limits the visual impact both from the shore and neighbouring properties, which is seen as a positive element. This tiered design has resulted in a higher lot coverage for the single-unit dwelling in comparison to a more traditional three-storey stacked floor plan.

Setback:

As referred to under Criteria 1, the form of the area of the plaza, approved as part of an earlier Building Permit, will not change materially with the construction of a swimming pool in this space.

3. The variance should not be considered a precedent, but should be considered as a unique solution to a unique situation or set of circumstances.

Parcel Coverage:

As referred to in criteria 2 above, the topography of the site has resulted in a design approach that seeks to tier the single-unit dwelling with the topography of the site, which results in a larger site coverage.

The architectural design includes significant overhangs, which for the single-unit dwelling and ADU total 7% of the parcel coverage. Though this is an architectural choice, such overhangs are in excess of that seen on typical buildings and do not contribute to the livable indoor floor area proposed. Larger overhangs can also provide benefits in terms of cooling for dwellings during summer months.

The swimming pool is counted as part the parcel coverage as it is considered a structure and contributes 2.45% (99.46 m²) towards the proposed parcel coverage. The pool is proposed in place of a plaza on the site, which would not count as parcel coverage. From a massing impact perspective it is considered that there is no tangible difference whether this portion of the site has a swimming pool located in this space or a plaza and the inclusion of the pool may also include in some positive components when compared to a plaza (i.e. fire suppression or storm/ wave-breaker, as noted by the applicant).

Setback:

The adoption of Zoning Bylaw 722 and introduction of the 15m setback in this area has resulted in this multi-year project being subject to changing Zoning Bylaw requirements, something that will not apply moving forward for new projects that would proceed under Zoning Bylaw 722 only.

4. The proposed variance represents the best solution for the proposed development after all other options have been considered.

In relation to parcel coverage in particular there would have been site design options available to the property owner prior to the design and construction commencement of the 510 m² single-unit dwelling that would have allowed for a lesser parcel coverage, though it is noted that such options may have also resulted in taller building heights with larger massing.

It is noted that the design of the single-unit dwelling under construction, tiers up the hillside and blends with the topography and the construction of the pool within the plaza area has no further tangible visual impact on the site, particular from the seaward viewpoints. Additionally, if the swimming pool had been part of the original Building Permit, approved under Bylaw 310 it would not have needed a setback variance.

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property.

Parcel Coverage and Setback (Pool):

Both the parcel coverage and setback variance for the pool has no more impact on the natural site characteristics or environmental qualities of the site than the hardscape plaza would and may actually have some positive impacts, as noted above under criteria number three.

Parcel Coverage (Auxiliary Dwelling Unit)

The auxiliary dwelling unit at 2.45% parcel coverage (99.46 m²) represents a relatively small impact from a total parcel coverage perspective.

STRATEGIC PLAN AND RELATED POLICIES

The proposed variance was reviewed and evaluated for conformance with the SCRD Board policy 13-6410-6 (Development Variance Permits) criteria.

CONCLUSION

At the October 10, 2024 Regular Board meeting, the Board directed that Committee of the Whole recommendation Nos. 6 and 7 regarding DVP00099 be referred to the Electoral Area Services Committee meeting along with the evaluation criteria from Board Policy 13-

6410-6 (Development Variance Permits) for further discussion. The previous staff report has been included in Attachment A and an evaluation of the application in accordance with the Board’s policy has also been provided for the Committee’s consideration.

ATTACHMENTS

Attachment A – Staff Report to Committee of the Whole dated September 26, 2024

Attachment B - Board Policy 13-6410-6 Development Variance Permits

Reviewed by:			
Manager		Finance	
GM	X - I. Hall	Legislative	X- S. Reid
CAO/CFO	X - T. Perreault	Other	

Attachment A

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Committee of the Whole – September 26, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION DVP00099 (7531 COVE BEACH ROAD)

RECOMMENDATIONS

- (1) THAT the report titled Development Variance Permit Application DVP00099 (7531 Cove Beach Road) be received for information;
 - (2) AND THAT Development Variance Permit Application DVP00099 (7531 Cove Beach Road) to vary Zoning Bylaw No. 722 to allow for the construction of an auxiliary dwelling unit and pool on the property be issued, as follows:
 - (a) Section 5.16.1 (a) to reduce the setback for a structure adjacent to the natural boundary of the ocean from 15 m to 7.5 m;
 - (b) Section 7.9.3 to vary the maximum parcel coverage for a parcel over 3,500 m² in the RU1 Zone from 15% to 20.5%.
-

BACKGROUND

The Sunshine Coast Regional District (SCRD) has received a Development Variance Permit application for 7531 Cove Beach Road in Electoral Area B that requests relaxations to Zoning Bylaw No. 722 to allow for the proposed construction of a swimming pool and an auxiliary dwelling unit. The intent of the application is to decrease the setback from the natural boundary of the ocean from 15 m to 7.5 m for the pool structure and increase the maximum allowable parcel coverage from 15% to 20.5% to allow for the pool and auxiliary dwelling unit.

A report in relation to this application was brought forward to the June 20, 2024, Electoral Area Services Committee (Attachment 1), resulting in the following resolution being passed at the June 27, 2024, SCRD Board meeting:

191/24 **Recommendation No. 2** *Development Variance Permit DVP00099 (7531 Cove Beach Road)*

THAT the report titled Development Variance Permit DVP00099 (7531 Cove Beach Road) - Electoral Area B be received for information;

AND THAT Development Variance Permit DVP00099 (7531 Cove Beach Road) be referred to the Electoral Area B Advisory Planning Commission.

The Area B Advisory Planning Commission (APC) reviewed the application at the July 23, 2024, APC meeting. The APC was not able to reach a consensus on the application with discussion including:

For the swimming pool:

- The pool, as it is considered a structure, will count towards parcel coverage beyond that which is allowed by current zoning.
- Construction of a plaza in the space is already permitted.
- Questions around the stated benefit the pool may provide as a heat sink for summer cooling, the possibility of warm water being released into the ocean, and the need for this to be assessed by an appropriate agency.
- Questions around the pool and fence (per artist's drawings available on the architect's website) and potential concern that they may not in keeping with Official Community Plan (OCP) guidelines.

In relation to parcel coverage:

- That SCRD bylaws allow up to 35% parcel coverage on smaller parcels.
- The large eaves of the house, which count towards parcel coverage do not cover living space, and in fact protect it from summer heating. They provide beneficial cooling effects, which are becoming essential during our increasingly hot summers.
- The increase to the maximum parcel coverage exceeds both the previous (Zoning Bylaw No. 310) and the current (Zoning Bylaw No. 722) bylaws applicable to the current zoning of this property. Concern was also expressed that increased parcel coverage may also contradict OCP principles.

The minutes from the July 23, 2024, APC meeting are provided as Attachment 2. Based on discussion at the APC meeting, the applicant has provided additional information highlighting the extent of the overhangs, which is included with the current report as Attachment 3.

DISCUSSION

Following APC review of the application staff remain broadly supportive of the application, based on the reasoning set out in the June 20, 2024, Electoral Area Services Committee report (Attachment 1) and recommend issuing the Development Variance Permit. A Development Permit has been applied for which will address matters associated with the Development Permit Areas present on the site and which will ensure that the proposed development (site plan) is safe for intended use. If approved, the applicant would then be able to proceed to the Building Permit stage for the construction of the swimming pool and auxiliary dwelling unit.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit (staff recommendation)

This would permit the proposed construction of the pool and auxiliary dwelling unit on the property to proceed.

Option 2: Issue the permit for aspects of the proposed variance

This may include support for the setback variance or parcel coverage variance, (or for certain aspects of the proposed parcel coverage variance).

Option 3: Deny the permit

The Zoning Bylaw regulation would continue to apply, and the construction of the structures would not be permitted as proposed.

STRATEGIC PLAN AND RELATED POLICIES

The Governance Excellence Lens within the SCRD’s Strategic Plan supports effective, efficient and informed decision-making. The proposed variance was reviewed and evaluated for conformance with the SCRD Board policy 13-6410-6 (Development Variance Permits) criteria.

CONCLUSION

The proposed development variance permit to vary the setback and parcel coverage would facilitate the construction of a swimming pool and an auxiliary dwelling unit. As set out above, staff are broadly supportive of the application and recommend issuing the development variance permit.

ATTACHMENTS

Attachment 1 – June 20, 2024, EAS Staff Report - Development Variance Permit DVP00099 (7531 Cove Beach Road)

Attachment 2 – July 23, 2024, APC Minutes

Attachment 3 – Overhang Site Plan

Reviewed by:			
Manager (Acting)	X – K. Jones	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – T. Perreault	Risk/Purchasing	

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – June 20, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: Development Variance Permit DVP00099 (7531 Cove Beach Road) - Electoral Area B

RECOMMENDATION

- (1) THAT the report titled Development Variance Permit DVP00099 (7531 Cove Beach Road) - Electoral Area B be received;
 - (2) AND THAT Development Variance Permit DVP00099 (7531 Cove Beach Road) to vary Zoning Bylaw No. 722 to allow for the construction of an auxiliary dwelling unit and pool on the property be issued, as follows:
 - (a) Section 5.16.1 (a) to reduce the setback for a structure adjacent to the natural boundary of the ocean from 15 m to 7.5 m.
 - (b) Section 7.9.3 to vary the maximum parcel coverage for a parcel over 3500 m² in the RU1 Zone from 15% to 20.5%.
-

BACKGROUND

The SCRD has received a development variance permit application for 7531 Cove Beach Road in Electoral Area B that requests relaxations to Zoning Bylaw No. 722 to allow for the proposed construction of a swimming pool and an auxiliary dwelling unit. The intent of the application is to decrease the setback from the natural boundary of the ocean from 15 m to 7.5 m for the pool structure and increase the maximum allowable parcel coverage from 15% to 20.5% to allow for the pool and auxiliary dwelling unit.

The purpose of this report is to present this application to the Electoral Area Services Committee for consideration and decision.

DISCUSSION

Analysis

Zoning Bylaw No. 722 contains the following regulations which the application proposes to vary:

- 5.16.1 No, building or structure or any part thereof, except a boathouse located within an inter-tidal zone or within the I13 Zone, shall be constructed, reconstructed, moved, located or extended within:
- a) 15 m of the natural boundary of the ocean;

7.9.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m ²	35%
>3500 m ²	15%

The proposed pool is considered a structure and in order to be constructed at the proposed location, a variance is required to the natural boundary setback from 15 m to 7.5 m.

The subject property is 4,050 m², and therefore subject to a maximum 15% parcel coverage. The proposed construction of the pool and auxiliary dwelling unit are counted towards parcel coverage, bringing the proposed requested total parcel coverage to 20.5%, which necessitates the request for a second variance. For parcel coverage, the single-unit dwelling, currently under construction on the property, contributes 603.41 m² or 14.92% of lot coverage, with the proposed auxiliary dwelling unit and swimming pool contributing 2.45% (99.46 m²) and 2.5% (101.34 m²) of additional lot coverage respectively. In total this results in 20.3% of proposed parcel coverage, or 804.21 m². The requested variance is for 20.5% parcel coverage, or an increase of 5.5% and seeks to provide a 0.2% buffer (about 8 square metres) to ensure that if the variance is approved that the constructed buildings and structures will have flexibility for small margins of error or on-site changes.

The superstructure of single-unit dwelling under construction is in place and accounts for all but 0.08% of the permitted parcel coverage. Given the balance of parcel coverage remaining, it is unlikely that construction of the auxiliary dwelling unit or the pool would be possible without a variance to parcel coverage

The proposed development plans are included in Attachment A.

Table 1 – Application Summary

Applicant:	Eric Pettit, Open Space Architecture
Legal Description:	STRATA LOT 1 DISTRICT LOT 1582 STRATA PLAN EPS5814
PID:	031-056-814
Electoral Area:	Area B
Civic Address:	7531 Cove Beach Road
Property Size:	4,050.80 m ²
Zoning:	RU1 (Rural Residential 1)
OCP Land Use:	Residential B
Proposed Use:	To vary the setback to the natural boundary of the ocean and the maximum permitted parcel coverage to allow for the construction of a swimming pool and auxiliary dwelling unit.



Figure 1 - Location Map

It is noted that in the Halfmoon Bay OCP, a ‘Future Waterfront Park Opportunity’ is flagged within this general area, though this potential goal was not pursued at the time of the original subdivision.

Consultation

The development variance permit application has been referred to the following agencies for comment:

Referral Agency	Comments
shísháhlh Nation	Comments not received.
Protective Services/HMB Fire	Comments not received.
SCRD Building Division	No concerns with the proposed variance from a BC Building Code perspective.
Neighbouring Property Owners/Occupiers	Notifications were mailed on May 22, 2024, to owners and occupiers of properties within a 100 m radius of the subject property. Comments received prior to the report review deadline are attached for EAS consideration.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522. Comments received prior to the report review deadline are attached. Those who consider their interests affected may also attend the Committee of the Whole meeting and speak at the call of the Chair.

Applicant’s Rationale & Planning Analysis

Staff have evaluated this application using SCR D Board Policy 13-6410-6 (Development Variance Permits) as criteria as follows:

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw;
2. The variance should not negatively affect adjacent or nearby properties or public lands;
3. The variance should not be considered a precedent, but should be considered as a unique solution to a unique situation or set of circumstances;
4. The proposed variance represents the best solution for the proposed development after all other options have been considered; and
5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property.

The applicant's response to these criteria and staff analysis are provided below.

Applicant Rationale

Parcel Coverage

- Other residential lots allow for 35% parcel coverage, including the R2 zoning, when the lot is under 3,500m²,
- While the parent parcel was rezoned to allow for subdivision, the RU1 zoning was not changed (which would allow greater parcel coverage).
- The parcel coverage increase is needed due to large overhangs as part of the architecture. If excluding the overhangs, parcel coverage for the dwelling under construction and proposed ADU is 11% and counting the pool is 13.5%.
- The pool counts towards parcel coverage, but is in place of a plaza, which would not count as parcel coverage.

Setback

- An existing hard surfaced plaza is allowed at the 7.5 m setback, adding the pool would not encroach further into the natural boundary setback than the plaza.
- The auxiliary dwelling unit and pool would not have any impact on the neighbouring properties. The ADU is in the middle of the property and the pool would soften the visual impact of the existing plaza.
- The 7.5 m setback was in place under Zoning Bylaw 310, in place at the time of initial discussions for the development of the site, including the proposed swimming pool.

General Rationale

- The architecture and layout of the buildings respects natural site characteristics and attempts to blend into the topography (bedrock areas).
- The pool is critical to the functioning of the site, to the following extent:
 - it is part of a geo-thermal ocean loop to provide energy efficient heating and cooling solution for the home and this requires the pool to be close to the ocean to operate the Ocean Thermal Loop.

- it would act as a backup fire suppression system, which would be supplied by an onsite well (not SCRD water). The wildfire suppression system provides benefits and wider protection to the neighbourhood.
 - it would act as a wave break to reduce flooding impact on the home.
- Confusion around application timing and bylaw changes.

Staff Comment

Staff provide the following comments on the proposed variances and applicant's rationale:

Parcel coverage

In the review of the proposed variance of the parcel coverage from 15% to 20.5% it is noted that the applicant has a valid Building Permit for a single-unit dwelling, which is currently under construction, with the superstructure in-place at the time of writing this report. This dwelling, which has a total livable floor area of approximately 510 m², was proposed with a parcel coverage of 603.41 m² or 14.92%,

Though there were site design options available to the property owner prior to the design and construction commencement of the 510 m² single-unit dwelling that would have allowed for a lesser parcel coverage, staff are cautiously supportive of the proposed variance to lot coverage based on the unique situational context as outlined below:

- Topographic challenges of site, including steep slopes, bedrock and high-water mark and flood construction levels, which governed the design and layout of the under-construction single-unit dwelling. Rather than designing within a three-storey stacked floor plan, which would have a greater massing and visual impact, the dwelling has been designed such that it is tiered to blend with the natural topography of the site, meaning that it has limited visual impact both from the shore and neighbouring properties, which is seen as a positive element (see page 4 of Attachment A). It would be fair to say that this tiered design has resulted in a higher lot coverage for the single-unit dwelling in comparison to a more traditional three-storey stacked floor plan.
- The architectural design includes significant overhangs, which for the single-unit dwelling and ADU total 7% of the parcel coverage. Though this is an architectural choice, such overhangs are in excess of that seen on typical buildings and do not contribute to the livable indoor floor area proposed. Larger overhangs can also provide benefits in terms of cooling for dwellings during summer months.
- The swimming pool is counted as part the parcel coverage as it is considered a structure and contributes 2.45% (99.46 m²) towards the proposed parcel coverage. The pool is proposed in place of a plaza on the site, which would not count as parcel coverage. From a massing impact perspective it is considered that there is no tangible difference whether this portion of the site has a swimming pool located in this space or a plaza and the inclusion of the pool includes some positive components, as noted in the applicant's rationale.
- The RU1 zoning allows for parcel coverages of up to 35% for lots up to 3,500 m², with lots over that size being restricted to 15%. Though this is a requirement in the Zoning Bylaw to ensure larger lots in general have lower lot coverages, it is noted that, for example a 2,500 m² lot would allow for a parcel coverage of 875 m², whereas the subject lot of 4,050 m² (550 m² over the 3,500 m² cutoff), is limited to 607.5 m². In this case the applicant proposes parcel coverage of 830.25 m². Given the size of the lot,

being 550 m² over the size at which parcel coverage decreases to 15%, staff feel the requested variance is reasonable. It is noted that outside of this specific application this element of the Zoning Bylaw may require further consideration as part of a review of parcel coverage requirements within zones.

Setback

The proposed setback variance from 15 m to 7.5 m is for the construction of the swimming pool. There is a plaza being constructed in the area where the pool is proposed, which was included as part of the Building Permit plans for the single-unit dwelling. The Building Permit was approved under Zoning Bylaw 310, which only required a 7.5 m setback. As the pool was not part of the original Building Permit, it is now subject to Zoning Bylaw 722, which requires a 15 m setback resulting in the request for a variance. As noted, in relation to the parcel coverage above, the location of a swimming pool has no further tangible impact or encroachment than the construction of a plaza would, so staff are supportive of the proposed variance given this context.

Summary

Staff are broadly supportive of the variance application as proposed. The proposal has also garnered support from the Cove Beach neighbourhood as noted in the attached comments.

A development permit has been applied for which will address matters associated with the Development Permit Areas present on the site and which will ensure that the proposed development (site plan) is safe for intended use.

Options / Staff Recommendation

Possible options to consider:

Option 1: Issue the permit (staff recommendation)

This would permit the proposed construction of the pool and auxiliary dwelling unit on the property to proceed.

Option 2: Refer the application to the Area B APC

The APC would discuss the proposed variance in consideration of the Board's DVP policy and provide a recommendation to the EAS. Further notification is not required with this option.

Option 3: Issue the permit for aspects of the proposed variance

This may include support for the setback variance or parcel coverage variance, (or for certain aspects of the proposed parcel coverage variance).

Option 4: Deny the permit

The zoning bylaw regulation would continue to apply, and the construction of the structures would not be permitted as proposed.

STRATEGIC PLAN AND RELATED POLICIES

The Governance Excellence Lens within the SCRD’s Strategic Plan supports effective, efficient and informed decision-making.

The proposed variance was reviewed and evaluated for conformance with the SCRD Board policy 13-6410-6 (Development Variance Permits) criteria.

CONCLUSION

The proposed development variance permit to vary the setback and parcel coverage would facilitate the construction of a swimming pool and an auxiliary dwelling unit. As set out above, staff are broadly supportive of the application and recommend issuing the development variance permit. If approved, the applicant would be able to proceed to the building permit stage.

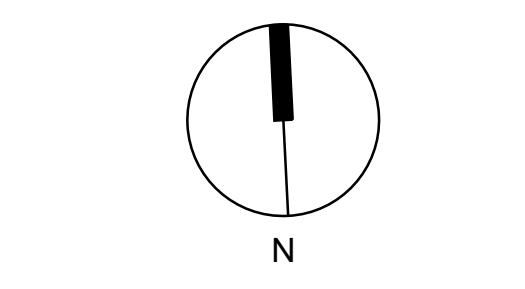
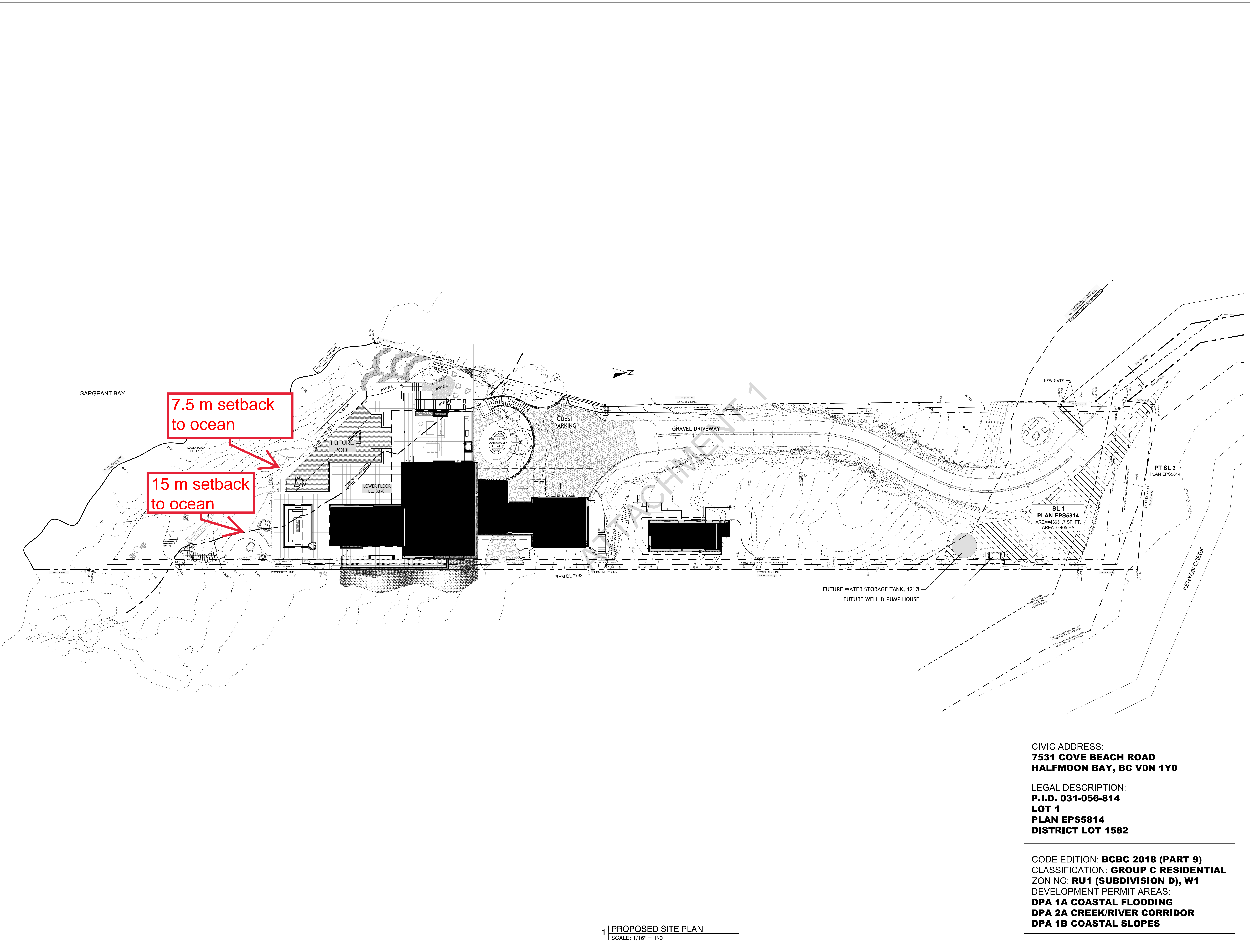
ATTACHMENTS

Attachment A – Site Plans and Renderings

Attachment B – Comments Received

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X - I. Hall	Legislative	X – S. Reid
A/CAO	X – T. Perreault	Assistant Manager	X – K. Jones

DATE	ISSUED FOR
08 OCT 2021	DEVELOPMENT PERMIT
21 JAN 2022	BUILDING PERMIT
21 MAR 2022	BP ADDITIONAL ITEMS
16 OCT 2023	DEVELOPMENT PERMIT



THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSOURCE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSOURCE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.
 SEAL

CIVIC ADDRESS:
7531 COVE BEACH ROAD
HALFMOON BAY, BC V0N 1Y0

LEGAL DESCRIPTION:
P.I.D. 031-056-814
LOT 1
PLAN EPS5814
DISTRICT LOT 1582

CODE EDITION: **BCBC 2018 (PART 9)**
 CLASSIFICATION: **GROUP C RESIDENTIAL**
 ZONING: **RU1 (SUBDIVISION D), W1**
 DEVELOPMENT PERMIT AREAS:
DPA 1A COASTAL FLOODING
DPA 2A CREEK/RIVER CORRIDOR
DPA 1B COASTAL SLOPES

PROJECT
ECHO BEACH
 MAIN HOUSE
 7531 COVE BEACH ROAD
 HALFMOON BAY, BC
 V0N 1Y0 CANADA

SHEET TITLE
 PROPOSED SITE
 PLAN

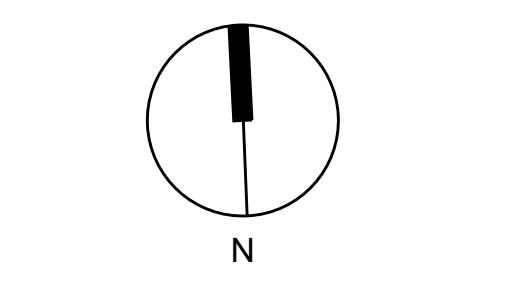
PROJECT NUMBER
 20-07
 SCALE SHEET SIZE
 1/16" = 1'-0" ARCH E1
 SHEET NUMBER

A-1.02

1 | PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT - 16 OCTOBER, 2023

DATE	ISSUED FOR
08/09/2023	DEVELOPMENT PERMIT
21 JAN 2022	BUILDING PERMIT
21 MAR 2022	BP ADDITIONAL ITEMS
16 OCT 2023	DEVELOPMENT PERMIT



THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSOURCE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSOURCE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.
SEAL

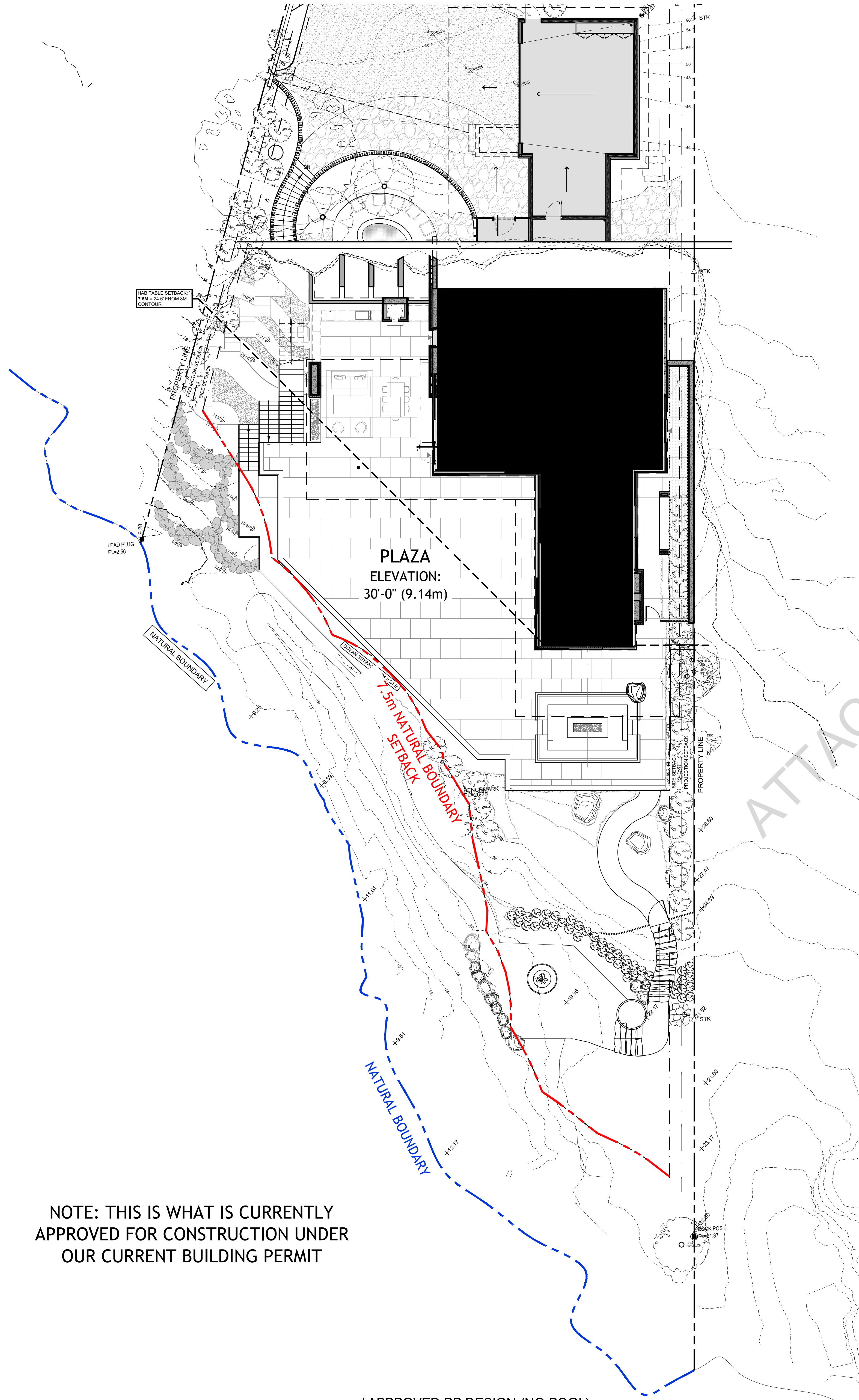
PROJECT
ECHO BEACH
MAIN HOUSE
7531 COVE BEACH ROAD
HALFMOON BAY, BC
V0N 1Y0 CANADA

SHEET TITLE
**PROPOSED SITE
PLAN-POOL
DESIGN**

PROJECT NUMBER
20-07
SCALE
1:125
SHEET SIZE
ARCH E1
SHEET NUMBER

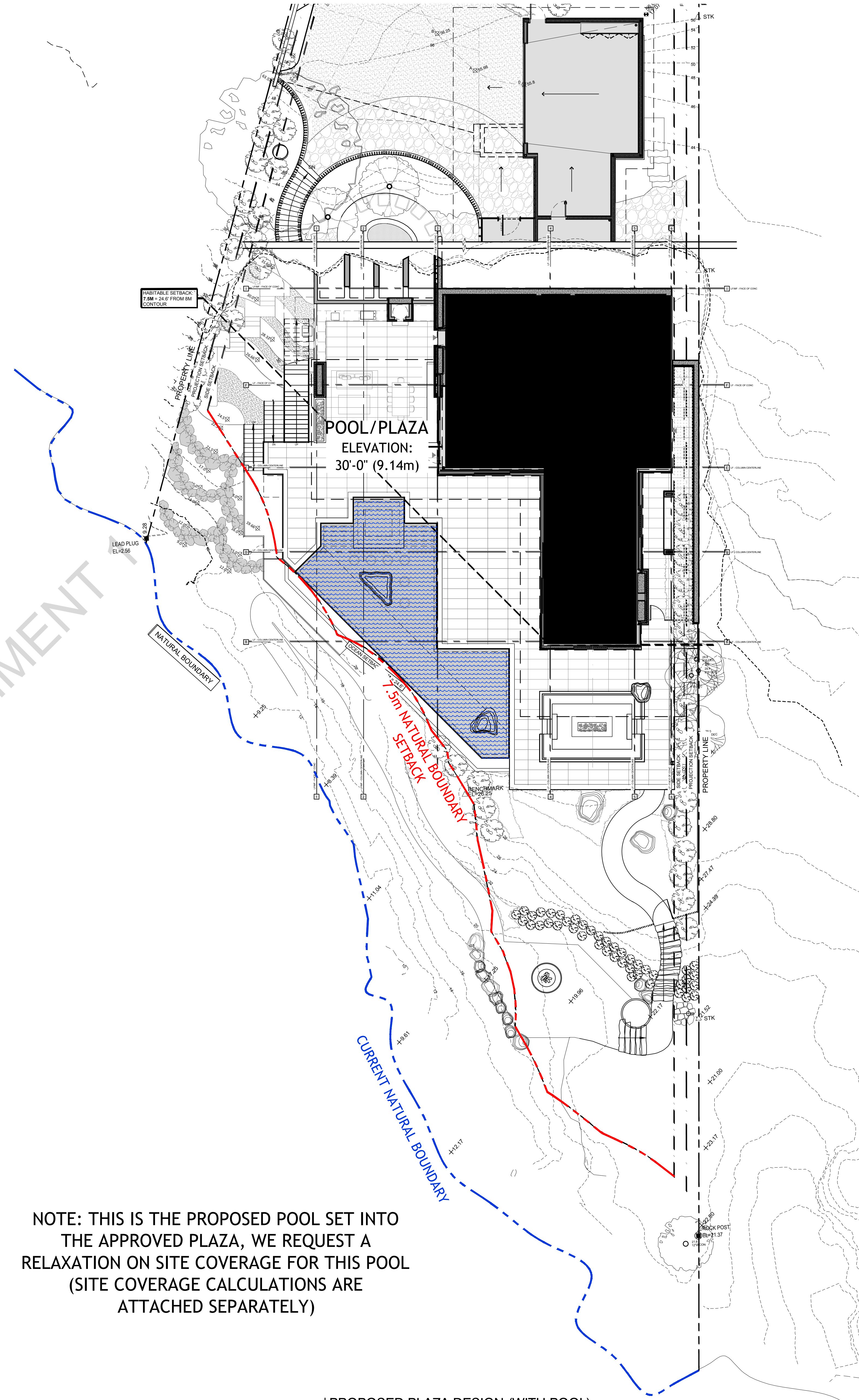
A-1.02.1

ISSUED FOR DEVELOPMENT PERMIT - 16 OCTOBER, 2023



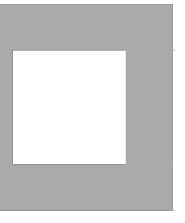
NOTE: THIS IS WHAT IS CURRENTLY APPROVED FOR CONSTRUCTION UNDER OUR CURRENT BUILDING PERMIT

1 | APPROVED BP DESIGN (NO POOL)
SCALE: 1:125



NOTE: THIS IS THE PROPOSED POOL SET INTO THE APPROVED PLAZA, WE REQUEST A RELAXATION ON SITE COVERAGE FOR THIS POOL (SITE COVERAGE CALCULATIONS ARE ATTACHED SEPARATELY)

2 | PROPOSED PLAZA DESIGN (WITH POOL)
SCALE: 1:125



Date	Issue / Revisions
14 FEB 2024	ISSUED FOR DVP



1 | SOUTH WEST CORNER



2 | SOUTH EAST CORNER



3 | NORTH WEST CORNER

THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSOURCE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSOURCE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

Seal

Project

**ECHO BEACH
 ACCESSORY
 DWELLING UNIT**
 7531 COVE BEACH ROAD
 HALFMOON BAY, BC
 VON 1Y0 CANADA

Sheet Title

IMAGES

Project Number

20-07

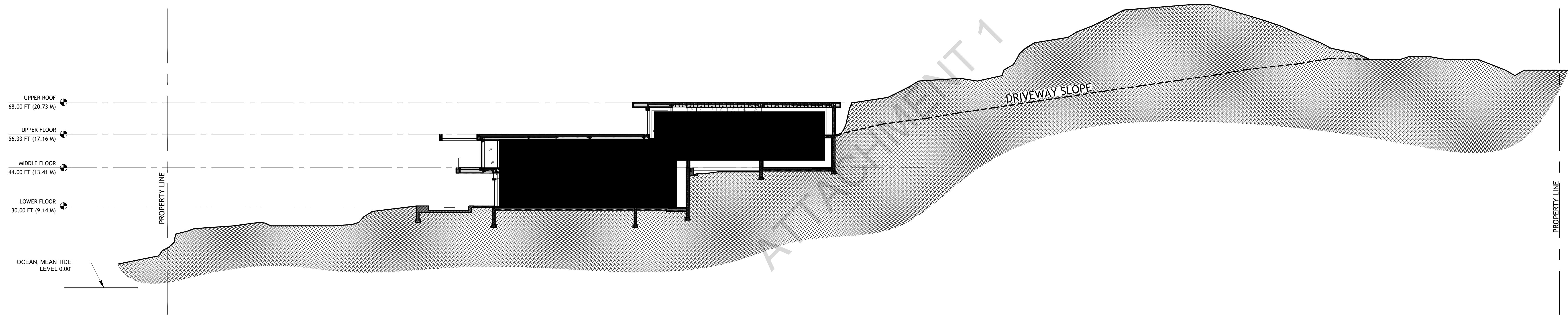
Scale (Sheet Size Arch C)

N/A

Sheet Number

A0.04

DATE	ISSUED FOR
08 OCT 2021	DEVELOPMENT PERMIT
21 JAN 2022	BUILDING PERMIT



1 | SITE SECTION
 SCALE: 1/16" = 1'-0"

THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSOURCE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSOURCE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.
 SEAL

PROJECT
ECHO BEACH
MAIN HOUSE
 7531 COVE BEACH ROAD
 HALFMOON BAY, BC
 V0N 1Y0 CANADA

SHEET TITLE
SITE SECTION

PROJECT NUMBER
 20-07
SCALE **SHEET SIZE**
 1/16" = 1'-0" ARCH E1
SHEET NUMBER
A-1.03

Comments for DVP00099

1.

I am writing this letter of support for 7531 Cove Beach Road and their Development Variance Permit application DVP000999 to vary Zoning Bylaw No. 722. I live in the same Cove Beach subdivision, at [REDACTED] Cove Beach Road (Strata Lot [REDACTED]), nearby this property (Strata Lot 1).

These requested variances do not present any material adverse conditions for us at [REDACTED] Cove Road and the construction is otherwise very orderly, tidy, and the house is of high quality and will be a nice addition to the Sunshine Coast and our neighbourhood.

Sincerely,

Michael Ward

2.

