



North Pender Island Local Trust Committee

Regular Meeting Agenda

Date: September 21, 2017
Time: 10:00 am
Location: Pender Island Community Hall
4418 Bedwell Harbour Road, North Pender Island, BC

	Pages
1. CALL TO ORDER	10:00 AM - 10:15 AM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	
4. COMMUNITY INFORMATION MEETING	
none	
5. PUBLIC HEARING	
none	
6. MINUTES	
6.1 Local Trust Committee Minutes Dated July 27, 2017 (for Adoption)	4 - 11
6.1.1 <u>Public Hearing Record Dated July 27, 2017 (for Receipt)</u>	12 - 13
6.2 Section 26 Resolutions-without-meeting Report	
none	
6.3 Advisory Planning Commission Minutes	
none	
7. BUSINESS ARISING FROM THE MINUTES	
7.1 Follow-up Action List Dated September 2017	14 - 15
8. DELEGATIONS	
none	
9. CORRESPONDENCE	
<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>	
None	

10.	APPLICATIONS AND REFERRALS	10:15 AM - 10:45 AM	
10.1	Salt Spring Island Local Trust Committee Bylaws No. 500 & 501 Referral (attached) (for response)		16 - 17
10.2	Salt Spring Island Local Trust Committee Bylaws No. 502 & 503 Referral (attached) (for response)		18 - 20
10.3	Capital Regional District (CRD) - Gulf Islands Regional Trails Plan (attached) (request for comments)		21 - 54
10.4	NP-DVP-2017.1 (Barrett) - Staff Report (attached)		55 - 79
10.5	NP-DP-2017.1 (Rae) - Staff Report (attached)		80 - 183
10.6	NP-RZ-2016.4 (PICSS) - Staff Report (attached)		184 - 210
11.	LOCAL TRUST COMMITTEE PROJECTS	10:45 AM - 11:45 AM	
11.1	Waste Management - Staff Report (attached)		211 - 243
12.	REPORTS	11:45 AM - 12:15 PM	
12.1	Work Program Report (attached)		
12.1.1	<u>Top Priorities Report Dated September 2017</u>		244 - 244
12.1.2	<u>Projects List Report Dated September 2017</u>		245 - 247
12.2	Applications Report Dated September 2017 (attached)		248 - 255
12.3	Trustee and Local Expense Report Dated July 2017 (attached)		256 - 256
12.4	Adopted Policies and Standing Resolutions (attached)		257 - 257
12.5	Local Trust Committee Webpage		
12.6	Chair's Report		
12.7	Trustee Report		
12.8	Trust Fund Board Report		
	none		
13.	NEW BUSINESS	12:15 PM - 12:20 PM	
	none		
14.	UPCOMING MEETINGS		
14.1	Special LTC Meeting re: Secondary Suites, Scheduled for October 21, 2017, at 11:00 am, at the Community Hall, Pender Island		
14.2	Next Regular Meeting Scheduled for October 26, 2017, at the Community Hall, Pender Island		

- | | | |
|-----|----------------|---------------------|
| 15. | TOWN HALL | 12:20 PM - 12:30 PM |
| 16. | CLOSED MEETING | |
| | none | |
| 17. | ADJOURNMENT | 12:30 PM - 12:30 PM |



DRAFT

Local Trust Committee
Minutes Subject to Approval By
the Local Trust Committee

North Pender Island Local Trust Committee Minutes of Regular Meeting

Date: July 27, 2017
Location: Pender Island Community Hall
4418 Bedwell Harbour Road, North Pender Island, BC

Members Present George Grams, Chair
Dianne Barber, Local Trustee
Derek Masselink, Local Trustee

Staff Present Justine Starke, Island Planner
Shannon Brayford, Recorder

1. CALL TO ORDER

Chair Grams called the meeting to order at 10:00 am. He acknowledged that the meeting was being held on Coast Salish First Nations territory.

Chair Grams noted that the meeting was being recorded and read a statement regarding the public record.

2. APPROVAL OF AGENDA

Chair Grams recommended removal of item 8.1 - Delegation by Freedom Mobile noting they withdrew from the meeting.

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Michael Sketch spoke to the NP-RZ-2016.1 (Mainroad) recommending that the steep slope not be rezoned industrial and providing rationale for the recommendation.

Dale Henning recommended that the Local Trust Committee (LTC) reconsider the date of their upcoming Special Meeting regarding the Waste Management Project, noting that the current date is close to that of the local fall fair.

Dale Henning also addressed the issue of the Freedom Mobile tower. He provided an overview of concerns with the project and its future implications. He also provided online resources for community members to gain education on the matter.

Julie Roper also expressed support for changing the Special Meeting to a later date.

Michael Sketch spoke against rezoning Agricultural Land Reserve (ALC) land at Browning Harbour and provided rationale for recommending that the LTC not proceed with the rezoning application.

Michael Sketch also noted that at the last meeting the content of a public letter was said to be defamatory by another community member. He reported that he has submitted copies of letters to support those claims.

Barbara Johnstone-Grimmer commented that the APC was not provided with paper copies of referral packages and this is a problem as APC members are not provided devices to read from.

Planner Starke responded that paper copies will be mailed to APC members upon request.

Dale Henning noted that the 0.2 hectares that is part of the ALR on the Burdett property has not been a viable piece of agricultural land.

Barbara Johnstone-Grimmer noted that the parcel of land discussed has been used for agricultural purposes and under the ownership of the previous owner did not have additional content or fill added to it.

4. COMMUNITY INFORMATION MEETING

4.1 North Pender Island Local Trust Committee Bylaw No. 213

Planner Starke provided an overview of the Community Information Meeting process and information about the application itself.

Chair Grams acknowledged John Chapman, Chair of the Pender Island Parks and Recreation Commission (PIPRC), and invited him to respond to questions from the public.

The following topics were raised and discussed:

- Location
- Maximum size
- Noise concerns
- Amenities
- Sites included in the bylaw

5. PUBLIC HEARING

5.1 Recess for Public Hearing

5.1.1 North Pender Island Local Trust Committee Bylaw No. 213

By general consent the meeting was recessed at 10:34 am for a public hearing of North Pender Island Local Trust Committee Bylaw No. 213.

5.2 Recall to Order

Following a brief recess, at 10:53 am Chair Grams recalled the meeting to order.

Chair Grams recommended that former item 10.3 be moved ahead in the agenda for immediate consideration.

By general consent former item 10.3 NP-RZ-2017.1 (PIPRC) – Bylaw 213 was added as item 5.3

5.3 NP-RZ-2017.1 (PIPRC) - Staff Memo - Bylaw 213 (attached)

NP-2017-072

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee defer consideration of Bylaw 213, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 2, 2017”, to permit staff to prepare and submit a report with recommendations.

CARRIED

NP-2017-073

It was MOVED and SECONDED,

That staff provide comment and advise on site specific zoning, floor area, and height with respect to Bylaw 213, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 2, 2017”.

CARRIED

6. MINUTES

6.1 Local Trust Committee Minutes Dated June 28, 2017 (for Adoption)

By general consent the Local Trust committee meeting minutes of June 28, 2017 were adopted.

6.2 Public Hearing Record Dated May 25, 2017 (for Receipt)

By general consent the Local Trust Committee Public Hearing Record of May 25, 2017 was approved.

6.3 Section 26 Resolutions-without-meeting Report Dated July 2017

Received for information.

6.4 Advisory Planning Commission Minutes Dated June 27, 2017 (for Receipt)

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated July 2017

Received for information.

8. DELEGATIONS

None

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

None

10. APPLICATIONS AND REFERRALS

10.1 Galiano Island Local Trust Committee Bylaws No. 262 & 263 Referral

Planner Starke provided an overview of the referral.

NP-2017-074

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee's interest with respect to Galiano Island Local Trust Committee Bylaws No. 262 & 263 are unaffected.

CARRIED

10.2 Saturna Island Local Trust Committee Bylaws No. 117 & 118 Referral

Planner Starke provided an overview of the referral.

NP-2017-075

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee's interest with respect to Saturna Island Local Trust Committee Bylaws No. 117 & 118 are unaffected.

CARRIED

10.3 NP-RZ-2016.1 (Mainroad) - Staff Report - Bylaw 202

Planner Starke provided an overview of the Staff Report. She noted amendments that have been made in response to public feedback and recommendations from the North Pender Island Advisory Planning Commission.

A discussion of the bylaw and proposed amendments was held by the LTC.

NP-2017-076

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 202, cited as "North Pender Island Land use Bylaw 103, 1996, Amendment No.1, 2016", be amended as specified in Attachment 1.

CARRIED

NP-2017-077

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 202, cited as "North Pender Island Land use Bylaw 103, 1996, Amendment No.1, 2016", as amended be given Second Reading.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

None

12. REPORTS

12.1 Work Program Report (attached)

12.1.1 Top Priorities Report Dated July 2017

Planner Starke provided an overview of the Top Priorities, noting recent progress.

12.1.2 Projects List Report Dated July 2017

Received for information.

12.2 Applications Report Dated July 2017 (attached)

Received for information.

12.3 Trustee and Local Expense Report (attached)

Received for information.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

Trustee Masselink noted that posting information to social media would be beneficial and asked if staff have considered establishing a social media presence.

Planner Starke reported that progress is being made toward establishing an Islands Trust Facebook account, but there is no indication of when that will occur.

12.6 Chair's Report

Chair Grams reported that Trust Council has delegated the shaping process for the *Islands Trust Act* review to the Executive. He further reported that the incorporation process on Salt Spring Island is proceeding with a referendum in early September.