Good morning,

We are the owners of [REDACTED] Cove Beach Road, Halfmoon Bay (Lot [REDACTED]), in the Cove Beach strata development. We have learned that one of our fellow Cove Beach owners (Lot 1) is seeking a variance permit (#DVP00099), which will be reviewed on June 20. We wish to express our support for this variance permit in its entirety. The owners of Lot 1 have proven not only to be conscientious neighbours during their build, but their variance request will also benefit the strata community as a whole given their plans to enable water storage and forest fire fighting capabilities, particularly given the water shortage realities we experience in Halfmoon Bay and in light of the location of our homes surrounded by forests. Further, given the secluded location of their lot compared to the rest of the strata community, in our opinion, increasing their parcel coverage limit will have no negative impact on any of the other homes in the strata (or other neighbouring properties) and will not impede any views.

Best,

Tammy Shoranick and Dayton Turner

[REDACTED] Cove Beach Road, Halfmoon Bay

3.

We are Cove Beach residents living at [REDACTED] Cove Beach Lane.

We support the proposed Development Variance Permit # DVP00099 application.

Sincerely,

Sandra Trujillo

Ross Russell

4.

Dear members of the Variance Board,

This is to express my support of our neighbour's application for their new house at 7531 COVE BEACH RD HALFMOON BAY.

All Cove Beach properties present design challenges due to the land's rugged topography which includes steep cliffs, rock outcrops and difficult access. We are struggling with our own lot where a tall rock face is squeezing our building envelope along a very narrow corridor. Through ongoing consultation with neighbours, Cove Beach owners are creating a stunning community nestled in this difficult terrain.

We agree with the addition of a well and pool at 7531 Cove Beach. As a forest interface neighbourhood adjacent to a vacant lot on the East side of Cove Beach, fire is a big concern for us. We appreciate our neighbours' efforts to protect our small community, essentially building a reservoir as part of a well thought-out site plan.

We also support the site coverage variance requested for 7531 Cove Beach. Our neighbours' rationale for asking for an extra 5.5% site coverage is sound. We also appreciate that they chose to add ground floor area rather than adding the extra space on an upper floor: this gives their home a lower profile.

I am a Cove Beach Resident living at [REDACTED] Cove Beach Rd, Halfmoon Bay and a planning professional. I support the proposed Development Variance Permit #DVP00099 application.

Gaetan Royer, BArch, MPI, MEng

5.

Re: Statutory Notification for Development Variance Permit #DVP00099 (7531 Cove Beach Road)

We are neighbours living adjacent to the Cove Beach Subdivision at [REDACTED] Kenyon Rd, Halfmoon Bay, BC. We support the proposed Development Variance Permit #DVP00099 application to permit the construction of an auxiliary dwelling unit and pool on the subject parcel, located at 7531 Cove Beach Road.

Sincerely, Heather and Bob

Heather and Robert Newman

6.

We are Cove Beach Residents living at [REDACTED] Cove Beach Lane in Halfmoon Bay.

We have received and reviewed the Statutory Notification for Development Variance Permit # DVP00099 issued by the SCRCD on May 22, 2024.

Be advised, we are in support of this application.

Joseph and Patricia Finn

7.

I have concerns about both parts of this Variance application and believe they contravene many of the Goals of the Halfmoon Bay "OCP". Since your committee focuses on the zoning by-laws I will try to direct my thoughts there.

The existing By-law setback for a structure adjacent to the natural boundary is intended to reduce visual trespass, increase natural open spaces, provide an adequate buffer zone to the tidal area, free public waterfront access and this Lot is designated in the OCP as a Future Waterfront Park opportunity. Reducing the setback requirement will infringe on these objectives.

Increasing max parcel coverage is problematic in several ways. Strata Lot 1 has minimal soil over slow rain water infiltration granite rock and limited vegetation coverage. This increases potential for environmental contamination from storm water run-off into the ocean. The Cove Beach strata development has a limited community septic system in close proximity to the ocean. Additional coverage may over extend the septic system and will increase demand for the Regional District's fresh water supply.

The By-laws were in place prior to the design of the development of Strata Lot 1 and its owner would have considered them prior to the design of the property. Instead this application, both for parts a) and b) are attempting to end run the By-laws and there is no necessity to provide variances. With Lot 1 being part of a gated strata development, it can not be argued that an auxiliary dwelling unit is even intended for housing intensification.

Tom Phillips

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

July 23, 2024

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM

PRESENT:	Chair	Nicole Huska
	Members	Len Coombes Bob Baziuk Kim Dougherty Suzette Stevenson Alda Grames Barbara Bolding (recorder)
ALSO PRESENT:	Manager, SCR D Planning and Dev. SCR D Planner II DVP00099 Applicant	Jonathan Jackson Nick Copes Eric Pettit
DELEGATION:	Birch Way Representative	Konstantin Vassev
PUBLIC:		5
ABSENT:	Members	Ellie Lenz Kelsey Oxley Justine Gabias (Director, Area B)

CALL TO ORDER 7:16 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

Halfmoon Bay (Area B) Minutes

The Halfmoon Bay (Area B) APC minutes of June 25, 2024 were approved as presented.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of 26 June, 2024
- Elphinstone (Area E) APC Minutes of 26 June, 2024
- West Howe Sound (Area F) APC Minutes of 25 June, 2024

REPORTS

Development Variance Permit DVP00099 (7531 Cove Beach Road) – Electoral Area B

A detailed discussion of issues related to this application occurred. The participation of SCRD staff members was very helpful to our further understanding of many of the circumstances related to it.

The development permit request was considered in 2 parts as outlined in the Staff Report Recommendation.

Regarding Section 5.16.1 (a) to reduce the setback for a structure adjacent to the natural boundary of the ocean from 15 m to 7.5 m, the APC was divided on this request. No members opposed the 7.5 m set back as it has already been approved. However, while a majority of members supported the request for approval of a “structure” (i.e. a pool) in this space, at least 3 members opposed construction of the same.

Reasons:

Reasons to support a “structure” (i.e. pool) in this space included:

- Construction of a plaza in this space is already approved
- Pool is preferable to a heat reflecting plaza
- Question comes down to a ‘waterscape” vs. a hardscape

Concerns of those opposed to construction of a pool included:

- If the pool is to be part of a heat sink for summer cooling, the possibility of warm water being released into the ocean needs to be assessed by the appropriate agency.
- Pool will increase parcel coverage beyond that which is allowed by current zoning.
- During the design and permit approval process, the owners and architect became aware of the specific bylaws requirements re: definitions of “structures” and of allowable square footage in this zone, and yet seem to have chosen a plan that would lead to overbuilding.
- Pool and fence (per artist’s drawings available on the architect’s website) is not in keeping with the OCP guidelines

Regarding Section 7.9.3 to vary the maximum parcel coverage for a parcel over 3500 m² in the RU1 Zone from 15% to 20.5%:

The Halfmoon Bay APC was about evenly divided on this request. We could not reach agreement and so could not make a recommendation.

Reasons:

Those in support of the request to increase the maximum parcel coverage considered the unique situation described in this application. Key points included:

- SCRD bylaw anomalies that apparently allow up to 35% parcel coverage on smaller parcels
- Application to reduce lot size will increase staff time and SCRD costs. Approval now may create time and cost savings.

- The large eaves of the house do not cover living space, and in fact protect it from summer heating. They provide beneficial cooling effects, which are becoming essential during our increasingly hot summers.

Those opposed to the increase were concerned with the following:

- The increase to the maximum parcel coverage contradicts the previous (310) and the current (722) bylaws applicable to the current zoning of this property. Increased parcel coverage also contradicts OCP principles.
- During the planning and approval process, other designed options were possible but apparently not pursued. The overall site plan was known, but not included with the original permit application. If it had been, adjustments could have been made at the time.
- Both the old and new bylaws (known to any applicant) include overhangs/eaves in area coverage calculations. This may differ other jurisdictions, but it's this region's standard. The calculation method has been, and will continue to be applied to all other permit applicants on the Coast. We need to apply the bylaws consistently.

Zoning Amendment Bylaw No. 722.11 for Subdivision of 8000 Birch Way

Discussion touched on water supply, highway/roadway access, and the potential for subdivision of the new lots and covenants, Once again, the presence of SCRD staff was helpful.

Recommendation No. 1 *Zoning Amendment Bylaw No. 722.11 for Subdivision of 8000 Birch Way*

The Halfmoon Bay APC supports the application for rezoning of 8000 Birch way as outlined in the staff report attached to our meeting agenda.

Reasons:

- It conforms to the criteria for consideration of a 1 hectare parcel size described in the staff report. Once subdivided, it will still be similar to properties in the neighbourhood.

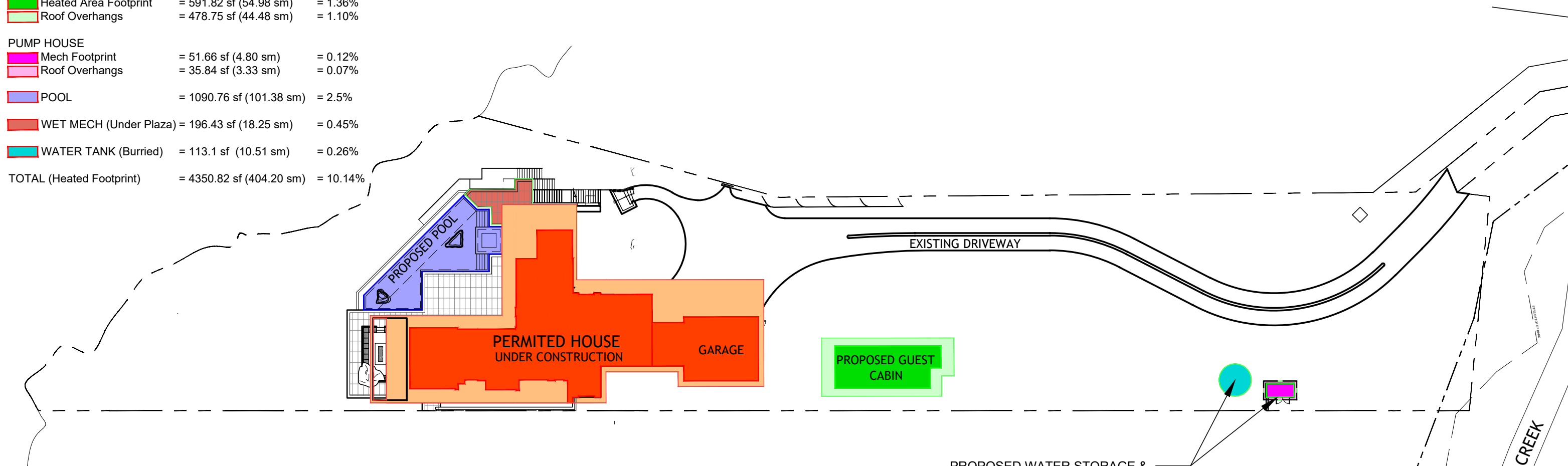
NEXT MEETING September 17, 2024 by Zoom

ADJOURNMENT 9:45 p.m.

SITE COVERAGE SUMMARY

SITE AREA	= 43,631.70 sf (4053.52 sm)	
15% Coverage	= 6,544.76 sf (608.03 sm)	
MAIN HOUSE		
Heated Area Footprint	= 3830.43 sf (355.86 sm)	= 8.78%
Roof Overhangs	= 2449.76 sf (227.59sm)	= 5.61%
GUEST HOUSE		
Heated Area Footprint	= 591.82 sf (54.98 sm)	= 1.36%
Roof Overhangs	= 478.75 sf (44.48 sm)	= 1.10%
PUMP HOUSE		
Mech Footprint	= 51.66 sf (4.80 sm)	= 0.12%
Roof Overhangs	= 35.84 sf (3.33 sm)	= 0.07%
POOL	= 1090.76 sf (101.38 sm)	= 2.5%
WET MECH (Under Plaza)	= 196.43 sf (18.25 sm)	= 0.45%
WATER TANK (Burried)	= 113.1 sf (10.51 sm)	= 0.26%
TOTAL (Heated Footprint)	= 4350.82 sf (404.20 sm)	= 10.14%

ATTACHMENT 3



CIVIC ADDRESS:
7531 COVE BEACH ROAD
HALFMOON BAY, BC V0N 1Y0

LEGAL DESCRIPTION:
P.I.D. 031-056-814
LOT 1
PLAN EPS5814
DISTRICT LOT 1582

1 | SITE PLAN

STREAMSIDE PROTECTION AND
 ENHANCEMENT AREA = 10 M = 32.81'



OPENSOURCE
ARCHITECTURE

165 East 1st Street, North Vancouver, BC V7L1B2
 T: 604 984.7722
 www.openspacearchitecture.com

ISSUED FOR CONSTRUCTION

Project:			
COVE BEACH			
Notes:	Sheet Title:		Sheet #:
	7531 COVE BEACH ROAD		
	Project No.:	Date:	Scale:
	20-07	AUG 29, 2024	NTS

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Section:	Planning and Development	BRD-0340-50
Title:	Development Variance Permits	008

1. PURPOSE

1.1 To outline the criteria for approving Development Variance Permit Applications.

2. SCOPE

3. DEFINITIONS

4. POLICY

4.1 To consider Development Variance Permit applications according to the following criteria.

- a) The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw.
- b) The variance should not negatively affect adjacent or nearby properties or public lands.
- c) The variance should not be considered a precedent but should be considered as a unique solution to a unique situation or set of circumstances.
- d) The proposed variance represents the best solution for the proposed development after all other options have been considered.
- e) The variance should not negatively affect the natural site characteristics or environmental qualities of the property.

4.2 Applications which meet most, or all, of the preceding criteria will generally be supported.

5. EXCEPTIONS

6. AUTHORITY TO ACT

6.1 Retained by the Board.

7. REFERENCES (Bylaws, Procedures, Guiding documents)

Approval Date:	March 22, 2001	Resolution No.	173/01 Rec No. 1
Amendment Date:	June 8, 2023	Resolution No.	141/23 Rec. No. 19
Amendment Date:		Resolution No.	
Amendment Date:		Resolution No.	

Construction of Swimming Pool within Ocean Setback Area Terrestrial Environmental Impact

Unit 1 7531 Cove Beach Road
Halfmoon Bay, SCRD



Balanced File No.: 1090-EED-02.2

Date: November 3, 2024

Prepared by:

Balanced Advisors Limited
1047 Belvedere Drive
North Vancouver, B.C.
V7R 2C6

Prepared for:

West Coast Turn Key
#4 – 6695 Nelson Avenue
West Vancouver, B.C.
V7W 2B2

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1 SUMMARY

1.1 Background

The Owners of the lot at Unit 1 7531 Cove Beach Road (the Lot) are developing the Lot as a detached single-family residence. The Owners are represented by the Builder, West Coast Turn Key. Residence ancillary features include a Waterfront Plaza area. Much of the Waterfront Plaza footprint is within the Sunshine Coast Regional District (SCRD) designated 15 metre (m) setback from the ocean. The Waterfront Plaza, including that area within the 15m ocean setback, is approved for construction under the current SCR D building permit.

1.2 Current situation

Construction of the residence and ancillary features is well advanced.

The Owners are proposing to add a Swimming Pool to the Waterfront Plaza area. The entire footprint of the proposed Pool would be within the Waterfront Plaza area. Most if not all of the proposed Pool footprint would be within the SCR D 15m ocean setback area. The Waterfront Plaza, including that area of the Plaza within the 15m ocean setback, including the footprint of the proposed Swimming Pool, is approved for construction under the current SCR D building permit.

The Owners have applied to SCR D for a variance to allow for the Swimming Pool to be added to the Waterfront Plaza, within the Plaza area approved for construction under the current SCR D building permit. The Pool would be constructed along the waterfront margin of the Plaza, within the 15m ocean setback area.

To inform consideration of the variance request SCR D have asked the Owners to provide SCR D with a report outlining the terrestrial environmental impacts related to construction of the Swimming Pool within the ocean setback area, and potential restoration opportunities.

On behalf of the Owners, the Builder has engaged our firm, Balanced Advisors Limited (Balanced), to prepare the environmental impact report for SCR D consideration. This document is our Balanced report.

1.3 Qualified Environmental Professional (QEP) Opinion

In our informed opinion as experienced QEPs:

- The proposed construction of the Swimming Pool within the 15m ocean setback area of the Waterfront Plaza will have no substantive adverse environmental effect on the local terrestrial or marine environments.
- Restoration of the terrestrial environment of the proposed Swimming Pool site is neither necessary from an environmental perspective nor feasible. If there is a perceived need to mitigate the effect of removal of vegetation from the Waterfront Plaza area by the previous owner/developer, there might be mitigation opportunities available through planting of suitable native shrubs and herbs within the ocean setback area.

QEP opinions and conclusions are laid out below in Sections 6, 7, 8, and 9 (pages 7-14) and summarized in Section 9 and Table 1 below (pages 14 and 15).

2 WATERFRONT PLAZA SITE DISTURBANCE / DEVELOPMENT

Through personal communication (West Coast Turn Key; October 2024) the current Builder advises that:

- Initial disturbance of the Lot was carried out by a previous owner/developer with no connection to the current Owners or Builder.
- The Waterfront Plaza site, including the Swimming Pool area, was cleared of vegetation and the ground reworked and levelled by the previous owner/developer prior to November 30, 2020, the date when the current Owners acquired ownership of the Lot.

The Builder and Balanced have provided photos of the Plaza site showing the site cleared of vegetation with the ground reworked and levelled prior to the November 30, 2020 acquisition of the site by the Owners:

- The photos provided by the Builder are from an October 10, 2020 site visit by the current Owners before they acquired the Lot (personal communication; West Coast Turn Key; October 2024).
- The photos held by Balanced are from the November 10, 2020 site visit and inspection of the foreshore and seabed adjacent to the Waterfront Plaza site. The photos show the Plaza site cleared with the ground reworked and levelled. Two of the November 10, 2020 photos held by Balanced are shown on the cover page of this report.

3 MARINE RIPARIAN AREA (MRA) – LOCAL ECOSYSTEM FUNCTION

3.1 MRA – The Area within 15 Horizontal Metres of the Ocean at High Water

The terrestrial area adjacent to the sea is known as the MRA. Within British Columbia, the MRA is generally described as extending 15m inland from the natural boundary of the upland with the sea at high water. The SCR D 15m ocean setback area matches the MRA.

MRA ground conditions and vegetation often show a transition between typical upland terrestrial conditions and typical aquatic marine conditions and, under natural conditions, provide connectivity between the terrestrial and marine ecosystems. That connectivity provides for the contribution of local terrestrial ecosystem features and functions to the local marine ecosystem. The MRA, and in particular native MRA vegetation, typically provide the greatest terrestrial contribution to local marine ecosystem function.

3.2 MRA – Contribution to Marine Foreshore

Marine foreshore is the site-specific intertidal area between the lowest tide mark (lower low water large tide) and the highest tide mark (higher high water large tide).

Marine foreshore characteristics range from near vertical bedrock exposed to wave energy to areas largely protected from wave energy featuring gently sloping foreshores with finer surface materials such as pebbles, sand, and/or mud and upper foreshore areas that are only inundated during periods of higher tides.

The local foreshore ecosystems characterized by little exposure to wave energy, gentle slopes, finer surface materials, and upper foreshore areas that are only inundated during periods of higher tides benefit from allochthonous energy: energy produced outside the marine ecosystem. For those foreshore ecosystems, adjacent MRAs are substantive sources of allochthonous energy, including MRA vegetation leaf litter and detritus, and terrestrial insects delivered to the foreshore; delivery avenues include direct drop, wind drift, and precipitation runoff. With limited wave exposure and a gently sloped foreshore, leaf litter and detritus and insect products can remain in place within the local foreshore area providing food and nutrients to the local fish and wildlife food web and habitats.

The ecosystems of the ocean at large and marine foreshore areas that are exposed to wave energy and comprise near vertical and/or steep bedrock and/or larger rock are largely autochthonous with respect to energy requirements and production: Most energy is produced within the ecosystem by phytoplankton and other marine plants and energy sources. For such foreshore types the relative MRA allochthonous energy contribution is not substantive. MRA energy sources delivered to the foreshore are widely dispersed with limited contribution to local fish and wildlife habitats.

In addition to contributing fish and wildlife food and nutrients to adjacent foreshore, MRA vegetation can provide shade and associated temperature and desiccation regulation to foreshore areas.

Foreshore characterized by sandy surface materials, particularly on upper foreshore near higher tide levels, and northerly or easterly exposure to direct sunlight will benefit from MRA shade.

Sessile benthic organisms and the spawn, eggs and larvae, of fish such as surf smelt (*Hypomesus pretiosus*) that spawn in finer surface materials on mid and upper foreshore will benefit from MRA shade temperature and desiccation regulation. Surf smelt are forage fish for Pacific salmon species. Accordingly, the MRA shade benefits derived by surf smelt will have broader ecosystem and societal benefits.

Foreshore characterized by near vertical and/or steep slopes or southern or westerly exposure to direct sunlight will derive limited benefit from MRA shade.

3.3 MRA – Terrestrial environment

MRAs provide terrestrial ecosystem features and functions typical of similarly vegetated terrestrial environments, including terrestrial wildlife habitat, including food and nutrients, cover, and habitation. However, beyond providing connectivity between terrestrial and marine ecosystems, MRAs provide no unique terrestrial environment features and functions that are not provided by terrestrial areas outside of the 15m MRA in areas more than 15m from the natural boundary between upland and ocean.

4 MRA – PRIOR TO INITIAL SITE DISTURBANCE/DEVELOPMENT

4.1 Terrestrial Environment

The British Columbia Ministry of Environment (MOE) online data base BC iMap (B.C. Conservation Data Centre 2024a) indicates that the designated Waterfront Plaza area is situated on the western margin of a terrestrial ecological community that MOE as designated as the *Abies grandis* / *Tiarella trifoliata* (grand fir / three-leaved foamflower) ecological community.

The *Abies grandis* / *Tiarella trifoliata* ecological community is described in a number of MOE documents (B.C. Conservation Data Centre 2009, 2013, 2014) that are available through the MOE online B.C. Conservation Data Centre (CDC) database BC Species and Ecosystems Explorer (B.C. Conservation Data Centre 2024b).

The B.C. Conservation Data Centre (CDC) indicates that the *Abies grandis* / *Tiarella trifoliata* ecological community was first observed during the year 2000, with the most recent observation during 2012.

Aerial images available through Google Earth (Google 2024) indicate that prior to the initial site disturbance by the previous owner/developer of the site, some areas of the *Abies grandis* / *Tiarella trifoliata* ecological community in the vicinity of the designated Waterfront Plaza site did not support forest vegetation. Instead of forest vegetation some areas in the vicinity of the Plaza site comprised bare and/or moss-covered bedrock outcrops.

Prior to the initial site development by the previous site owner/developer the terrestrial ecosystem features and functions associated with the *Abies grandis* / *Tiarella trifoliata* ecological community present at the designated Waterfront Plaza site would have provided features and functions typical of similarly forested terrestrial environments, including terrestrial wildlife habitat, including food and nutrients, cover, and habitation. However, beyond providing connectivity between the local terrestrial and marine ecosystems, the *Abies grandis* / *Tiarella trifoliata* ecological community present at the Plaza site would not have provided any unique, or scarce terrestrial ecosystem features and/or functions.

The terrestrial ecosystem features and functions provided by the *Abies grandis* / *Tiarella trifoliata* ecological community present at the Plaza site are well represented in the vicinity of the site, including immediately to the east of the site on the abutting property, which supports a relatively large contiguous forested area, including the main body of the local *Abies grandis* / *Tiarella trifoliata* ecological community.

Beyond the immediate footprint of the cleared area, the adverse environmental effect of the removal of the vegetation from the Waterfront Plaza site, including the site of the proposed Swimming Pool within the 15m ocean setback area, would have been limited; the removal of vegetation from the cleared area would not have had a substantive adverse impact on the terrestrial ecosystem functions of adjacent areas.

4.2 Marine environment

As indicated above in Subsections 3.2 and 3.3, considering the nature of the shore and foreshore adjacent to the Waterfront Plaza site, prior to initial site development by the previous site owner/developer, beyond providing connectivity between the local terrestrial and marine ecosystems, the contribution of the *Abies grandis* / *Tiarella trifoliata* ecological community present at the Plaza site to the local marine environment and ecosystem would have been limited.

The shore and foreshore adjacent to the Waterfront Plaza site is characterized by near vertical and/or steep slopes with southern and/or westerly exposure to direct sunlight. Such foreshore will derive limited benefit from terrestrial environment energy sources or MRA shade.

The removal of terrestrial vegetation from the cleared area would not have had a substantive adverse impact on local marine ecosystem function.

5 OCEAN SETBACK – WATERFRONT PLAZA: CURRENT SCRD BUILDING PERMIT

As noted above in Section 2, the Builder (personal communication; West Coast Turn Key; October 2024) advises that the Waterfront Plaza site, including the 15m ocean setback and the planned footprint of the proposed Swimming Pool, was cleared of vegetation and the ground reworked and levelled by the previous owner/developer of the site prior to November 30, 2020, the date when the current Owners acquired ownership of the Lot.

MOE estimates that it would take more than 100 years for the reestablishment of the biological and structural diversity of the terrestrial *Abies grandis* / *Tiarella trifoliata* ecological community that occupied the Plaza site prior to the clearing of the site (B.C. Conservation Data Centre 2013). Considering local site conditions and the extensive reworking of the ground in conjunction with the site clearing, it is unlikely that any other ecological community would reestablish at the site within a shorter time frame. Considering the foregoing, there is no reasonable prospect that the site terrestrial environment could be restored to conditions or equivalent that existed prior to the initial site disturbance by the previous owner/developer.

Considering the foregoing, in Balanced's view it is reasonable to consider the Waterfront Plaza site, including that part of the site within the 15m ocean setback and the planned footprint of the proposed Swimming Pool, to have been devoid of substantive terrestrial ecosystem features and functions at the time site was acquired by the Owners. Accordingly, it is reasonable to conclude that construction of the Plaza, including that part of the Plaza within the 15m ocean setback and the planned footprint of the proposed Swimming Pool, will have no substantive adverse environmental effect with respect to terrestrial, marine, or MRA environments.

The foregoing is reflected in the SCRD issuance of the current building permit, which includes that part of the Plaza within the 15m ocean setback and the planned footprint of the proposed Swimming Pool within the setback area.

6 OCEAN SETBACK – WATERFRONT PLAZA: PROPOSED SWIMMING POOL ADDITION

In Balanced's opinion, construction of the Swimming Pool within the 15m ocean setback area of the Waterfront Plaza will have no substantive adverse environmental effect, neither on the local terrestrial or marine environments nor on local terrestrial or marine ecosystem function.

As indicated above in Section 4, construction of the Plaza, including the part of the Plaza within the 15m ocean setback, including the footprint of the proposed Swimming Pool, will have no substantive adverse environmental effect with respect to terrestrial, marine, or MRA environments.

As indicated in Section 2 above, the Waterfront Plaza area included in the SCR D building permit is devoid of substantive vegetation and associated terrestrial ecosystem features and functions. The Plaza site was cleared of vegetation by the previous owner/developer prior to the current Owners acquiring the site. As the Waterfront Plaza area is devoid of terrestrial environmental features and functions, replacing a part of the Plaza area with the footprint of the proposed Swimming Pool will not result in any adverse impact on the terrestrial environment of the Plaza area, including the 15m ocean setback.

The Builder has advised that Waterfront Plaza surface treatments included in the SCR D building permit would be considered to be non-permeable (personal communication; West Coast Turn Key; October 2024). The planned footprint of the proposed Swimming Pool would of course be non-permeable. As the Plaza surface treatments will be non-permeable, replacing a part of the non-permeable Plaza footprint with the non-permeable footprint of the Swimming Pool would not result in any loss of permeable area within the 15m ocean setback.

7 SWIMMING POOL ADDITION – POTENTIAL ADVERSE ENVIRONMENTAL EFFECTS

As noted above in Sections 1 and 6, in Balanced's opinion, construction of the Swimming Pool within the 15m ocean setback area of the Waterfront Plaza will have no substantive adverse environmental effect on local terrestrial or marine environments.

Some aspects of the Swimming Pool construction and operation that might be of interest with respect to potential adverse environmental impacts are addressed below in Subsections 7.1 – 7.7.

7.1 Swimming Pool – Site preparation / Plaza completion

Potential adverse environmental impacts related to the remaining site preparation for and completion of the construction of the Waterfront Plaza, including the construction of the proposed Swimming Pool within the 15m ocean setback area, can be avoided and/or sufficiently mitigated using standard construction best practice measures applied to avoid and mitigate adverse environmental effects.

Site preparation concerns include preventing the release of deleterious substances to terrestrial and/or marine environments. Deleterious substances of concern include soils, sediments, sediment-laden water, turbid water, and uncured cementitious products such as uncured cement and uncured concrete.

The Builder (personal communication; West Coast Turn Key; October 2024) advises that:

- The Waterfront Plaza footprint, including the planned footprint of the proposed Swimming Pool addition to the Plaza, has been excavated to the underlying bedrock with all soils removed.

- Remaining site preparation comprises placement of clean finer aggregate material such as gravel and sand to design elevations.
- Plaza completion in keeping with the SCRD building permit will include installation of pre-cast concrete pavers.

With all soils removed from the Plaza site, including the footprint of the proposed Swimming Pool, it is unlikely that the remaining site preparation or the completion of the Plaza or the construction of the proposed Swimming Pool would result in any substantive release of soil, sediment, sediment-laden water, or turbid water to the terrestrial or marine environments.

With respect to the addition of the Swimming Pool to the Waterfront Plaza area, the Builder (personal communication; West Coast Turn Key; October 2024) advises that:

- Site preparation would be the same as for the Plaza: Placement of clean finer aggregate material such as gravel and sand to design elevations.
- The proposed Swimming Pool addition to the Plaza area would involve construction of the concrete pool shell within the planned footprint of the Pool within the Plaza area. The concrete pool shell would be cast-in-place within constructed framework.
- Appropriate management measures would be employed to contain all uncured concrete during and after the casting-in-place of the Swimming Pool shell.
- Management measures employed for the construction of the Pool will include measures similar to those measures employed during the casting-in-place of the concrete foundations of the residence in keeping with the SCRD building permit.

7.2 Swimming Pool – Materials / methods

As indicated above in Subsection 7.1:

- The construction of the Swimming Pool within the 15m ocean setback area as an addition to the Waterfront Plaza would not involve any materials or methods beyond those used for construction of the residence and Plaza in keeping with the SCRD building permit.
- Potential adverse environmental impacts, including impacts on the terrestrial and marine environments, related to the construction of the Swimming Pool within the 15m ocean setback area will be avoided and/or sufficiently mitigated using standard construction best practice measures applied to avoid and mitigate adverse environmental effects.
- Management measures employed for the construction of the Pool will include measures similar to those measures employed during the casting-in-place of the concrete foundations of the residence in keeping with the SCRD building permit.

7.3 Swimming Pool – Infill water

The Builder has advised that freshwater would be used to fill and operate the Swimming Pool that the Owners propose to add to the Waterfront Plaza (personal communication; West Coast Turn Key; October 2024).

Depending on the treatment used to sanitize the Pool water, freshwater use for the Pool presents little to no potential for adverse environmental impact on terrestrial or marine environments.

In the event that it is necessary to use treated Pool water for fire suppression, it is unlikely that the use of the Pool water would cause any substantive adverse environmental impact on the terrestrial or marine environments.

7.4 Swimming Pool – Water source

The Builder (personal communication; West Coast Turn Key; October 2024) has advised that:

- The water that will be used to fill and operate the Swimming Pool that the Owners propose to add to the Waterfront Plaza will be groundwater supplied by a private groundwater well that the Owners have drilled on the Lot.
- The Owners' well is registered with the Province of British Columbia Ministry of Environment (MOE) for private domestic use.

Considering the limited draw on the well associated with filling and operating the Pool, the use of groundwater from the Owners' private well is unlikely to have any substantive adverse environmental impact on the terrestrial or marine environments.

The use of surface water for the Pool, particularly water from the nearby Kenyon Creek, would likely have a greater potential environmental impact on the terrestrial and marine environments than the use of groundwater from the Owners' well.

7.5 Swimming Pool – Water treatment

The Builder (personal communication; West Coast Turn Key; October 2024) has advised that:

- The current intention is to use an Ozone system plus Ultra Violet (UV) filter as the primary treatment for sanitizing the water that will be used to fill and operate the Swimming Pool that the Owners propose to add to the Waterfront Plaza.
- With the Ozone/UV system in place, some addition of chlorine would be necessary to meet the regulatory criteria for potable drinking water.

- With the Ozone/UV/chlorination system in place, the amount of chlorine in the Pool water would be equivalent to the level of chlorine in drinking water supplied through municipal systems.

Properly managed, the proposed Ozone/UV/chlorination system presents no substantive potential for any substantive adverse environmental impact on the terrestrial or marine environments.

7.6 Swimming Pool – Water release

7.6.1 Water release – Controlled/Intended

Properly managed, controlled/intended release of Swimming Pool water, to drain the Pool or for other reasons, would present no substantive potential for any substantive adverse environmental impact on the terrestrial or marine environments.

Leaving chlorine treated pool water untreated and uncovered for 10 days will allow chlorine to dissipate naturally. Dechlorination filters and/or other treatments can provide for faster chlorine removal.

With chlorine naturally dissipated and/or actively removed, pool water would be essentially fresh water. With controlled discharge of dechlorinated pool water to pervious ground in a terrestrial environment, the pool water will infiltrate the ground as would rainwater with no adverse environmental impact. With controlled discharge of dechlorinated pool water to the marine environment, the pool water would be quickly and effectively dispersed by the marine waters, as would any watercourse discharge, with no adverse environmental impact.

7.6.2 Water release – Uncontrolled/Unintended

Uncontrolled/unintended release of treated pool water would not allow for the dichlorination described above in Subsection 7.6.1. Possible causes for such uncontrolled/unintended release include failure of pool drainage system and failure or breaching of the pool shell.

Uncontrolled release would likely:

- Involve rapid movement and perhaps some aeration of the release flow, either of which would likely result in some dissipation of chlorine.
- Not allow time or circumstance for any substantive ground infiltration, with most of the discharge flowing over the steep rocky largely unvegetated shore before discharging to the ocean.

Much of the released pool water chlorine would be dissipated prior to the release flow entering the ocean. Upon entering the ocean, the release flow would be quickly and effectively dispersed

by the marine waters, as would any watercourse discharge, with no adverse environmental impact.

7.7 Swimming Pool – Water heating

The Builder (personal communication; West Coast Turn Key; October 2024) has advised that:

- The Owners preference for heating the Swimming Pool is a seawater heat pump.
- To that end, the Owners have applied to Province of British Columbia authorities for permission to install a heat exchange ocean loop on the seabed adjacent to the Lot.
- In case the Province does not approve the ocean loop application, the Owners are considering heating the Pool with air-source heat pumps, perhaps combined with a gas-fired boiler.

None of the seawater heat pump, air-source heat pumps, or the boiler would have a direct adverse environmental impact on the local terrestrial or marine environments.

However, properly designed, installed, and operated, the seawater heat pump would provide the greatest pool heating efficiency with no substantive adverse environmental impact on terrestrial or marine environments. Air-source heat pumps would be less efficient.

Use of a gas-fired boiler has implications in relation to global warming and the climate crisis. That said, as indicated above, use of a gas-fired boiler would not have a direct adverse environmental impact on local terrestrial or marine environments.

8 SWIMMING POOL ADDITION – POTENTIAL RESTORATION OPPORTUNITIES

8.1 Restoration opportunities

SCRD has asked for potential restoration opportunities be included in this report outlining potential terrestrial environmental impacts related to the construction of the proposed Swimming Pool within the 15m ocean setback area of the Waterfront Plaza. The Waterfront Plaza is included in the SCRD building permit.

As indicated above in Section 2, the terrestrial environment of the Waterfront Plaza site, including the footprint of the proposed Swimming Pool within the 15m ocean setback area, was cleared of vegetation by the previous owner/developer of the site prior to the current Owners acquiring the Lot and prior to the current Owners developing the plans for the Plaza, which are included in the SCRD building permit. The current Owners bear no responsibility for the clearing of the site or any associated loss of terrestrial environmental features and functions from the cleared area.

In Balanced's view, considering the foregoing, including restoration opportunities in the consideration of the terrestrial environmental impact related to the construction of the proposed Swimming Pool within the 15m ocean setback area cleared of vegetation by the previous owner/developer of the site might not be warranted.

In Balanced's view, restoration of the terrestrial environment features removed from the cleared area of the Waterfront Plaza site is not necessary to maintain terrestrial and marine ecosystem features and functions within the near vicinity of the Plaza site. As indicated above in Section 4, prior to being cleared of vegetation, the terrestrial environment of the Waterfront Plaza site would not have provided any unique, or scarce terrestrial ecosystem features and/or functions; the terrestrial ecosystem features and functions provided by the vegetation removed from the cleared area are well represented in the close vicinity of the site.

Beyond the immediate footprint of the cleared area, the adverse environmental effect of the removal of the vegetation from the Waterfront Plaza site, including the site of the proposed Swimming Pool within the 15m ocean setback area, would have been limited; the removal of vegetation from the cleared area would not have had a substantive adverse impact on the terrestrial ecosystem functions of adjacent areas.

The removal of terrestrial vegetation from the cleared area would not have had a substantive adverse impact on local marine ecosystem function.

In any case, restoration of the terrestrial environmental features removed from the cleared area is not feasible.

Considering that the Waterfront Plaza area and the construction of the Plaza are consistent with the SCR D building permit, and the information provided above in Section 5, there is no reasonable prospect that the terrestrial environment of the Plaza site, including the footprint of the proposed Swimming Pool within the 15m ocean setback area, could be restored to conditions or equivalent that existed prior to the initial site disturbance by the previous owner/developer.

As indicated in Section 5 above, MOE estimates that it would take more than 100 years for the reestablishment of the biological and structural diversity of the terrestrial ecological community that occupied the Waterfront Plaza site prior to the clearing of the site (B.C. Conservation Data Centre 2013). Considering local site conditions and the extensive reworking of the ground in conjunction with the clearing of the Plaza site, it is unlikely that any other ecological community would reestablish at the site within a shorter period of time.

8.2 Mitigation opportunities

As indicated above in Subsection 8.1, restoration of the terrestrial environment features of the Waterfront Plaza site, including the footprint of the proposed Swimming Pool within the 15m ocean setback area, that were removed by the previous owner/developer, is neither necessary from an environmental perspective, nor feasible.

Should there be a perceived need to mitigate the removal of vegetation from the Waterfront Plaza site by the previous owner/developer, there might be practicable mitigation opportunities. Mitigation strategies might include planting suitable native vegetation at suitable locations within the ocean setback area. Plantings could focus on suitable native shrubs and herbs; trees that might grow tall enough to present a potential hazard could be avoided.

9 CONCLUSIONS

SCRD has asked for a report outlining the terrestrial environmental impacts related to construction of a swimming pool within the setback area of the Waterfront Plaza area and potential restoration opportunities.

As laid out above, in our informed opinion as experienced Qualified Environmental Professionals (QEPs):

- The proposed construction of the Swimming Pool within the 15m ocean setback area of the Waterfront Plaza will have no substantive adverse environmental effect, neither on local terrestrial or marine environments nor on local terrestrial or marine ecosystem function.
- Restoration of the terrestrial environment of the proposed Swimming Pool site is neither necessary from an environmental perspective nor feasible. Should there be a perceived need to mitigate the environmental effects of the removal of vegetation from the Plaza site by the previous owner/developer, there might be mitigation opportunities available through planting of suitable native vegetation within the ocean setback area adjacent to the site proposed for the Swimming Pool.

The QEP opinions and conclusions laid out above in Sections 7 and 8 are summarized in Table 1 below.

Table 1: QEP Opinions /Conclusions – Construction of Swimming Pool within the 15m Ocean setback area of the Waterfront Plaza and Restoration Opportunities:

Adverse Environmental Effects

Construction of Swimming Pool Within 15m Ocean Setback Area of Waterfront Plaza Adverse Environmental Effect	
Consideration	Potential for Substantive Adverse Environmental Effect
Construction of Swimming Pool within Ocean Setback (Section 6)	Low: no concern Subject to application of best management practices
Site preparation / Waterfront Plaza construction (Subsection 7.1)	Low: no concern Subject to application of best management practices
Materials / Methods (Subsection 7.2)	Low: no concern Subject to application of best management practices
Infill water (Subsection 7.3)	Low: no concern
Water Source (Subsection 7.4)	Low: no concern
Water Treatment (Subsection 7.5)	Low: no concern Subject to application of best management practices
Water Release (Subsection 7.6)	Low: no concern Subject to application of best management practices
Water Heating (Subsection 7.7)	Low: no concern Subject to application of best management practices
Restoration / Mitigation (Section 8)	Low: no concern

10 BALANCED QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP)

The Balanced QEP who prepared this EED report is a Registered Professional Biologist (R.P.Bio.) in good standing with the College of Applied Biologists (CAB). CAB is constituted under the British Columbia *Professional Governance Act*. Preparation of this report is within the QEP's R.P.Bio. scope of practice.

In addition to the QEP's R.P.Bio. status, the QEP is certified by the Province of British Columbia to carry out watercourse assessments under the Province of British Columbia *Riparian Areas Protection Act* (RAPA) and associated *Riparian Areas Protection Regulation* (RAPR). The QEP is certified to act as the sole and/or lead QEP for RAPR assessments.

RAPA and RAPR do not apply to marine or estuarine environments or MRAs as the Province of British Columbia defers to Fisheries and Oceans Canada (DFO) in relation to marine and estuarine fish habitat and associated MRA considerations. The separation of RAPA and RAPR from marine and estuarine fish habitat and MRA consideration is an administrative arrangement between federal and provincial government authorities. RAPR intent and overarching ecological concepts and principles are applicable to marine, estuarine, and MRA ecosystems.

The Balanced QEP has more than 50 years experience surveying and assessing freshwater and marine ecosystems within British Columbia and in addressing project-related interests and requirements of local government, provincial, and federal regulatory authorities.

The QEP worked for more than 30 years as a DFO biologist with the DFO Habitat Management Program (HMP), the predecessor to the now-named Fish and Fish Habitat Protection Program (FFHPP). With HMP the QEP was responsible for applying the federal *Fisheries Act* through survey and assessment of freshwater and marine ecosystems, review of project proposals involving watercourses and marine and estuarine environments, and enforcement support provided to the DFO enforcement program, the DFO Conservation and Protection (C&P) Program.

The Balanced QEP who prepared this report is familiar with the Project site and environs. The QEP visited and inspected the site during September 2021.

11 LIMITATIONS, QUALIFICATIONS, SIGNATURES

This report has been prepared by Balanced for the exclusive use and benefit of the Owners of the lot at Unit 1 7531 Cove Beach Road, Halfmoon Bay, SCRD (the Lot), and/or West Coast Turn Key in relation the development of the Lot. The contents, implied or written, of this document and related media may not be utilized in part or in whole without the authorization of the Owners of the Lot, West Coast Turn Key, or Balanced.

This document reflects Balanced's best judgment considering the information available at the time of its preparation, consistent with the Project scope of work; it is accurate and complete to the best of Balanced's knowledge.

Balanced's services associated with the preparation of this document have been carried out in a manner consistent with that level of skill and care ordinarily exercised by QEPs currently practicing under similar conditions. No warranty, express or implied, is made.

This report does not constitute approval under any municipal, provincial, or federal legislation; this report does not relieve anyone from any obligation to comply with relevant municipal, provincial, or federal legislation or requirements.

BALANCED ADVISORS LIMITED

Report preparation



Bruce Clark, R.P.Bio.
Project Biologist

Report review



Scott Christie, R.P.Bio.
Senior Biologist



APPENDIX 1 – REFERENCES

- B.C. Conservation Data Centre. 2009. Ecological Community Summary: *Abies grandis* / *Tiarella trifoliata*. B.C. Minist. of Environment. Available: <https://a100.gov.bc.ca/pub/eswp/>
- B.C. Conservation Data Centre. 2013. Conservation Status Report: *Abies grandis* / *Tiarella trifoliata*. B.C. Minist. of Environment. Available: <https://a100.gov.bc.ca/pub/eswp/>
- B.C. Conservation Data Centre. 2014. Occurrence Report Summary, Shape ID: 89204, grand fir / three-leaved foamflower. B.C. Ministry of Environment. Available: <http://maps.gov.bc.ca/ess/hm/cdc>
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APPENDIX 2 – PROJECT CONTACTS

Project Builder

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Project Environmental Consultant

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Contact

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Project Biologist
e-mail: bruce@balancedadvisors.ca
mob.: 604-518-5856

PAUL SANGHA CREATIVE

To: Sunshine Coast Regional District

Subject: 7531 Cove Beach Road, Halfmoon Bay, BC

Date: October 12, 2024

To whom it may concern,

Our office is engaged in the project at 7531 Cove Beach Road, Halfmoon Bay as the Landscape Architects; we have provided a schedule for native plants suitable for planting within the 15-meter waterfront setback of this property. Please refer to the planting schedules provided below.

Due to the rocky character of the shoreline, our office will be present on site to ensure suitable locations are chosen in real-time during planting.

7531 COVE BEACH ROAD, HALFMOON BAY, BC - PLANTING SCHEDULE (NATIVE PLANT MATERIAL IN 15m SETBACK) - NOV. 12, 2024				
SHRUB LIST				
LATIN NAME	COMMON NAME	QTY. PLANTED (OCT 2024)	PROPOSED ADDITIONAL QTY.	SCHEDULED SIZE
Holidiscus discolor	Oceanspray	-	1	3 Gallon Pot
Myrica californica	Pacific Wax Myrtle	-	2	1 Gallon Pot
Rosa rugosa	Rugosa Rose	-	8	1 Gallon Pot
PERENNIAL/FORB LIST				
LATIN NAME	COMMON NAME	QTY. PLANTED (OCT 2024)	PROPOSED ADDITIONAL QTY.	SCHEDULED SIZE
Achillea millefolium 'Alba'	Yarrow	6	11	1 Gallon Pot
Allium cernuum	Nodding Onion	-	8	4" Pot
Anaphalis margaritacea	Pearly Everlasting	-	4	1 Gallon Pot
Armeria maritima	Sea Thrift	-	28	4" Pot
Fragaria chiloensis	Wild Strawberry	-	11	4" Pot
Grindelia integrifolia	Gumweed	10	-	1 Gallon Pot
Lathyrus japonicus	Beach Pea	2	-	1 Gallon Pot
Lupinus littoralis	Seashore Lupine	4	-	4" Pot
Mimulus alsinoides	Chickweed Monkey Flower	36	-	4" Pot
Polypodium glycyrrhiza	Licorice Fern	36	-	4" Pot

Should you have any questions, please feel free to contact me.

Regards,



DAVID BISHOP BCSLA, CSLA
LANDSCAPE ARCHITECT
OUR PROJECT #: 21-26

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Devin Rajala, Planning Technician III

SUBJECT: **DEVELOPMENT VARIANCE PERMIT DVP00109 (5317 TAYLOR CRESCENT) – ELECTORAL AREA B**

RECOMMENDATIONS

- (1) **THAT the report titled Development Variance Permit DVP00109 (5317 Taylor Crescent) – Electoral Area B be received for information;**
 - (2) **) AND THAT Development Variance Permit DVP000109, to allow for the reconstruction of a single unit dwelling and attached new deck structure on the property located at 5317 Taylor Crescent, be issued to vary Zoning Bylaw No. 722 as follows:**
 - (a) **Section 5.16.1 (a) to reduce the minimum setback of a building or structure from the natural boundary of the ocean from 15 metres to 12 metres**
-

BACKGROUND

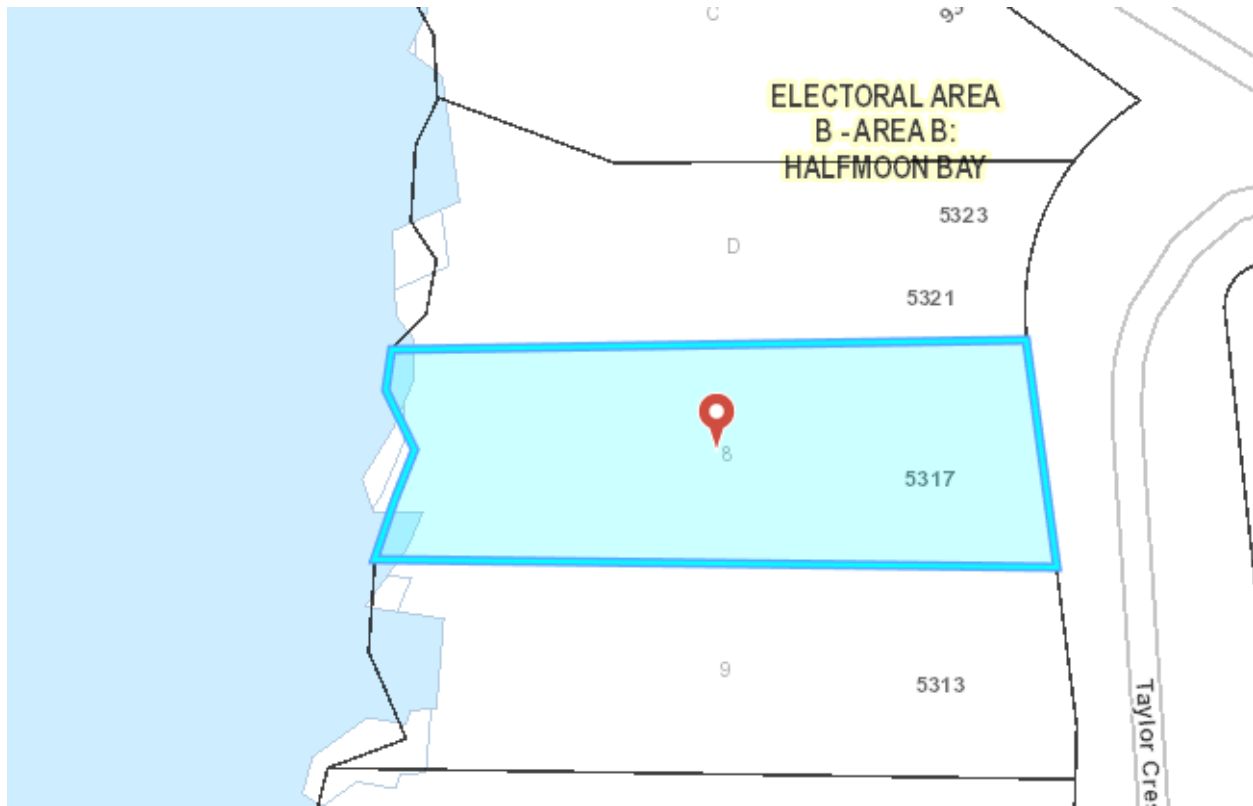
The Sunshine Coast Regional District has received a Development Variance Permit application to vary Zoning Bylaw No. 722, Section 5.16.1 (a) to reduce the minimum setback of a building or structure from 15 m from the natural boundary of the ocean to 12 metres from the natural boundary of the ocean to permit the reconstruction of a single unit dwelling and a new deck.

The purpose of this report is to present the application to the Electoral Area Services Committee for consideration and decision.

Table 1 Application Summary

Applicant:	Louis Vignal
Civic Address:	5317 Taylor Crescent
Legal Description:	LOT 8 DISTRICT LOT 2394 PLAN 13040
Electoral Area:	B – Halfmoon Bay
Parcel Area:	1,437 m ²
OCP Land Use:	Residential A
Land Use Zone:	R1 (Residential One)
Application Intent:	To vary a zoning bylaw setback to accommodate the reconstruction of a dwelling on an existing foundation and a new deck.

Figure 1 Location Map



DISCUSSION

The applicant is seeking to reconstruct a single-unit dwelling, with a total floor area of approximately 340 m² and a parcel coverage of approximately 15%. The reconstruction proposes using an existing foundation and subfloor for the house and reconstruction of a new deck on posts.

Zoning Bylaw No. 722 contains the following regulation:

5.16.1 No, building or structure or any part thereof, except a boathouse located within an inter-tidal zone or within the I13 Zone, shall be constructed, reconstructed, moved, located or extended within:

a) 15 m of the natural boundary of the ocean

The setback requirement from the natural boundary of the ocean is intended to address matters associated with sea-level rise and the environmental interface with the shoreline.

Figure 2: Aerial Photo



Analysis

The applicant is seeking approval to vary a bylaw which states that no building or structure shall be constructed within 15 m of the natural boundary of the ocean, to accommodate the reconstruction of a single unit dwelling using an existing foundation and subfloor and a new deck.

The subject parcel is located within the Development Permit Area 1A Coastal Flooding and 1B: Coastal Slopes, therefore a development permit is required for the construction of the single-unit dwelling. A development permit application has been received and will be issued under delegated authority pending the outcome of this development variance permit application process.

The Site Plan (Figure 3/Attachment 1) shows the existing dwelling and deck locations, those proposed to remain and proposed new construction. Further, Figure 4/Attachment 1 shows the total area of 11.28 m² subject to variance (hatched area grey and red; area shaded red; and hatched area red and blue), with the three shaded areas illustrating the following:

- the 0.67 m² area hatched grey and red shows the location/footprint of the existing building and proposed replacement building;

- the 8.92 m² area shaded red shows the location of the existing and proposed deck; and
- the 1.69 m² area shaded hatched red and blue shows the portion of the proposed deck which exceeds the footprint of the pre-existing building and deck.

Figure 3: Variance Plan

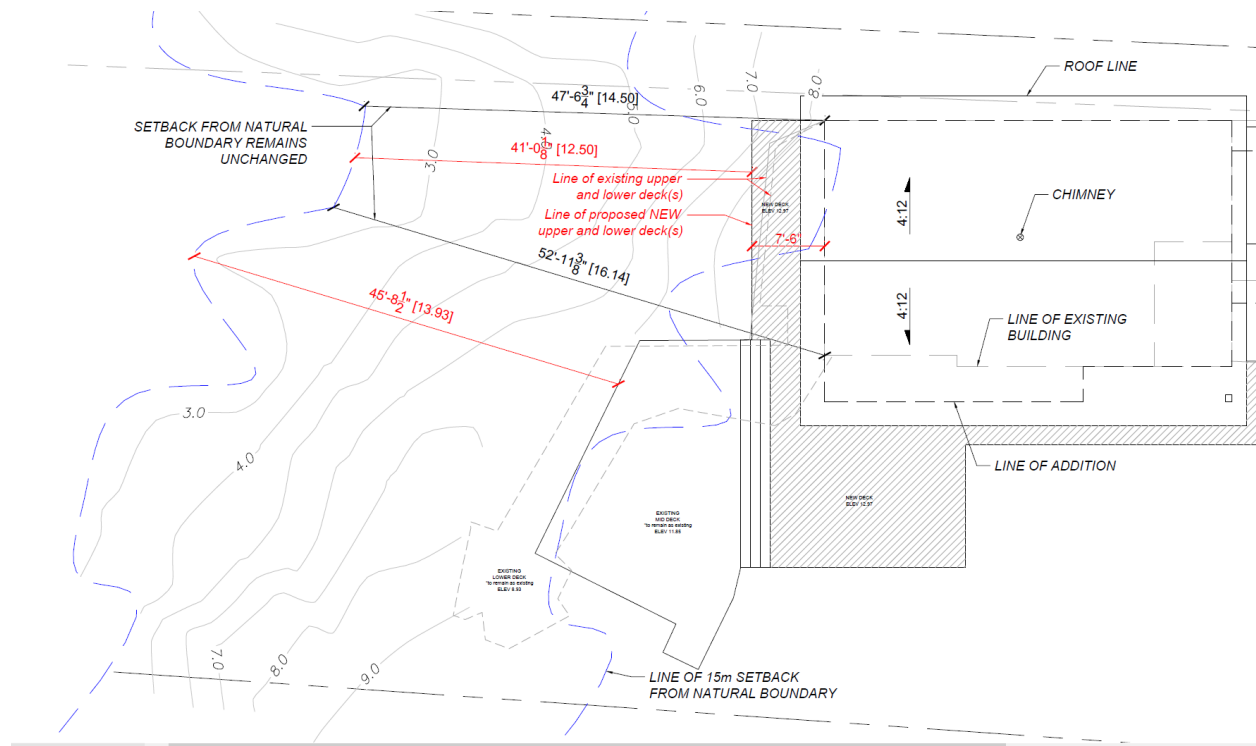
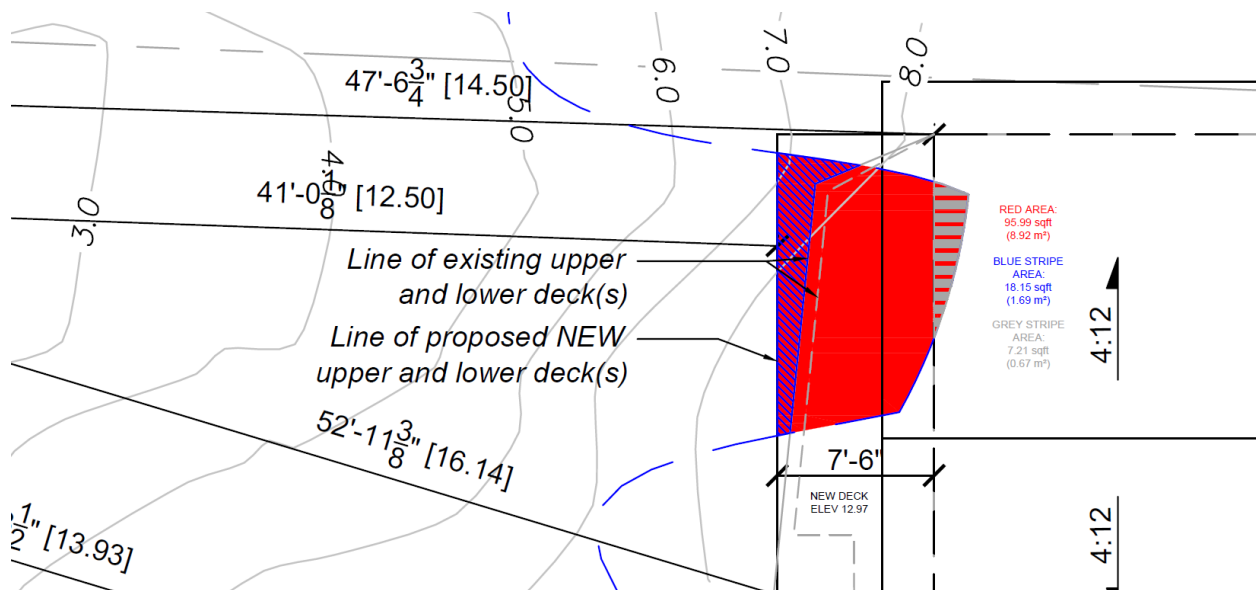


Figure 4: Total Area requiring Variance



Applicant Rationale

The applicant provided the following rationale in support of their variance request:

- The proposed development utilizes an existing foundation and subfloor and would have the least amount of environmental impact on the natural site characteristics.
- The deck that is proposed to be reconstructed currently provides access to the existing dwelling.

Variance Criteria

Staff have evaluated this application using SCRD Board Policy 13-6410-6 (Development Variance Permits) as criteria as follows:

1. *The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw;*

The intent of the 15-metre setback from the natural boundary of the ocean is to address sea level rise based on Provincial guidelines, as well as to enhance environmental protection.

The lot is in Development Permit Area #1A Coastal Flooding and #1B – Coastal Slopes. Provided the recommendations in the applicant's geotechnical report with respect to the design level oceanic flood hazard and design level events for rockslide and rock fall the subject site can be considered "safe" for the proposed use. A Development Permit will be required as part of this project and a covenant will be registered on title which will include a liability release for the SCRD.

Using existing foundations and subfloor, and thereby minimizing disturbance or development of previously undeveloped portions of a property can be advantageous. The total area of the variance for the reconstruction of the dwelling and deck is 11.28m², with the proposed portion of deck that exceeds the current footprint of the existing dwelling and deck is approximately 1.69m². In this context, the proposed variance does not depart significantly from the intent and principle of the bylaw.

2. *The variance should not negatively affect adjacent or nearby properties or public lands;*

The addition is proposed to match or exceed the setback of the existing structure from the present natural boundary, with the exception of 1.69 m² portion of the new deck in the northwest will be closer to the ocean (12.5 metres from the natural boundary), as such, this would have minimal impact on neighbouring properties.

3. *The variance should not be considered a precedent, but should be considered as a unique solution to a unique situation or set of circumstances;*

The proposed development can be considered as something of a unique solution given the undulating nature of the natural boundary from the ocean on the property and the desire to use the existing foundation and footprint of existing construction. The squaring off of the deck results in the additional encroachment beyond the existing footprint of the deck by a minimal amount (1.69 m²).

The variance proposes to utilize an existing foundation that has been endorsed for future use by the structural consultants

4. *The proposed variance represents the best solution for the proposed development after all other options have been considered; and*

Staff note there are other design solutions available as part of the reconstruction of a single unit dwelling, including potentially having the house meet setback requirements by locating the new construction to the south portion of the parcel. However, there are benefits to using existing foundations and building footprints at the time of reconstruction. The total area of construction within the 15m setback area is relatively limited at 11.28 m² and the encroachment beyond the existing footprint of development at 1.69 m² is negligible. The deck area, which totals 10.61 m² of the total 11.28 m² variance, is cantilevered on the second storey and in the case of the lower deck is supported via posts directly into the bedrock. As such, using the existing building foundation and with the deck being supported by posts, mean this design solution will see minimal land alteration compared to constructing on previously undeveloped portions of the property.

5. *The variance should not negatively affect the natural site characteristics or environmental qualities of the property.*

By limiting the expansion of the current structure's footprint, the variance should limit any negative impacts on natural site characteristics or environmental qualities than other proposed designs. As mentioned under criteria 4 above, using the existing foundation for the house and that the deck is supported by posts directly supported by the bedrock - meaning there will be limited environmental impact.

Summary

In summary, staff are supportive of the variance for the following reasons:

- matters related to flood construction and geotechnical matters have been addressed by the submission of a relevant related professional report, and will be further addressed via the issuance of a Development Permit, should the variance be approved;
- the extent of the variance is relatively limited in being a total of 11.28 m²;

- the reconstructed building would be on the existing foundation, with this area only being 0.67 m² of the proposed variance;
- the variance for the deck area totals 10.61 m², with this area on the first storey being proposed to be constructed on posts/piles supported by existing bedrock, thereby having minimal impact on the surface of the land;
- the extent of the variance that is beyond the current encroachment is only 1.69 m² and relates to squaring off the deck compared to the current deck in this location.
- using the existing footprint rather than building in other locations on the property, has less impact on the natural site characteristics; and
- the variance reflects the unique nature of the property, including in particular the undulating nature of the natural boundary of the ocean, and as such does not represent a precedent.

Options

Possible options to consider:

Option 1: Issue the permit.

(Staff Recommendation)

This would permit the proposed development on the property to proceed.

Option 2: Deny the permit.

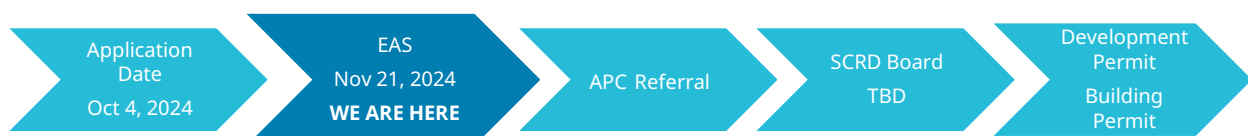
The zoning bylaw regulation would continue to apply, and the proposed development would be required to comply with the required setback.

Option 3: Refer the application to the Area B APC

The APC would discuss the proposed variance in consideration of the Board’s DVP policy and provide a recommendation to the EAS. Further notification is not required with this option. As part of this option the Board may wish to request an environmental assessment of the terrestrial environment that addresses the consideration of mitigation measures and opportunities for restoration within the shoreline setback area

Timeline for next steps or estimated completion date

Figure 4 Application Timeline



Communications Strategy

This development variance permit application has been referred to the following agencies for comment:

Table 2 Referral Comments

Referral Agency	Comments
SCRD Building Division	There is an active Building Permit for the development. Building-related comments will be communicated through the Building Permit application review.
Halfmoon Bay Fire Department	Comments not received at time of report writing.
shíshálh Nation	Comments not received at time of report writing.
Neighbouring Property Owners/Occupiers	Notifications were mailed on October 30, 2024, to owners and occupiers of properties within a 100 m radius of the subject property. No comments were received prior to the deadline of November 14 th at 12pm.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522.

Those who consider their interests affected may attend the Electoral Area Services Committee meeting and speak at the call of the Chair.

STRATEGIC PLAN AND RELATED POLICIES

The proposed variance was reviewed and evaluated for conformance with the SCRD Board policy 13-6410-6 (Development Variance Permits) criteria.

CONCLUSION

The proposed development variance permit would facilitate the reconstruction of an existing single unit dwelling utilizing an existing foundation and subfloor and an attached deck. Staff support the proposed variance request, as allowing for reconstruction of an existing structure on the existing foundation and footprint, with only a small further encroachment to square off the deck, is seen as a reasonable request to a site specific circumstance.

ATTACHMENTS

Attachment A – Site Plan
 Attachment B – Context Photos

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X - T. Perreault	Assistant Manager	X – K. Jones

Figure 1: Site Plan (new deck is hatched grey area)

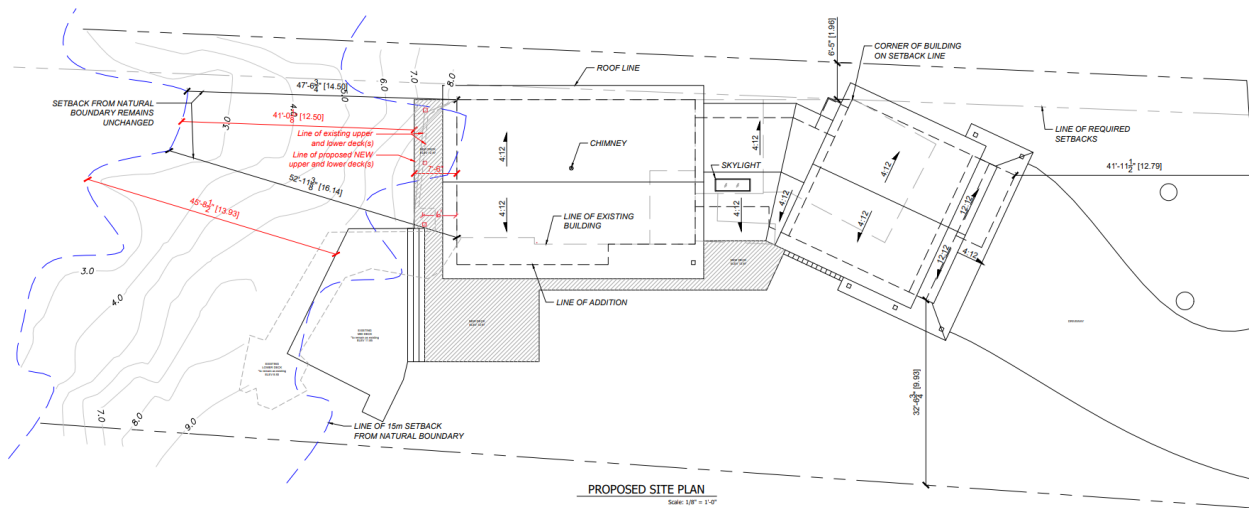


Figure 2: Total Area requiring Variance

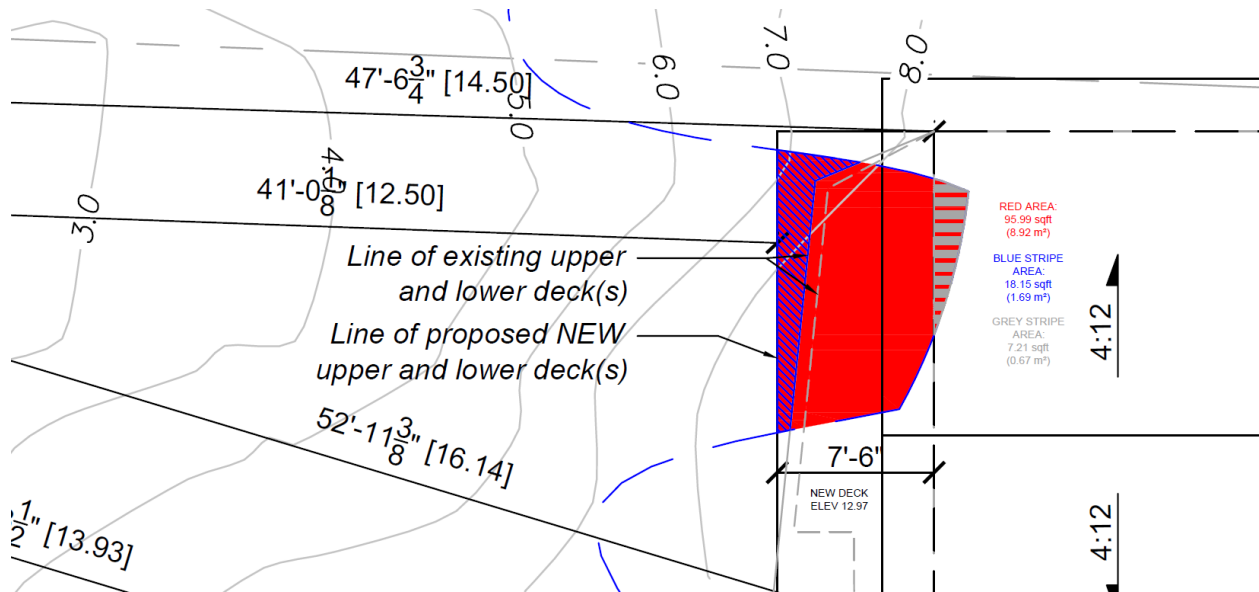
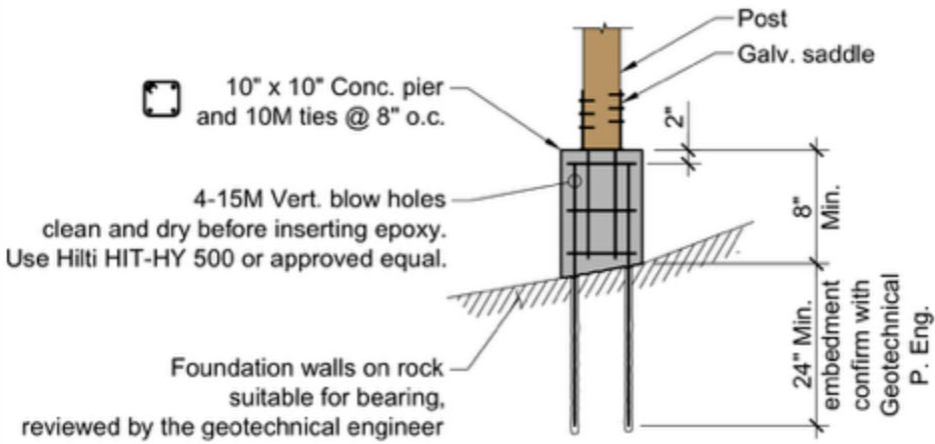


Figure 3: Posts for new deck



01
 S201
Pier Foundation On Rock Section
 1/2" = 1'-0"

Figure 1: Lower Deck to be replaced



Figure 2: Upper deck to be replaced



Figure 3: Existing Deck posts on bedrock



Figure 4: View of existing dwelling from natural boundary of the ocean



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Devin Rajala, Planning Technician III

SUBJECT: **DEVELOPMENT VARIANCE PERMIT DVP00100 (798 MARINE DRIVE) - ELECTORAL AREA F**

RECOMMENDATIONS

- (1) THAT the report titled Development Variance Permit DVP00100 (798 Marine Drive) - Electoral Area F be received for information;**
 - (2) AND THAT Development Variance Permit DVP00100, to vary Zoning Bylaw No. 722 to allow construction of a deck on the property located at 798 Marine Drive, be denied:**
 - (a) To reduce the minimum setback under Section 5.14.1(b) of the minimum setback from a side parcel line from 1.5 metres to 0.38 metres**
 - (b) To reduce the minimum setback from the natural boundary of the ocean from 15 metres to 2.9 metres.**
-

BACKGROUND

The SCRД has received a development variance permit application for 798 Marine Drive in Electoral Area F. The intent of the application is to allow for the completion of a partially constructed deck, and includes the following requested variances:

1. a reduction of the minimum setback from a side parcel line from 1.5 metres to 0.38 metres; and
2. a reduction of the minimum setback from the natural boundary of the ocean from 15 metres to 2.9 metres.

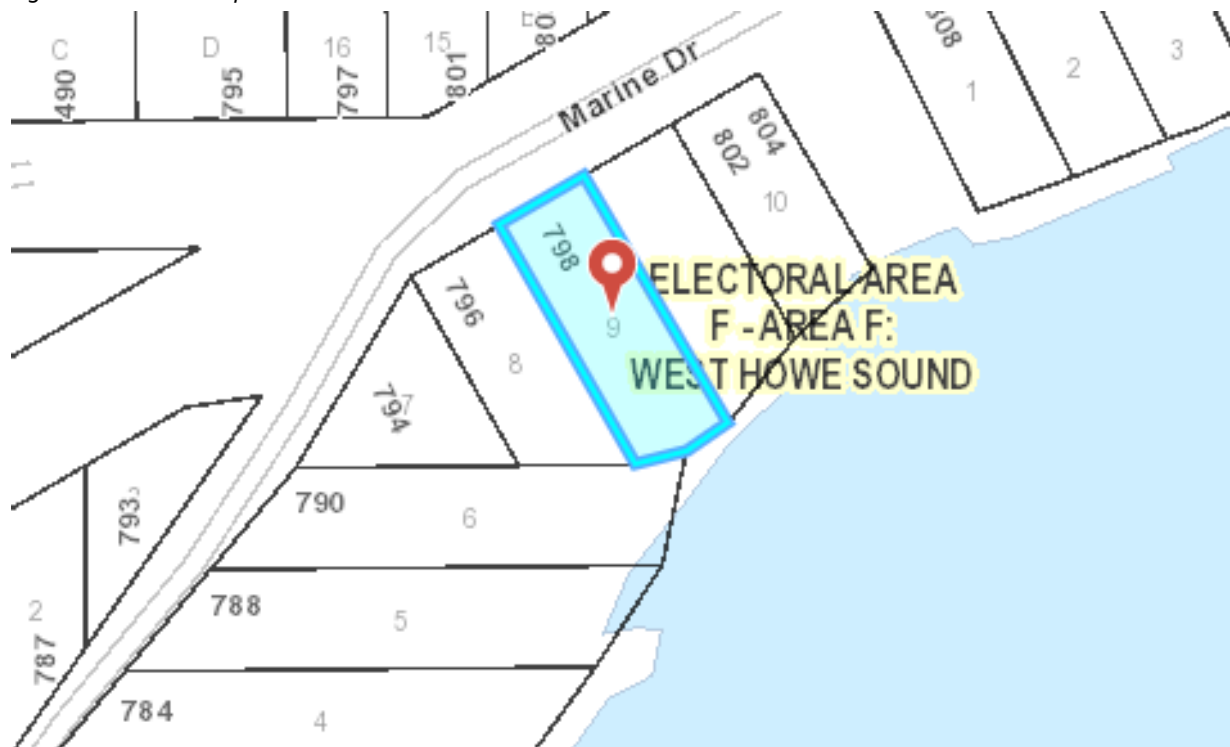
The purpose of this report is to present this application to the Electoral Area Services Committee for consideration.

Table 1 Application Summary

Applicant:	Ben Smale
Civic Address:	798 Marine Drive, Gibsons, BC
Legal Description:	LOT 9 BLOCK 7 DISTRICT LOT 687 PLAN 2075
Electoral Area:	F – West Howe Sound
Parcel Area:	661 m ²

OCP Land Use:	Residential
Land Use Zone:	R1 (Residential One)
Application Intent:	To retroactively vary a zoning bylaw setback to accommodate the construction of a deck.

Figure 1 Location Map



DISCUSSION

Analysis

The applicant is seeking retroactive approval to continue constructing a deck on the property at 798 Marine Drive.

Zoning Bylaw No. 722 contains the following regulations:

5.14.1 *The setback of building or structure shall be:*

b) the minimum setback from a parcel line not adjacent to a highway, an internal private road, a waterbody or a watercourse shall be 1.5m for buildings and structures less than or equal to 8.5 metres in height

5.16.1 *No, building or structure or any part thereof, except a boathouse located within an intertidal zone or within the I13 Zone, shall be constructed, reconstructed, moved, located or extended within:*

a) 15 m of the natural boundary of the ocean

The setback requirement from the natural boundary of the ocean is intended to address matters associated with sea-level rise and the environmental interface with the shoreline.