12.7 Trustee Report

Trustee Masselink reported that he appreciates the concerns expressed about the Freedom Mobile project. He noted that he discussed the matter with representatives of the company and they are reconsidering their approach to public engagement.

Trustee Masselink also noted that he spent some time in Prince George at the Provincial Operations Centre and provided some thoughts on the wild fire situation. He recommended that the LTC and the community consider wild fire prevention.

Trustee Barber provided an overview of the recent Well Water Workshops, remarking that they have been well attended in all areas.

12.8 Electoral Area Director's Report

None

12.9 Trust Fund Board Report

None

Note: A member of the public requested that Planner Starke include an update of the progress on Freedom Mobile in the website including the progress in terms of 120 day process. Planner Starke acknowledged the request.

13. NEW BUSINESS

13.1 James Island Education Access Statutory Right of Way - Staff Report

Planner Starke provided an over of the staff report.

NP-2017-078

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee request that staff post the proposed information on educational and research access for James Island on the Islands Trust Website.

CARRIED

NP-2017-079

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee endorse the proposed James Island Educational and Research Access Procedure.

CARRIED

14. UPCOMING MEETINGS

14.1 Proposed Special Meeting - August 24, 2017

A discussion was held regarding the community recommendation that the meeting be re-scheduled. There was general consensus that the matter shall be added to the agenda of the next regular meeting, scheduled for September 21, 2017.

14.2 Next Regular Meeting Scheduled for September 21, 2017, at the Community Hall, Pender Island

15. TOWN HALL

Diane Cuthbert, requested information on how a cell phone tower policy can become a project for the LTC.

Planner Starke reported that many LTCs have requested that Trust Council create a broader plan to help guide LTCs.

Michael Sketch addressed the James Island Staff Report, encouraging greater First Nations participation than has been seen.

Trustee Masselink provided a response regarding the broad issues.

Julie Roper spoke with appreciation for the recent Well Water workshops.

Dale Henning thanked the LTC for reconsidering the date of the Special Meeting.

Michael Sketch questioned whether a new public hearing will be required for the Pender Islands Parks and Recreation Commission application given the change in total area.

Michael Sketch spoke in favour of considering all By-law matters for the Mainroad site at the same time. He also spoke against allowing the sloped portions of the property to be zoned industrial.

Michael Sketch spoke to CRD infrastructure projects and the use of aggregate, noting that the amount of waste needed to be removed could be mitigated if there is a site zoned that will allow for grinding. He recommended that the LTC consider zoning such a site.

Dale Henning requested information on how large the facility and property will be required to be for the Waste Transfer site.

Planner Starke provided information in response to Mr. Henning's question.

Dale Henning noted that the cost and potential tax burden of a waste transfer facility should be considered should a site be chosen that is not already connected with a current operator.

Michael Sketch noted that property tax dollars can be transferred to a not-for-profit that would then run a waste transfer facility.

16. **CLOSED MEETING**
None

17. **ADJOURNMENT**

By general consent the meeting was adjourned at 12:00 pm.

George Grams, Chair

Certified Correct:

Shannon Brayford, Recorder

North Pender Island Local Trust Committee Record of a Public Hearing Proposed Bylaw No. 213

Date: July 27, 2017
Location: Pender Island Community Hall
4418 Bedwell Harbour Road, North Pender Island, BC

Members Present: George Grams, Chair
Dianne Barber, Local Trustee
Derek Masselink, Local Trustee

Staff Present: Justine Starke, Island Planner
Shannon Brayford, Recorder

Public Present: Approximately 21 members of the public present.

5.1.1 North Pender Island Local Trust Committee Bylaw 213

Chair Grams recessed the Regular Meeting at 10:34 am to hold the Public Hearing. He read a prepared statement outlining the content, purpose, and process of the Public Hearing.

Planner Starke provided a summary of the Public Hearing notice and the agency referrals that were received. She also provided an overview of the proposed bylaw.

Chair Grams invited members of the community to present submissions on the bylaw.

- **Julie Roper**, recommended that the bylaw be specific to each site so that the public can provide input on specific sites.
- **Kathy Gilbert** recommended that the picnic shelters be limited to a maximum size. She further noted that she is a member of the Magic Lake Property Owners Society, an organization that chose not to make a recommendation regarding this Bylaw, but that she is speaking on behalf of herself and not the organization.
- **Steve Alvie**, provided perspective on the maximum area and height requested which he suggested was comparable to a small house.

- **Marjorie Lavigne** noted that there is just one outhouse and a large shelter would be too much for the size of the parcel.

Chair Grams made three calls for further submissions. No further submissions were made.

Chair Grams closed the public hearing at 10:46 a.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

RECORDER

DATE

Follow Up Action Report

North Pender Island

26-Jan-2017

Activity	Responsibility	Target Date	Status
Top Priority - First Nations Interests: - Staff to organize a public educational event in September focused on the archaeological findings of the canal excavation between the two islands during the summers of 1984-85-86.	Fiona MacRaid	31-May-2017	On Going

28-Apr-2017

Activity	Responsibility	Target Date	Status
Waste Transfer - Direction to draft LUB and OCP bylaws based on staff reports recommendations.	Sharon Lloyd-deRosario Justine Starke	22-Jun-2017	Done

25-May-2017

Activity	Responsibility	Target Date	Status
NP-RZ-2016.1 (mainroad) - Bylaw 202 given first reading (Done); direction to schedule a CIM and PH; Endorsement of ITPS checklist. Referred to Advisory Planning Commission. (Done) Refer Bylaw 202 to agencies (Done)	Sharon Lloyd-deRosario Phil Testemale	28-Jun-2017	On Going

28-Jun-2017

Activity	Responsibility	Target Date	Status
Secondary suites - direct staff to schedule CIM for September - Done LF for October 21.	Justine Starke Lori Foster	12-Jul-2017	Done

Follow Up Action Report

27-Jul-2017

Activity	Responsibility	Target Date	Status
Minutes of June 28 2017 adopted.	Lori Foster	07-Sep-2017	Done
LTC deferred consideration of Bylaw 213 (PIPRC). Requested staff to provide comment and advice on possibility for site specific zoning, limiting floor area, and lowering the height with respect to proposed zoning change.	Sharon Lloyd-deRosario Phil Testemale	16-Aug-2017	On Going
Bylaw 202 - Mainroad - Bylaw amended and given second reading.	Sharon Lloyd-deRosario Phil Testemale	16-Aug-2017	Done
Galiano island bylaws 262,263 - NPI LTC interests unaffected	Sharon Lloyd-deRosario	16-Aug-2017	Done
Saturna Bylaws 117/118 - Interests unaffected.	Sharon Lloyd-deRosario	16-Aug-2017	Done



Islands Trust

BYLAW REFERRAL FORM

1-500 Lower Ganges Road
Salt Spring Island, BC BC V8K 2N8
Ph: (250) 537-9144
Fax: (250) 537-9116
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area **Bylaw No.:** 500 and 501 **Date:** August 24, 2017

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 40 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Mr. Ian Laing, Gulf Islands Brewing Ltd., 565 David Street, Victoria, BC V8T 2C7

PURPOSE OF BYLAW:

This application proposes to amend the Official Community Plan and Land Use Bylaw to rezone a rural-zoned property to permit an existing brewery that previously operated as a home-based business. The rezoning also proposes four additional dwelling units with a maximum floor area of 50 square meters each, in addition to a principal single-family dwelling.

GENERAL LOCATION:

270 Furness Road, Salt Spring Island

LEGAL DESCRIPTION:

Lot 8, Section 5, Range 1, South Salt Spring Island, Cowichan District, Plan 25293 (PID 002-903-091)

SIZE OF PROPERTY AFFECTED:

6.37 hectares/15.7 acres

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

Forestry (F)

OTHER INFORMATION:

The proposed development is contained within a 0.6 hectare (1.5 acre) area adjacent to the road frontage. To review staff reports and the proposed bylaws, please see our webpage under application SS-RZ-2016.4 – 270 Furness Road
<http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-applications/current-application-documents/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Name: Seth Wright

Title: Planner

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut Tribe
Stz'uminus First Nation

Malahat First Nation
Pauquachin First Nation
Tsartlip First Nation
Tsawout First Nation
Tseycum First Nation

Semiahmoo First Nation
Tsawwassen First Nation

Hul'qumi'num Treaty Group (for information only)
Te'Mexw Treaty Association (for information only)

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee

Regional Agencies

CRD – All Referrals & K. Campbell
CRD – SSI Economic Development Commission
CRD – SSI Senior Manager
CRD – SSI Building Inspection
CRD – SSI Director
CRD – SSI Transportation Commission
CRD – Environmental Eng. Division
Vancouver Island Health Authority
Cowichan Valley Regional District

Non-Agency Referrals

BC Ambulance Service
RCMP
SSI Chamber of Commerce
SSI Fire-Rescue

Provincial Agencies

Agricultural Land Commission
Ministry of Agriculture
BC Assessment Authority
Ministry of Municipal Affairs and Housing
Ministry of Transportation & Infrastructure
Ministry of Environment and Climate Change Strategy
Ministry of Forest Lands & Natural Resource Operations – Front Counter BC
Ministry of Jobs, Tourism & Skills

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

500 and 501
(Bylaw Number)

(Title)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

1-500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area **Bylaw No.:** 502 and 503 **Date:** July 20, 2017

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Robert Langevin, Box 208, Salt Spring Island, BC, V8K 2V9 - lcrob@telus.net

PURPOSE OF BYLAW:

Bylaw No. 502: to amend Salt Spring Island Official Community Plan Bylaw No. 434 to remove the subject property from Development Permit Area 2, Non-Village Commercial and Industrial
Bylaw No. 503: to amend Land Use Bylaw No. 355 to change the zoning of the subject property from Commercial Accommodation Zone CA2 to Residential Zone R8

GENERAL LOCATION:

805 Vesuvius Bay Road, Salt Spring Island, BC

LEGAL DESCRIPTION:

Lot 1, Section 10, Range 3 West, North Salt Spring Island, Cowichan District, Plan 23440

SIZE OF PROPERTY AFFECTED:

Approximately 2 acres

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

Residential Neighbourhood

OTHER INFORMATION:

To review all staff reports and proposed bylaws, please see our webpage under application SS-RZ-2016.1:
<http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-applications/current-application-documents/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Name: Seth Wright

Title: Planner 2

This referral has been sent to the following agencies:

Provincial Agencies

BC Assessment Authority
BC Ferry Services Inc.
Ministry of Community, Sport & Cultural Development
Ministry of Transportation & Infrastructure
Ministry of Natural Resource Operations – Archaeology Branch
Ministry of Forest Lands & Natural Resource Operations – Front Counter BC
BC Transit

Regional Agencies

CRD – All Referrals & K. Campbell
CRD – SSI Parks and Recreation
CRD – SSI Senior Manager
CRD – SSI Building Inspection
Vancouver Island Health Authority

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

Non-Agency Referrals

BC Ambulance Service
North Salt Spring Waterworks District
RCMP
SSI Chamber of Commerce
SSI Fire-Rescue
SSI Harbour Authority
Main Road Contracting

First Nations

Te'Mexw Treaty Association
Hul'qumi'num Treaty Group (for information only)
Pauquachin First Nation
Malahat First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
Chemainus First Nation
Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut First Nation
Semiahmoo First Nation

BYLAW REFERRAL FORM

RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Local Trust Area

(Island)

502 and 503

(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)



Making a difference...together

Regional Parks

490 Atkins Avenue

Victoria, BC, Canada V9B 2Z8

T: 250.478.3344

F: 250.478.5416

www.crd.bc.ca/parks

July 24, 2017

File: 6130.30
Gulf Islands

North Pender Island Local Trust Committee

Via email to Regional Planning Manager Robert Kojima (rkojima@islandstrust.bc.ca)

Dear North Pender Island Local Trust Committee:

**RE: CAPITAL REGIONAL DISTRICT – GULF ISLANDS REGIONAL TRAILS PLAN
REQUEST FOR NORTH PENDER ISLAND LOCAL TRUST COMMITTEE COMMENTS
ON DRAFT PLAN**

Over the past six months, the Capital Regional District (CRD), Regional Parks Division, has been undertaking a planning process to develop a Gulf Islands Regional Trails Plan. Regional trails provide opportunities for recreation and active (non-motorized) transportation and link communities and key regional destinations. The draft Gulf Islands Regional Trails Plan identifies a conceptual route for a regional trail on each of Galiano, Mayne, North and South Pender, Salt Spring, and Saturna Islands, as well as provides policies to guide implementation and trail development over the long term.

The Capital Regional District Board recently released the draft Gulf Islands Regional Trails Plan for public review and comments will be received until **September 30, 2017**. Given that the Islands Trust has land use jurisdiction on the Gulf Island and the draft Gulf Islands Regional Trails Plan proposes the development of approximately 50 km of new regional trails on several of the southern Gulf Islands, I am seeking comments from each applicable Local Trust Committee on the draft plan. Comments are also being sought from other federal and provincial agencies, First Nations, key CRD commissions and the public. All comments received by September 30 will be considered and will help us finalize the plan for approval by the CRD Board.

I have attached a copy of the draft plan and comment form for the Local Trust Committee's use. Feel free to provide additional comments on a separate sheet if needed. Please send comments to the attention of Carolyn Stewart, Park/Trail Planner by mail (490 Atkins Ave., Victoria BC V9B 2Z8), email (crdparks@crd.bc.ca) or fax (250.478.5416) by September 30.

Sincerely,

Mike Walton, PhD

Senior Manager, Regional Parks

Attachments: (2) Draft Gulf Islands Regional Trails Plan and Comment Form

cc: info@islandstrust.bc.ca
Brett Hudson (bhudson@crd.bc.ca)

Draft Gulf Islands Regional Trails Plan

COMMENT FORM



Capital Regional District | Parks & Environmental Services

The Capital Regional District (CRD) is developing a regional trails plan for Galiano, Mayne, North and South Pender, Salt Spring and Saturna Islands. The plan identifies a conceptual regional trail route on each island and outlines how each regional trail will be developed over the long term. The purpose of this comment form is to seek your input on the draft Gulf Islands Regional Trails Plan. Your responses will remain anonymous and will only be used by CRD Regional Parks for planning purposes involving the Gulf Islands Regional Trails Plan.

The comment form should take about 15 minutes to complete. You can fill out this form online at www.crd.bc.ca/project/gulf-islands-regional-trails-plan, if preferred.

Comment forms will be received until 4:30pm on September 30, 2017.

Mail to 490 Atkins Ave., Victoria V9B 2Z8 | Email crdparks@crd.bc.ca | Fax 250.478.5416

Strategic Direction – Policies

Twenty policies are proposed to provide direction and guide implementation of the plan on pages 12-14.

1. Overall, do you support or oppose the proposed policies?

☐ Strongly support

☐ Oppose

☐ Support

☐ Strongly oppose

☐ Neutral

☐ No opinion

2. Are there specific policies you oppose or strongly oppose? If so, please note the policy number(s) below and provide a brief explanation for your opposition.

3. Are there additional policies needed? If so, please list them below.

Regional Trail Routes

The proposed regional trail routes, when completed, will provide approximately 50 km of new regional trails for pedestrian and cycling use. The proposed routes are illustrated on the map on page 17 and summarized below.

- The proposed regional trail on Galiano Island will link the Sturdies Bay ferry area to Matthews Point Regional Park and Montague Harbour Marine Provincial Park.
- The proposed regional trail route on Mayne Island will link the Village Bay ferry area to Miners Bay village and dock, and to Mt Parke Regional Park.
- The proposed route on North and South Pender Islands will link the Otter Bay ferry area to the Driftwood Centre commercial area and to Prior Centennial Campground and Mt Norman/Beaumont in Gulf Islands National Park Reserve.
- The proposed route on Salt Spring Island will link the Vesuvius ferry area, Ganges, Burgoyne Bay Provincial Park, and the Fulford ferry area.
- The proposed route on Saturna Island will link the Lyall Harbour ferry area to the community hub at Harris Road and to the Narvaez Bay area in Gulf Islands National Park Reserve.

4. Overall, do you support or oppose the proposed regional trail routes?

☐ Strongly support

☐ Oppose

☐ Support

☐ Strongly oppose

☐ Neutral

☐ No opinion

5. Do you support the following individual regional trail routes?

Galiano (page 18)

☐ Yes

☐ No

☐ No opinion

Mayne (page 19)

☐ Yes

☐ No

☐ No opinion

North and South Pender (page 20)

☐ Yes

☐ No

☐ No opinion

Salt Spring (page 21)

☐ Yes

☐ No

☐ No opinion

Saturna (page 22)

☐ Yes

☐ No

☐ No opinion

6. If there are specific routes you do NOT support (in Question 5 above), please note the island and provide a brief explanation for your opposition.

Implementation

The Plan identifies priorities for implementation. Given that 50 km of new regional trail is proposed over multiple islands and trail development will have significant costs, a phased approach is recommended. The approach includes developing an initial section on each island, as noted below. Once initial sections are completed, priorities for the next round of development will be set.

Note: The CRD identified the Mayne Island Regional Trail demonstration project as a priority in 2015 and trail design is in progress. The other four initial trail segments have been prioritized by potential levels of use based on island populations and BC Ferries' bicycle and walk-on passenger statistics. Once these initial sections are completed, further trail development priorities will be set.

Mayne Island - 2.3 km regional trail demonstration project between Village Bay and Miners Bay

Salt Spring Island – 5 km regional trail route between Vesuvius area and Ganges

North Pender Island – 5 km regional trail route between Otter Bay area and Driftwood Centre

Galiano Island – 5 km regional trail route between Sturdies Bay area to Matthews Point Regional Park

Saturna Island – 2 km regional trail route between Lyall Harbour area and Harris Road

Note: kilometres above are approximate only.

7. Overall, do you support or oppose the proposed phased approach to regional trail development?

☐ Strongly support

☐ Support

☐ Neutral

☐ Oppose

☐ Strongly oppose

☐ No opinion

8. If you oppose the proposed phased approach, please provide a brief explanation for your opposition.

9. Do you have any other comments related to the Draft Gulf Islands Regional Trails Plan?

Thank you for your participation. We value your input.

Personal information contained on this form is collected under the authority of the Local Government Act and is subject to the Freedom of Information and Protection of Privacy Act. The personal information will be used for purposes directly associated with this survey. Inquiries about the collection or use of information in this form can be directed to Karen Ward, Administrative Officer, Capital Regional District 250.360.3339.

Regional Trails Plan for the Gulf Islands

Capital Regional District | DRAFT May 30, 2017



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Acknowledgements

CRD Regional Parks would like to acknowledge and thank everyone that participated in the planning process for their contributions.