Figure 2: Aerial Photo



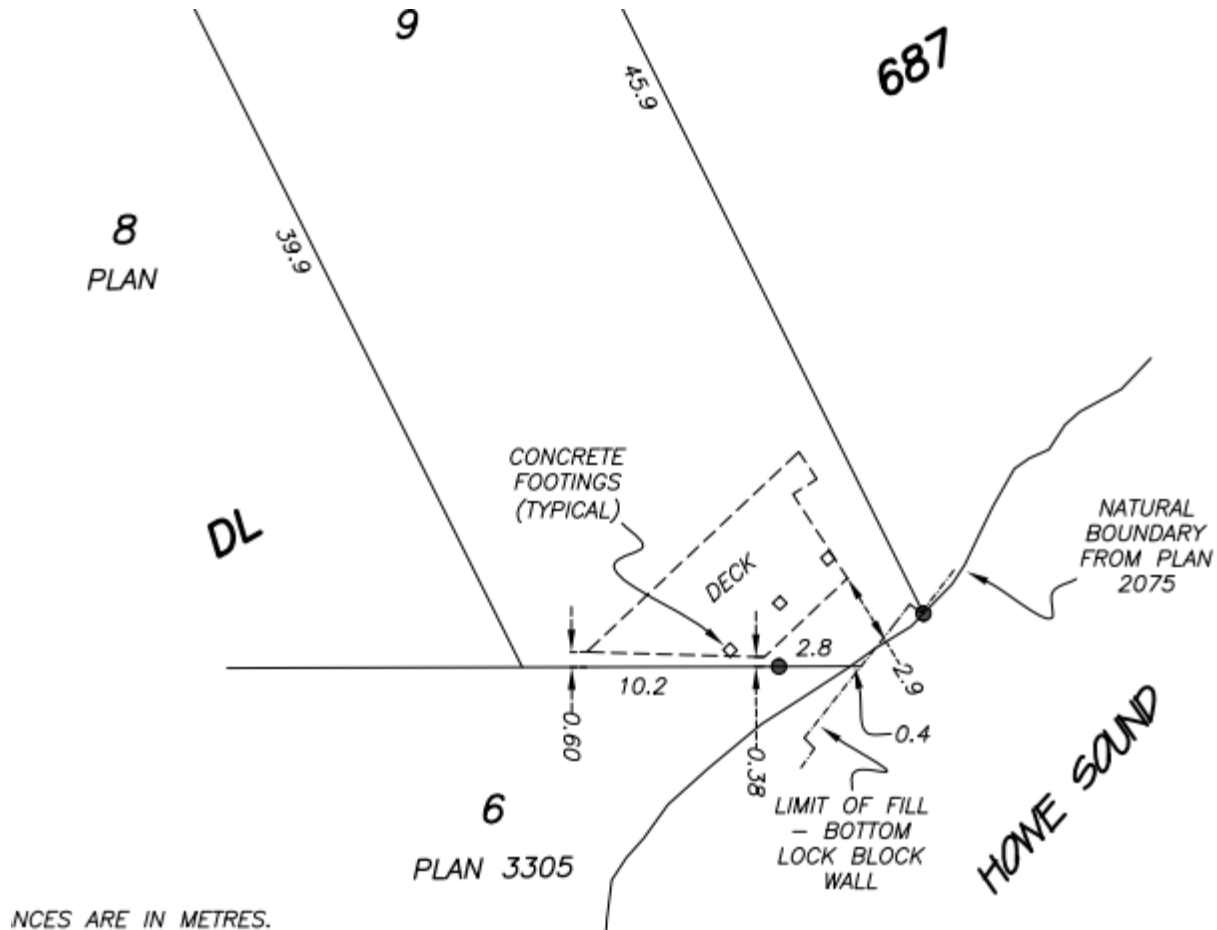
The parcel is 661 m² and a portion of the southern property line fronts onto the ocean. The parcel currently contains an existing single unit dwelling and the owners are seeking approval for the construction of a deck structure near the rear (shoreline) property line.

Construction of a deck near the bottom of the property had already begun but was halted in October 2023 due to a stop work order issued by the Sunshine Coast Regional District (SCRD). Footings, posts, and joists were installed prior to the stop work order being issued. The applicant is now seeking retroactive approval to vary the two bylaw requirements in order to complete the construction of the deck.

The subject parcel is located within the Development Permit Area 1A: Coastal Flooding and 1B: Coastal Slopes, therefore a development permit is required for remediation of the work already conducted without a permit. A development permit application has been received and may be issued under delegated authority pending the outcome of the development variance permit application process. It is also noted that should the Development Variance Permit be approved for issuance as a condition of this a covenant will be registered on title which will include a liability release for the SCR D, related to the DPA matters.

The proposed development plans and site photos are included in Attachment A.

Figure 3: Survey location



Applicant Rationale

The applicant provided the following rationale in support of their variance request:

- The location of the deck does not impact the vision line of neighboring properties.
- The encroachment into the setback area is not adjacent to habitable space.
- The encroachment into the setback area does not set a precedent as neighbouring properties have similar setback encroachments.
- The deck location utilizes an existing retaining wall foundation reviewed for suitability by a geotechnical engineer. There are no other reasonably safe locations for this deck that would not create further slope stability issues.
- The development occurs over a previously developed area and does not require clearing of natural vegetation for construction.

Variance Criteria

Staff have evaluated this application using SCRD Board Policy 13-6410-6 (Development Variance Permits) criteria. Staff provide the following comments on the proposed variances and applicant's rationale:

1. *The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw;*

The proposed variance defeats the intent of provincial guidelines intended to inform local governments of industry standards that mitigate risks associated with climate adaptation.

The intent of the 15-metre setback from the natural boundary of the ocean is to address sea level rise, as well as enhance environmental protection.

2. *The variance should not negatively affect adjacent or nearby properties or public lands;*

The purpose of the side setbacks between parcels is for practical reasons such as privacy and overlook and providing space for access between the side of the building or structure and the property line. That it is also proposed the reduce the shoreline setback for the structure to 2.9 m has the potential for further impacts on neighbouring properties as well as from the shoreline.

3. *The variance should not be considered a precedent, but should be considered as a unique solution to a unique situation or set of circumstances;*

The variance does not meet these criteria. All existing decks within 15m of the natural boundary of the ocean are now deemed non-conforming. Approving this variance could set a precedent for more properties to request a variance in the future when rebuilding failing decks/structures.

4. *The proposed variance represents the best solution for the proposed development after all other options have been considered; and*

Construction of the deck began without any permits. As a result, staff did not have the opportunity to make any recommendations to consider other areas on the lot for the location of the deck.

5. *The variance should not negatively affect the natural site characteristics or environmental qualities of the property*

Future sea level rise may increase the risk of coastal erosion and accelerate the retreat of shorelines. Ultimately, sea level rise planning needs to be considered as part of new development/redevelopment in these coastal interface areas

The variance would have a negative affect on managing the retreat of shoreline properties in light of sea level rise, and would not work to enhance the natural environment and limit the opportunity to establish a more naturalized shoreline environment.

Summary

In summary, staff are not supportive of the requested variance as proposed, given the proximity of the proposed structure to the natural boundary of the ocean and to a parcel line bordering a neighbouring property. Further to approve the variance application as proposed could create a precedent for allowing such structures in proximity to the natural boundary of the ocean.

Options

Possible options to consider:

Option 1: Issue the permit.

This would permit construction of the deck on the property to proceed.

Option 2: Deny the permit.

Staff Recommendation.

The zoning bylaw regulations would continue to apply, and the construction of the deck would be required to comply with the required setback and any construction within the setback area would need to be removed.

Timeline for next steps or estimated completion date

Figure 4 Application Timeline



Communications Strategy

This application has been referred to the following agencies for comment:

Table 2 Referral Comments

Referral Agency	Comments
SCRDR Building Division	A building permit will be required if the variance application is approved.
Squamish Nation	Comments not received at time of report writing.

Gibsons & District Volunteer Fire Department	The Gibsons & District Volunteer Fire Department has no fire safety concerns associated with this application.
West Howe Sound Advisory Planning Commission	<p><i>Recommendation No. 1</i></p> <p>The Area F APC recommends that this application not be supported and agree with the staff comments that the extent of the proposed variance is seen as extensive, and that the proposed variance is seen as defeating the intent of provincial guidelines.</p> <p>The Area F APC agrees that given the proximity of the proposed structure to the natural boundary of the ocean and to a parcel line bordering a neighbouring property, staff are not supportive of the variance application as proposed and recommend removal of the structure.</p>
Neighbouring Property Owners/Occupiers	Notifications were mailed on October 31, 2024, to owners and occupiers of properties within a 100 m radius of the subject property. Comments received prior to November 14 th at 12pm are attached.

Notifications to surrounding properties were completed in accordance with Section 499 of the *Local Government Act* and the Sunshine Coast Regional District Bylaw No. 522.

Those who consider their interests affected may attend the Electoral Area Services Committee meeting and speak at the call of the Chair.

STRATEGIC PLAN AND RELATED POLICIES

The proposed variance was evaluated using the criteria provided in SCRD Board Policy 13-6410-6 (Development Variance Permits).

CONCLUSION

The proposed development variance permit to vary the setback line from the natural boundary of the ocean, and from a parcel line not adjacent to a highway, an internal private road, a waterbody or a watercourse, would facilitate the construction of a deck on the property. As set out above, staff are not supportive of the variance application as proposed and recommend removal of the structure, given the proximity of the proposed structure to the natural boundary of the ocean and to a parcel line bordering a neighbouring property.

ATTACHMENTS

Attachment A – Survey Plan & Photos
 Attachment B – Neighbour
 Comments

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X -T. Perreault	Assistant Manager	X – K. Jones

Figure 1: Survey of deck location

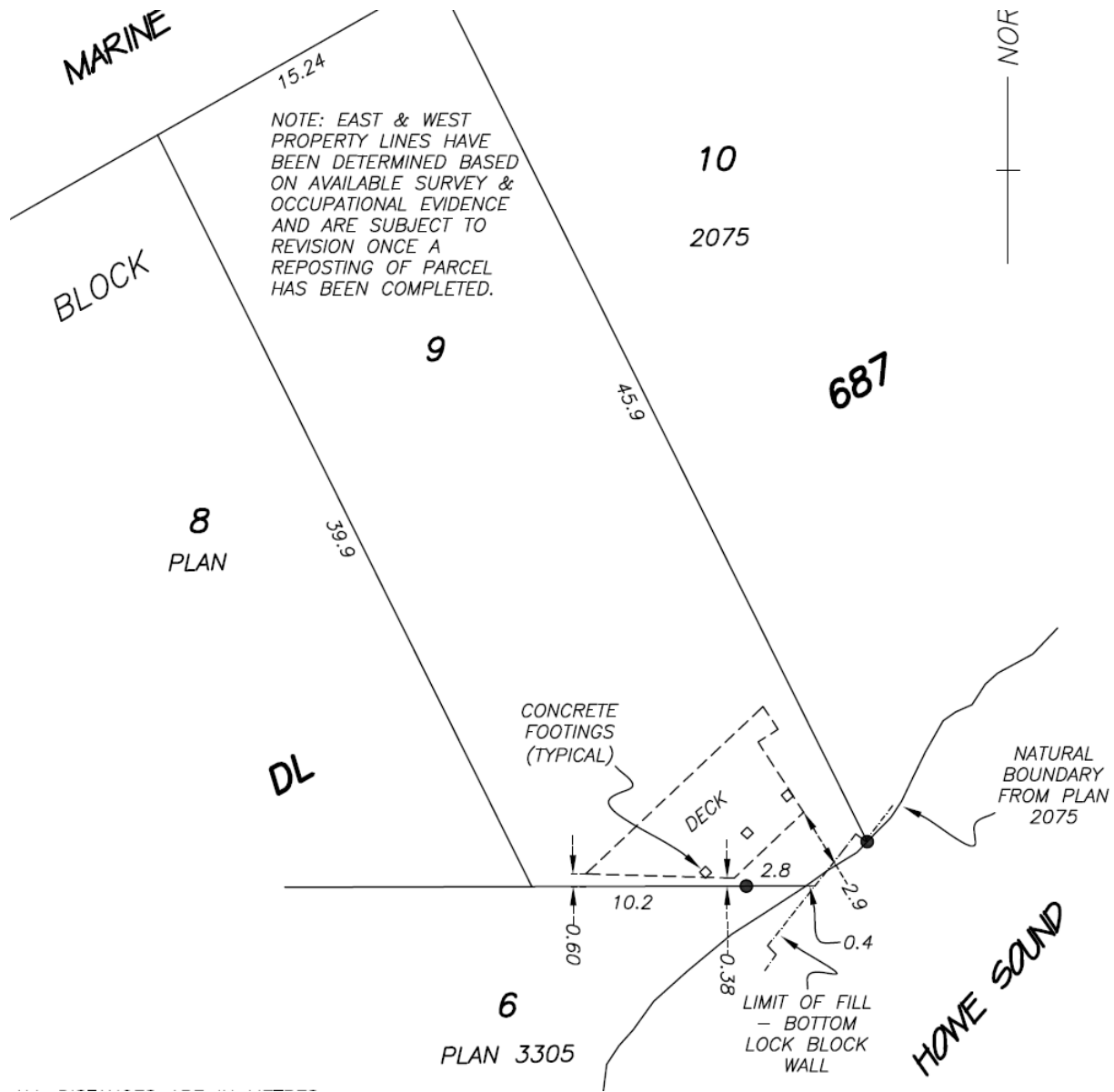
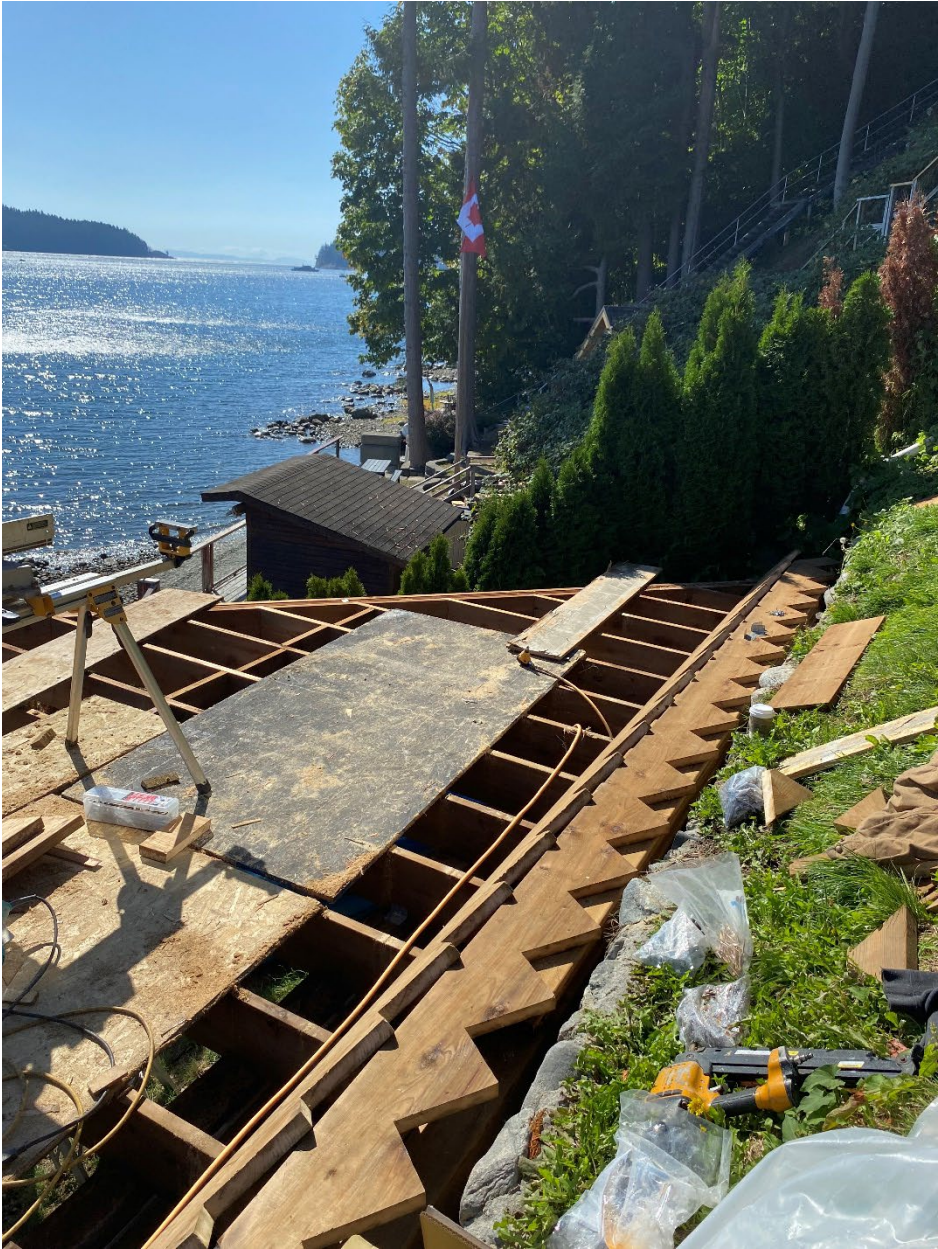


Figure 2: Deck facing natural boundary of the ocean



Figure 3: Deck facing neighbouring property to the south



798 Marine Drive Retroactive DVP Application – DVP00100

In reference to DVP00100 requesting variance to Zoning Bylaw No. 722, I strongly and unequivocally oppose any acceptance of this application for the following reasons:

- The excessive and extreme degree of noncompliance with the minimum set back of 15 meters by 12.1 meters from the natural boundary of the ocean.
- The excessive and extreme degree of noncompliance with the minimum set back of 1.5 meters by 1.12 meters from the neighboring parcel/property line.
- The excessive and extreme degree of noncompliance with the minimum set back of 1.5 meters by 0.90 meters from the neighboring parcel/property line (which does not appear to be included in the variance application).
- Severe lack of due diligence demonstrated by the contractor and landowner prior to starting a build of this magnitude resulting in a blatant disregard of proper building processes, surveys, permits and the Zoning Bylaw, not to mention a flagrant lack of respect for neighboring property owners.
- The unnecessary and obvious crowding of the property line by an excessively large permanent structure/deck which could have a detrimental affect on property value/re-sale.
- Potential for precedence setting variance if this build is permitted to proceed.

Other concerns more along personal lines are noise from a structure of that size and location, and obstruction/reduction of the ocean view which is the primary reason for living in this location.

Kindest regards,

B. Rudolfsen

November 7, 2024

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Jonathan Jackson, Manager, Planning and Development

SUBJECT: **OFFICIAL COMMUNITY PLAN AMENDMENT NO. 640.6 AND ZONING BYLAW AMENDMENT NO. 722.10 – CONSIDERATION OF THIRD READING**

RECOMMENDATION(S)

- (1) **THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Third Reading be received for information;**
- (2) **AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for consideration of Third Reading;**
- (3) **AND FURTHER THAT prior to consideration of adoption of Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10, the following condition be met:**

Approval by the Ministry of Transportation and Infrastructure pursuant to Section 52 of the Transportation Act.

BACKGROUND

The Sunshine Coast Regional District (SCRD) received an Official Community Plan (OCP) Amendment and Zoning Bylaw Amendment application to change the OCP land use designation, zoning designation, and subdivision district of the 0.3 ha non-Agricultural Land Reserve (ALR) portion of 1691 Jensen Road in Area F (West Howe Sound). The applicant's aim is for the amendments to enable subdivision of the portion of the parcel outside of the ALR, the outcome of which would be one new 0.3 ha residential lot.

On July 25, 2024, the SCRD Board adopted resolution 218/24, as follows:

Recommendation No. 2 *Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading*

THAT the report titled Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 – Consideration of Second Reading be received for information;

AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 be forwarded to the Board for consideration of Second Reading;

AND THAT Official Community Plan Amendment No. 640.6 and Zoning Amendment Bylaw No. 722.10 is consistent with the SCRD's 2024-2028 Financial Plan and 2011 Solid Waste Management Plan;

AND THAT a Public Hearing to consider Amendment Zoning Bylaw No. 640.6 and 722.10 be scheduled;

AND FURTHER THAT Director McMahon be delegated as the Chair and Director Stamford be delegated as the Alternate Chair to conduct the Public Hearing.

Pursuant to this resolution, a public hearing was held on October 10, 2024. This report provides a summary of the public hearing and recommends Third Reading of the Bylaw.

Table 1- Application Summary

Civic Address	1691 Jensen Road
Legal Description	DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770
PID	009-802-207
Electoral Area	F – West Howe Sound
Parcel Area	40.5 ha
OCP Land Use	Current – Agricultural Proposed - Residential
Land Use Zone	Current – Agriculture (AG) Proposed – Residential 1 (R1)
Subdivision District	Current – I (4 ha minimum lot size) Proposed – C (0.2 ha minimum lot size)
Application Intent	The purpose of the application is to amend the OCP land use designation, zoning designation and subdivision district of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) to enable subdivision and future residential development, the outcome of which would be one new 0.3 ha residential lot.

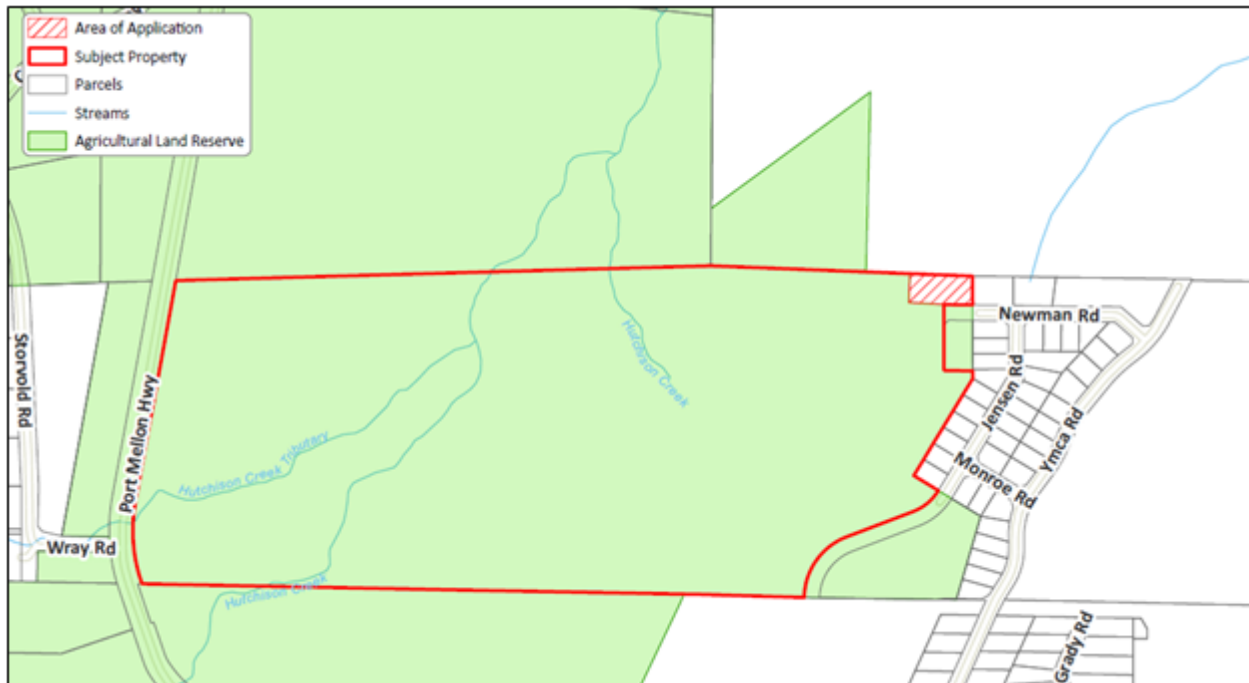


Figure 1 - Location Context Map (1691 Jensen Road)

DISCUSSION

Public Hearing Summary

A public hearing to consider the proposed bylaw was held at the Eric Cardinal Hall on October 10, 2024. Approximately eight people attended the meeting. Written submissions received before noon (12:00 PM) on the day of the public hearing also form part of the public record. A Public Hearing Report, including minutes from the Public Hearing and all written submissions are provided in Attachment A.

The following is a summary of main comment themes shared through verbal and written Public Hearing submissions:

- Both support and opposition to the proposed OCP and Zoning Bylaw amendments.
- Concern that the applicant's long-term intent for the subject property (the full 40.5 ha) is not being shared with SCRD staff or the community.
- Concern for potential bylaw violations relating to the use of the subject property.
 - Staff note: alleged bylaw violations in the SCRD are not related to this application process and if there are concerns, they should be reported via the Bylaw Complaint Form to be reviewed by Bylaw Enforcement Officers (www.scrd.ca/bylaw-complaint-form). At the time of report drafting there are no current or recent bylaw enforcement investigations associated with the subject property.

Timeline for Next Steps / Estimated Completion Date

If the Board gives the proposed bylaw Third Reading, the SCRД will send a referral to MOTI. Approval from MOTI, in accordance with Section 52(3)(a) of the BC *Transportation Act*, for a bylaw within a radius of 800 metres from the intersection of a controlled access highway, would be needed prior to adoption. If MOTI grants approval pursuant to Section 52(3)(a), staff will bring forward a report for consideration of adoption (fourth reading).

Figure 2 provides the typical decision-making process for OCP and Zoning Bylaw Amendment applications.

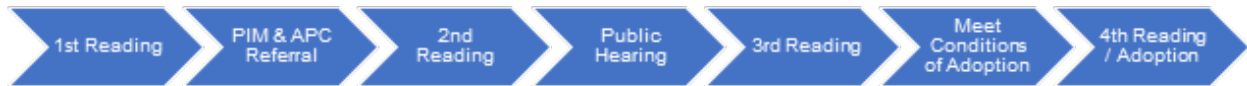


Figure 2 - Typical OCP and Zoning Bylaw Amendment Application Process

Options

Possible options to consider include:

Option 1: Proceed with Third Reading (staff recommendation)

If this option is chosen, staff will send a referral to MOTI for consideration and approval in accordance with Section 52(3)(a) of the BC *Transportation Act*. If MOTI grants approval, staff will bring forward a report for consideration of adoption.

Option 2: Reject the proposed bylaws

If this option is selected, the application process ends. The current OCP land use and Zoning Bylaw designations will remain in place and subdivision will not be permitted.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

The SCRД received an application for an OCP and Zoning Bylaw Amendment for the purpose of enabling the subdivision of the 0.3 ha portion of the parcel outside of the Agricultural Land Reserve (ALR) and future residential development on the proposed new lot. Staff recommend forwarding the application to the Board for Third Reading.

ATTACHMENTS

- Attachment A – Public Hearing Report
- Attachment B – Official Community Plan Amendment No. 640.6
- Attachment C – Zoning Bylaw Amendment No. 722.10

Reviewed by:			
Manager	X - J. Jackson	Finance	
GM	X - I. Hall	Legislative	X - S. Reid
CAO/CFO	X - T. Perreault	Other	

SUNSHINE COAST REGIONAL DISTRICT

REPORT OF A PUBLIC HEARING HELD AT
Eric Cardinal Hall at 930 Chamberlin Road,
West Howe Sound (Shirley Macey Park)
October 10, 2024

*Sunshine Coast Regional District Official Community Plan Amendment No. 640.6 and Zoning Bylaw
Amendment No. 722.10*

PRESENT:	Chair, Area F Director	K. Stamford
ALSO PRESENT:	Corporate Officer Manager, Planning and Development Planner II	S. Reid J. Jackson A. Wittman
	Recording Secretary Members of the Public	G. Dixon 8+/- (part)

CALL TO ORDER

The public hearing for *Sunshine Coast Regional District Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10*. was called to order at 6:01 p.m.

The Chair introduced elected officials and staff in attendance and read prepared remarks with respect to the procedures to be followed at the public hearing.

PRESENTATION OF THE PROPOSED BYLAWS

The Manager of Planning and Development provided a presentation summarizing the proposed bylaws *Sunshine Coast Regional District Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10*.

The Chair called a first time for submissions.

PUBLIC SUBMISSIONS AT PUBLIC HEARING

Matt Marquette, 1741 Jensen Road

Question, the last map in the presentation is there another portion of the property coming out of the Agricultural Land Reserve (ALR)?

Manager of Planning and Development clarified that zoning boundary designations in Zoning Bylaw No. 722 go to the centre line of the road, which is Ministry of Transportation and Infrastructure (MOTI) property, which provides certainty of the land use as residential land use could be occurring on that side of the road. It doesn't increase the property size.

References the March 21, 2024, staff report on page five, agriculturally the property is Christmas tree farm. Has this agricultural use been verified as accurate information?

In 2019/2020 the property owner asserted the agricultural use was the cultivation of blackberries. I believe misinformation is being communicated to community members; this challenges the whole community when reading this information, being sceptical and suspicious of the applicant's full intent of the property.

Karl Jung, 90 Monroe Road

Concern over what is proposed for farm use on the property.

Berry farm and now a Christmas tree farm, however, there is no evidence that it's a working farm.

The applicant is currently renting pads on the property for mobile homes, which the applicant asserts are for farm workers to reside in.

I believe the applicant is collecting rent from non-farm workers.

Property owner is not fourth right with community members and SCRD staff.

Brad Morgan, 1691 Jensen Road

I am the applicant's son and currently live on the subject property. I believe it makes sense to rezone the land as it's not good for agriculture.

The Chair called a second time for submissions.

Karl Jung, 90 Monroe Road

Concern over the strain on local fire protection services, sewage treatment, and water supply.

The Chair called a third time for submissions.

CLOSURE

The Chair called a final time for submissions. There being no further submissions, the Chair announced the public hearing for proposed *Sunshine Coast Regional District Official Community Plan Amendment No. 640.6 and Zoning Bylaw Amendment No. 722.10 closed at 6:23p.m.*

The Chair thanked everyone for attending the public hearing.

Certified fair and correct:

Prepared by:

GDixon

K. Stamford, Chair

G. Dixon, Recording Secretary

**WRITTEN SUBMISSIONS RECEIVED
BEFORE NOON ON OCTOBER 10,
2024, IN RESPONSE TO THE
NOTICE OF PUBLIC HEARING**



Karl & Kelly Jung

Gibsons, BC
V0N 1V6

Sept 30 2024

SCRD
1975 Field Rd
Sechelt, BC
V7Z 0A8

Re: Official Community Plan Amendment No. 640.6 and Zoning Bylaw No. 722.10

To whom it may concern:

This letter is meant to express my concern for the amendment changes my neighbour is proposing for the meeting scheduled Oct 10th 2024.

My biggest area of concern is that Mr. Morgan (who is a developer) is not being fully transparent with his long-term plans for the land he now wishes to have removed from the Agricultural Land Reserve (ALR) that is presently in place.

I say this because at present the land is described as a nursery/Christmas Tree farm and as an immediate neighbour of Mr. Morgan, I have yet to see any business activity of this nature. Prior to switching his proposed land use to a nursery/Christmas Tree farm he advised the community it was to be a berry farm.

In the 6-7 years Mr. Morgan has been my neighbour I have yet to see any activity which remotely resembles farming activities. My suspicion is he is already renting mobile home access for tenants which he refers to as farm workers to circumvent bylaws. I say this because a constant stream of traffic comes & goes from his driveway all leading to the back of the property where the RVs and mobile trailers are parked.

Several years ago, we in the YMCA subdivision were told he is seeking permission to install concert pads in order to make a trailer park. However, while I did not see printed information on this, several neighbours were told this was Mr. Morgan's long-term vision for the property.

Last year, Mr. Morgan requested permission to use a portion of the land to build a home and barn for his daughter and her horses. I had no issue with that and did not object, but the home was never built. My family's concern now is that Mr. Morgan is selectively withdrawing blocks of land in the ALR to match his goal of turning the land into multiple small lots to accommodate trailer pads or multiple small housing projects.

The other area of importance to our family is the extra water and sewage strain on the small YMCA subdivision as it is stressed already with both issues. My biggest fear is that Mr. Morgan and his projected expansion of the land taken out of the ALR will be turned into multiple homes and/or trailer

pads causing even more stress to our limited water supply. What happens if a forest fire attacks our community, and our now depleted water supply is insufficient to guard properties?

I feel that Mr. Morgan has not been forthcoming with his long-term goals for our small community and he will forever negatively change our subdivision with his expansion for more and more smaller lots.

Thank you

A handwritten signature in blue ink, appearing to read 'Karl & Kelly Jung', written over the printed name.

Karl & Kelly Jung

History

Tue Oct 08 12:14:48 2024 [REDACTED] Ticket created
To: publichearings@scrd.ca
From: "David Morgan" [REDACTED]
Date: Tue, 8 Oct 2024 09:14:15 -1000
Subject: 108 Newman Road

The lot in question is a .3 hectare non-ALR section which was approved by the ALC to be moved from center of the larger acreage to Newman Road so that a single family dwelling could be built.

We are asking for R1 zoning so that it would fit with the rest of the neighbourhood. We would be using the water service but not the waste water as we have designed our own septic system.

The .3 hectare section is rocky, and steep and would have limited agricultural use. The Agricultural uses would be limited to buildings that would not be suitable for the neighbourhood ie brewery, distillery, slaughterhouse, henhouse etc.

In order to fit into the neighbourhood we are asking that the zoning be changed to R1.

Regards,
David Morgan (Owner)

Sent from my iPhone

RECEIVED
OCT 10 2024
S.C.R.D

October 9th, 2024

Re: 640.6 - 722.10
Submission

Planning Department
Sunshine Coast Regional
District

1975, Field Road

Sechelt, BC

VZ OAS

Josée Tillot } Home owner:
Wayne Martin } [REDACTED] Jensen Rd
V0N 1V6

IN support of the creation of
ONE new residential lot
0.3 hectare.

Josée Tillot
Wayne Martin

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 640.6, 2024**

A bylaw to amend *West Howe Sound Official Community Plan Bylaw No. 640, 2011*.

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024*.

PART B – AMENDMENT

2. *West Howe Sound Official Community Plan Bylaw No. 640.6, 2011* is hereby amended as follows:
 - a. Amend *Map 1: Land Use* by redesignating a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.


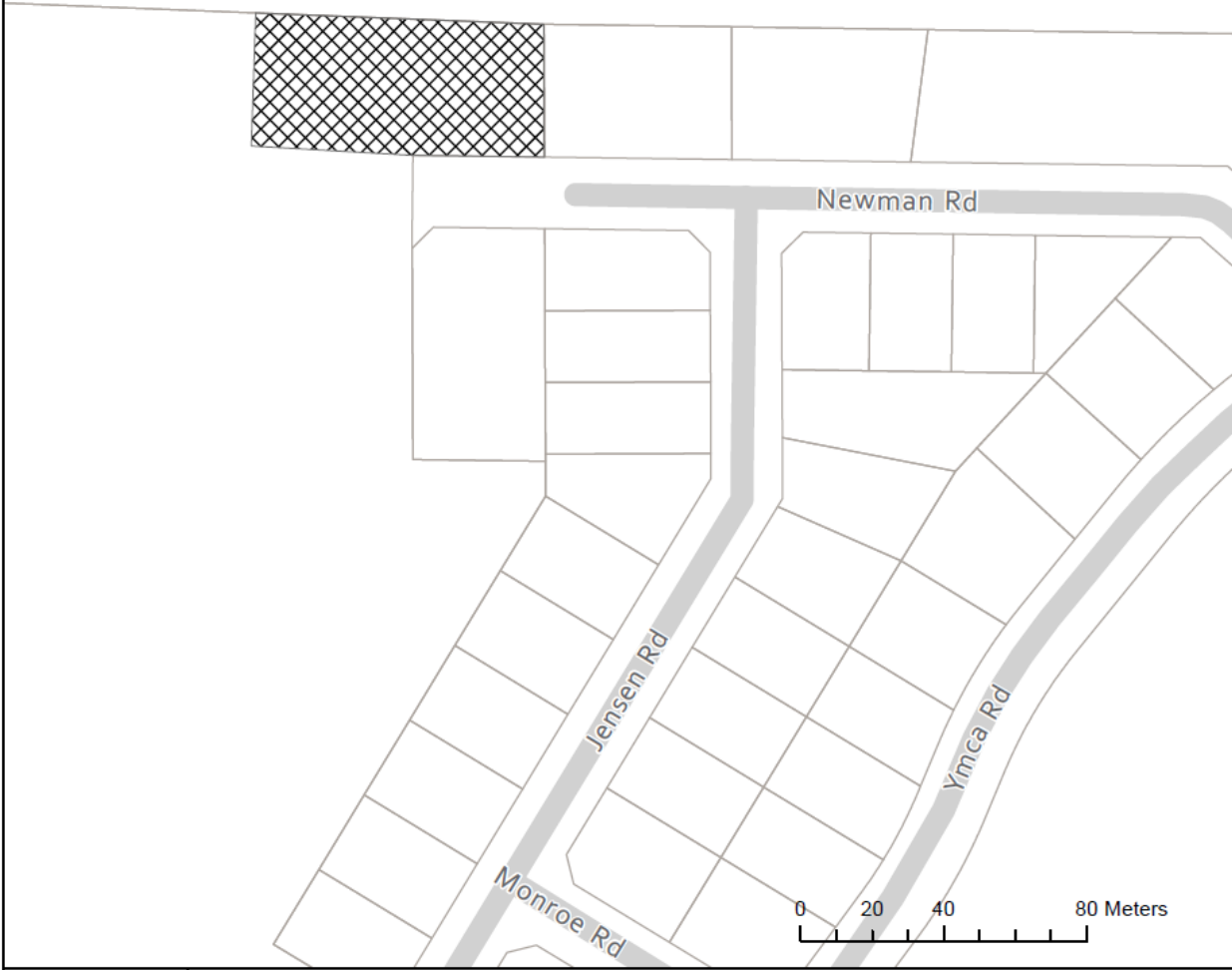

PART C – ADOPTION

READ A FIRST TIME this	23 RD	DAY OF MAY,	2024
PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	12 TH	DAY OF SEPTEMBER,	2024
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	12 TH	DAY OF SEPTEMBER,	2024
READ A SECOND TIME this	12 TH	DAY OF SEPTEMBER,	2024
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	30 TH	DAY OF OCTOBER ,	2024
READ A THIRD TIME this		DAY OF ,	
ADOPTED this		DAY OF ,	

Corporate Officer

Chair

APPENDIX A TO BYLAW NO. 640.6, 2024

<h2>Appendix A to West Howe Sound Official Community Plan Amendment Bylaw No. 640.6, 2024</h2>	
<p>To Amend Map 1 from Agricultural to Residential</p>	
<p>☒ Subject Property</p>	
 <p>0 20 40 80 Meters</p>	
	<p>_____ Chair</p> <p>_____ Corporate Officer</p>
<p>Page 1</p>	

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.10, 2024**

A bylaw to amend *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*.

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

- 1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024*.

PART B – AMENDMENT

- 2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:
 - a. Amend *Schedule A* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix A to this Bylaw.
 - b. Amend *Schedule B* by rezoning a portion of DISTRICT LOT 1398 EXCEPT PORTIONS IN PLANS 11244, 11566, 16437, 21531 AND LMP23770, as shown in Appendix B to this Bylaw.

PART C – ADOPTION

READ A FIRST TIME this 23RD DAY OF MAY, 2024
READ A SECOND TIME this 12TH DAY OF SEPTEMEBR, 2024
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this 10TH DAY OF OCTOBER , 2024
READ A THIRD TIME this DAY OF ,
APPROVED PURSUANT TO SECTION 52 OF THE *TRANSPORTATION ACT* this DAY OF ,
ADOPTED this DAY OF ,

Corporate Officer

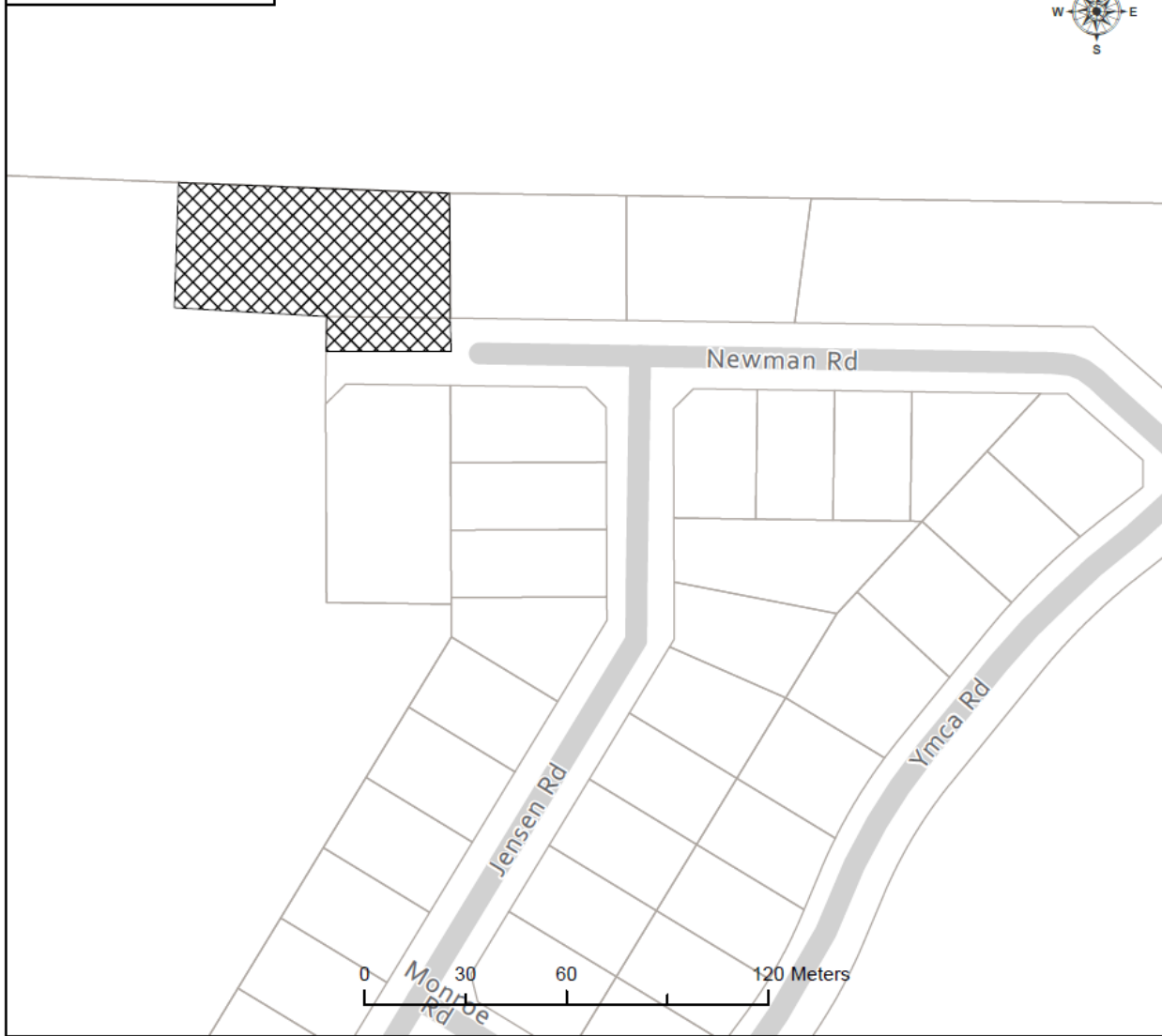
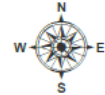
Chair

APPENDIX A TO BYLAW NO. 722.10, 2024

Appendix A to Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024

To Amend Schedule A from Agriculture (AG) to Residential 1 (R1)

☒ Subject Property




_____ Chair

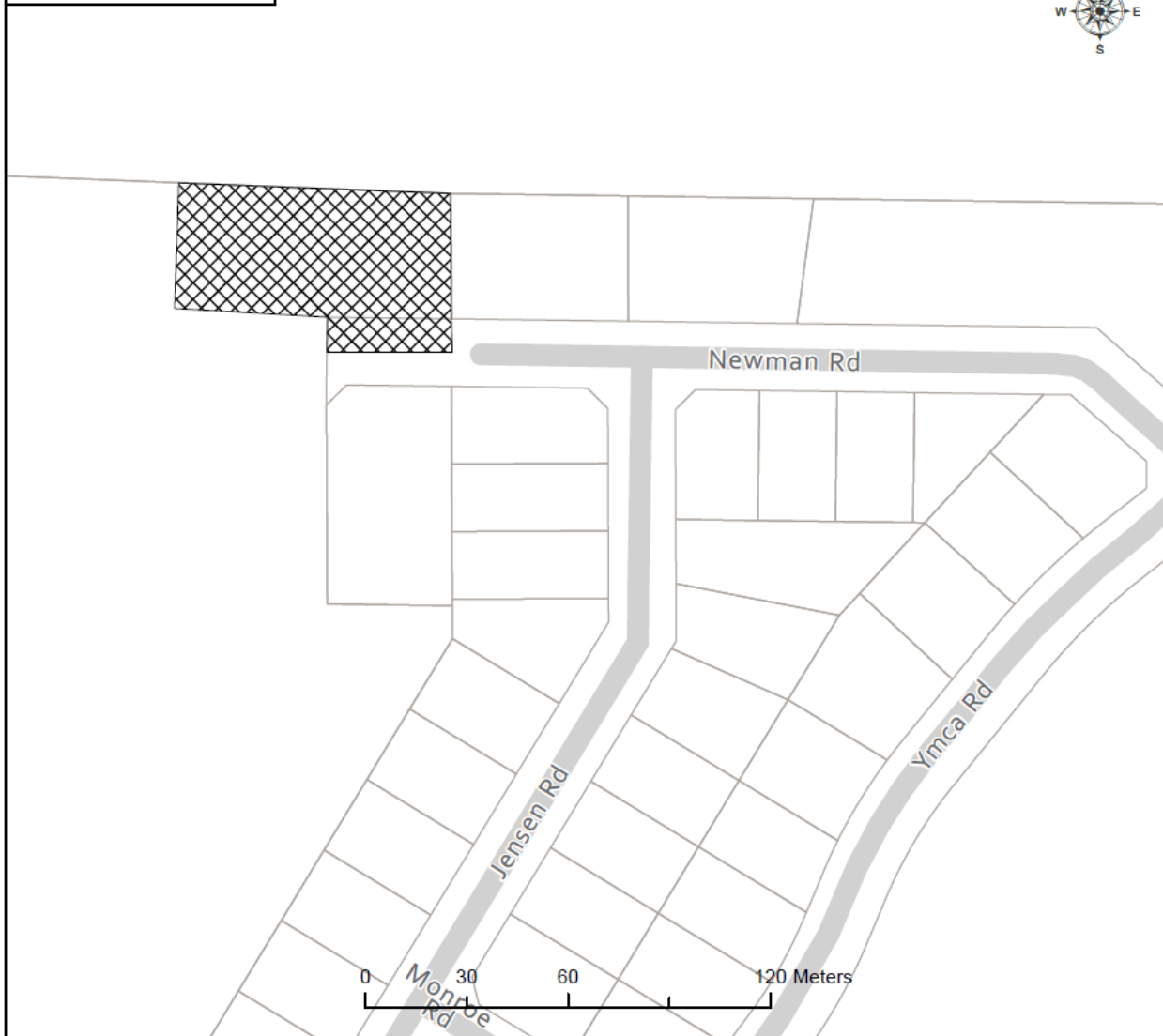
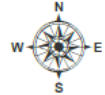
_____ Corporate Officer

APPENDIX B TO BYLAW NO. 722.10, 2024

Appendix B to Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.10, 2024

To Amend Schedule B from Subdivision District I to Subdivision District C

 Subject Property



Chair

Corporate Officer

SUNSHINE COAST REGIONAL DISTRICT REFERRAL REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: ZONING AMENDMENT BYLAW No. 722.4 FOR 1747 STORVOLD ROAD – ELECTORAL AREA F

RECOMMENDATIONS

1. THAT the report titled Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road – Electoral Area F, be received for information;
 2. AND THAT Zoning Amendment Bylaw No. 722.4 be forwarded to the Board for First and Second Reading;
 3. AND THAT a Public Hearing to consider Zoning Amendment Bylaw No. 722.4 be scheduled;
 4. AND FURTHER THAT Director _____ be delegated as the Chair and Director _____ be delegated as the Alternate Chair for the Public Hearing
-

BACKGROUND

The SCRД received Zoning Bylaw amendment application to amend Zoning Bylaw 722 to allow for an Assembly use and two auxiliary dwelling units (in addition to two existing single-unit dwellings) for the property at 1747 Storvold Road in Electoral Area A - West Howe Sound.

CURRENT CONDITIONS AND PROPOSED USES

Table 1 - Application Summary

Owner / Applicant:	Chad Hershler
Legal Description:	LOT F DISTRICT LOT 1398 PLAN 21599
Electoral Area:	F – West Howe Sound
Parcel Area:	Total: 1.94 HA
OCP Land Use:	Rural Residential B
Zoning:	RU1 (Rural Residential One)
Subdivision District:	G (minimum 1.75 HA)
Application Intent:	To allow for assembly use and two auxiliary dwelling units

The subject property, as described in Table 1 above, is within West Howe Sound and is located approximately 2.5 km from the Langdale Ferry Terminal. A business/organization called “Deer Crossing the Art Farm” has been based on the subject property since 2009. The property currently has two single-unit dwellings and some auxiliary buildings located on it. The proponent/property owner has submitted a zoning amendment application to amend the Rural Residential One (RU1) to allow for both an ‘assembly’ use and allow for two auxiliary dwelling units with a maximum of 75 m² each. The applicant has provided an application package summarizing their proposal and intent of this application (Attachment A – Applicant Rationale Letter; B –Site Plan; and C – Description of Proposal)

Assembly Use

The applicants state that the proposal will provide “space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other”. They also note that “The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community”. It is proposed that events would take place a maximum of 10 times per month, consisting of eight gatherings limited to 40 attendees with hours between 9 am and 7 pm and two gatherings limited to 60 attendees with hours between 9 am and 10 pm.

Figure 1 – Location Map



DISCUSSION

Planning Analysis

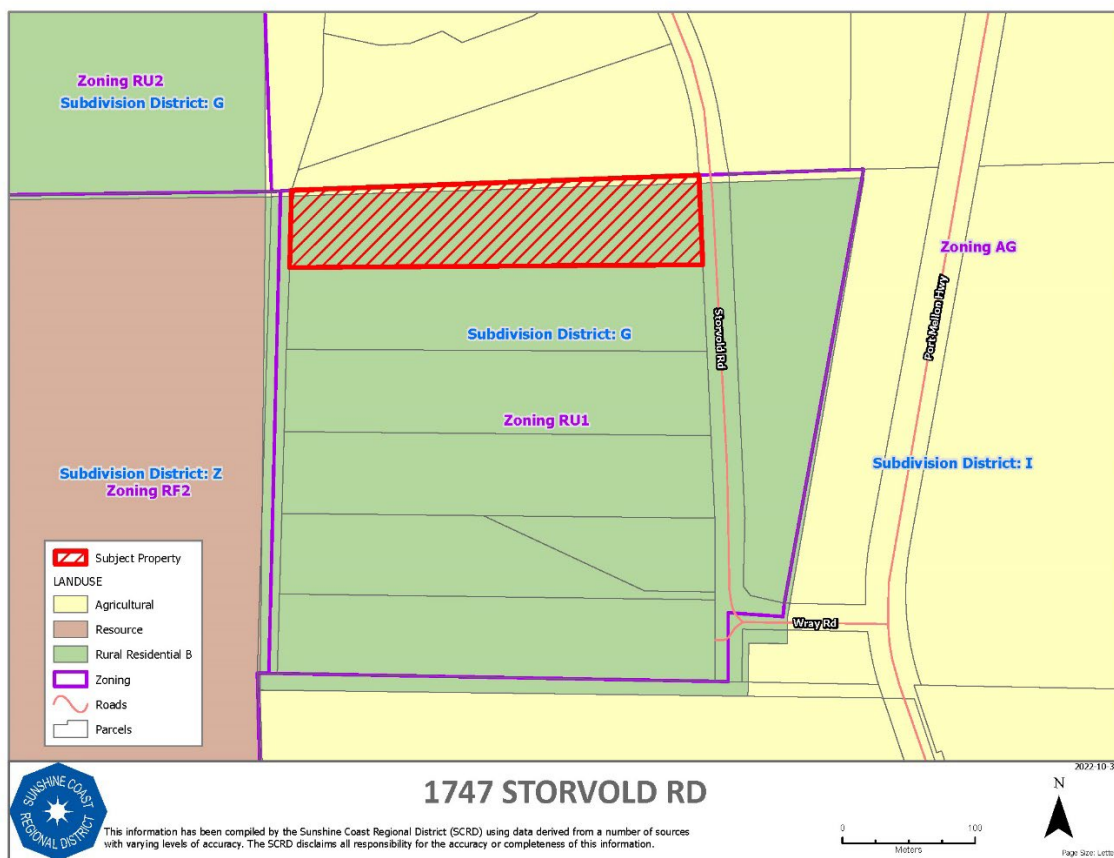
West Howe Sound Official Community Plan

The parcel is within the Rural Residential B land use designation (Figure 3), with parcels to the south and east having the same land use designation. Parcels to the north have an 'Agricultural' land use designation and are located within the Agricultural Land Reserve (ALR). The parcel to the west has a Resource land use designation.

Zoning Bylaw No. 722

The subject parcel is currently zoned RU1 (Rural Residential One) which allows for agriculture and a variety of related uses, such as agriculture, garden nursery, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. In Area F, two single unit dwellings, each of which is permitted a 55m² secondary suite, are permitted on lots over 1.75 hectares.

Figure 2 -OCP Land Use, Zoning and Subdivision District Map



Land Use Policies

Assembly and Housing Policies

The OCP establishes objectives for Rural Residential Land Use (Section 5.2):

1. To provide for rural residential densities which reflect the terrain and servicing provisions.
2. To provide for a variety of single-family housing types and parcel sizes.
3. To ensure that parcel sizes and residential densities permitted are appropriate for the level of infrastructure services that can be provided.
4. To minimize residential land use conflicts with agricultural and resource activities, as well as reduce vulnerability to natural hazards.
5. To provide for home occupation employment opportunities compatible in scale and character with residential and rural settlement

Section 5.3.2 of the OCP (Rural Residential B) notes that this designation applies to rural acreage parcels mostly located outside of service areas, including water distribution, fire protection and solid waste collection. These acreage parcels are conducive to a variety of rural uses including agriculture, home occupations, garden nurseries, low density campgrounds and keeping of livestock. Relevant to this application Section 5.3 (2) states the following in regard to use and density:

- *spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels*
- *Existing properties without further subdivision potential that are 1.5 hectares and greater in size shall be permitted to have two dwellings.*

Housing

Section 6.2 (1) of the OCP notes the following as an objective for providing affordable housing:

Opportunities for affordable housing, rental housing, and special needs housing shall be made available in most parts of the plan area through zoning provisions permitting auxiliary dwellings and duplexes, subject to parcel size and other on-site and location requirements

Furthermore, Section 6.3 (1) notes the following policy:

Allow flexibility in zoning for auxiliary dwellings and duplexes, or suites within dwellings, where there is appropriate liquid waste disposal and the additional dwelling units on parcels are appropriate for the neighbourhood character.

Section 7 of the OCP describes *Densification Strategies to Support Affordable Housing and the following objectives:*

- *Increase the supply of housing units through infill development on existing eligible parcels.*
- *Integrate housing development with the rural context.*
- *Use housing agreements to secure affordable housing.*

Agriculture

Relevant Agriculture-related OCP objectives for this proposal as noted in Section 4.3 include:

- *To increase food production and food security within the OCP area.*
- *To provide for agricultural activities, particularly small-scale sustainable market garden farming, including on-site sales.*
- *To increase opportunities for local farmers to provide local sources of a range of agricultural products, including the opportunity to market locally-produced food products.*
- *To support local production and processing of value added agricultural products.*

Staff Analysis: Assembly Use

The applicant's proposal for an assembly use to provide educational and cultural gatherings on the subject property is a use that may be considered for properties designated Rural Residential B, where properties are large enough to provide sufficient buffer to neighbouring parcels. There are a limited number of properties with this designation in the West Howe Sound OCP area and of these properties several of them are not really feasible due to challenges with topography and access. The most viable sites for such assembly uses are the properties on Storvold Road and properties on the east side of Gilmour Road, north of Cemetery Road. Sites zoned RU1 allow for uses such as agriculture, keeping of livestock, vehicle repair and maintenance, animal shelters, manufacturing and storage. These are uses that also have the potential to generate noise, vehicular traffic and other related impacts. The applicant has developed mitigation measures to address concerns with noise, traffic and parking, privacy and fire protection, particularly with respect to the neighbour to the immediately to the south, with such measures including:

- the completion of an acoustic survey and mitigation plan which included berming and a privacy fence/hedge;
- a Site Plan showing proposed uses, mitigation measures, parking for 24 vehicles on site and details of vehicular circulation;
- fire protection measures, to include including the provision of three 2.5 gallon pressurized water extinguishers
- proposed stormwater management measures

It should be noted that all existing buildings to be used for assembly use will require a change of use permit and be subject to BC Building Code requirements. Only outdoor assembly use would be permitted until such time.

In summary, the assembly use proposed for educational and cultural gatherings is considered an acceptable use for properties designated Rural Residential B. There are also mitigation measures proposed on the site to reduce the impact on neighbouring properties. Staff are supportive of this element of the zoning amendment.

Staff Analysis: Housing Use

The current RU1 zoning allows for two-single unit dwellings, both of which would be permitted to have 55m² secondary suites. Rather than have secondary suites, as the applicant has stated that the existing dwellings are not suited to easy conversion to add suites, the applicant is instead proposing two auxiliary dwelling units restricted to a maximum size of 75m² each. Effectively, the proposal would replace the secondary suite allowance with the ability to have slightly larger, detached units.

While the OCP encourages infill and multi-unit development primarily in the settlement cluster area and other residential areas, it also notes that along with increased density, there should be appropriate service provision including solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation, convenient access to major roads and community amenities and compatibility with the surrounding rural environment. This is a policy that is also relevant for the proposed assembly use.

When evaluating the applicant's proposal, it is worth noting that it is a modest increase to density of a specific parcel. While the location is rural, the applicant is proposing sewage treatment on site, wells for on-site-water needs and a fire protection strategy. These servicing aspects have also been reviewed against the assembly uses proposed on-site.

In order to meet the objective of providing affordable housing, the applicant is intending to rent the units at a rate that is below average rental rates for similar-sized units in the area, which will result in more attainable housing for families or individuals. While the OCP mentions the use of a housing agreement, the applicant has indicated that they would prefer not to go through this process. Given that the two auxiliary dwelling units are in place of suites that would be permitted and that a housing agreement is somewhat onerous from an administrative perspective for such a small project, staff are supportive of this element of the project. Further details of the proposed housing can be found in Attachment C.

Staff Analysis: Agriculture

The applicant has noted that *"The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers alongside education and engagement with the community"*. The project supports goals from the SCRD's Agricultural Area Plan and the SCRD's 2012 We Envision Sustainability Plan. Further information can be found in the "Food Security" section of the applicant's Rationale Letter (Attachment A). As such the proposal can also be seen to meet OCP objectives and other SCRD Plans related to the support for small-scale agricultural activities.

Zoning Bylaw Amendment Bylaw No. 722.4

Staff have drafted a site-specific amendment within the RU1 Zone for this parcel. Permitted uses would be those of the RU1 Zone, with additional provisions for two auxiliary dwelling units and assembly use. Zoning Bylaw amendment 722.4 has been drafted to allow for the following:

1. An assembly use on the subject property with the following conditions of use:
 - Maximum of 8 daytime gatherings per month. Gatherings limited to 40 non-resident attendees with hours between 9 am and 7 pm;
 - Maximum of 2 all-day gatherings per month. Gatherings limited to 60 non-resident attendees with hours between 9 am and 10 pm;
 - A minimum of 24 parking spaces shall be provided on the parcel while the assembly use is occurring (18 required for assembly use and 6 for the residential use) and related measures to restrict speeds of vehicles on site, in lieu of paving driveways and parking areas; and
 - Additional restrictions, include no overnight accommodation with the assembly use.

2. The allowance for two auxiliary dwelling units on the subject property with the following conditions:
 - Each unit shall be limited to a maximum floor area of 75 m²
 - Each auxiliary dwelling unit shall be used for rental tenure only
 - Short term rental is not permitted

In order to ensure compliance with the proposed mitigation measures, BC Building Code requirements and best practice recommendations, a covenant will be registered on title as part of bylaw adoption, which will include the following requirements:

- That prior to any assembly use taking place within a building that change of use permit/building permits must be obtained
- That prior to any assembly use taking place on the property, the following must be completed:
 - The provision of appropriate washroom facilities for assembly use
 - Construction and delineation of parking areas
 - Installation of mitigation measures, including landscaping, fencing and berming, and speed limit controls for vehicular traffic;
 - Implementation and ongoing maintenance of fire protection measures, including the provision of three 2.5 gallon pressurized water extinguishers; and
 - Implementation and maintenance of certain FireSmart recommendations, including the use of FireSmart suggested plants, non-combustible vents, keeping gutters clean of dry debris and maintaining vegetation around buildings

Development Permit Areas

If the zoning amendment is approved, a development permit (DPA 3 – Slope Hazards) would be required for the placement of the two auxiliary dwelling units and any new assembly use buildings to address geotechnical hazards in the area.

Options

Possible options to consider

Option 1: Proceed with first and second reading of the bylaw amendment and schedule a public hearing.

This is the recommended option.

If this option is chosen staff will schedule a public hearing. Results of the public hearing will be presented at a future committee meeting along with options for third reading and subsequent adoption.

Option 2: Deny the proposed bylaw amendment

If this option is chosen the application process would end. The applicant would be eligible for a partial refund of fees.

Option 3: Request amendments to the proposal and/or further information prior to the application proceeding

Timeline for Next Steps

Figure 4 – Application Timeline



Should first and second reading be given to the zoning bylaw amendment, staff will arrange for a public hearing date. Public notice of the zoning bylaw amendment would be done in accordance with Section 466 of the *Local Government Act*. Public comments received during the notice period, in addition to during the Public Hearing would be included in a future report for the Electoral Area Services Committee. MOTI approval would be required after third reading and prior to adoption of the bylaw. Any conditions imposed on approval would be completed prior to adoption.

Communications Strategy

A public information meeting (PIM) was conducted by the applicant in coordination with SCRD staff on April 21st, 2022. A summary of the PIM can be found in Attachment D. In general concerns raised included noise, traffic and parking, privacy, fire protection and ongoing unauthorized gatherings. Staff have also informed residents that they would have a subsequent opportunity to submit feedback during the public hearing process. The applicant has developed plans to mitigate concerns raised in the PIM, as discussed above.

Agency Referrals

The application has been referred to Skwxwú7mesh Nation, Ministry of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), Agricultural Land Commission (ALC), Gibsons Fire Department, building department and infrastructure department.

Agency	Comment
MOTI	Preliminary approval for an assembly use was granted for a period of one year (now expired). Applicant to ensure stormwater remains on the property. Applicant to demonstrate sufficient parking on the property. Provincial Public Highway Use Permit for commercial access required. SCRD will request new approval after third reading in accordance with Section 52 of the <i>Transportation Act</i> .
ALC	The ALC’s interests are unaffected as the property does not lie within the ALR. That said, the subject property adjoins the ALR, however, the proposed expansion of uses will not likely have any negative effects on the adjoining ALR.
VCH	Any new or proposed drinking water system catering to multiple dwellings must comply with VCH regulations outlined in the BC Drinking Water Protection Act/Regulation. Per the BC Sewage System Regulation, any construction, alteration, or repair of a sewage system requires the involvement of an Authorized Person (AP). An AP could be a registered Professional Engineer or Geoscientist with the BC Association of Professional Engineers and Geoscientists, or a Registered Onsite Waste Water Practitioner. The AP will be responsible for designing the appropriate sewerage system and handling all necessary paperwork submissions to VCH. We have no objections to the development proceeding at this time, provided that it meets the aforementioned conditions.
Skwxwú7mesh Nation	Recommends using Chance Find Management Procedure.
SCRD Building Division	<ol style="list-style-type: none"> 1. All buildings required to be supplied by water will need to conform to requirements as mandated by the Authority Having Jurisdiction (VCH). 2. All buildings requiring connection to the septic system will need to demonstrate compliance of the system at time of any Building Permit Application(s).

	<ol style="list-style-type: none"> 3. All buildings must comply with the Building Bylaw (No. 687) and applicable Sections of the BC Building Code. 4. All new buildings will require a Building Permit as outlined in the Building Bylaw. 5. All existing buildings that have a proposed change to the permitted use (e.g. assembly use) must apply for a Building Permit for a Change of Use and will be subject to all relevant BC Building Code requirements. 6. All proposed new dwellings will be subject to all BC Building Code requirements along with the requirement for Home Warranty Insurance through BC Housing.
<p>SCRD Utilities Division</p>	<p>No comments. This property is outside SCRD water serviceable area without major capital infrastructure improvements.</p>
<p>Gibsons Fire Dpt.</p>	<p>Not in fire service area; fire department cannot comment. Refer to BCBC and BCFC for fire regulations. Fire protection measures associated with the assembly use will be prescribed in the covenant and will be addressed by the applicant.</p>
<p><i>West Howe Sound Advisory Planning Commission (Attachment F – November 22, 2022, Meeting Minutes</i></p>	<p>This application was referred to the West Howe Sound Advisory Planning Commission meeting of November 22nd, 2022. The APC provided the following recommendations:</p> <ul style="list-style-type: none"> • a public hearing be scheduled for the zoning amendment bylaw application; • planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant’s need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws; • the Board look at the assembly aspect in the broader sense of the SCRD; • the assembly part of the application takes into account the safety aspects of larger gatherings; and • the density be re-examined and discussed before proceeding to have a site-specific zoning.

STRATEGIC PLAN AND RELATED POLICIES

This application supports the Social Equity and Reconciliation Lens by providing spiritual and cultural opportunities to people of diverse backgrounds.

This application also supports the Governance Excellence Lens by providing for effective, efficient and informed decision-making.

CONCLUSION

This report provides an evaluation of the application based on the review of applicable policy, initial public consultation, and the specific site context. The applicant’s proposal to allow for assembly use and two auxiliary dwelling units as part of a Smart Farm pilot project supports many of the goals and policies in the West Howe Sound OCP, including, to provide for cultural and spiritual gatherings, provision of rental housing options and to support agriculture. Overall, staff are supportive of the proposal given applicable OCP policies, the Rural Residential B land use designation and the Rural Residential One (RU1) zoning. Staff recommend that the bylaw receive first and second reading and a public hearing be scheduled.

ATTACHMENTS

Attachment A – Applicant Rationale Letter

Attachment B –Site Plan

Attachment C – Description of Proposal

Attachment D – Public Information Meeting Summary

Attachment E – Zoning Amendment Bylaw No. 722.4

Attachment F – West Howe Sound Advisory Planning Commission Minutes, November 22, 2022

Reviewed by:			
Manager (Acting)	X – K. Jones	CFO/Finance	
GM	X – I. Hall	Legislative	X – S. Reid
CAO	X – T. Perreault	Solid Waste	

December 5th 2023

To the Sunshine Coast Regional District Board of Directors,

Thank you in advance for taking the time to read this application.

Before I lay out the rationale for the proposed site-specific zoning amendment, let me tell you a little bit about us.

My partner, Sandy Buck, and I moved onto this piece of land 15 years ago. The land spoke to us. The words of Sandy's Aunt, a Metis elder, was a gift to us. "Live on the land for a year. Allow it to tell you what it wants." It was in that first year that a vision emerged: a creative space to share with others that brought us closer to the land and nature. However, we did not want to impose this vision onto our community. We didn't know much about our community at all. We wanted to better understand how this vision could support the community in general. With that in mind, we developed an arts organization called "Deer Crossing The Art Farm" (www.deercrossingtheartfarm.org). This organization focused on collaborative arts projects with community members and community groups. Over the past 14 years, we've produced hundreds of events, coordinated dozens of programs, and launched several multi-year initiatives, collaborating with thousands of community members. We've learned so much through this process. Both our children were born and raised into this community, and we're grateful to call this community our home.

Beginning in 2015, our organization committed to a rigorous practice of decolonization and reconciliation. We felt an urgent need to integrate this practice into all our programming, including the long-term vision for the property. Through this commitment (and the generous nature of the Shíshálh and Skwxwú?mesh people), we met Xet-semit-sa Candace Campo. Candace is founder and CEO of an indigenous tourism company called Talaysay Tours. We have partnered with Candace on multiple projects over the years, and her vision to mentor indigenous youth in storytelling and land-based learning is now interwoven with ours.

I should also note that I sat on the Official Community Plan Advisory Committee for Area F (2011) and collaborated with the planning department at the SCRD on multiple occasions on an unfolding initiative we call "The Smart Farm Project". Through-out this process we have steadfastly remained open to learning and guidance from planners, neighbours, and community members – and we thank them all for their continued support and friendship.

Our proposed site-specific zoning amendments would—in essence—be a "Smart Farm" pilot. As mentioned above, we have worked with the planning department for many years on this project. The Smart Farm pilot will provide affordable energy-efficient housing for four families, along with space and facilities for cultural and education programming that reconnects us with the land, ourselves, and each other. We recognize that our proposal is unique, both in location and use. However, it is this very uniqueness that motivated us to apply for rezoning. We would like to open our land, studios, and cultivated space to more people of diverse backgrounds (i.e., youth, seniors, people with disabilities, Knowledge Carriers) to live, gather, learn, and collaborate—and we are proposing to do this in a way that limits the impact on our neighbours while generating a positive impact for the community, as a whole.

We are asking for an increase in housing density to allow for two more 'tiny' homes to be built on our property (in addition to our existing two single family dwellings). These new homes would be no larger than 800 square feet. The size of the homes would enable us to provide affordable and energy-efficient workforce housing for single individuals, a couple and/or a small family. Rental costs for these units (including utilities and maintenance fees, along with access to the shared spaces on the property) will begin at a flat rate of \$1500/mo.

We are also asking for an amendment to allow for 'Assembly Use' on our property. This would enable us to carry out the education and cultural programming we envision for the space. We have worked with the planning staff to ensure that this assembly use is modest, limited, and appropriate to the rural residential area surrounding us. These limitations include: a maximum of 10 day-time gatherings with no more than 40 people per month, and 2 evening gatherings with no more than 60 people per month (more details on this in the attached descriptions). As

mentioned above, the gatherings we envision enable us to open our space and studios to the diverse ages, backgrounds and abilities we collaborate with, in a modest, limited, and respectful fashion. There is nothing quite like The Art Farm here on the coast. The unique combination of art-making studios, outdoor spaces, and access to the Rainforest is truly one-of-a-kind.

We'd like to note that, in developing the proposed limitations for our dwellings and gatherings, we have tried to remain within the parameters of our current zoning, in terms of increased traffic and housing on the land.

The additional tiny homes will, in essence, act as the equivalent to tenant suites in our existing dwellings; they are detached because the cost of renovating our dwellings to accommodate an additional suite would far outstrip the costs of a tiny home.

When considering the number of people (and cars) that would accompany our gatherings, we have aimed to be the equivalent of what a steady Bed-and-Breakfast with a farm stand might see over the course of a month. We envisioned an average of 35 additional vehicles per week (or 140 additional vehicles per month). With 1 vehicle for every 3 people, and all our gatherings at maximum capacity, we would see an increase of approximately 130 additional vehicles per month. Of course, we will not be operating at maximum capacity – but we wanted to fall within this range, nonetheless.

Over the past few years, in preparation for this application, we have added additional parking, a roundabout, fencing, berms and landscaping for privacy and sound barriers between our property and our neighbour's property to the south. As you will see in the attached site drawings, we are proposing additional parking, as well as noise and privacy barriers. We have also endeavored to place all our buildings and infrastructure as far from this neighbour's property line (a shared hydro line makes this our most exposed boundary). In addition, we have taken care to preserve the existing sound and privacy barriers (forest and trees) between our other neighbours to the east and north. See our attached documents for more specifics on these plans, along with water treatment, septic requirements, and our fire safety plan.

The following is our rationale for these proposed site-specific zoning amendments:

How the Smart Farm pilot fits into the Official Community Plan for Area F

The Rural Residential B designation applies to rural acreage parcels that are for the most part located outside of service areas, including water distribution, fire protection, and solid waste collection. The properties are also located outside of the Agricultural Land Reserve. These acreage properties are conducive to the rural residential lifestyle and further rural uses such as home occupations, garden nurseries, agriculture, keeping of livestock, low density campgrounds, spiritual and cultural retreats may be considered where properties are large enough to provide sufficient buffer to neighbouring parcels.

The Smart Farm pilot will:

- Lessen the impact of human settlement on the environment,
- Showcase a low impact cultural use on a self-sustaining rural residential parcel,
- Provide affordable housing through a mixture of smaller housing forms, and
- Remain part of the agricultural base for the community

How the Smart Farm pilot will support the SCRD and Sunshine Coast community as a whole

AFFORDABLE HOUSING

In September, 2020, the Urban Matters consultation group released the 'Sunshine Coast Housing Needs Report', which was followed by the 'Housing Needs Report Implementation Framework' in December 2020. These reports

show a clear need for more diverse housing options on the Sunshine Coast, and provide recommendations in facing the housing crisis.

According to the Housing Needs Report (citing a variety of sources), affordability of housing continues to be the greatest challenge in the West Howe Sound community.

The Smart Farm pilot project will address our Affordable Housing crisis by modeling:

- development that maintains the unique character of different communities and provides a range of housing types.
- development that allows for “aging in place” as baby boomers age, leave the workforce and experience greater mobility challenges.
- new zoning/regulatory features to promote housing diversity (e.g. smaller lots, coach houses, infill housing, multifamily, mixed use development)

FOOD SECURITY

As The Smart Farm pilot is committed to subsidized access to agricultural land and affordable housing for farmers along side education and engagement with the community, it directly supports or indirectly builds support for 4 of the 6 strategic goals in the SCRD’s Agricultural Area plan, including:

- Protecting farms, improving farming opportunities, and expanding access to land for agriculture
- Developing a viable Coastal food system
- Educating and increasing awareness of Coastal food and agriculture
- Advancing and promoting sustainable agricultural practices

The pilot will also support the food security goals as outlined in the SCRD’s 2012 We Envision Sustainability Plan, such as:

- increase the skills and knowledge of local residents to both produce for, and purchase from, the local food system
- encourage organizations in the business, food security, and education sectors to work together to leverage skills and jobs in the area of food production and preservation
- provide incentives for public-sector and community groups to promote food security and grow and preserve their own food, as well as make local foods accessible to, and affordable for all people

ARTS and CULTURE, LEARNING and LEADING

Lastly, through its unique co-operative framework made up of private members and community organizations, The Smart Farm pilot will support arts & culture and learning & leading goals as set out in the SCRD’s We Envision Sustainability Plan, including:

- creating opportunities for youth and young adults to be active in the arts and in cultural opportunities
- working with the shíshálh (sechelt) and the skwxwu7mesh (squamish) nations to acknowledge and develop planning processes to support their cultural places, languages, heritages and identities
- promoting cultural sensitivity and understanding among community members, organizations and institutions
- increasing placed-based learning (local natural and cultural history) opportunities,
- increasing opportunities for action and service learning (learning a skill or practice while contributing to a larger community project)

Some additional words from my partner, Sandy, on why we believe this proposal is a benefit to our community:

I am grateful for this land I live on, my family lives on, and other families before us. We got here through our ancestors' ingenuity and tenacity because Canada is a country made up of settlers coming from somewhere else. My family has had the honour to learn from the Indigenous people whose families have lived here for thousands and thousands of years before us. The land we live on now shows us these teachings through its plants and foliage, and every year it returns the cycle of life and abundance. When we first purchased this land in 2007 we knew it was special, and we can see 15 years later that many people feel that same way. The challenge is: only those who can afford it can live and gather on land like ours. We have learned over the pandemic that being outside was the healthy choice: it relieved so much tension and anxiety for all. Being parents of children and youth, we have seen over and over again the value of being outside, planting a garden & making something with your hands. We have worked tirelessly to cultivate a place for creativity because it is more and more important to do so. Our land is a place where we do just that. We have built tools and spaces that keep us healthy, in our mind, body, and spirit. Our organization has an international audience, and people are looking to us for potential models in their communities across the world. We have found that more and more people are asking to come to our space, and we would like to offer them this opportunity in a way that is thoughtful, considerate, and respectful of our neighbours. We believe this proposal does just this.

I am reminded of a story shared with me by Kwat-le-Mat Hollyann Higgins from the Shishálh Nation:

There was a great fire long ago and all the animals had to run for their lives towards the water to safety. The bear could run fast and kept seeing a hummingbird fly past him towards the fire and then past him away from the fire and then back towards the fire.

After several passes, the bear called out "HUMMINGBIRD! Why do you keep flying toward the fire, the water is in this direction!"

"Oh yes bear, I know, I am flying to the water and filling my beak as much as possible and flying back to spray the oncoming fire so all the animals can run to safety! It is what I can do, I must fly now and do what I can!"

This story impacts me every time I tell it because in the face of a raging storm (affordable housing, climate change, loss of language, culture, diversity) we are met with a choice: what is it that we can do to help? What is the best we can do?