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Cover Photo: View from Matthews Point Regional Park Reserve, Galiano Island

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Salt Spring Island roadway (Pedestrian and Cycling Master Plan: Salt Spring Island Edition)

1 Executive Summary

The Capital Regional District (CRD) has prepared a Regional Trails Plan for the Gulf Islands (the Plan). The Plan identifies a conceptual route for a regional trail on each of Galiano, Mayne, North and South Pender, Salt Spring, and Saturna Islands (Map 3, page 17). Each of the proposed trail routes will connect a main transportation hub, such as a ferry terminal, with key destinations on island, for example a commercial hub or a regional, provincial or national park. The Plan also provides guidance on how to prioritize the development of these regional trails and how the CRD will work together with others to implement the plan. Policies in the approved Regional Trails Management Plan (2016) also apply and will guide implementation of regional trail development and management in the Gulf Islands.

Implementation of the Plan will create approximately 50 km of regional trail, benefiting the region by providing opportunities for non-motorized recreation and active transportation, and by facilitating eco-tourism. Completion of the trails will be a long term initiative. The regional trails will provide an arterial route on each island to which other local trails can connect, creating a wider network. Largely, they will provide separated, off-street routes that will accommodate pedestrians and cyclists. Where possible, the trail route will be within the Ministry of Transportation and Infrastructure road right-of-way; however, in some locations segments of trails may be on roads.

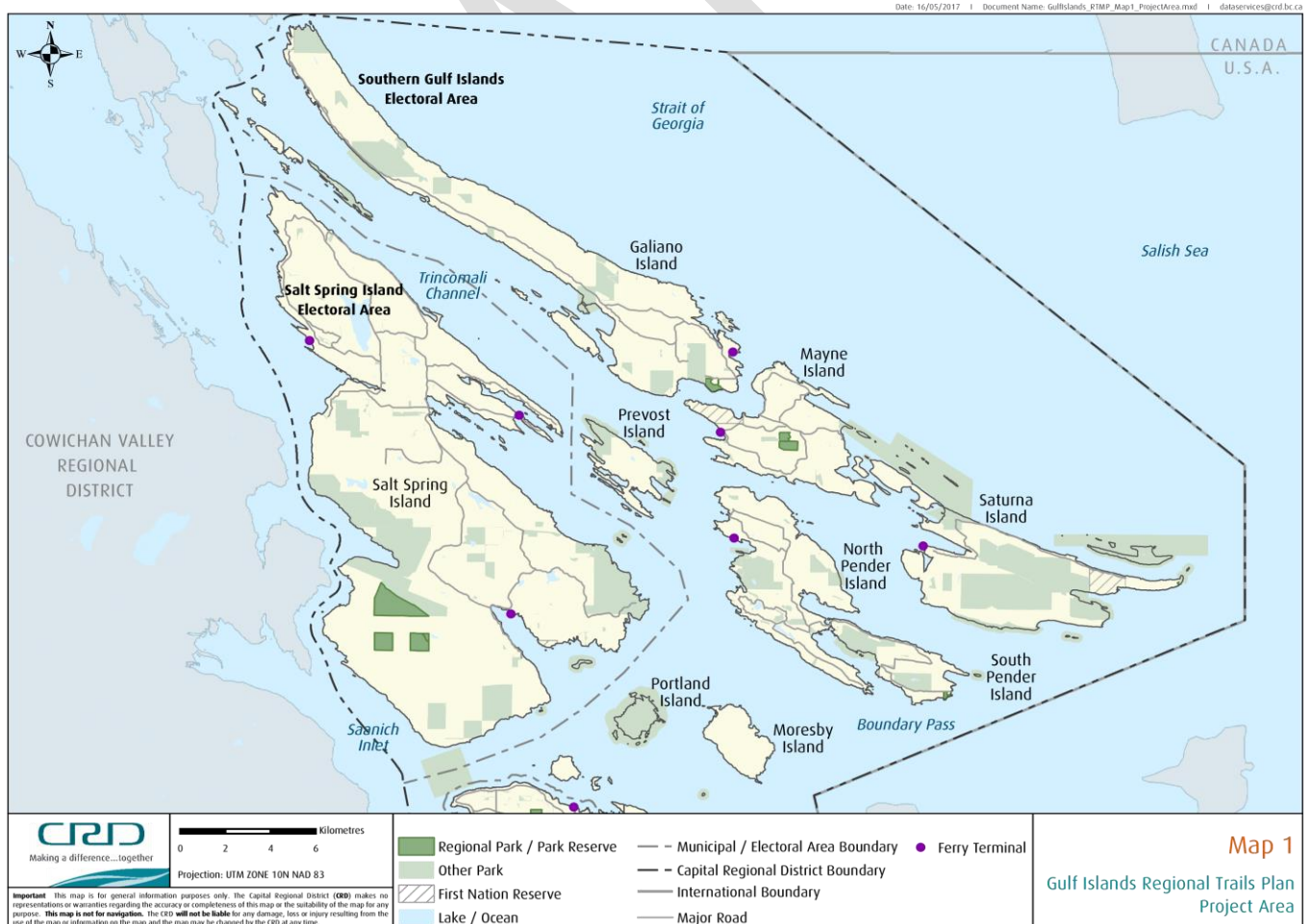
Completion of this Plan achieves a strategic action identified in the Regional Parks Strategic Plan 2012-2021 and a priority action identified in the Regional Trails Management Plan (2016). Further, it supports the Experience the Gulf Islands initiative of the Southern Gulf Islands Economic Sustainability Commission and the Salt Spring Island Economic Development Commission. One of the strategies in the Experience the Gulf Islands Concept Plan is the need for on-going liaison among the various organizations that are working on trail projects to ensure a coordinated trail system. In developing the Plan, a number of other plans have been considered, including the Pedestrian and Cycling Master Plan: Salt Spring Island Edition (2013), the Salt Spring Island Parks System Master Plan (2011) and official community plans for the various islands. In addition, the public engagement process has provided opportunities for input from the public, First Nations, and other government agencies.

2 Context

2.1 Purpose of the Plan

The purpose of the Gulf Islands Regional Trails Plan (the Plan) is to identify a conceptual regional trail route on Galiano, Mayne, North and South Pender, Salt Spring and Saturna islands. The project area is shown on Map 1, below. Each regional trail route aims to connect a main transportation hub, such as a ferry terminal, with key destinations on island, for example a commercial area or a regional, provincial, or national park. The Plan also provides guidance on how the trails will be prioritized, developed, managed and operated.

Implementation of the Plan will create five new regional trails, totaling approximately 50 kilometers that will benefit the region by providing opportunities for non-motorized recreation and active transportation and by facilitating eco-tourism. These trails will contribute to an integrated network of trails on the islands.



2.2 Strategic Context

Regional trails play a role in both the Regional Parks service (recreation) and in the Regional & Strategic Planning service (active transportation) of the CRD. The Plan expands upon broad and strategic statements made in the Regional Parks Strategic Plan 2012-2021 and the Regional Trails Management Plan (2016).

The CRD's Regional Parks Strategic Plan identified a strategic action to initiate planning for the regional trails system on Salt Spring Island and the Southern Gulf Islands and outlined a conceptual regional trail route on Salt Spring Island. The 2016 Regional Trails Management Plan provides strategic direction for all regional trails and also establishes the general project scope for this project. Other related plans, such as the Experience the Gulf Islands Concept Plan, the Pedestrian and Cycling Master Plan: Salt Spring Island Edition, and official community plans, also provided guidance and context for the development of the Regional Trails Plan. More information about these plans is provided in Appendix 1.

Other park agencies with lands and trails in the Gulf Islands include local community park and recreation commissions of the CRD, BC Parks and Parks Canada. Some local organizations are also active in developing trails and/or promoting hiking, cycling, and equestrian opportunities. Alignment and cooperation between CRD Regional Parks and these others will be important in the development of trail networks that complement the regional trail routes. Liaison with the Ministry of Transportation and Infrastructure (MOTI) is key also. At this time, roads in the Gulf Islands are the responsibility of the MOTI and if trails are to be built within the road allowances, MOTI approval is required.

2.3 Project Background

An initial trail planning process for the Southern Gulf Islands was undertaken in 2013-2014 in association with the Southern Gulf Islands Economic Sustainability Commission's Experience the Gulf Islands initiative. Information was gathered at meetings and public events regarding where future trails on the islands were desired. This work was broad in scope and identified desired local, regional and national park trails. The information collected through that earlier process was used as a starting point to identify potential regional trail routes for this plan.

2.4 Regional Setting

The Southern Gulf Islands and Salt Spring Island are two Electoral Areas within the CRD and lie within the Islands Trust Area. For the purposes of this plan, Galiano, Mayne, North and South Pender, Salt Spring and Saturna Islands are collectively referred to as the Gulf Islands. The Islands Trust provides local land use planning services while the CRD provides other services, one of which is the provision of regional parks and regional trails.

The total population of the Gulf Islands in 2016 was 15,289 (Table 1). This has not changed significantly from the 2011 census population.

Table 1: 2016 Population

2016 Population (Census)	
Salt Spring Electoral Area	10,557
Southern Gulf Islands Electoral Area	4,732
Total Gulf Islands	15,289
By Island	
Galiano Island	1,044
Mayne Island	949
Pender Island	2,302
Salt Spring Island	10,557
Saturna Island	354

Source: CRD, 2016, *Demographics, Population Change 2016 Census Results, Capital Region*

Four First Nations have reserve lands on the Gulf Islands. Tsawout and Tseycum First Nations share a reserve on Saturna Island and one on South Pender Island. Tsawout also has a reserve on Salt Spring Island. Tsartlip First Nation has a reserve on Mayne Island and the Penelekut First Nation has a reserve at the north end of Galiano Island. These reserves and other lands are used by the First Nations for hunting, gathering, and other cultural practices.

BC Ferries provides ferry service to the Southern Gulf Islands from Swartz Bay and from Tsawwassen. Service to Salt Spring Island is provided from Crofton to Vesuvius, Swartz Bay to Fulford Harbour, and Tsawwassen to Long Harbour. BC Ferries records annual vehicle and passengers by route. For the purposes of this project, BC Ferries provided data on annual bicycle and foot passenger trips, in addition to overall vehicle numbers.

Table 2 shows the traffic statistics by mode of transportation for 2016. More details on bicycle and foot passengers is provided in Appendix 2. This information is useful to help determine where regional trail development might be prioritized based on the levels of use.

Table 2: BC Ferries Traffic Statistics 2016

Route	Vehicles	Bicycles	**Foot Passengers
Tsawwassen- Southern Gulf Islands*	136,535	9,351	131,952
Swartz Bay – Southern Gulf Islands	199,650	5,034	50,034
Swartz Bay - Fulford	240,682	5,246	51,271
Crofton - Vesuvius	188,209	2,570	35,130

Source: BC Ferries, Traffic Statistics System, Total Vehicle and Passenger Counts by Route for 2016.

*Southern Gulf Islands includes Galiano, Mayne, North Pender, and Saturna Islands.

**Foot passengers are only counted leaving Tsawwassen, Swartz Bay and Crofton.

In addition to BC Ferries, some visitors to the Gulf Islands arrive by private boat, water taxi, or float plane to the various community docks overseen by the CRD's Southern Gulf Islands Harbours Commission.

In line with the Experience the Gulf Islands Concept Plan, efforts to increase community bus services on the islands and passenger-only ferry service between the islands is being investigated by the Southern Gulf Islands Community Economic Sustainability Commission. The Ministry of Transportation & Infrastructure (MOTI) has jurisdiction over roads in the unincorporated electoral areas and has responsibility for ongoing maintenance and road improvements. MOTI and Islands Trust have an agreement to maintain rural road standards and to protect heritage aspects of the road corridors on the islands.

A number of larger trails, including The Great Trail (formerly known as the Trans Canada Trail), a 24,000 kilometer trail across Canada, and the Salish Sea Marine Trail are located in the vicinity. Future regional trails developed on the Gulf Islands will complement these routes and create an enhanced experience for users (Map 2).



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3 Strategic Direction

3.1 Vision

In 2016, the CRD approved the Regional Trails Management Plan, which sets out a vision for all existing and future regional trails, including those on the Gulf Islands:

"As the Regional Trails system grows and matures, a network of interconnected trails emerges. The trails connect the Capital Region's communities and facilitates access to key destinations within and beyond the region. The network facilitates active, healthy lifestyles for people of all ages and abilities by providing opportunities for recreation and active transportation. We work together to create and maintain regional trails as greenway corridors that accommodate a diversity of users. The Capital Regional District promotes respect among users and supports positive experiences for all".

Over the years, through different trail-related projects, residents of the Gulf Islands have expressed key components of their vision for trail systems on their islands. Their vision can be expressed as follows:

The Gulf islands are like a necklace jeweled together by unique destinations. From wild coasts and beaches, pastoral farmlands, spectacular bluffs, and quaint villages to cool and shady forests, glacially-striated and sandstone pocked rock formations, these islands provide a priceless experience in the Salish Sea.

Trail systems on the islands are sustainable in design, respectful of adjacent neighbours, provide opportunities for multiple users, and provide recreation and alternative transportation opportunities. Trails are used as part of the daily routine of local people and attract visitors to experience naturally and culturally significant destinations on the islands.

An array of visitor services and amenities are available on or along the trails to serve cyclists and backpackers, families and individuals, and young and old alike.

These visions, one related specifically to regional trails and one broader in nature, are complementary. The visions will be achieved through trail planning and development that spans local, regional, provincial, and national agencies and groups. This Regional Trails Plan is just one step in creating a broad network of trails on the Gulf Islands. In the longer term, once the five regional

trails are in place and have been operating for some time, the CRD will be in a position to assess if additional regional trails are needed on the islands.

3.2 Policies

The strategic policies and general direction in the Regional Trails Management Plan (2016) apply to the Gulf Islands Regional Trails identified in this plan. Other approved CRD policies, such as the 2016 policy on regional park and trail naming conventions, also apply to the regional trails on the Gulf Islands.

The following policies relate specifically to regional trails on the Gulf Islands:

1. The regional trail routes proposed in this plan are conceptual in nature. The specific route for the trail may vary somewhat depending on more detailed assessments of the route at the trail design stage.
2. Where regional trails are proposed within the road right-of-way, CRD Regional Parks encourages MOTI to participate early in the trail design process by conducting site visits and reviewing preliminary design standards.
3. Wherever possible, regional trails will be separated from the travelled portion of roads. Where there is insufficient road right-of-way for a separated trail, the regional trail routes may be on-road or the CRD may work with interested adjacent landowners to accommodate the trail routes.
4. Where MOTI is dedicating any road right-of-ways in future where a regional trail is planned, the CRD will request that MOTI dedicate a road right-of-way sufficient to accommodate a separated regional trail.
5. The CRD will liaise with the Island Trust and the MOTI to indicate the CRD's interest in being referred information regarding development proposals adjacent to proposed regional trail routes. Further, where appropriate, the CRD may request that the approving agency require the development proponent to assist with the regional trail in some way as a requirement of approval (e.g. provide land tenure, cash in lieu, or in-kind contribution towards development of the regional trail).
6. Where the trail route is along a road identified as a Heritage Road by MOTI and Islands Trust, regional trails will be designed to respect key heritage features of the road corridor.
7. Trail development will be based on best practices to maximize safety, minimize environmental impacts, and maximum cost-efficiency and longevity of regional trails.

8. The Regional Trails Plan will be implemented using a phased approach. An initial segment of trail will be developed on each island generally linking the ferry to a key commercial hub (on Galiano Island the initial segment will link the ferry to a regional park).
9. Once initial segments are completed on each island, the following criteria (in no particular order) will be considered when prioritizing extensions to the regional trails:
 - a. Aligns with another planned project (eg. MOTI road work)
 - b. Potential levels of use
 - c. Connects to other trails
 - d. Cost and ease of development (financial cost of each project; physical challenges of route)
 - e. Completes or extends an existing regional trail
 - f. Potential funding partnerships
 - g. Addresses identified safety concerns.
10. CRD Regional Parks supports ongoing liaison with other agencies including MOTI, BC Ferries, Islands Trust, and CRD Commissions regarding planned improvement projects.
11. Where possible, CRD Regional Parks will coordinate with MOTI, BC Ferries and CRD commissions to align resources, create efficiencies and achieve multiple goals for improvement projects, such as road and terminal upgrades and trail projects.
12. The design and development process for regional trails will ensure opportunities for public input.
13. Through the detailed planning and design stage consideration will be given to appropriate visitor facilities (e.g. rest stops; signage).
14. The CRD will consider opportunities to work with First Nations to raise awareness of First Nations connections with and interests in the islands and incorporate messages into information kiosk signage or interpretive signs.
15. A field check for significant cultural features, conducted by qualified individuals, will be incorporated into the trail development phase.
16. Regional trail construction is subject to available funding through partnerships, grant opportunities, and the CRD Regional Parks' budget for Gulf Islands trail planning and development.
17. Regional trail construction, operation, and maintenance will be the responsibility of CRD Regional Parks.

18. CRD Regional Parks will consider expanding the existing volunteer park steward program to include regional trails on the Gulf Islands.
19. CRD Regional Parks supports ongoing liaison with local organizations that undertake trail projects to promote a coordinated trail network and to identify potential partnership opportunities.
20. Recognizing that construction of regional trails will take many years to implement and that other agencies may want to develop interim trails along the regional trail route, CRD encourages liaison/cooperation with groups regarding possible interim trails until such time as CRD Regional Parks is able to develop the regional trail.



Giant arbutus tree, Mt. Parke Regional Park, Mayne Island (Photo: Neil Boyle)

4 Regional Trail Routes

4.1 General

The proposed regional trail routes are collectively shown on Map 3 on page 17. Together the regional trails will create approximately 50 km of trail for residents and visitors. Development of these trails will take many years to complete. External funding, to supplement CRD funding, and cooperation with other groups and agencies including MOTI, will be needed to fully implement the plan.

The individual regional trail routes are illustrated on Maps 4 through 8, following the descriptions below.

4.2 Galiano Island

The regional trail route on Galiano Island will begin in the vicinity of the Sturdies Bay ferry terminal, follow Sturdies Bay Road, turn south on Burrill Road, follow Bluff Road to Georgeson Bay Road, turn north, and then north-west on Montague Road, ending in the vicinity of Montague Harbour Marine Provincial Park. The regional trail route is approximately 10 km in length, with the initial segment to be built being approximately 3 km, between the ferry area and Matthews Point Regional Park. In particular, the regional trail route provides access to two regional destinations - Matthews Point Regional Park and Montague Harbour Marine Provincial Park, as well as the ferry and the commercial hub by the ferry terminal. The proposed Galiano Island regional trail route is illustrated on Map 4.

4.3 Mayne Island

The regional trail route on Mayne Island will begin in the vicinity of the Village Bay ferry terminal, follow Village Bay Road and Fernhill Road to the Miners Bay dock. The trail will also follow Felix Jack Road and Kim Road to Mount Parke Regional Park. The regional trail route is approximately 3.6 km in length and will connect the ferry, the Miners Bay commercial centre, the community dock, and Mount Parke Regional Park. The initial 2.3 km segment to be built will be between the ferry area and Naylor Road in Miners Bay. The proposed Mayne Island regional trail route is illustrated on Map 5.