Thank you again for taking the time to read through this application and consider our proposal. We believe the Sunshine Coast will benefit greatly from this and are committed to a low impact elegant development that will prove the viability of this model within a rural residential setting.

What we have learned over the years is that when you honour the land, the land takes care of you. That is our intention for ourselves, for our community, for our children and for our children's children.

With respect and gratitude,

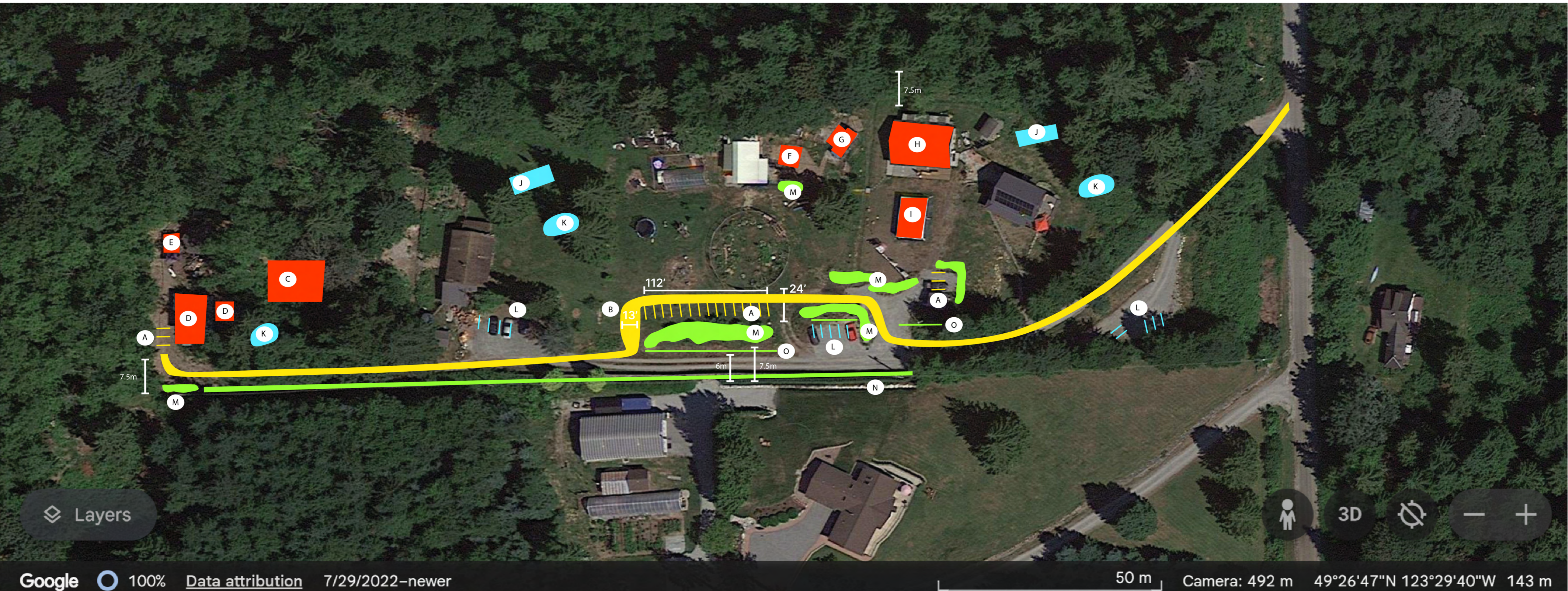


Chad Hershler

Executive Director
Deer Crossing The Art Farm
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chad@deercrossingtheartfarm.org
604 805 2537

1747 Storvold Road 2023

Traffic flow, Assembly Parking, Assembly Uses & Buildings, Privacy and Noise Mitigation



LEGEND ASSEMBLY PARKING AND TRAFFIC FLOW

- A: Assembly Parking
-18 spaces, each parking spot 8' wide
- B: Turn around space, 13' wide

ASSEMBLY USES / BUILDINGS

- C: Area under maple tree - square footage 425
- D: Studio and Bathroom - square footage 475
- E: Cob Building - square footage 103
- F: Gathering Space / fire pit- square footage 270
- G: Bus Deck - square footage 220
- H: Hub - square footage 1100
- I: Tent - square footage 600

RESIDENTIAL: NEW HOMES, PARKING, AND SEPTIC

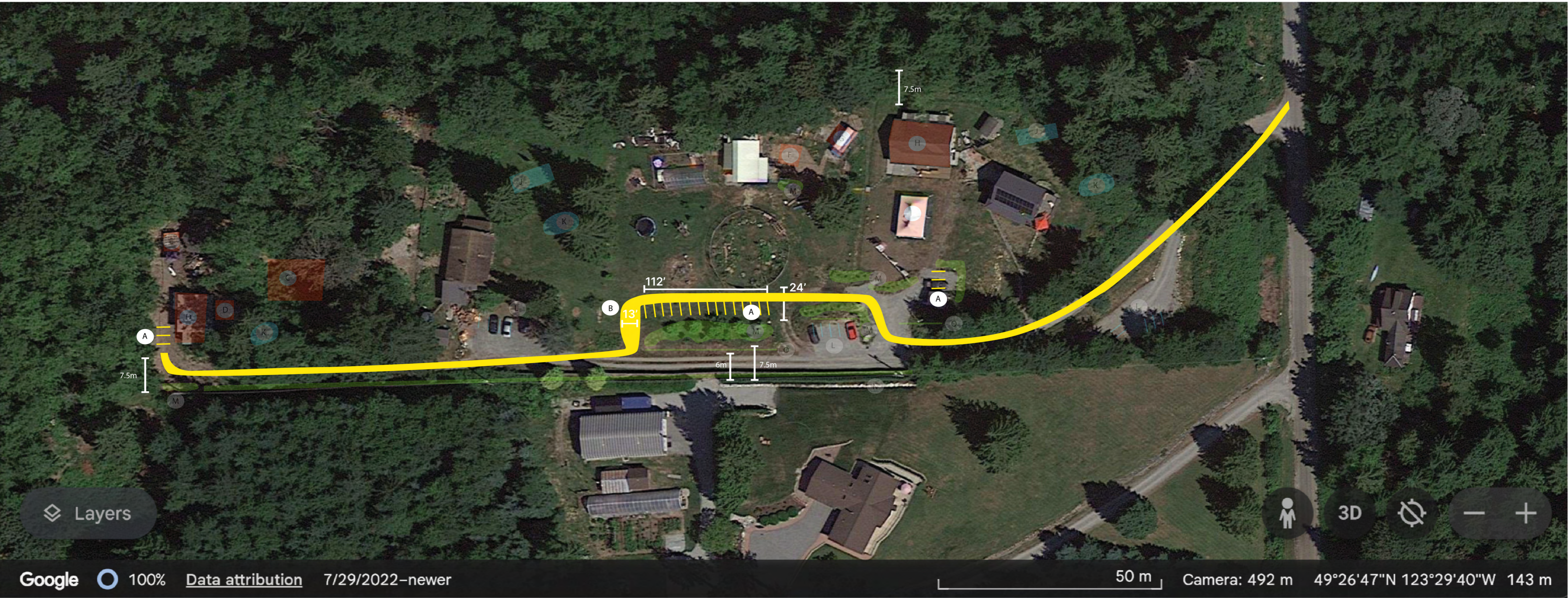
- J: New Residences
- K: New Septics
- L: Residential Parking

PRIVACY AND NOISE MITIGATION & IMPROVEMENTS

- M: Privacy berm (Laurels)
- N: Privacy and Noise Mitigation Fence, 6' tall
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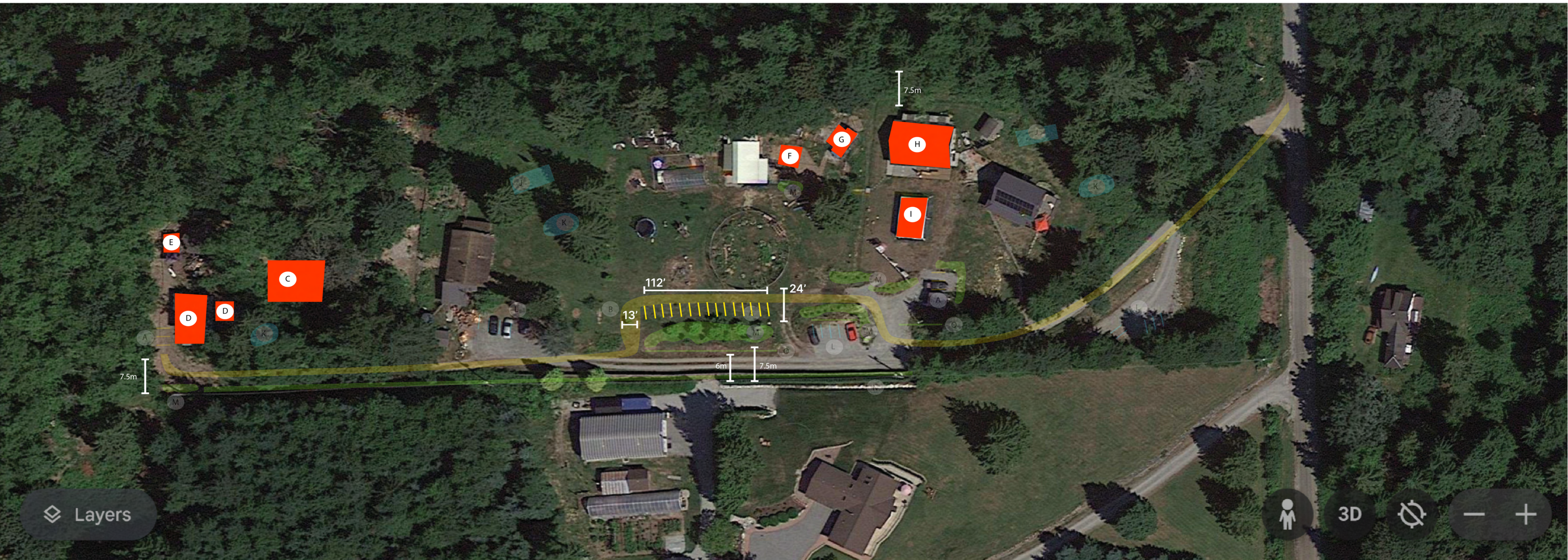
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Google 100% Data attribution 7/29/2022–newer

50 m Camera: 492 m 49°26'47"N 123°29'40"W 143 m

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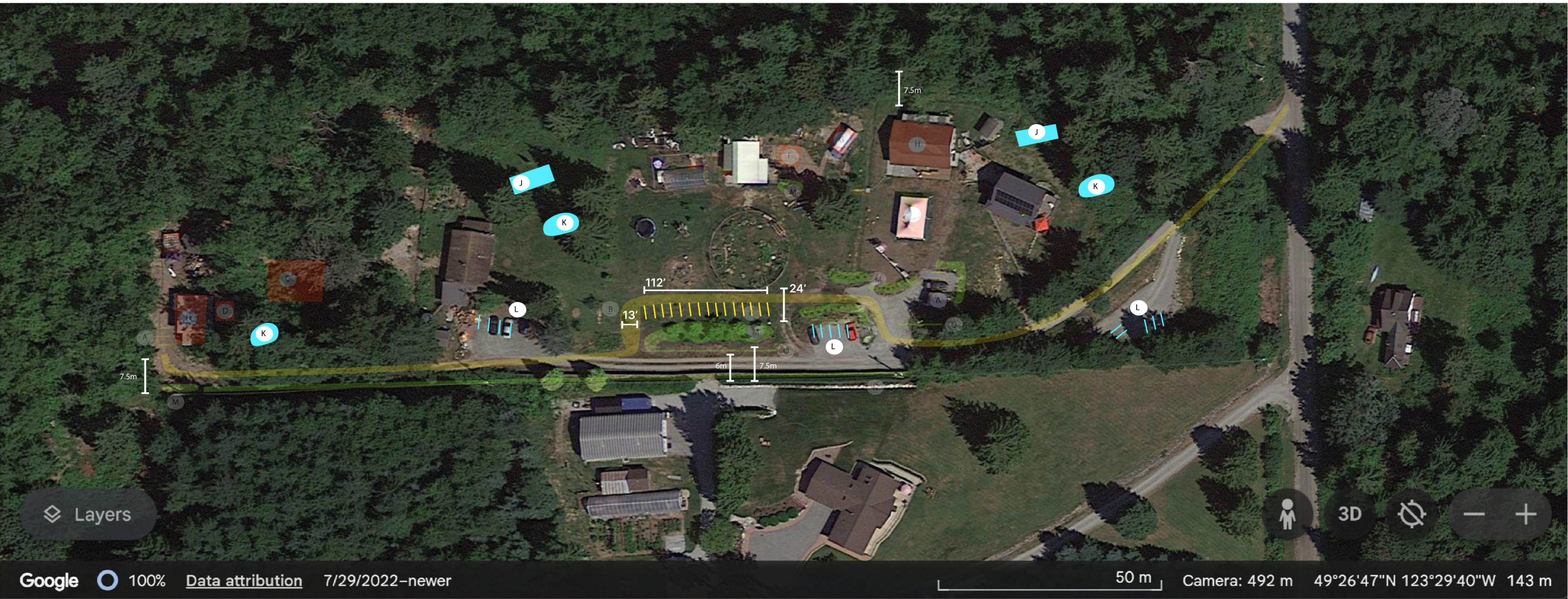
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Additional Details for Rezoning Proposal

Type of Assembly Use Events and Programs:

Elder and Knowledge Carrier Story Telling, Collaborative Art Projects, Art Events, Shows, Installations, School, and Youth Programs

Description:

The Art Farm serves as a space for engagement and collaboration with Traditional Knowledge Carriers, Indigenous and Settler Artists, community members from diverse backgrounds, as well as school and youth groups. The Art Farm is a unique piece of land where nature and creativity intertwine; inviting guests to explore and express. We explore ways of sharing and celebrating cultural knowledge and experiences, while acknowledging the impact of colonialism and the need to re-imagine the de-colonial present/future. We hold space for the mess of creativity because there are fewer and fewer spaces to do so, and we honour this practice through ceremony and celebration.

Ticketing:

Members of Deer Crossing the Art Farm Society, and the general public are invited to attend events and participate in programs hosted at the Art Farm through online ticket sales and/or registration. Events and programs are marketed through social media, print media, e-newsletters, and on our website. Invites are sent to specific individuals or organizations. Participants will always be required to register for their experience at the Art Farm. Ticket sales will be limited based on the event and will be offered to Members of the Society first. A ticket limit for events that occur between 0900-1900 will be set at 40 and events that are running till 2200 (twice a month only) will be limited to 60 participants.

Parking and Traffic Flow:

On site parking for events is limited and designated areas are well marked on the Art Farm. Parking for a total of 18 cars* is centrally located on the property, away from the main driveway, on a secondary driveway where

there is sufficient space (>7.5m) to park away from the property line. There is a sound-mitigating fence located between this parking area and the property line, as well as a berm with laurel trees for additional sound mitigation and privacy. The flow of traffic is directed by way-finding signage. The driveway provides sufficient space for cars entering and exiting the designated parking areas.

A carpool or shuttle service area will be setup to limit onsite parking. All events will encourage carpooling, and, when necessary, a shuttle plan will be provided. Parking or carpool information will be provided to the registrants well in advance of the event.

Our onsite events and programs will be held no more than 10 times a month during the hours of 0900 and 1900. A maximum of two events monthly may run until 2200. This monthly number of events will not be averaged over the year.

* The total # of parking spots is based on a calculation of 6 car spots per 100 sq. meters (approximately 1075 sq ft) of assembly use space.

Buildings on Site for Assembly Use:

1. Cob Building: 103 sq. ft

Description: Cob uses no molds, forms, or bricks to create, it is a free-flowing claylike medium sculpted onto a foundation to create thick, load-bearing walls. The building is completely unique, with space to sit down, have a fire, meditate, reflect alone or with others. Located on the west edge of the property, nestled in the forested area of the Art Farm. The Cob can comfortably host 6 people around the warm fire for programming.

2. Studio and bathroom: 475 sq. ft

Description: This is a space for creative practice. Located near the Cob building, the studio provides a larger area protected from the elements for studio art making. This building can host small groups up to 10 for programs and events. There will be small wheelchair accessible bathroom added to accommodate participants in this part of the farm.

3. The Hub: 1100 sq. ft

Description: The hub is the main gathering area, with the largest square footage on the Art Farm. With access to creative equipment such as sewing machines, art supplies, fabric, recording equipment, and more. The hub is set up with an open concept, best for collaborating and creating. This space can host up to 15 guests for the purpose of event and programming.

4. Fire Pit by Camper bus: 270 sq. ft

Description: An outdoor area to gather around a fire to story tell and connect with each other. Located adjacent to the camper bus can host 20 people to maintain a reasonable social noise level during events/programs.

5. Camper bus Deck: 220 sq. ft

Description: A wooden deck that can host 8-10 people for specific events outdoors.

6. Maple Tree Gathering: 425 sq. ft

Description: A large maple tree is surrounded by a clearing and smaller trees. This clearing creates a unique atmosphere for live productions and events. Surrounded by the trees, this area can host up to 30 people.

7. Tent: 600 sq. ft

Description: Located south of the Hub – the Tent is an outdoor space allowing engagement and creative practices influenced by the surrounding nature. Tables and chairs can be added to the tent covered deck to support outdoor meals and hands-on programming. The tent area can host 20 people at one time for events.

Total square footage for assembly use: 3193 sq ft (297 sq m)

Buildings on site but not for assembly:

Barn/Workshop
Greenhouse
Camper Bus (office space and storage)
Recycling Shed
3-floor residence at eastern end of property (1940 sq ft)
1-floor rancher residence in middle of property (950 sq ft)

Proposed New (2) Residences

Basic descriptions:

- max 800 square feet, each
- one bedroom plus a den or two bedrooms
- In-suite laundry
- Access to garden area, hiking trails, and mountain views

The private rental market for a two-bedroom apartment as reported by CMHC in BC is \$1721/month average while the Vancouver average is around \$2000/month. CMHC doesn't offer statistics specific to the Sunshine Coast so our information for reference is based on research with local listings and current rental rates. The Sunshine Coast offers a private two-bedroom detached house on rural acreage for approximately \$2200/month + utilities.

With this research in mind, The Art Farm would set a flat rate rental price of \$1500/month to future tenants. The cost will include all utilities and maintenance fees (tenants will only be responsible for their internet and cable). This is in line with the Art Farm's mission of providing below-market affordable housing options for those working on the Sunshine Coast.

Public Information Meeting Summary Report

The following is a summary of comments, questions, and feedback from our rezoning application Public Information Meeting (PIM) held at Eric Cardinal Hall in Gibsons on Thursday April 21st, from 7-8:30 PM

Issues of concern:

- Increased traffic and parking
- Noise - large gatherings; people coming & going
- Overnight retreats
- Increased density
- Infrastructure to support increased density – water, septic
- Fear with variables re public property
- Concerns about new unfamiliar people coming to neighborhood

Comments of support from PIM:

- Concerns re. young people not being able to get into the market and would like to be able to share their property (lives in Roberts Creek)
- Family struggling to find affordable housing, things are changing, we need to make our choices about what change looks like
- Most people don't understand what DCAF does
 - Nurturing, love, entertainment, creativity
- A beautiful place to grow up but now do I have to leave because it's becoming a place only for the wealthy. I don't want to leave and feel this is a beautiful/valuable proposal.
- This type of thing is happening all over the world
- Rolling Earth got assembly through public process; interested in pilot
 - Issue re: ALR with less density

Comments of support from emails:

"The exacerbation of the affordable housing crisis over the last two years is begging for creative solutions - solutions that not only protect our rural lands from development that simply does not fit with our stated long-term goals (e.g., massive clearcut housing developments) but also offer comfortable, safe, efficient and sensitive generational housing alternatives AND opportunities for small scale food production."

"Safe environments like the Art Farm save and rescue aspects of the soul that only survive when exposed to creativity, spontaneity, and love. The Art Farm is a necessity for this community."

"I fully support this application for a zoning change."

"At Coastal BC where the flat land is precious, I feel Deer Crossing's land should be made available to people and community that can be greatly benefited."

"In a time when people are often so divided, it is hard for me to understand how a proposal to build community, teach people to work together, honour the land and the people that live here, give historical context to the surroundings, paint the world with creativity, and provide a

wholesome place for people to peacefully coexist could be denied or discounted.”

“I believe Deer Crossing Art Farm is just opening door for future possibility to everyone who lives in community, place to live, place to connect, place to be happy in beautiful Sunshine Coast.”

“They nurture opportunities to engage and collaborate with those whose voices are underrepresented, for example: children, youth, elders, people living with disabilities, people facing systemic discrimination due to race, sexuality, gender, or socioeconomic factors. “

General questions:

- How do you see this enhancing rural lifestyle?
- Do you want to keep it rural? If so, how will you do this with expansion?
- What is the vision? There’s a lot going on.
- What is the alteration of the land; what is the footprint?
- Where are you farming? How much acreage?
- How do you get a pilot project if you are not zoned for it?
- How many gatherings per week will you have?
- Does the proposal include a paved road?
- Does co-op mean access to grant funding?
 - Are you using taxpayers’ money to go towards this?
 - What happens when the funding dries up?
- How do you sustain yourself if you don’t continue to grow?

Proposed approaches to address questions and concerns moving forward

1. Draft up responses to questions and concerns
2. Create a proposal plan for Assembly use on property (indicating limits of use, numbers and noise/traffic mitigation measures)
3. Re-draft landscaping plan for property to address noise and privacy concerns
4. Send out letter with PIM summary report, responses and updated plans to our neighbours
5. Offer to pay for and attend professional mediation with our neighbours to the south and east.

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 722.4**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 722.4, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 722, 2019* is hereby amended as follows:

Insert the following section immediately following Section 7.9.4 d):

- e) In Lot F District Lot 1398 Plan 21599, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<8000 m ²	1	1 Single-unit Dwelling
≥8000 m ² ≤1.75 ha	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i>
>1.75 ha	4	2 single-unit dwellings; and 2 <i>Auxiliary dwelling units</i> , subject to the following conditions: <ol style="list-style-type: none"> a) shall be limited to a floor area of 75 m² each. b) shall be used for rental tenure only, with no <i>short term rental</i> permitted <i>Secondary suites</i> are not permitted within a <i>single-unit dwelling</i> or <i>auxiliary dwelling unit</i> .

Insert the following section immediately following Section 7.9.9.2 c)

- 7.9.9.3 Notwithstanding any other parts of this bylaw, within Lot F District Lot 1398 Plan 21599, the following shall apply:
- a) *assembly* is permitted, provided that:
 - 1. Attendees are defined as any non-resident of Lot F District Lot 1398 Plan 21599
 - 2. Gatherings, permitted between the hours of 9am and 7pm, shall not exceed 8 per calendar month, with a maximum of 40 attendees;
 - 3. Gatherings, permitted between the hours of 9am and 10pm, shall not exceed 2 per calendar month, with a maximum of 60 attendees;
 - 4. no overnight accommodation associated with the *assembly* use is permitted;
 - 5. Parking shall be provided as follows:
 - a) Residential parking shall be provided per Section 6.4.1
 - b) 18 spaces shall be provided for *assembly* use.
 - c) Parking shall be provided in accordance with Section 6.1 and 6.2, except that 6.1.14 shall not apply, provided that:
 - i. Speed limit restrictions are applied along with related signage at the entrance to the property and at 75 m intervals along the length of the driveway

PART C – ADOPTION

READ A FIRST TIME this	####	DAY OF MONTH ,	YEAR
READ A SECOND TIME this	####	DAY OF MONTH ,	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	####	DAY OF MONTH ,	YEAR
READ A THIRD TIME this	####	DAY OF MONTH ,	YEAR
APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT this	####	DAY OF MONTH ,	YEAR
ADOPTED this	####	DAY OF MONTH ,	YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION****November 22, 2022**

**RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING
COMMISSION MEETING HELD ELECTRONICALLY VIA ZOOM**

PRESENT:	Vice Chair	Doug MacLennan
	Members	Sarah Macdonald Fred Gazeley
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	Planner II, SCRD	Nick Copes
	Recording Secretary	Diane Corbett
	Public	3
REGRETS:	Members	Susan Fitchell Alicia Lavalle
ABSENT:	Member	John Rogers

CALL TO ORDER 7:00 p.m.

Members congratulated previous Area F APC member Kate Stamford on her election by acclamation to the position of SCRD Area F/West Howe Sound Director.

Director Stamford announced that the Alternate Director is Ian Winn.

AGENDA The agenda was adopted as presented.

DELEGATIONS

Gaetan Royer, a planner with CityState, addressed the APC regarding reasons for his support for the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road. He commended the approach of the proposal and remarked that it exhibited social conscience and care, and was worthy of support.

MINUTESWest Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of June 28/July 5, 2022 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 29, 2022 (under review)
- Halfmoon Bay (Area B) APC Minutes of June 28, 2022
- Roberts Creek (Area D) APC Minutes of June 20 2022
- Elphinstone (Area E) APC Minutes of June 22, 2022

REPORTS

Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road

The APC discussed the staff report regarding Zoning Amendment Bylaw No. 722.4, to amend Zoning Bylaw 722 to allow for assembly use and two auxiliary dwelling units with a maximum size of 75 m² each, on a parcel located at 1747 Storvold Road in West Howe Sound.

The Planner gave an overview of the zoning amendment application and responded to questions from APC members and the Director. Points included:

- The property is located within Rural Residential B land use designation and Rural Residential One zoning. It is within G Subdivision District so cannot be subdivided.
- A site-specific Comprehensive Development Zone is proposed.
- An applicant-led public information meeting was held in April 2022.
- A public hearing is not required for zoning amendments, but the Board could decide to schedule a public hearing.
- There would need to be a development permit with a geotechnical study to address slope hazard on the site.
- The application was submitted prior to adoption of Bylaw No. 722, the new and updated zoning bylaw, which includes provision for secondary suites.
- SCR D received correspondence from neighbours with concerns.
- Applicant had proposed mitigation measures and conditions of use to address concerns surrounding assembly, with a limit on number of people, number of gatherings per month, and hours for gatherings. The conditions of use could be included in the Comprehensive Development Zone.

Chad Herschler, applicant, and Joanne Norris, a director of the Art Farm Society, were present to respond to inquiries about the application. It was noted that:

- After the public information meeting, there was an effort to address neighbours' concerns around traffic and noise with a second proposal.
- Concerns received had been around the assembly use and density of the homes.
- The Art Farm has been operating for fourteen years and conducts community-engaged arts, focused on creating collaborative projects with community members. That involves small groups of people coming together. This has been done mostly off the property. Examples of activities include: small classes working on a project; group of elders living with dementia; work with Sechelt Indian Band on projects such as a summer youth program. That is the majority of types of programs the Art Farm would like to officially host and be able to offer more publicly so it becomes more accessible to a wider group of people.
- This would be scaling up of operations. Members are in the process of figuring out the

organizational structure, which has values built into it. The idea is for a cooperative structure that people would buy into.

- This is about a way of living that addresses social and cultural aspects. There is a demand for this way of living, from a family and a community perspective.
- Discussion of the impact of having more people on the land to enable the land to be better used, such as in the case of farming. There is a yearning for different models to be explored. Can appreciate that this is taking a bit of a risk; it isn't a proven model. There are existing models around the country that are working.

Staff noted that after the public information meeting staff had a discussion with Chad and colleagues from the Art Farm. They developed a number of proposals that were included in the agenda package around assembly use, parking, and noise. Applicant was to revise the proposal, and do referrals. Then a draft bylaw would be developed, taking a look at measures for visitors, time for visitors, parking requirements, and other measures. Neighbours would be notified of a public hearing, the next opportunity for comment.

Members of the public left the meeting at 7:52 pm.

The following points were noted:

- It sounds like an amazing idea; I like the idea of having productive use of the land.
- Concern with how the site-specific zoning being contemplated plays out in the future. If the property were to be sold, it would have four houses on it, not in keeping with everyone located around the property. Concern about approaching this on a site-specific basis, especially when the Regional District is looking at approaching affordable housing on a more area-wide basis.
- Concern regarding the idea that this is tied to affordable housing. It was described as supporting affordable housing in modelling a different housing opportunity. You've got the two auxiliary units, and people who have them would buy into them. That is a 750 square-foot home on a five-acre property; not sure how that addresses affordable housing issues in our community, due to how much it would cost for the land. If you need more people on the land, could you do that by secondary suites? That would create flexibility for people to move in and out without buying into it, and addresses food production... and not take away from the cultural vitality. See if it could be accommodated through the existing bylaw.
 - Applicant clarified the model doesn't mean that every housing member would have to buy in. It would be stewarded by the Art Farm, who would become a contributing member.
- Am familiar with what Chad is doing; am in favour as long as meets code and concerns. In favour of rezoning.
- In favour; well put together package. Concern: What is the next step?
- Recommend that we have a public hearing to address neighbours' issues.
- Neighbour to the south won't agree with what they are doing. Neighbour to north is new to area, never lived here. They don't want any other development in the area. They have a right to leave comments at a public hearing after the applicant applies for the rezoning.
- Density is going to be an issue; four dwellings on a five-acre plot is not unreasonable.
- Concern: densification isn't being more addressed at a general level. Why is this Subdivision District G, where you can't subdivide?
- Have general bylaw on dealing with densification.
- Regarding fire protection: it is one thing to be outside the Fire Protection District when you have a dozen people on the property, but more problematic with a gathering of

eighty people at a concert if something goes wrong. They are on their own regarding fire protection, unless the regional district comes in with an approach to densification in that area and extends fire protection to it. Have a time limit for amplified music.

- They have had a lot of gatherings on the farm to date. They don't want to become a nuisance to their neighbours. One neighbour doesn't want any activity. I think 11:00 pm is a bit late; it should follow the Regional District Noise Bylaw. A proposed assembly maximum of eighty attendees seems excessive. Suggest forty attendees; end noise at 9:00 pm. This would be more proactive with respect to neighbours.
- Recommending that there be fewer people seems reasonable. Not being loud seems reasonable. Question: why is SCRD supporting it? Because it is a package, it ticks a lot of options. It isn't really a model going forward; it is down to individuals.

Recommendation No. 1 *Zoning Amendment Bylaw No. 722.4 for 1747 Storvold Road*

Regarding the Zoning Amendment Bylaw No. 722.4 application for 1747 Storvold Road, the Area F APC recommended that:

- a public hearing be scheduled for the zoning amendment bylaw application;
- planning staff consider whether there are alternatives such as secondary suites available in Zoning Bylaw No. 722 that could accommodate the applicant's need for additional residents on the land, without the requirement of the auxiliary buildings being part of the bylaws;
- the Board look at the assembly aspect in the broader sense of the SCRD;
- the assembly part of the application takes into account the safety aspects of larger gatherings; and
- the density be re-examined and discussed before proceeding to have a site-specific zoning.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING Tuesday, January 24, 2023

ADJOURNMENT 8:22 p.m.

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Nick Copes, Planner II

SUBJECT: ZONING AMENDMENT BYLAW NO. 722.11 FOR 8000 BIRCH WAY - ELECTORAL AREA B

RECOMMENDATIONS

1. THAT the report titled Zoning Amendment Bylaw No. 722.11 for 8000 Birch Way - Electoral Area B be received for information;
2. AND THAT Zoning Amendment Bylaw No. 722.11, 2024 be forwarded to the Board for First, Second and Third Readings;
3. AND FURTHER THAT prior to adoption of Zoning Amendment Bylaw No. 722.11, the following conditions be met:

Approval by the Ministry of Transportation and Infrastructure pursuant to Section 52 of the *Transportation Act*

BACKGROUND

An application was received to amend Zoning Bylaw 722 to change the subdivision district of the subject lot from “G” to “F” to facilitate a proposal to subdivide the lot into two parcels with respective proposed parcel areas of 1.144 ha and 1.097 ha.

Preliminary public consultation was conducted by the applicant in coordination with the SCRD during June of 2024. The purpose of this report is to provide information and analysis of the application to the Board for consideration of first, second and third readings and adoption.

CURRENT CONDITIONS AND PROPOSED USES

Table 1 - Application Summary

Owner / Applicant:	Konstantin Vassev
Legal Description:	Lot 7 District Lots 1582 and 4663 Group 1 New Westminster District Plan LMP36842
Electoral Area:	B – Halfmoon Bay
Parcel Area:	2.241 HA
OCP Land Use:	Rural Residential

Zoning:	RU2 (Rural Residential Two)
Subdivision District:	Existing - G (min. 1.75 HA) Proposed - F (min. 0.8 HA, avg. 1 HA)
Application Intent:	To subdivide one parcel into two parcels.

The subject property, as described in Table 1 above, is in the Leaning Tree neighbourhood at 8000 Birch Way and currently contains two homes. The proposed subdivision conforms with the existing RU2 (Rural Residential Two) zoning and OCP land use designations; however, a zoning amendment is required to the subdivision district from “G” to “F” to permit the 1-hectare average lot sizes necessary to allow this application to proceed.

If approved, the applicant would be required to make a subsequent subdivision application with SCRD and MOTI to allow formal review of the proposed subdivision. It is noted that there are no Development Permit Areas impacting this property.



Figure 1 – Location Map

DISCUSSION

Halfmoon Bay Official Community Plan

The parcel is within the Rural Residential land use designation (Figure 3). Parcels to the east are designated as Resource and parcels to the west are designated as Rural Residential.

Objectives of this designation include maintaining the rural residential properties for an increased flexibility in use, permitting agriculture with an emphasis on local food production, permitting tourist accommodations and allowing home occupations.

The following policies are noted and are relevant to this application:

10.5 Properties within the Rural Residential designation shall have a 1.75 hectare minimum or average parcel size for subdivision purpose. Properties within this designation may be considered for a 1 hectare parcel size provided the following:

- (a) Sensitive ecosystems such as wetlands, intertidal areas and stream corridors are not impacted and are restricted by covenant;*
- (b) Extensive road construction on the subject property is not required;*
- (c) No additional highway driveway accesses are created;*
- (d) Safe building sites can be achieved;*
- (e) Consideration is given to community amenities, such as waterfront accesses or trail dedications;*
- (f) Site specific rezoning applications are required to consider proposed change in density.*

Having reviewed the application against the OCP criteria for consideration of a 1-hectare parcel size, the proposal is determined to meet the criteria for the following reasons:

- There are no riparian areas that affect the parcel. Although the Sensitive Ecosystems Inventory identifies small areas of wetland and woodland areas, these would not affect usable areas. The woodland area is contained within the existing covenanted area. The wetland area appears to be incorrectly identified based on the air photo and existing site conditions.
- The property is already developed, and each proposed parcel contains an existing home, road construction or extensive development would not be required.
- Given the size of the proposed parcels and the lack of development permit areas, additional safe building sites can be achieved for future development.
- While the proposed lot 2 contains a “no-build” covenant area in the north, there is still sufficient developable area to meet zoning requirements.
- Specific community amenities have not yet been identified as the parcel is not near the water or any existing trails. Any opportunity for community amenity contribution will be presented to the SCRD Board for consideration.
- The applicant has applied for a site-specific rezoning application to change the subdivision district to consider allowing 1-hectare parcels.

Zoning Bylaw No. 722

The subject parcel is currently zoned RU2 (Rural Residential Two) which allows for agriculture and a variety of related uses, such as garden nursery, keeping of livestock and certain light industrial uses. In Electoral Area B, 2 single-unit dwellings are permitted on parcels between 1 and 4 ha in size.

The subject parcel is currently 2.241 ha with two single-unit dwellings. The applicant does not plan to construct any additional dwellings at this time. As each new parcel would be over 1 ha, an additional single-unit dwelling would be permitted on each new parcel in the future.

The subject parcel is currently in subdivision district G, which has a 1.75 ha minimum parcel size requirement. The applicant proposes to change to subdivision district F, which has an 8000 m² minimum and 1 ha average parcel size requirement, to facilitate a subdivision to create one additional parcel. Should the subdivision district be changed to F, the applicant's proposal would still be in conformance with RU2 zoning regulations, and the lots could not be further subdivided under this subdivision district.

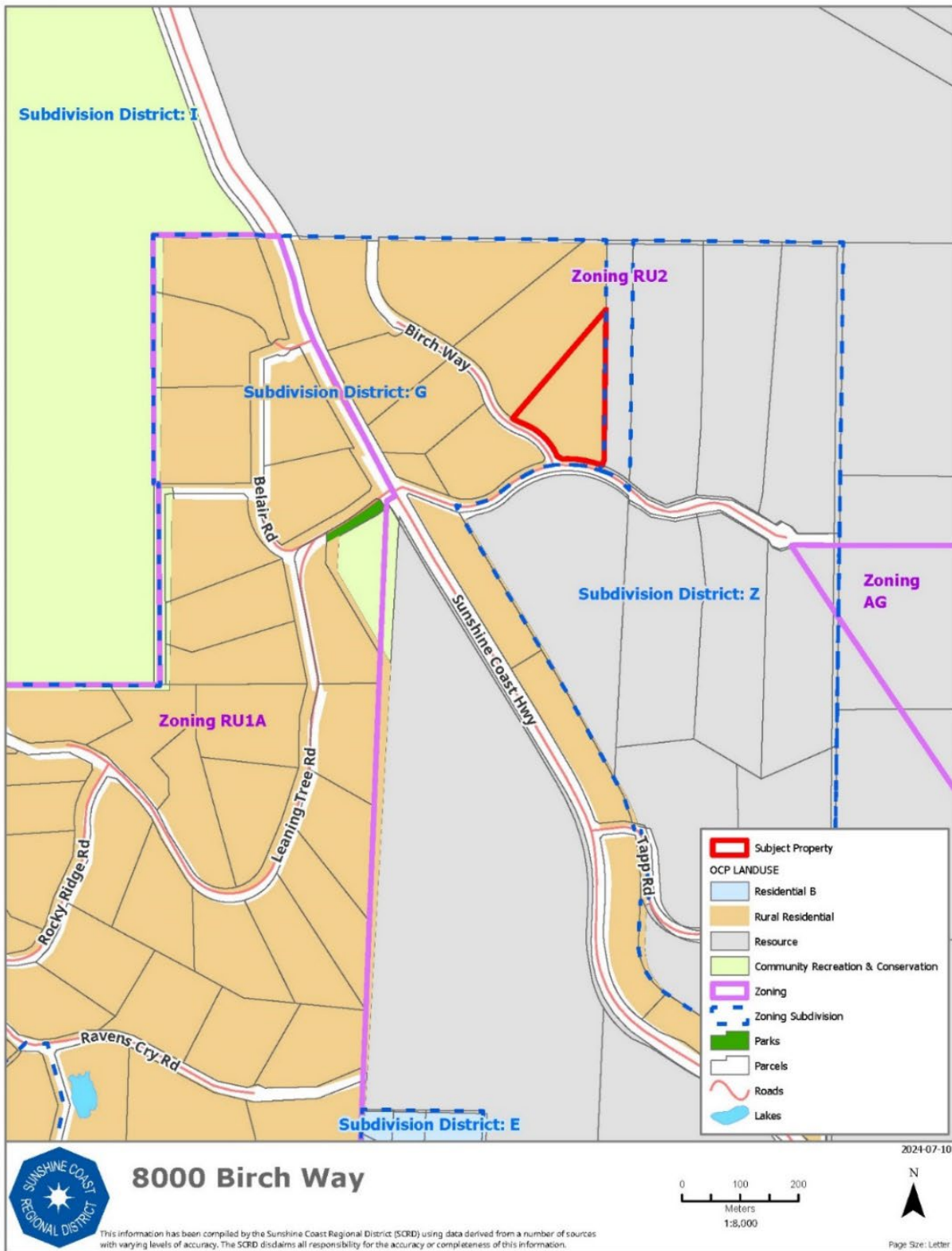


Figure 3 – OCP Land Use, Zoning and Subdivision District Map

Options

Possible options to consider

Option 1: Proceed with first, second and third readings of the bylaw amendment. This is the recommended option.