4.4 North & South Pender Islands

One regional trail route is proposed for North and South Pender Islands. The route will begin in the vicinity of the Otter Bay ferry terminal on North Pender Island, follow MacKinnon Road to Otter Bay Road, to the junction with Bedwell Harbour Road, where it turns south and follows Bedwell Harbour Road and Canal Road to the bridge between North and South Pender Islands. On South Pender Island, the trail will link to Mount Norman-Beaumont in Gulf Islands National Park Reserve. The regional trail route is approximately 10 km in length, with the initial section to be built being approximately 5 km between the ferry area and the Driftwood commercial area. The regional trail will provide access to the community hall, Driftwood Centre commercial hub, and Prior Centennial campground and Mount Norman-Beaumont, both in Gulf Islands National Park Reserve. The proposed Pender Islands regional trail route is illustrated on Map 6.

4.5 Salt Spring Island

The regional trail route on Salt Spring Island will start in the vicinity of the Vesuvius ferry terminal, follow Vesuvius Bay Road east, turn south on Lower Ganges Road, to Fulford-Ganges Road, and continuing to the vicinity of Beaver Point Road/the Fulford ferry terminal. Within the Ganges area, the trail route will utilize roads/bicycle lanes and existing pathways/sidewalks. The regional trail route is approximately 20 km in length, with the initial segment to be built being approximately 5 km between the Vesuvius ferry area and Atkins Road. The regional trail will link to the Vesuvius and Fulford ferry areas, to the Ganges commercial and residential hub, and to Burgoyne Bay Provincial Park. The proposed Salt Spring Island regional trail route is illustrated on Map 7.

4.6 Saturna Island

The regional trail route on Saturna Island will start in the vicinity of the Lyall Harbour ferry terminal, follow East Point Road and Narvaez Bay Road to Narvaez Bay in Gulf Islands National Park Reserve. This route is approximately 7 km in length, with the initial 1.5 km segment to be built from the ferry area to the commercial hub at the junction of Narvaez Bay and Harris Roads. It will provide access to the community hall, the commercial and community services area, and camping and hiking opportunities in the national park reserve. The proposed Saturna Island regional trail route is illustrated on Map 8.



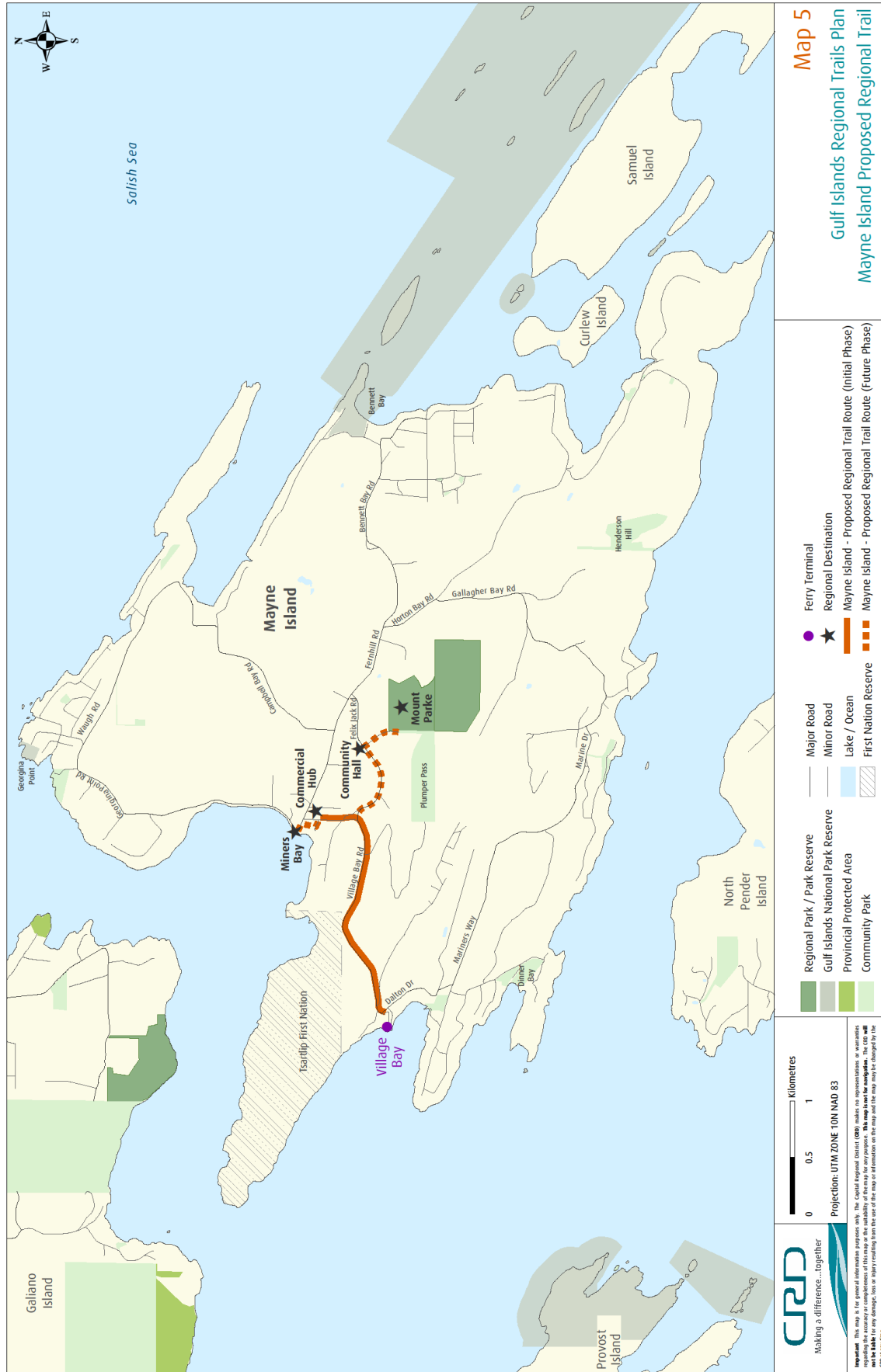
Map 3
Gulf Islands Regional Trails Plan
Proposed Regional Trail Routes

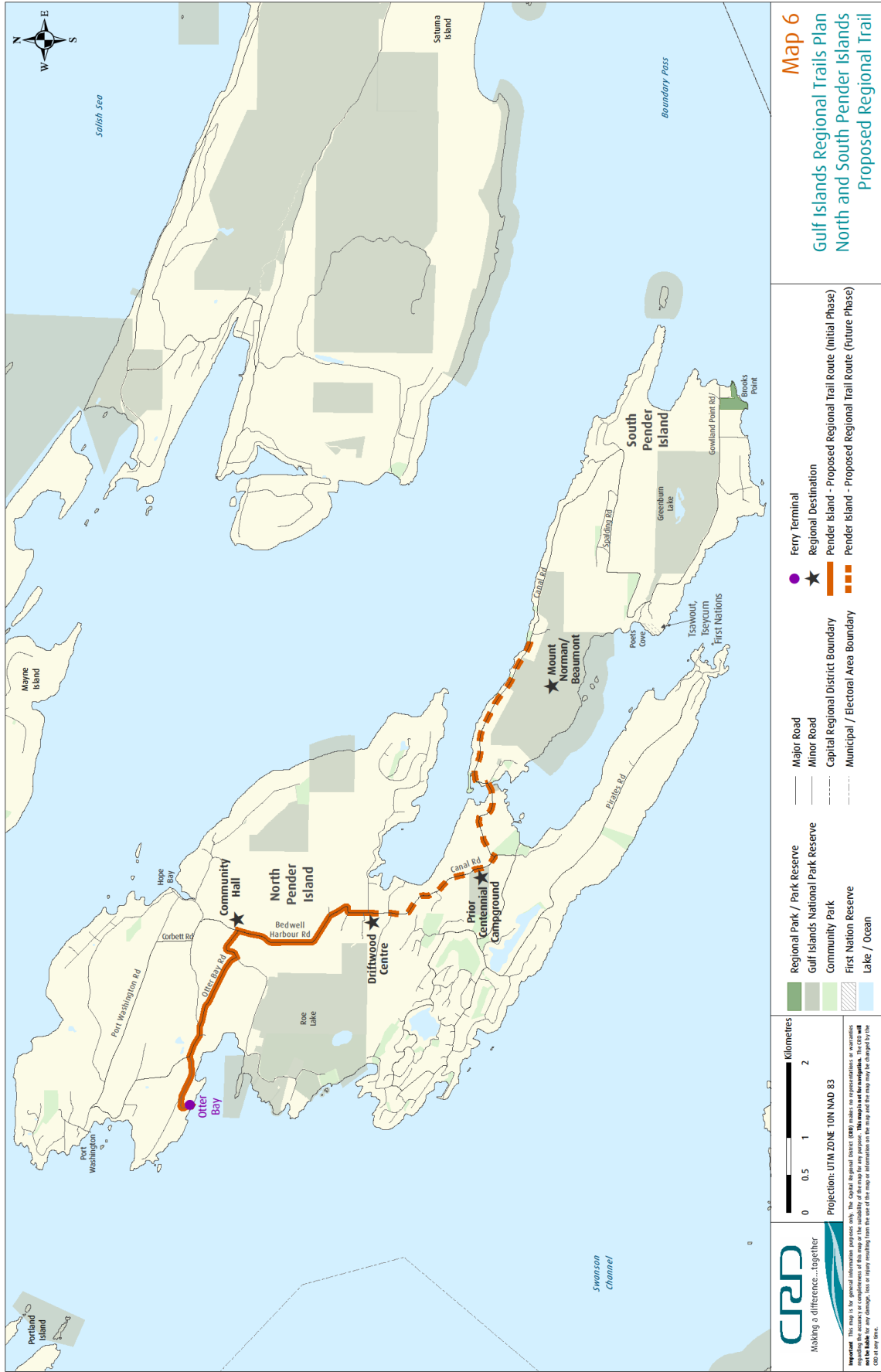
- Regional Park / Park Reserve
- Other Park
- First Nation Reserve
- International Boundary
- Municipal / Electoral Area Boundary
- Capital Regional District Boundary
- Proposed Regional Trail Route (Initial Phase)
- Proposed Regional Trail Route (Future Phase)
- Major Road
- Lake / Ocean
- Ferry Terminal



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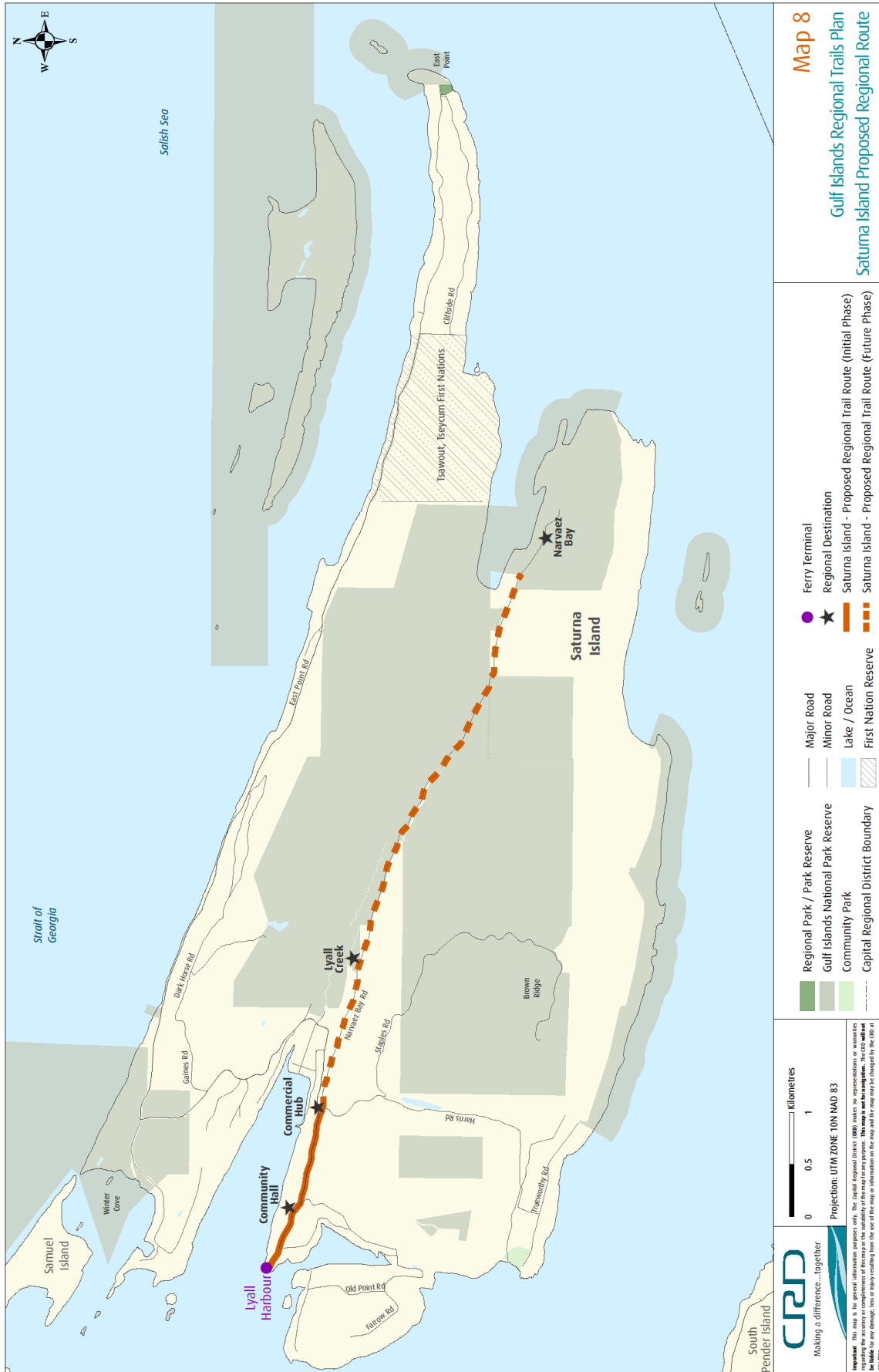






 CRD Making a difference...together	0 0.5 1 Kilometres Projection: UTM ZONE 10N NAD 83	 Regional Park / Park Reserve Provincial Protected Area Community Park Lake / Ocean First Nation Reserve Capital Regional District Boundary Major Road Minor Road Electoral Area Boundary	 Regional Destination Ferry Terminal Salt Spring Island - Proposed Regional Trail Route (Initial Phase) Salt Spring Island - Proposed Regional Trail Route (Future Phase)	Map 7 Gulf Islands Regional Trails Plan Salt Spring Island Proposed Regional Trail
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5 Implementation

The Regional Parks' Service Plan guides implementation of priority projects requiring funding. The Service Plan outlines priority projects on a four year rolling timeframe. It is expected that implementation of this plan will take decades given that 50 km of trail are proposed. Regional Parks has reserved an annual fund specifically for Gulf Islands trail development; however, securing external funding will also be required to construct all of the regional trails identified in this plan.

A typical regional trail development project is staged as follows:

Planning & Design Phase

- Seek funding for design
- Route surveying and environmental investigations
- Development of engineered design drawings

At the end of the planning & design phase, a project is considered "shelf ready" and design is 80-90% complete.

Funding Phase

- Seeking external/grant funding for construction, to supplement internal funding.

This process includes applying for grants as funding opportunities are announced and if successful, undertaking all necessary requirements of the granting agency.

Construction Phase

- Finalize design to "construction ready", including confirmation that all specifics on infrastructure have been addressed adequately
- Project tender process
- Award of contract
- Project initiation

Operation & Maintenance Phase

- Ongoing trail operations and maintenance are undertaken by CRD staff.

A 2.3 km demonstration project on Mayne Island commenced in 2015 and the trail design stage will be completed in 2017. The goal of the demonstration trail project is to develop the initial segment

of regional trail identified in this plan, from the Village Bay ferry terminal to the commercial hub within the road right-of-way, where possible, and to assess 'lessons learned'. This will highlight opportunities and challenges for regional trail construction on the Gulf Islands. This trail segment will be the first priority for implementation.

As a second priority for implementation, it is recommended that external funding be sought for the planning & design of an initial segment of trail on each of the remaining islands (approximately 17 km), as one project. A project that includes multiple islands may be of greater interest to potential funders who are looking for regionally significant projects or who are interested in seeing multiple jurisdictions working together on projects. Further, combining the design for multiple trail segments into one project may garner more interest from consulting firms when the project is contracted.

Once the initial trail designs are complete and adequate funding is in place, proposed construction priorities are, in descending order, as follows:

- Salt Spring Island (5 km; Vesuvius to Ganges) then
- North Pender Island (5 km; Otter Bay to Driftwood Centre) then
- Galiano Island (5 km; Sturdies Bay to Matthews Point Regional Park) then
- Saturna Island (2 km; Lyall Harbour to Harris Road).

This order is proposed based on consideration of potential levels of cycling and walking use. Island population and BC Ferries cycling and foot traffic statistics (Appendix 2) were considered in estimating the potential use of regional trails. Priority order may change subject to trail development cost (identified at the design stage), other planned projects that trail development can be linked with (e.g. MOTI/municipal road work), significant funding partnership opportunities, or other CRD priorities. Following completion of the initial trail segment on each island, additional trail development priorities will be set using the criteria in Policy 9 (page 13).

Table 3 identifies a general strategy for the implementation of this plan. Implementation is subject to available staff and financial resources.

Table 3: Implementation Strategy

Action	Timing
Seek funding for construction of Mayne Island trail demonstration project, subject to the availability of appropriate external grant funding.	2018
Seek funding for the design of four initial trail segments, as one project (Salt Spring, North Pender, Galiano, Saturna)	2018
Construct Mayne Island regional trail demonstration project and assess "lessons learned"	Once funds are in place
Seek funding for construction of Salt Spring Island initial trail section	Once Mayne Island demonstration trail segment is complete
Construct initial trail section on Salt Spring Island	Once funds are in place
Seek funding for construction of Pender Island initial trail section	Once Salt Spring Island initial trail segment is complete
Construct initial trail section on North Pender Island	Once funds are in place
Seek funding for construction of Galiano Island initial trail section	Once Pender Island initial trail segment is complete
Construct initial trail section on Galiano Island	Once funds are in place
Seek funding for construction of Saturna Island initial trail section	Once Galiano Island initial trail segment is complete
Construct initial trail section on Saturna Island	Once funds are in place
Determine next phases of trail development and initiate next round of design/funding/construction	Once Saturna Island initial trail segment is complete

Appendix 1 Existing Plans and Complementary Work

Each of the following plans has informed the development of the Regional Trails Plan for the Gulf Islands.