If this option is chosen, staff will ensure the required MOTI approval is received prior to bringing it back to the Board for consideration of adoption of the bylaw.

Option 2: Reject the proposed bylaws.

If this option is chosen the application process would end. The applicant would be eligible for a partial refund of fees.

Timeline for Next Steps

In accordance with Section 464 (4) of the *Local Government Act* (LGA), a public hearing is prohibited for zoning amendments for residential development, including residential subdivisions, where the application is consistent with the Official Community Plan.

Notification is required to be sent to neighbouring residents and advertised in the newspaper prior to the date of first reading. Newspaper advertisements were sent for the November 15 and November 22 publications, notifying of the date of consideration of first reading being November 28 at the Board meeting.

Figure 4 – Application Timeline



The proposed bylaw will be brought forward to the November 28 Board meeting for consideration of first three readings.

Staff recommend that the Board give three readings to the bylaw at the November 28 meeting. Should the bylaw receive three readings, approval from the Ministry of Transportation and Infrastructure, in accordance with Section 52 of The *Transportation Act*, for a bylaw within 800 m of a controlled access highway, would be needed prior to adoption. Once MOTI approval is received, the bylaw would be brought to a future Board meeting for adoption.

Communications Strategy

Preliminary public consultation was conducted by the applicant in coordination with SCRD staff. Notifications were mailed to neighbouring residents and an advertisement was placed in the newspaper. One comment was received. An information sign is posted on the property and residents are welcome to submit comments or questions during the application process.

The application has been referred to shíshálh Nation, Ministry of Transportation and Infrastructure (MOTI), Vancouver Coastal Health (VCH), Parks department, Halfmoon Bay Fire Department, Building department and Infrastructure department.

Table 2 Referral Comments

Referral Agency	Comments
MOTI	Interests unaffected by the proposal. MOTI approval is needed prior to adoption of bylaws within 800 m of a controlled access highway.
VCH	No comments received to date.
HMB Fire Dpt.	No concerns.
shíshálh Nation	No comments received to date.
SCRD Building Division	No concerns.
SCRD Utilities Division	Both the current and proposed subdivision district do not require community water. The parcels would meet minimum lot size for private wells. Community water is available by watermain extension if the applicant so wishes.
SCRD Parks Division	No park/trail amenities identified on this lot.
Halfmoon Bay Advisory Planning Commission	This application was referred to the July 23, 2024 Halfmoon Bay Advisory Planning Commission meeting. The APC is in support of the application.

STRATEGIC PLAN AND RELATED POLICIES

This application also supports the Governance Excellence Lens by providing for effective, efficient and informed decision-making.

CONCLUSION

The applicant’s proposal to change the subdivision district conforms with the Halfmoon Bay OCP policies and zoning bylaw regulations. This report provides an evaluation of the application based on initial public consultation and the specific site context. The application is appropriate given the Rural Residential land use designation and the Rural Residential Two zoning.

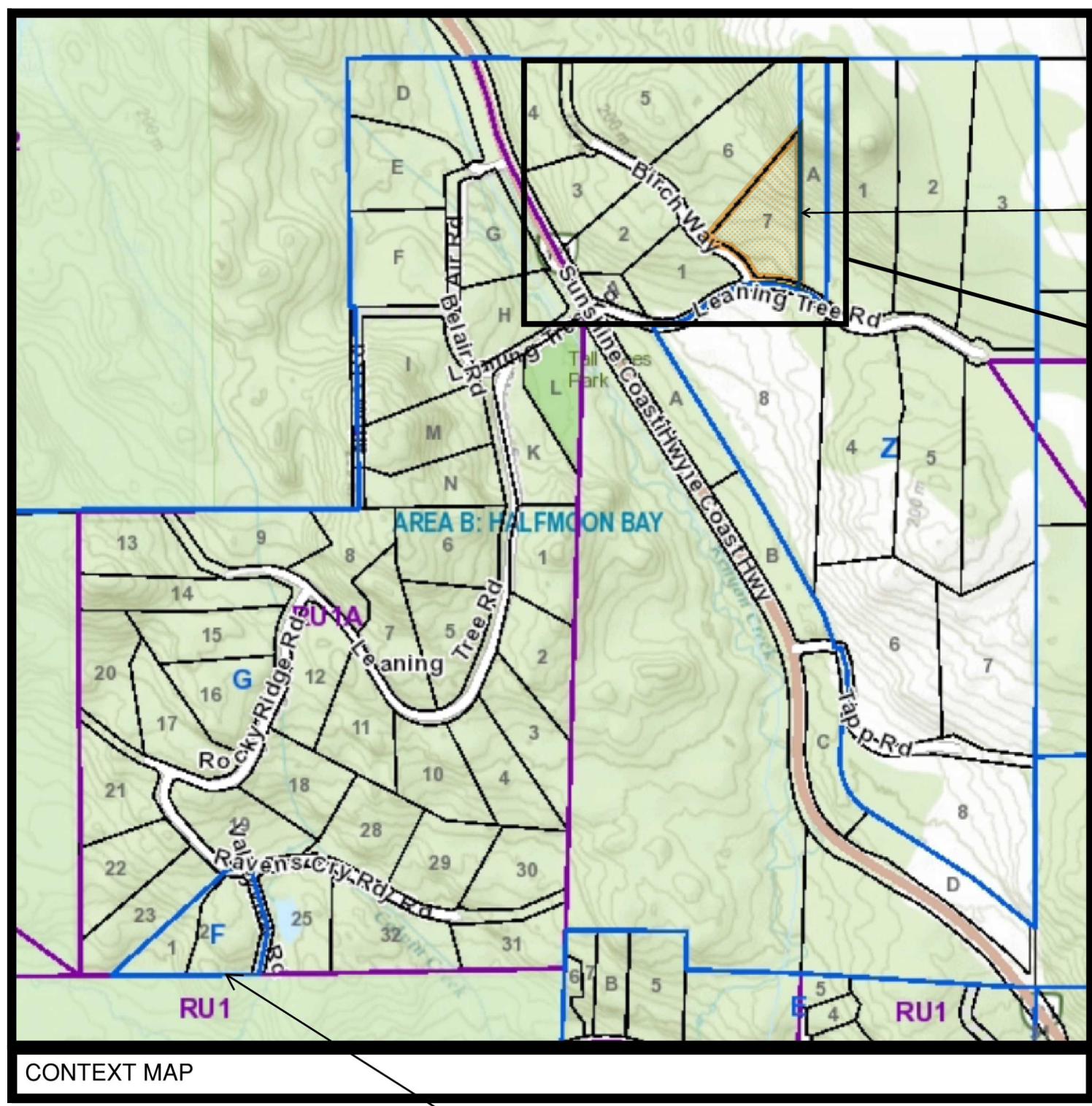
ATTACHMENTS

Attachment A - Proposed Subdivision Plan

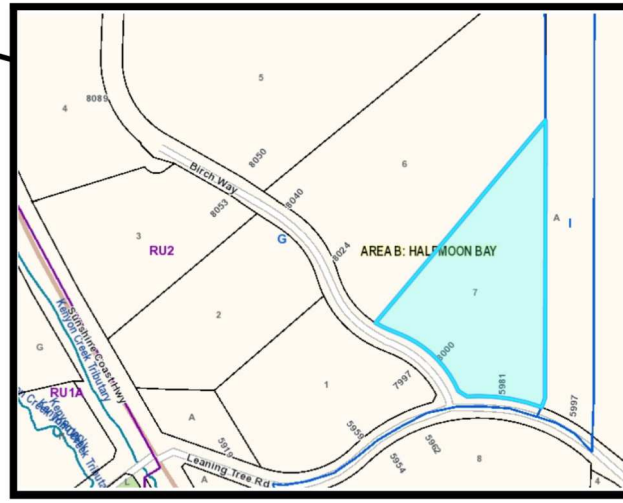
Attachment B - Comments Received

Attachment C - Zoning Amendment Bylaw No. 722.11

Reviewed by:			
Manager (Acting)	X - K. Jones	Finance	
GM	X - I. Hall	Legislative	X - S. Reid
CAO/CFO	X - T. Perreault		



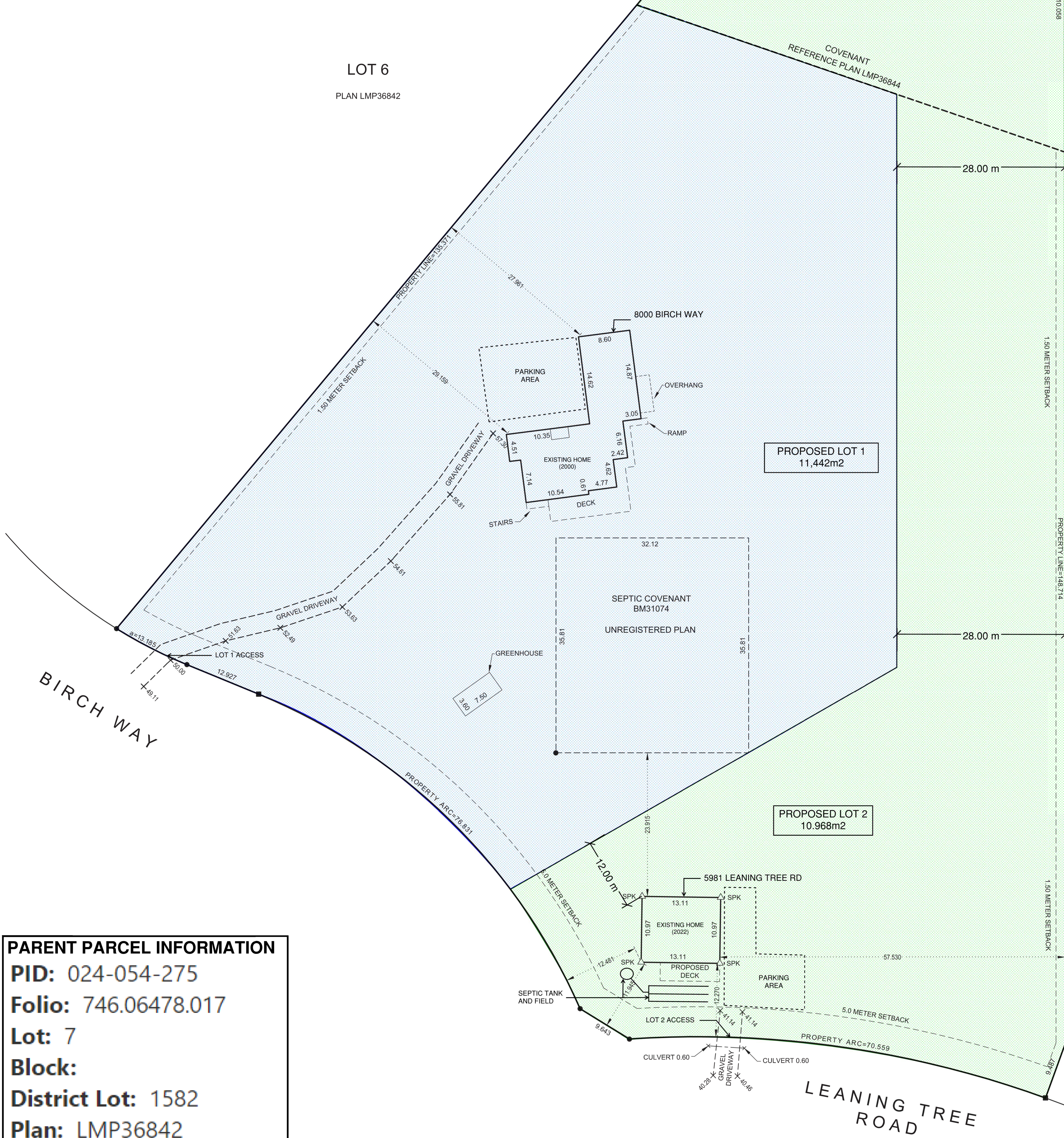
PROPOSED LOT. CURRENTLY A SUBDIVISION DISTRICT G IN THE RURAL RESIDENTIAL ZONING. PROPOSAL IS TO CONVERT LOT TO SUBDIVISION DISTRICT F AND SUBDIVIDE INTO TWO LOTS WITH EXISTING SINGLE FAMILY DWELLINGS.



EXISTING LOTS ON RAVENS CRY RD THAT HAVE BEEN CHANGED TO A SUBDIVISION DISTRICT F.

LOT 6
PLAN LMP36842

LOT A
PLAN BCP29528



PARENT PARCEL INFORMATION
PID: 024-054-275
Folio: 746.06478.017
Lot: 7
Block:
District Lot: 1582
Plan: LMP36842

**SITE PLAN FOR REZONING AND SUBDIVISION APPLICATION
 AT 8000 BIRCHWAY/ 5981 LEANING TREE ROAD**



www.kvdesign.ca

DRAWING TITLE
PROPOSED SUBDIVISION PLAN

DATE: MARCH 19, 2024

SCALE: 1:400

DRAWN BY: KV

Dear Members of the Planning Council,

I am writing to express my concern regarding the rezoning application to subdivide the rural property located at 8000 Birch Way. (Legal Description Lot 7 District Lots 1582 and 4663 Group 1 New Westminster District Plan LMP36842)

As a resident of this community, I believe it is crucial to address the potential impact that future development could have on our environment and local wildlife.

My specific concerns are as follows:

Water Resources: The proposed subdivision could significantly strain our local water resources. We have a massive water shortage. Recurring droughts, severe heat waves are effecting the natural water systems and increased demand from new developments could deplete these resources. Moreover, construction and increased human activity could lead to contamination of water supplies, affecting both residents and the natural ecosystem. It is essential to thoroughly assess the impact on water availability and quality before proceeding with any rezoning decisions.

Preservation of the Natural Setting: One of the most significant attributes of our community is its pristine natural environment. The open spaces, forests contribute to the rural character and provide residents with a high quality of life. Rezoning and subdividing this property could set a precedent for further development, gradually eroding the natural landscape that we value so highly. It is imperative to consider the long-term impact on the character of our community and the preservation of our natural surroundings.

Wildlife: Our rural area is home to a diverse range of wildlife species, many of which could be adversely affected by increased human activity and habitat fragmentation. Subdividing the property may lead to the destruction of vital habitats, forcing animals to relocate or, worse, leading to a decline in local wildlife populations. Protecting these habitats is not only crucial for the animals themselves but also for maintaining the ecological balance and natural beauty of our region.

To address these concerns, I suggest that if the subdivision is approved, it should include restrictions or covenants prohibiting additional building on the newly subdivided parcels, particularly since this property already has 2 large principle dwellings, occupied by two unrelated families. This would help mitigate the impact on water resources and wildlife, while preserving the natural setting that defines our community. Implementing such restrictions would balance development needs with environmental protection and ensure the long-term sustainability of our region.

In conclusion, I urge the Planning Council to carefully consider these concerns and the potential long-term consequences of approving the rezoning application. Protecting our

water resources should be a top priority! In addition, wildlife and natural setting should be given high importance, to ensure the sustainability and quality of life for current and future residents.

I ask to please be notified of the date and time the APC meeting is to take place, as I wish to participate in future discussion.

Kind regards,

Ilana Schonwetter, PFP, CPCA, CIM, FCSI

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Kyle Doyle, Manager, Asset Management

SUBJECT: **HALFMOON BAY COMMUNITY HALL UPDATE**

RECOMMENDATION(S)

(1) THAT the report titled Halfmoon Bay Community Hall Update be received for information.

BACKGROUND

A staff report was previously brought to the October 19, 2023 Committee of the Whole presenting a Project Definition for the Halfmoon Bay Community Hall. This report was the product of a comprehensive review of project risks, site investigations, and community engagement efforts to help inform the siting and design of a new community hall. The staff report indicated that the next steps in the project involved procuring Design and Construction Management services and to develop a conceptual design for the new hall based on the recommendations in the Project Definition Report.

On May 23, 2024, the SCRD Board passed Resolution 156/24 to award a contract to Principle Architecture Ltd. for Design and Professional Services and 157/24 to award a contract to Summerhill Fine Homes Ltd. For Construction Management Services.

The purpose of this report is to provide an update on the Halfmoon Bay Community Hall project.

DISCUSSION

The Halfmoon Bay Community Hall project is proceeding on schedule. Staff have been working closely with Principle Architecture and Summerhill Fine Homes Ltd. to progress the design and specifications for the hall and site. The project team reviewed conceptual designs and provided feedback that was integrated to produce a final conceptual design (see Attachment A).

The final conceptual design aligns with the Project Definition Report values and feedback received during the community engagement process:

- i) Enhances existing park usage – the design provides outdoor covered space for park users and seeks to create an outdoor area suitable for gatherings, pop-up markets, and other community programming.

- ii) Minimize impact on park – hall siting impacts no environmentally sensitive trees. Design maintains existing amenities with minimal disruptions. Trail access is maintained in a manner that minimizes potential conflict between different user groups.
- iii) Modest and functional design focuses on providing a gathering space for the community with flexible programming options that include both indoor and outdoor spaces.

A review of existing services including water, power, and septic has been completed. The detailed design process and service upgrade planning are underway.

Preliminary approval for non-farm use of the site from the Agricultural Land Commission (ALC) has been received. Preliminary design information has been submitted for ALC Panel consideration to inform the comprehensive impacts of the project in pursuit of final approval. The ALC Panel will review this submission when they convene later in November.

No concerns about the proposed project were identified after a cultural and environmental review of the project by the shíshálh nation. The shíshálh Chief and Council have indicated a desire to collaborate on interpretive signage to highlight historical and cultural elements within ch’emalak/Connor Park.

A revised ICIP Agreement approving the project name change to Halfmoon Bay Community Hall and extended completion date for the project of March 31, 2027 was signed in July 2024. Site signage to meet the requirements of the ICIP grant is in development.

Financial Implications

This project remains on budget with no changes to the financial implications.

Timeline for next steps or estimated completion date

Project schedule has been expanded to show upcoming milestones. The project remains on schedule.

Milestone	Anticipated Completion	Status
Project Definition Report	October 2023	✓
Conceptual Design Selection	November 2023 (Actual Oct 2024)	✓
Tender Documents Issued	Q2 2024	✓
Contract Awards	Q3 2024	✓
Utility Service Upgrades Begin	Q4 2024	
Schematic Design Completed	Q1 2025	
Hall Construction Begins	Q2 2025	
Construction Ends	Q2 2026	

As more specific timing is developed for construction activities, updates will be provided on the Let's Talk Page. Signage recognizing the grant funding will be placed in the park soon in anticipation of on-site activity soon. A Staff will be working with ICIP representatives to coordinate a ground-breaking ceremony prior to construction start in Q2 2025.

Communications Strategy

Project updates will continue to be posted to the Let's Talk Page and through other channels of communication like social media, news releases, etc. Any development of significance may result in a subsequent staff report.

STRATEGIC PLAN AND RELATED POLICIES

N/A

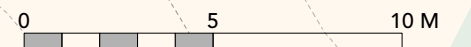
CONCLUSION

The Halfmoon Bay Community Hall project is proceeding on schedule and projects to remain within budget. Detailed design is underway and service upgrades are anticipated to begin soon after final approval from the ALC is received.

ATTACHMENTS

Attachment A – Halfmoon Bay Community Hall Conceptual Design Package

Reviewed by:			
Manager	X - J. Huntington	Finance	
GM	X - S. Gagnon	Legislative	
CAO / CFO	X - T. Perreault	Other	X - A. Buckley



- SIGNIFICANT TREES
- OTHER TREES



SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Electoral Area Services Committee – November 21, 2024

AUTHOR: Jessica Huntington, Manager, Parks Services

SUBJECT: **CLIFF GILKER PARK RECOVERY PROJECT - COMMUNITY SURVEY RESULTS**

RECOMMENDATION(S)

(1) THAT the report titled Cliff Gilker Park Recovery Project - Community Survey Results be received for information.

BACKGROUND

On November 15, 2021 significantly high volumes of water exceeded natural stream channels of Clack Creek and caused significant damage to bridges (Lower and Zig Zag) and trail infrastructure in the park. Funding was approved by the Sunshine Coast Regional District (SCRD) Board on January 13, 2022, to secure a consultant to assess the damaged assets and provide options and costing for replacement or decommissioning.

010/22 **Recommendation No. 2** *Disaster Recovery Plan, Regional Flooding Events (in part)*

THAT the report titled Disaster Recovery Plan, Regional Flooding Events be received;

AND THAT the following parks projects be funded as follows: Cliff Gilker Planning (consultant fees): up to \$38,800 funded through [650] Community Parks Operating Reserves;

Staff returned to the May 23, 2024 Committee of the Whole with a summary of the consultant's report and a staff recommendation for park recovery:

177/24 **Recommendation No. 4** *Cliff Gilker Park Recovery Project*

AND THAT a Budget Proposal for the Cliff Gilker Recovery Project be submitted as part of the 2025-2029 Financial Planning Process.

As part of the next steps for the project, staff launched a Let's Talk Page to receive public feedback to help inform the final recommendations for the park recovery project.

The purpose of this report is to provide the results of the Let's Talk online survey that have informed the 2025 Budget Proposal titled Cliff Gilker Bridges and Trails Remediation (Park Recovery project).

DISCUSSION

In July 2024, a community information space for the Cliff Gilker Park Recovery Project was launched on the SCRD's Engagement Web Platform, Let's Talk SCRD. This space featured a project overview, a brief questionnaire, a map identifying the proposed bridge and trail remediation locations, a link to the presented Board report, and photos of the park infrastructure. The objective was to engage Cliff Gilker users, bring awareness to the bridge and trail remedial options being proposed and to receive feedback from the public on what is most important to consider and include in the project.

Community Engagement Survey

The Cliff Gilker Park Recovery Project online survey was launched on July 15, 2024 on the SCRD Let's Talk platform and ran approximately one month until August 9, 2024.

The survey was promoted via the following channels:

- SCRD's Facebook page
- SCRD website
- Coast Reporter
- Direct emails to the community groups
- Posters (Placed at Cliff Gilker Park, Park rental hall properties, and SCRD recreational facilities)

The Summary Project Report indicates that 1200 members of the public visited the page, had a maximum visitor peak of 185 views on the launch day, had 867 participants visit a project or tool page, and received 354 complete responses to the survey questions.

Additional questions on the Let's Talk Page were intended to gather information from users about where they live, frequency they visit Cliff Gilker Park, as well as what is important for them to be included or considered for Cliff Gilker bridge and trail remediation.

A summary of the survey results can be found in Appendix A and are summarized as follows:

- Most respondents live in either Area D (34.7%) or the District of Sechelt (22.6%).
- Protection of sensitive ecosystems received the highest number of very important rankings; with climate resiliency also ranked high.
- The replacement of the bridges was ranked as very important to respondents (second highest number of very important rankings), with high rankings for the replacement of all four bridges.
- Repair of existing trails received the fourth highest number of very important rankings.
- Rerouting of trails and replacement of boardwalks were ranked more important than expansion of accessible trails.

Analysis

The survey results has been used to inform the 2025 Budget Proposal for the Cliff Gilker Park Bridges and Trails Remediation (Park Recovery).

Financial Implications

N/A

Timeline for next steps or estimated completion date

A project budget proposal has been brought forward by staff as part of the 2025-2029 financial planning process.

Communications Strategy

Results of the online questionnaire will be available on the Cliff Gilker Park Recovery Project Let's Talk page.

STRATEGIC PLAN AND RELATED POLICIES

The Cliff Gilker Park Recovery Project is in alignment with the values and visions of the *2014 Parks and Recreation Master Plan*, SCRD Asset Management Policy goals of long-term sustainability and resiliency as well as financial efficiency, and continual improvement, SCRD Community Climate Action Plan action 4.2 to develop adaptation strategies and prioritization for vulnerable infrastructure.

CONCLUSION

The Cliff Gilker Park Recovery Project online survey was launched on July 15 on the SCRD Let's Talk platform to receive feedback from the public on what is most important to consider and include in the bridge and trail remediation project. This report provides a summary of the survey results and has been used to inform the 2025 Budget Proposal for the Cliff Gilker Park Bridges and Trails Remediation (Park Recovery Project).

ATTACHMENTS

Attachment A – Cliff Gilker Park Recovery Project – Community Survey Results

Reviewed by:			
Manager		Finance	
GM	X – S. Gagnon	Legislative	
CAO/CFO	X – T. Perreault	Communications	X – A. Buckley

Cliff Gilker Park Recovery Project Community Survey Summary Results

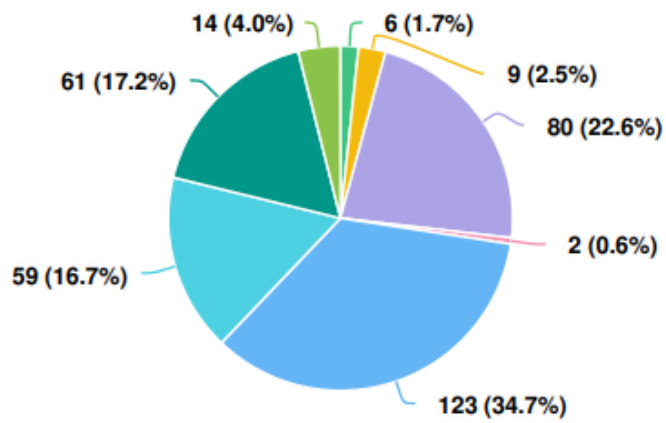


letstalk.scrd.ca/Cliff-Gilker
July 2024

Project Page Visitors Summary:

- Total Visits: 1,200
- Maximum Visitors per Day: 185
- Total number of survey respondents: 354

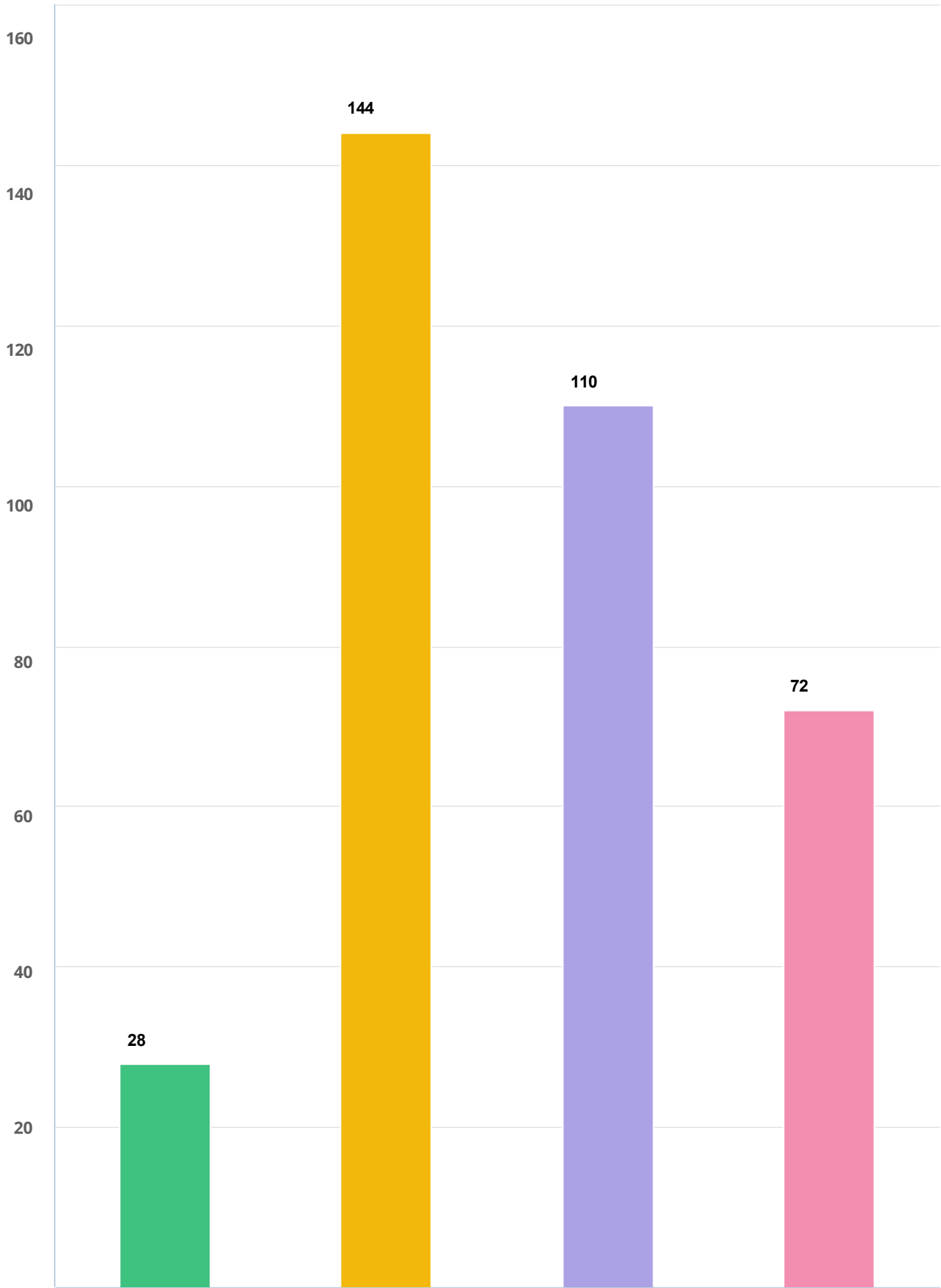
Where do you live?



Question options

- Pender Harbour/Egmont (Area A)
- Halfmoon Bay (Area B)
- District of Sechelt
- Sechelt Nation Government District
- Roberts Creek (Area D)
- Elphinstone (Area E)
- Town of Gibsons
- West Howe Sound (Area F)

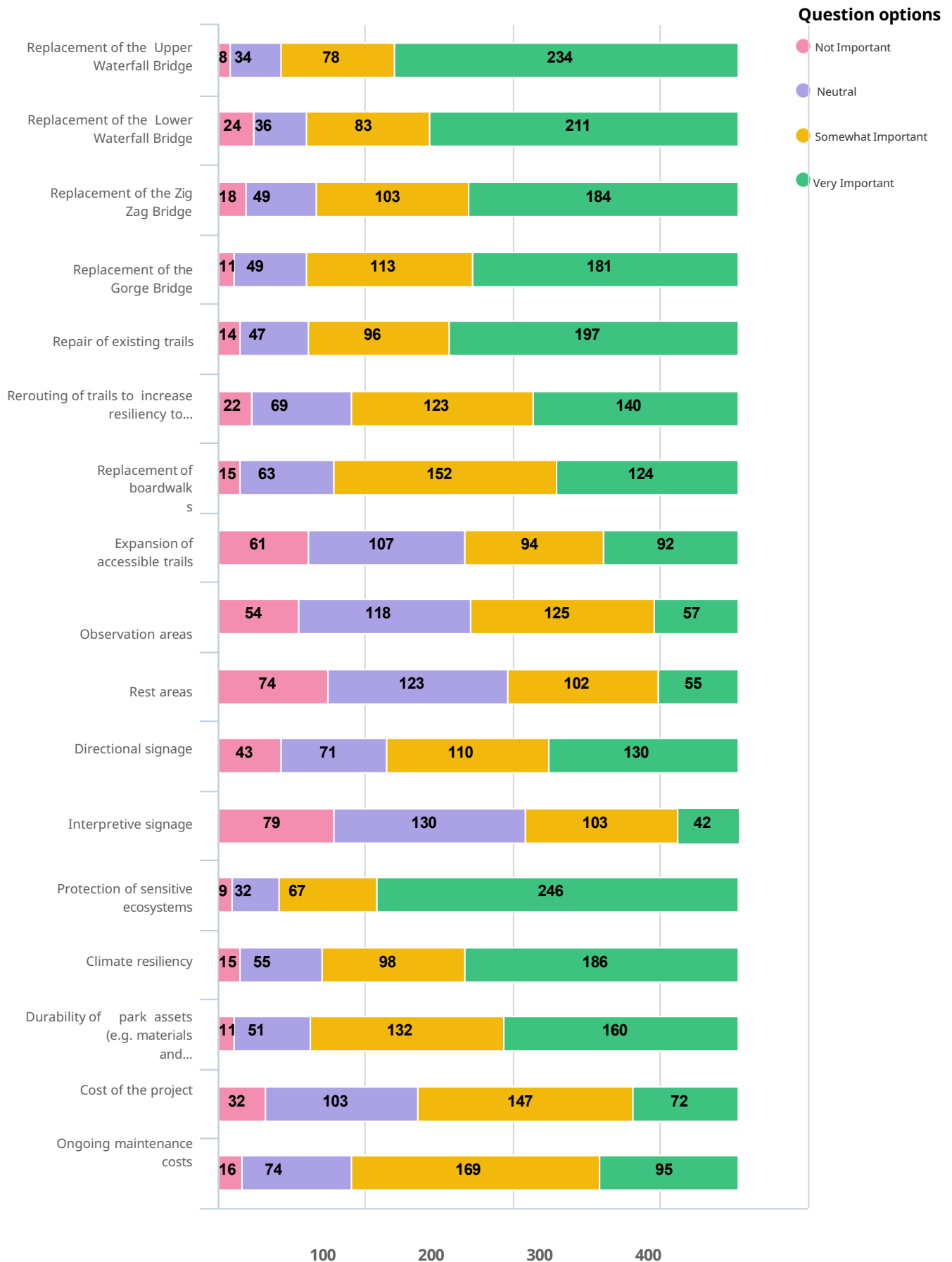
How often do you visit Cliff Gilker Park?

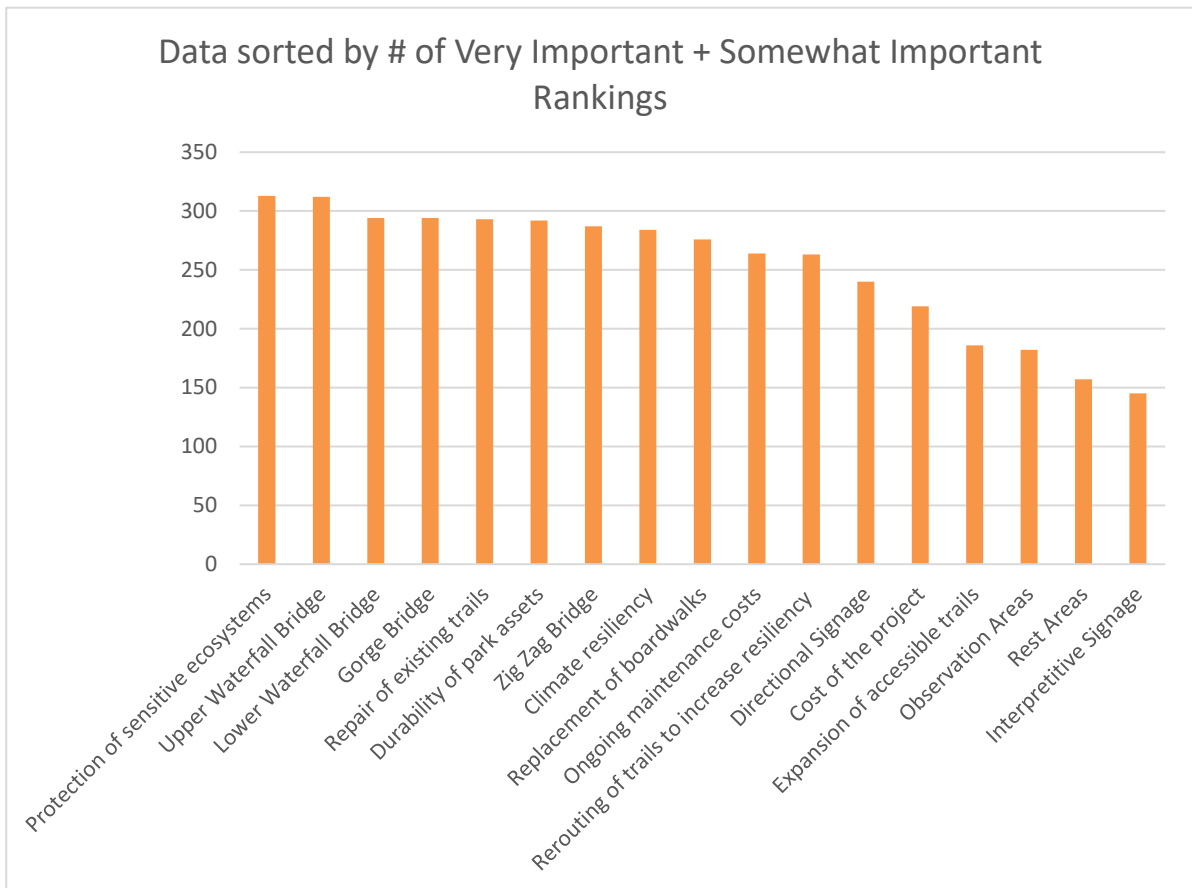
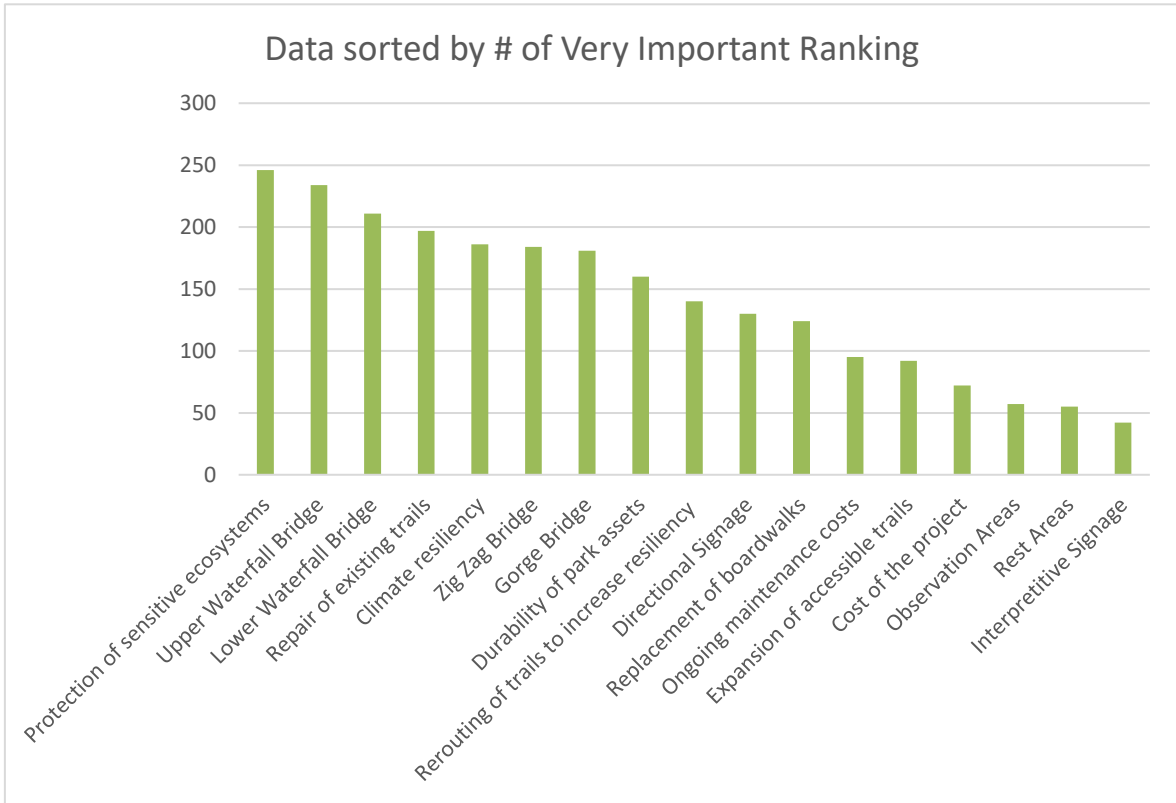


Question options

- Daily
- Weekly
- Monthly
- Occasionally

When reviewing the map of possible park remediation, how important are the following:





Analysis of Survey:

- Most respondents live in either Area D (34.7%) or the District of Sechelt (22.6%).
- Protection of sensitive ecosystems received the highest number of very important rankings; with climate resiliency also ranked high.
- The replacement of the bridges was ranked as very important to respondents (second highest number of very important rankings), with high rankings for the replacement of all four bridges.
- Repair of existing trails received the fourth highest number of very important rankings.
- Rerouting of trails and replacement of boardwalks were ranked more important than expansion of accessible trails.

Bridges

Asset	Very Important (rank)	Somewhat Important (rank)	Neutral	Not Important	Combined Very Important and Somewhat Important (rank)
Upper Waterfall	66% (1)	22% (4)	10%	2%	88% (1)
Lower Waterfall	60% (2)	23% (3)	10%	7%	83% (2 tied)
Gorge	51% (4)	32% (1)	14%	3%	83% (2 tied)
ZigZag	52% (3)	29% (2)	14%	5%	81% (3)

The Upper Waterfall bridge (66%) ranks first, and the lower waterfall bridge (60%) ranks second in terms of being very important to the public for replacement. When Very Important and Somewhat important values are combined, the Upper Waterfall bridge ranks first (88%), and the Lower Waterfall and Gorge bridges are tied for second (83%).

Additional Public Feedback:

- Fixing the bridges is the most important issue.
 - Bridge repairs are imperative for the park's full functionality.
 - Remove unnecessary crossings.
- Less durable bridges built from local timber.
- Use of natural materials for bridge construction.

Trails and Trail Amenity Remediation

Remediation	Very Important (rank)	Somewhat important (rank)	Neutral	Not Important	Combined Very Important and Somewhat Important (rank)
Repair existing trails	56% (1)	27% (4 tied)	13%	4%	83% (1)
Replacement of boardwalks	35% (2)	43% (1)	18%	4%	78% (2)
Expansion of accessible trails	26% (3)	27% (4 tied)	30%	17%	53% (3)
Observation areas	16% (4)	35% (2)	33%	15%	51% (4)
Rest areas	15% (5)	29% (3)	35%	21%	44% (5)

Repair of existing trails (56%) ranks first and replacement of boardwalks (35%) rank second in the Very Important Category. When Very Important and Somewhat Important values are combined, repair of existing trails (83%) ranks first and repair of boardwalks (78%) ranks second.

Additional Public Feedback themes for trails:

- Higher trail standard.
- One trail multiuse/open to cyclists to access trails in the B&K network.

Ecosystem Protection, Climate Resiliency, Project cost, and Ongoing Maintenance:

Consideration	Very Important (rank)	Somewhat important (rank)	Neutral	Not Important	Combined Very Important and Somewhat Important (rank)
Protection of Sensitive Ecosystems	69% (1)	19% (5)	9%	3%	88% (1)
Durability of asset	45% (3)	37% (3)	14%	3%	82% (2)
Climate Resiliency	53% (2)	28% (4)	15%	4%	81% (3)
Ongoing Cost of Maintenance	27% (4)	48% (1)	20%	5%	75% (4)
Cost of Project	20% (5)	41% (2)	29%	9%	61% (5)

Protection of sensitive ecosystems (88%) ranks first and climate resiliency (53 %) ranks second in the very important category. When Very Important and Somewhat Important values are combined, protection of sensitive ecosystems (88%) ranks first, and durability of asset (82%) ranks second.

Additional Public Feedback:

- Cost effective and low future maintenance should be the priority
- Improve public safety on trails (trip hazards)

Signage:

Type of Signage	Very Important (rank)	Somewhat important (rank)	Neutral	Not Important	Combined Very Important and Somewhat Important (rank)
Directional Signage	37% (1)	31% (1)	20%	12%	68% (1)
Interpretive Signage	12% (2)	29% (2)	37%	22%	41% (2)

Directional Signage (37%) ranked first in terms of being very important for visitors to Cliff Gilker Park. Directional Signage also ranked first (68%) when Very Important and Somewhat Important values are combined.

Additional Feedback themes regarding signage:

- Improved distance, trail difficulty ratings, and regulatory signage
- Improved professional appearance of signage and materials used.
- Use of QR codes to minimize signage
- Interactive and educational signage considerations
- Covered kiosk area at parking lot

Additional comments and feedback themes:

- Increase size of Park sign at Highway entrance.
- Don't add other features if all the bridges can't be repaired.
- Improved directional signage on less used trails off or Largo Road entrance.
- More doggy bag dispensers.
- Control of dogs in sensitive environments.
- Railings on steeper trails.
- Remove windfall from creek channels.
- Add additional amenities such as horseshoe pit, frisbee golf.
- Volunteer work parties/ "Adopt a Park" for ongoing trail maintenance.
- Should be a high priority for the SCRD. Park that has been left damaged too long.
- Improve HWY access to park and parking facilities on B&K logging road.
- Grab bars in washrooms.



Help Shape the Future of Cliff Gilker Park

Whether you visit Cliff Gilker Park on a regular basis or once per year, we want to know what is important to you so that we can help plan the future of the park.

Have
Your
Say



Scan the QR code or visit letstalk.scrd.ca/cliff-gilker to complete a short questionnaire.

Cliff Gilker Park Recovery Project

Your space to share ideas!

Home / Cliff Gilker Park Recovery Project

Cliff Gilker Park Recovery Project

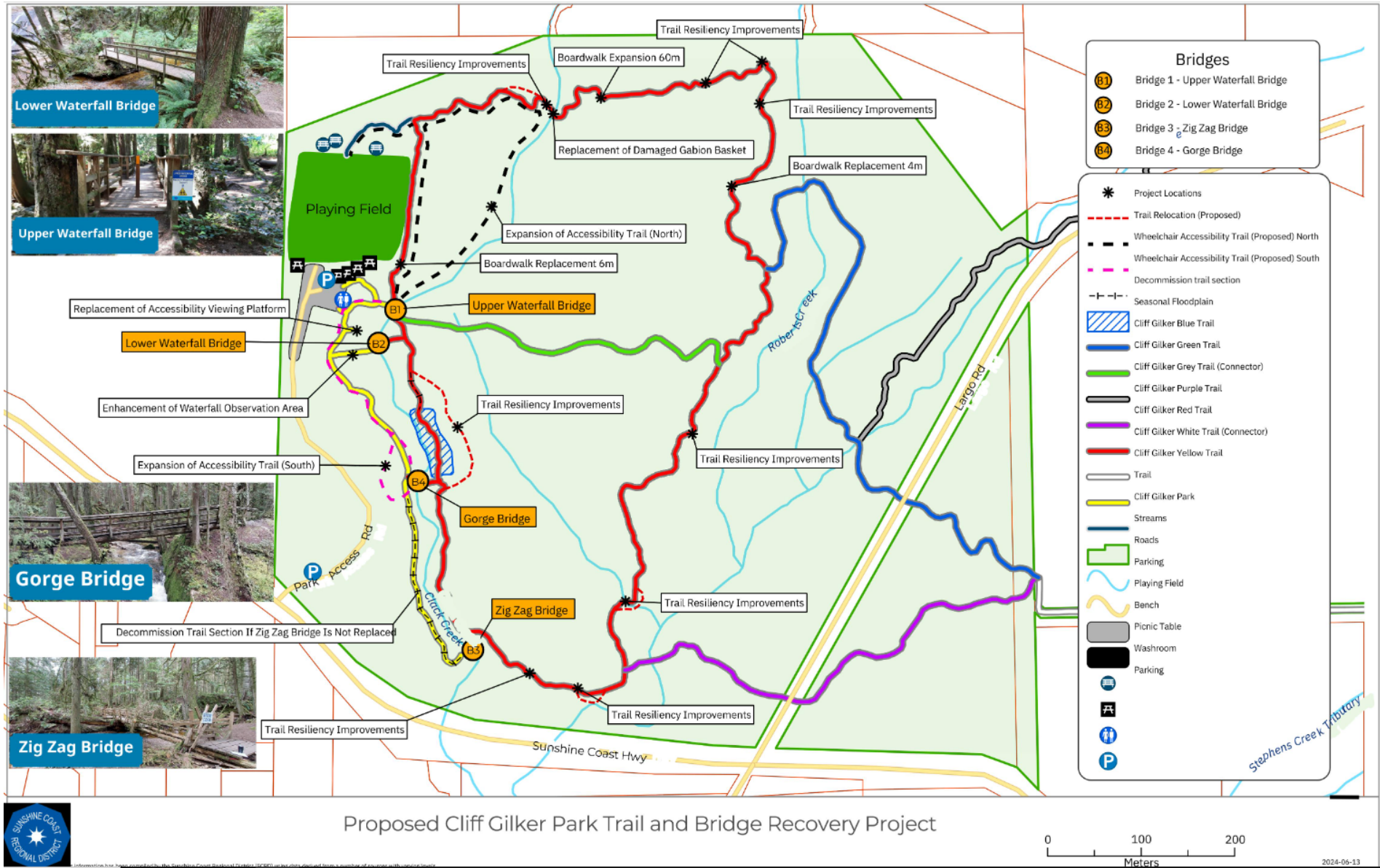


Thank you to everyone who responded, the questionnaire is now closed. Stay tuned for updates.

Many of us on the Sunshine Coast will remember the major flooding event that took place at the end of 2021. One of the hardest hit areas within the Sunshine Coast Regional District (SCRD) was Cliff Gilker Park, with two popular pedestrian bridges

Proposed Park Recovery Projects Map (Image)





Proposed Cliff Gilker Park Trail and Bridge Recovery Project

**SUNSHINE COAST REGIONAL DISTRICT
EGMONT/PENDER HARBOUR (AREA A) ADVISORY PLANNING COMMISSION
October 30, 2024**

RECOMMENDATIONS FROM THE EGMONT/PENDER HARBOUR (AREA A) ADVISORY PLANNING COMMISSION MEETING HELD AT PENDER HARBOUR SATELITE OFFICE, 12828 LAGOON DRIVE, MADEIRA PARK, B.C.

PRESENT: Chair Dennis Burnham
Members Bob Fielding
Jane McOuat
Gordon Littlejohn (until 5:30)

ALSO PRESENT: GM, Planning & Development Ian Hall
Manager, Planning & Development Jonathan Jackson
Electoral Area A Director Leonard Lee
(Non-Voting Board Liaison)
Electoral Area A Alternate Director Christine Alexander
(Non-Voting Board Liaison)
Administrative Assistant/Recorder A. O'Brien

REGRETS: Members Alan Skelley
Sean McAllister
Tom Silvey
Yovhan Burega
Catherine McEachern

CALL TO ORDER 4:36 p.m.

AGENDA The agenda was adopted as presented.

ELECTION OF CHAIR Dennis Burnham was elected Chair for the purpose of this meeting.

MINUTES

Area A Minutes

The Egmont/Pender Harbour (Area A) APC Minutes of September 25, 2024 were approved as circulated.

The following minutes were received for information:

- Roberts Creek (Area D) APC Minutes of September 16, 2024.
- West Howe Sound (Area F) APC Minutes of September 24, 2024.

REPORTS

Official Community Plan Update – Project Status Update

Jonathan Jackson, Manger, Planning & Development provided a presentation regarding the Official Community Plan Project Status Update. The presentation included the following points:

- “Love Where You Live” theme and logo.
- Summary of the OCP team: SCRD staff and consultant team KPMG and McElhanney.
- Project Overview and summary of Phases 1 – 4.
- The project will renew and harmonize the policies and regulations within SCRD’s OCPS and zoning bylaws.
- SCRD has five Electoral Areas with eight OCPs.
- OCPs help to implement objectives, policies and land use designations.
- OCPs are the backbone for the community growth.
- OCP legislative requirements and optional content per the *Local Government Act*.
- Seven themes identified for building the OCP: Equity, Climate Resiliency, Housing, Transportation and Mobility, Economic Development, Parks & Recreation, Servicing and Infrastructure.
- APC feedback is invited for local context and community engagement.

Points from the discussion with APC members and SCRD staff included:

- APC asked for clarification around the process from the previously adopted OCP to what’s happening now.
- Development Approvals Process Review (DAPR) project recommendation to have consistency across OCP policies and results of the Regional Growth Baseline research have informed this process.
- Since the last OCP, there have been changes in the area and general shifts in the world which could influences changes in the OCP (ex. COVID, seniors housing development at Lily Lake)
- The Area A OCP is the newest of all the plans in the SCRD (adopted in 2018).
- The Province has prescribed things that local governments must do in OCPs.
- Mandatory update of the Housing Needs report and inclusion of housing in OCPs.
- Draft Housing Needs report going forward to the Nov. 21 Electoral Area Services Committee meeting.
- APC discussion around property zoning of Residential / Commercial in order to encourage business development in Area A.
- Discussion around the need for age-in-place opportunities and how to care for older people with service needs in Area A.
- Discussion around clarity of definitions “harmonized” vs. “making all one OCP”.
- Identify the consistencies between all the Electoral Areas but recognize the uniqueness of each area is critical.
- Discussion around less government involvement.
- APC suggested that the past committee members who worked on the 2018 OCP be

brought back together and work on updating the OCP to conform to the new SCRD guidelines and Provincial initiatives. The 2018 Committee worked well and had a good cross section of Area A residents including shishalh Nation representative

- Question around the cost of the project. Approx. \$700k
- APC expressed frustration with the implementation of the previous OCP and not aligning with Zoning Bylaw 337.
- APC feels that the majority of the work done by the 2018 OCP Committee is covered in the bullet points of the required content, but there may be some areas that have not been looked at yet.
- Discussion around need for home care services and affordable rents for businesses to be viable.
- Potential areas of growth: Madeira Park and Kleindale (light industrial area)
- Requirement for a sewer system and infrastructure for growth to occur.
- Discussion around servicing plans.
- Suggestion for guidelines for developers on what can be done on a property (based on zoning).
- Development Finance Servicing opportunities prior to the creation of new development (subdivisions, water treatment plants, type of housing, rural)
- The current OCP has a good base and it will be useful for building upon.
- Clarification that the seven themes from the background report are not listed in a priority sequence.
- Discussion around First Nations approval for future development.
- Important priority: Sewer and water system expansion. The APC asked that if there was a community plan in the OCP would the SCRD help to get the water system expanded.
- Staff stated that the Infrastructure department would need to identify the costs for expansion and then use Development Cost Charges (DCCs) to support the financing of growth. Currently, only water DCCs are being charged. Other DCCs are parks, fire departments, highways.
- Septic system in Pender Landing could be extended to Irvine's Landing / Lee Bay.
- Grants available: pollution clean up, speciality housing.
- Density or subdivisions are hindered in Area A because of a lack of water/sewage systems.
- Affordable housing in Area A without infrastructure is not doable.
- Discussion around SCRD building the water/sewer infrastructure so that developers can be incentivized to build.
- Discussion around the wording used in the OCP background report. Feels like there are too many descriptive adjectives. Suggestion to avoid using extra words and be more concise and direct.
- APC suggestion to focus on water, sewer and infrastructure servicing.
- Community sewer needed in Egmont for waterfront area. Potential for economic development in this area if the servicing was in place.
- Potential in Irvine's Landing to create and develop smaller lots.
- Financial assistance and grants to incentivize property owners to create secondary suites would be successful.
- South Pender water system expansion.

- Discussion around the word “Harmonizing”: what do you see is the same about each area and what is different about each area.
- Lakefront property owners are passing down the land to their children. The younger generation is more amenable to change / development.
- Desire to protect the waterfront areas of Area A. There are certain areas that the locals don’t want to be developed.
- Preservation of Pender Harbour values.
- Topography considerations for future development.
- Discussion around privately held commercial property.
- Could look at a Community Standards bylaw

Discussion around local context and advice for holding public engagement sessions and key groups to include in Pender Harbour and area:

- Staff are in receipt of the feedback on this topic which was emailed from APC member Catherine McEachern prior to the start of the meeting.
- During the last OCP process at the community hall, each of the OCP committee members hosted a topic of discussion and the public could circulate and provide feedback. This worked well and was a good format for providing feedback.
- APC suggests that local community groups should host the meeting and invite the SCR D to come present on the OCP.
- Suggestion to include the Pender Harbour Health Care Centre. Contact Nick Gaskin, new Executive Director and reach out to Marlene Cymbalist who conducted an “Envisioning” process.
- Wooden Boat Festival and Winter Fest
- Madeira Park IGA: Lunchtime and afterschool until closing are busiest times.
- Madeira Park Legion: Friday night and Sunday meat draw.
- Hosted events by the Rotary, Pender Harbour Community Association, Chamber of Commerce, School of Music, Library, Living Heritage Society.
- Suggestion to use a local moderator to open the meeting and set the ground rules.
- Discussion around the lessons learned from the Dock Management Plan experience and advice on how to engage with the public in Pender Harbour area.

The General Manager, Planning & Development summarized the key points that staff heard from the APC and will consider going forward.

The Area A APC thanked the SCR D Planning and Development staff for attending the meeting.

DIRECTOR’S REPORT

The Director’s report was received.

NEXT MEETING November 27, 2024

ADJOURNMENT 7:17 p.m.

SUNSHINE COAST REGIONAL DISTRICT

HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION

October 22, 2024 and October 26, 2024

RECOMMENDATIONS FROM THE HALFMOON BAY (AREA B) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA MICROSOFT TEAMS

October 22, 2024

PRESENT:	Chair	Nicole Huska
	Members	Ellie Lenz Bob Baziuk
	Director, Electoral Area B	Justine Gabias (Non-Voting Member)
	Recorder	Barbara Bolding

PRESENT for Part 1, but technicalities prevented access to Area B breakout room:

Kim Dougherty
Suzette Stevenson
Kelsey Oxley

PRESENT for Part 1 and then intermittently in Area B breakout room:

SCRD Manager, Planning & Development	Jonathan Jackson,
SCRD Corporate Officer	Sherry Reid
SCRD Planning Office Assistant	Genevieve Dixon

ABSENT:	Members	Len Coombes Alda Grames
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CALL TO ORDER: (Joint meeting with Area F APC) 7:05 p.m.

AGENDA: Due to SCRDC staffing constraints, the agenda as circulated was modified and accepted

MODIFIED MEETING AGENDA

Part 1: OCP Project status update presented to a joint meeting of Area B and F APCs

Part 2: Move to APC specific breakout rooms to discuss APC Referral Memo

REPORT

Official Community Plan (OCP)—Project Status Update

Part 1. (Area B and F joint meeting) Jonathan Jackson explained, clarified, and elaborated on the contents of the referral memo received as part of the agenda package. Various questions from APC members were answered.

Part 2: Area B APC breakout room 7.45 pm

Minutes

The Halfmoon Bay (Area B) APC minutes of July 25, 2024 were approved as presented.

Official Community Plan (OCP)—Project Status Update contd.

Part 2. A detailed discussion of the Referral Memo occurred. Discussion of item b) Engagement and Communications Strategy with its 3 questions and item c) scope of the OCP review could not be cleanly separated. Some of the concerns related to this project as presented included:

- Limited opportunities for meaningful public participation
- Short timeline for very large project. Is a completed project to be proud of possible within such tight timelines?
- Fear that OCPs will be written by consultants with the limited opportunities for public review offering only a “rubber stamp.”
- Worry that consultant-authored OCP will be “boiler plate” rather than truly and fully reflective of Area B vision and goals.
- Absence of citizens’ “OCP Committee”
- Challenges of integrating legislative requirements with local vision and goals
- Scope’
 - Other than legislated requirements, what can be addressed in such a compressed time frame?
 - As presented to us, scope is too broad, topics need clarification and prioritization.
 - Need to reduce/eliminate jargon, clearly define terminology, simplify language.

MEETING RECESSED: 9.15 pm,

Meeting will continue before October 30, 2024 in order to address Item b) “...respond to the three questions posed in the memo.”

N. Huska volunteered to arrange a time that would allow for as many members as possible to participate, especially those that were unable to join tonight’s discussion due to technical difficulties.

MEETING RESUMED: October 26, 2024, 4:13 p.m. by ZOOM

PRESENT:	Chair	Nicole Huska
	Members	Ellie Lenz Kim Dougherty Kelsey Oxley Suzette Stevenson Barbara Bolding (recorder)
	Director, Electoral Area B	Justine Gabias (Non-Voting Member)
ABSENT:	Members	Bob Baziuk Len Coombes Alda Grames

AGENDA: Proposed and accepted

- a. Round the circle—quick impressions from each of documents circulated with the 22 Oct agenda.
 - b. 3 Engagement questions per item b) Engagement and Communications Strategy attached to original meeting agenda.
 - c. Next steps
 - d. Concluding thoughts from each
- a) First impressions of the documents circulated at the October 22, 2024 meeting:
- Large amount of content to be reviewed within very limited time frames
 - Needs plain language. Minimize jargon, define terms, quantify where appropriate e.g. Natural assets, “adaptation and resilience work” sustainability, food security, local food production.
 - Check <https://seea.un.org/content/un-committee-experts-environmental-economic-accounting-unceea>
 - Q4 housing report, not currently available, is instrumental to the OCP.
 - Scope is broad and unwieldy.
 - Is the proposal for endorsement or engagement? Seems like endorsement whereas we’d like engagement.
 - If APC is having difficulty with this, how can we expect the general public to understand it.
 - Legislated OCP requirements, with fast approaching completion dates, which will certainly become parts of plan, create problematic urgency.
 - Asking for comments re: communications strategy seems premature if details of project scope are not yet finalized.
 - Rejig the timeline.

- Risk of things being formalized before we even really understand them.
- The timeline should not drive the process.
 - Prioritize which sections need to go first e.g. Legislative Housing

b) 3 Engagement questions

1. What existing community events and locations in your electoral area would be effective for engaging diverse community members (people with different lived experiences) in person?

- Create awareness and/or offer an invitation to participate before engagement.
 - Either or both could be done at community events such as:
 - Children’s Christmas Market/Winter carnivals at schools
 - Fall festival
 - HMB days
 - Farmer’s Market
 - HMB Community Assoc.
 - HMB Community Dev
 - Information Boards at HMB General Store and Welcome Woods Market
 - Mail out that isn’t junk mail - 1 pager infographic
 - HMB School Newsletter
 - Chat Parent Newsletter
 - Coast Reporter
 - Social Media
 - Local events hosted by directors
- Offer opportunities for thoughtful, respectful conversations and real engagement e.g.
 - Community based OCP Committee
 - While a formal OCP Committee is preferable, at least provide 1-month report on progress to a committee or a public space or online space.
 - “Global Cafe”
 - Day long or Weekend event with childcare
 - Hybrid
 - Allow sufficient time for thoughtful discussion by participants.
 - HMB Community Association as a message amplifier

2. What digital and print methods do you believe will best reach community members in your area?

- Telephone information line - someone can answer (good for seniors)
- Locally targeted - YouTube paid ads.
- Infographics at General Stores
- Week or two at the mall - Main table for SCRD and individual tables for Areas
- Event(s) at HMB Elementary (Saturday, Sunday, evening?). Address:
 - Business Market and
 - History of the Community
 - Where are we at now
 - What is an OCP
- Community association to co-host/host any of these (OCP Committee, etc.)
- Short videos because of literacy

3. What actions can staff, and the community take to ensure that our public engagement events feel safe and welcoming for all participants....

- Have a facilitator or a moderator. Trained and/or 3rd party rather than staff.
- Safety - plain-clothed, but identified RCMP OR maybe HMB VFD, in uniform, and SCRD gives a donation.
- Establish meeting protocols at the beginning. Need to set tone and expectations at meeting start.

c) Next steps and d) Concluding thoughts.

- Incorporated into discussion of items a) and b)

MEETING ADJOURNED: 5:22 p.m.

NEXT MEETING: November 19, 2024

SUNSHINE COAST REGIONAL DISTRICT

**ROBERTS CREEK (AREA D)
ADVISORY PLANNING COMMISSION**

October 21, 2024

THE MINUTES OF THE ROBERTS CREEK (AREA D) ADVISORY PLANNING COMMISSION
MEETING HELD AT THE ROBERTS CREEK LIBRARY READING ROOM LOCATED AT 1044
ROBERTS CREEK ROAD, ROBERTS CREEK, BC

PRESENT:	Chair	Mike Allegretti
	Members	Chris Glew Meaghan Hennessey Robert Hogg Jim Budd Caroline Tarneaud Lesley-Anne Staats
ALSO PRESENT:	Electoral Area D Director	Kelly Backs (Non-Voting Board Liaison) Recording Secretary
	Alternate Area D Director SCRD, Manager of Planning SCRD, Senior Planner Chair OCPC	Mary Lou Hardy Jonathan Jackson Julie Clark Simon Haiduk
REGRETS:		Gerald Rainville Chris Richmond Francesca Hollander

CALL TO ORDER 7:04 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

The Roberts Creek (Area D) APC Minutes of Sept 16th, 2024 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 25th, 2024
- West Howe Sound (Area F) APC Minutes of September 24th, 2024

REPORTS

Official Community Plan Update – Project Status Update
Official Community Plan Background Report

PRESENTATIONS

Julie Clark and Jonathan Jackson presented the “APC Referral OCP Project Update and Background Report Oct. 2024

Key Points of Discussion:

- Examples of where the OCP does not meet legislation.
- Public engagement strategies.
- Housing Needs Report (pending).
- Possible joint meeting of RD APC’s.
- Turning vision into policy.
- Revisiting OCP every 5 years.

No Recommendations Were Made

DIRECTORS REPORT

There was no Director’s Report.

NEXT MEETING November 18th, 2024

ADJOURNMENT 8:49 p.m.

SUNSHINE COAST REGIONAL DISTRICT

**AREA E – ELPHINSTONE
ADVISORY PLANNING COMMISSION**

October 23, 2024

RECOMMENDATIONS FROM THE AREA E ADVISORY PLANNING COMMISSION MEETING
HELD AT FRANK WEST HALL, 1224 CHASTER ROAD, ELPHINSTONE, BC

PRESENT:	Chair	Mary Degan
	Members	Laura Macdonald Arne Hermann Michael Sanderson Devin Arndt Clinton McDougall Nara Benchley
ALSO PRESENT:	Electoral Area E Director	Donna McMahon (Non-Voting Board Liaison)
	Senior Planner, SCRD Recording Secretary	Julie Clark Vicki Dobbyn

CALL TO ORDER 7:04 p.m.

AGENDA The agenda was adopted as presented

MINUTES

Elphinstone (Area E) APC Minutes of June 25, 2024 were approved as circulated.

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of June 26 and September 25, 2024
- Halfmoon Bay (Area B) APC Minutes of June 25 and July 23, 2024
- Roberts Creek (Area D) APC Minutes of July 15 and September 16, 2024
- West Howe Sound (Area F) APC Minutes of June 25 and September 24, 2024

REPORTS

Official Community Plan Update
Official Community Plan Background Report

PRESENTATION

Senior Planner, Julie Clark distributed a summary of the reports and it was used as a guide for discussion and questions.

Key Points of Discussion:

- Will there be one OCP with Local Area Plans? This is not decided yet.
- Is there collaboration with other local governments? Staff of the local governments meet regularly.
- Members like the idea of getting together with other APCs to discuss OCP issues.
- SCRDR staff are considering APCs coming together to workshop some of big questions in the OCP process. This method of engaging APCs would assist staff.
- APC members offered their help to join staff at community engagement activities and take material to their workplaces and other groups they are connected to.
- APC members asked for written materials that they could distribute to other community members. These are in progress.
- Through a series of events in the school year, SCRDR staff are connecting with high school students seeking input on content and process as part of the community engagement process
- It would be helpful to have a full list of participating organizations, and to include Streamkeepers and the SC Conservation Association.
- Community engagement should include outreach to diverse groups such as the SC Pride Society.
- There also needs to be engagement with business, industry and Community Forests if we are going to see the OCP(s) flourish and function as living community documents.
- Food security is fundamental to retaining our rural character and there should be more mention of agriculture.
- There was concern among committee members that OCPs currently (?) have a vision that they have no control over achieving, such as creating a park on Provincial land. Could we explore tools that would enable OCPs to include policy or advocacy directions while being clear that outcomes are out of its jurisdiction?
- The MOTI challenge – there is legislation we can lean on more, such as section 87 of the Land Titles Act.
- The MOTI approving officer must consider local government regulations and bylaws. Bylaws can influence or trigger or lever considerations of approving officer. Future policy in OCPs could strengthen the language embedded in the OCPs. Density can be linked with infrastructure servicing.
- When there is more environmental, transportation, infrastructure and other technical information we will be better equipped to make decisions.
- How do we know how much growth we will have? SCRDR has these numbers in draft in the Housing Needs Report, projected as number of units needed.
- The method for these projections is prescribed by the province, based on Stats Can and BC Stats data, and they have to be updated every five years. Data is supplemented in some cases by local data. Data does not capture illegal suites.
- It was commented that housing utilization often includes older adults living alone in mortgage-free multi-bedroom homes, and younger people living together in rented shared smaller homes.
- Traditional measurement in growth of housing units is by building starts and this strategy can be in conflict with other priority goals such as environmental sustainability.
- Are care beds being considered as part of housing needs, knowing we have a high proportion of older adults? This will be in the Housing Needs Report.
- Housing Needs Report coming for the November EAS meeting and then APC meeting.
- How can the future OCP(s) create an adaptable framework that won't be out of date right away?
- We need better data on monitoring and the board could advocate for this.

- The seven themes of the OCP (Equity, Climate Resiliency, Housing, Transportation and Mobility, Economic Development, Parks and Recreation, Servicing and Infrastructure) all have interconnections.
- Next steps include more technical background and identification of the legislative requirements, community engagement feedback, then we can build the OCP on that.
- An example of an overarching OCP with Local Area Plans is the Cowichan Valley, where they initially did a harmonization project then a modernization project. They had many more OCPS than we do. They had a strong engagement process with good videos.
- OCP should have a boundary adjustment policy.
- There are additional policy directions to explore with a combination of land use tools and economic tools.
- Process for consulting with other local governments - each local government is required to refer final draft to the other governments.
- Current OCPs do not consistently have thresholds or policy requirements that trigger additional analysis under certain conditions.
- There will be consultation with First Nations. Squamish Nation has updated its land use plan, and shishalh Nation's is in process.
- There is a provincial project to identify environmentally sensitive areas particularly in coastal areas. There is engagement with the shishalh Nation and they are sharing data with that project.
- It would be very helpful to have example OCPs and graphic representations of different OCP structures and a description of how amendments would function.
- It would streamline the process if APCs just had to address Local Area Plans.
- It is hoped that the new OCPs will streamline processes for all who are involved with development processes and give the professional team more time for significant issues rather than administrative duties.
- The consultants are on board till early 2026.

DIRECTOR'S REPORT

The Director's report was received.

NEXT MEETING November 26, 2024

ADJOURNMENT 9:20 p.m.

SUNSHINE COAST REGIONAL DISTRICT

**AREA F – WEST HOWE SOUND
ADVISORY PLANNING COMMISSION**

October 22, 2024

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA MS TEAMS

PRESENT:	Chair	Susan Fitchell
	Members	Katie Thomas Miyuki Shinkai Marlin Hanson Jonathan McMorran
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	SCRD, Manager of Planning	Jonathan Jackson (part)
	SCRD, Corporate Officer	Sherry Reid (part)
	Recording Secretary	Diane Corbett
ABSENT:	Members	Vivian McRoberts-Sosnowski Tom Fitzgerald Ryan Matthews

CALL TO ORDER 7:05 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of September 24, 2024 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 25, 2024
- Roberts Creek (Area D) APC Minutes of September 16, 2024

Area F and Area B APC members and Electoral Area Directors met together online to receive a presentation by the Manager of Planning and Development on the Official Community Plan Update.

DELEGATIONS

Jonathan Jackson presented an overview and highlights of the SCRD's Official Community Plan Project Update and Background Report.

Following the presentation, the Area F and Area B APCs split into separate meeting rooms for discussions on three questions posed in the staff report that requested APC member feedback regarding: community events, engagements, and locations; communication and engagement tools; and facilitating safety and intergenerational dialogue.

APC members and the Director provided perspectives as observed in their West Howe Sound communities, as follows:

- Langdale area: When we have more formal documents ready to release to the public, these are places to make a speaker appointment or other opportunity. Groups where I volunteer and can arrange for SCRD to come and speak on new OCP development, consultation, feedback, or any input include:
 - West Howe Sound Community Association
 - Elphinstone Secondary School Parents Advisory Council
 - Langdale Elementary Parents Advisory Council
 - Langdale Elementary School staff
 - SD46 District Parents Advisory Council
 - Sunshine Coast Labour Council
 - Trac – Sunshine Coast Active Transportation Group
 - Affordable Housing Committee
 - Sunshine Coast Anti-Racism Group

Safety and intergenerational dialogues: each place I have in mind has good protocols to begin with. Would need help from SCRD to come into these places. Can come as advocacy team; can bring out unique issues applicable to Area F.

Langdale School and Elphinstone School present opportunity to interact with parents, and opportunity for students to say what they would like for the community. Hope we can help with the structure for that so it is friendly for young people. I like: "Love where you live." It is like organizing a closet: what do you want to keep, change, what not sure of. Good metaphor to help pinpoint the vision.

- At Elphinstone School and Chatelech, engagement has already started for the students. There is a separate program being brought into the schools.
- Is there a way of getting into and talking to people on the ferry?
- Use online opportunities, since the population is so spread out. I can reach out to a list of community members.
- Theoretically we represent two other OCPs and have no representatives from those areas. Not sure how to look at those two OCPs with this particular group. At upcoming West Howe Sound Community Forum, are getting reps from Bayview and Port Mellon involved.
- Granthams Landing: there is a community group (Granthams Wharf Association) within that area that works closely doing things for the wharf.
- Williamsons Landing: there are quite a lot of people living out here now.
- Langdale School's Spring Fair.
- Find events where people are in person. Markets. That is part and parcel with safety. Approach it on a micro level.

- Location: Langdale Elementary School.
- Incorporate community engagement into existing community events, a good way of making people feel safe and comfortable, and engage with them. Tricky thing: planning community events that are specific to Area F.
- Education is key; accessibility is key too. Tag onto other events, popular events; buy appetizers for people, and sit down with them. Education: videos online are good; have closed captioning. There are transportation issues in the SCR D to take into account. Town of Gibsons is going through the same thing with the OCP. Maybe tag along, explaining what an OCP is. Have pizza education night: pay for a couple of pieces, and have a survey to do together.
- Send something in the mail; some people are more inclined to do things like that.
- Put out information at locations: such as at Persephone on the first Saturday of every month.
- Hopkins area: has two main events: Hopkins Landing annual picnic on long weekend in August is well attended; and Hopkins Landing Paths Society is a not-for-profit society that has taken over what used to be the Hopkins Landing water pathway. (When the subdivision of Hopkins was created in 1907/08, the Hopkins family wanted a path from the wharf to the near end of Point Road. Then there was a significant portion that was donated in the last forty years, the grass section close to the wharf.) Idea of the Paths Society was to help with climate change, and look to ways to mitigate the tide and surf. Could call a meeting at any time through these groups. Increase awareness of the OCP and of protecting the foreshore in a responsible way. Those groups are mostly in person.
- Would like to see inclusion of groups like the Streamkeepers. Include opportunities to reach out to construction trades and supply chain businesses to provide feedback on those issues of meeting housing needs at various levels in the community.
- Safety: make the language easy to understand. People are intimidated by the planning language. Then may be reluctant to make comments, thinking they don't know enough.
- Method that works best? In person would be great. But have an online poster. Social media can get the message out, and reach all generations. It will be multi-phase. Launch 2025. Get into conversations with people. Keep people informed on progress.
- Is there a way for APCs to receive information earlier, given some lead time, and not need recommendations at that same meeting? It is a lot to take in; there is pressure to come up with a recommendation: need more lead time to ruminate and discuss. Since we have three OCPs to look at, we deserve more time.

REPORTS

Official Community Plan Update – Project Status Update and Official Community Plan Background Report

The APC discussed the staff report regarding the Official Community Plan Update – Project Status Update and interacted with the Manager of Planning and Development about the process being undertaken in this project.

DIRECTOR'S REPORT – None

NEXT MEETING Tuesday, November 25, 2024

ADJOURNMENT 8:52 p.m.