The **Experience the Gulf Islands (ETGI) initiative** of the **Southern Gulf Islands Economic Sustainability Commission** and the **Salt Spring Island Economic Development Commission** seeks to promote tourism to the islands. The **ETGI Concept Plan** includes goals to “build sustainable, low-carbon, inter-island and on-island transportation connections and linkages that limit or lower on-island car traffic” and “enhance and expand inter-community, organization and government partnerships.” A key strategy area identified in the Concept Plan is improve transportation through coordinated trail planning initiatives.

The CRD administers the **Salt Spring Island Transit and Transportation service** which is overseen by the Salt Spring Island Transportation Commission. The service includes construction, maintenance and regulation of active transportation infrastructure, such as bicycle paths and sidewalks, including pedestrian safety and traffic calming. A **North Ganges Transportation Plan** was approved in 2007 and a capital project is underway from 2015-2019 to install pedestrian and cycling and intersection improvements around Ganges Village.

A **Pedestrian and Cycling Master Plan: Salt Spring Island Edition** was undertaken by **Regional & Strategic Planning** and accepted by the CRD Board in 2013. This Master Plan identifies a Primary Inter-Community bikeway network that connects Fulford Harbour to Ganges Village to Vesuvius and Long Harbour.

The local **Parks and Recreation Advisory Commissions** on the Southern Gulf Islands and Salt Spring Island are responsible for planning, developing and maintaining community parks and trails. **Community park and trail plans** have been approved for Galiano, Pender and Salt Spring Islands. Community park and trail networks will complement the regional trail route.

Official Community Plans for each island, developed by the **Islands Trust** guide development on the islands. Opportunities to develop and enhance the regional trail routes can be identified in coordination with Islands Trust as the agency responsible for land use on the islands.

Appendix 2 BC Ferries Data on Bicycle and Foot Traffic

BC Ferries has provided additional information relating to bicycle and foot traffic to and from the Gulf Islands. This data gives an idea of numbers of potential users of the regional trails. In summary, it shows:

- The greatest bicycle traffic is between Tsawwassen and Galiano Island (average 1,757 over three years), followed by Swartz Bay to Pender Islands (average 1,144 over three years) and then Tsawwassen to Salt Spring Island (average 1,077 over three years).
- The largest volumes of inter-island bicycle traffic are between Mayne Island and Pender Island (average 135-208 over three years; depending on direction of travel), followed by Galiano Island to Mayne Island (average 134 over three years).
- The greatest foot traffic is between Tsawwassen and Galiano Island (average 23,094 over three years), Tsawwassen to Salt Spring Island (average 14,729 over three years), Tsawwassen to Mayne Island (average 14,600 over three years), and Swartz Bay to Pender Island (average 14,144 over three years).
- Inter-island foot traffic was highest between Salt Spring Island and Pender Island (average 722-981 over three years; depending on direction of travel), followed by Salt Spring Island to Galiano Island (average 694 over three years).

Annual Bicycle Traffic for Routes 5 and 9

From	To	2014	2015	2016
Swartz Bay	Galiano Island	454	492	463
	Mayne Island	584	609	584
	Pender	1,138	1,176	1,117
	Salt Spring Island	0	4	3
	Saturna Island	433	450	468
Tsawwassen	Galiano Island	1,666	1,835	1,770
	Mayne Island	905	1,022	932
	Pender Island	375	366	371
	Salt Spring Island	1,056	1,049	1,126
Inter-Island				
Galiano Island	Mayne Island	107	126	170
	Pender Island	62	69	87

	Salt Spring Island	66	90	140
	Saturna Island	8	16	11
Mayne Island	Galiano Island	104	137	170
	Pender Island	171	193	259
	Salt Spring Island	74	51	77
	Saturna Island	48	38	31
Pender Island	Galiano Island	60	54	49
	Mayne Island	116	142	146
	Salt Spring Island	52	95	110
	Saturna Island	20	20	26
Salt Spring Island	Galiano Island	60	102	101
	Mayne Island	69	42	64
	Pender Island	52	90	76
	Saturna Island	0	0	0
Saturna Island	Galiano Island	8	4	3
	Mayne Island	32	29	20
	Pender Island	7	11	16
	Salt Spring Island	7	6	3

Annual Foot Traffic on Routes 5 & 9

From	To	2014	2015	2016
Swartz Bay	Galiano Island	4,929	5,056	5,047
	Mayne Island	6,750	6,937	7,182
	Pender Island	14,087	14,019	14,325
	Salt Spring Island	11	14	8
	Saturna Island	2,975	2,954	3,348
Tsawwassen	Galiano Island	22,979	23,311	23,092
	Mayne Island	14,412	14,813	14,574
	Pender Island	8,623	8,440	8,821
	Salt Spring Island	17,395	17,460	19,332
	Saturna Island	2,082	1,807	19,332

Inter-Island				
Galiano Island	Mayne Island	478	418	458
	Pender Island	304	316	311
	Salt Spring Island	560	585	606
	Saturna Island	21	32	28
Mayne Island	Galiano Island	578	465	565
	Pender Island	459	531	743
	Salt Spring Island	538	513	452
	Saturna Island	103	83	63
Pender Island	Galiano Island	321	251	245
	Mayne Island	531	502	596
	Salt Spring Island	695	757	715
	Saturna Island	76	81	96
Salt Spring Island	Galiano Island	678	752	651
	Mayne Island	818	700	560
	Pender Island	786	924	978
	Saturna Island	5	1	3
Saturna Island	Galiano Island	0	0	0
	Mayne Island	0	0	0
	Pender Island	0	0	0
	Salt Spring Island	0	0	0



Narvaez Bay, Gulf Islands National Park Reserve, Saturna Island

File No.: NP-DVP-2017.1
X-Ref : NP-DP-2017.1
NP-DVP-2005.3

DATE OF MEETING: September 21, 2017

TO: North Pender Island Local Trust Committee

FROM: Jason Youmans, Island Planner
Salt Spring Island Team

COPY: Robert Kojima, Regional Planning Manager
Warren Dingman, Bylaw Enforcement Officer

SUBJECT: Application to vary setback from natural boundary of the sea and setback from front lot lines
Applicant: Laurence and Cynthia Barrett
Location: 7907 Trincoma Place

RECOMMENDATION

1. That the North Pender Island Local Trust Committee request the applicant to provide an Archaeological Impact Assessment report from a qualified archaeologist concerning the proposed works and defer consideration of application SS-DVP-2017.1 until such report is provided.

REPORT SUMMARY

The applicant proposes to vary both the setback from the natural boundary of the sea, the front lot line setback, and the interior side lot line setback at the subject property. The proposed variances would apply to existing buildings and structures, some of which have appropriate land use approvals, others of which do not. The proposed variance permit would also apply to a future proposed expansion of the existing 1,300 ft² dwelling unit and a new accessory building.

Planning staff have noted that the entire property, and surrounding properties, lie within a known archaeological site. As such, staff recommend that the LTC request the applicant to provide an Archaeological Impact Assessment to determine what impact the proposed works would have on this archaeological site.

A draft permit containing all bylaw variances sought by the applicant is included in this staff report as Appendix 1.

BACKGROUND

The applicant is making this application in order to receive a building permit from CRD Building Inspection for a deck built without necessary land use and building code approvals (see Images 6, 7 and 8 in Appendix 3 and item 2(a)(i) in Schedule 1 of proposed permit attached as Appendix 1). The deck, constructed in 2011, was built within the setback from the natural boundary of the sea and without building permit. CRD Building Inspection is withholding structural approvals until it is brought into zoning compliance.

The applicant also intends to replace an older existing deck, in the process removing of portion of it shown in Image 4 of Appendix 3 and adding the removed portion to the area identified in Image 5 of Appendix 3. The effect of this change will be to bring the deck minimally closer to the natural boundary of the sea than it already is.

Finally, the applicant is using this DVP application to plan for future building expansion of the property. The building footprint proposed by the applicant suggests that part of the proposed addition will encroach into the front lot line setback area. It will also be located within 15 metres of the natural boundary of the sea, though further from the natural boundary than the existing house. An existing woodshed within the side lot line setback would also be made lawful by this permit.

Previous file activity associated with this property includes variance permit SS-DVP-2005.3 which authorized the footprint of the existing dwelling on the property, but neither of the decks. A board-of-variance decision in 1984 authorized an earlier addition. The existing deck on the west side of the house was not included in the 2005 variance permit as a survey obtained by the applicant at that time showed it to be located partly below the natural boundary of the sea, and as such was not permitted. However, the portion of the deck above the natural boundary of the sea was considered lawfully non-conforming.

The applicant's rationale for the variance permit application is that "Zoning bylaws and development permit areas preclude any development on this property." This is true insofar as the 15 metre setback from the natural boundary of the sea, plus front and side yard setbacks, and the presence of a sensitive herbaceous ecosystem Development Permit Area, leaves little buildable area without having to seek local government permission. See Appendix 5 for actual building envelope based on current bylaws.



Image 1: Location of subject property highlighted in red.



Image 2: Lot boundaries outlined in red over 2011 ortho photo. A recent survey provided by the applicant confirms that the dwelling unit and decks are located above the natural boundary of the sea, contrary to the impression created by this image.

Planning staff noted during the processing of this application that the property lies within a large known archaeological site. Staff advised the applicant that an Archaeological Impact Assessment would help inform the LTC's deliberations. The applicant concurred, but, recognizing the timeline to obtain a Heritage Investigation or Alteration Permit from the B.C. Archaeological Branch, is anxious to see forward movement of the file and requested that the application be brought to the LTC for preliminary consideration in the event the LTC identifies other areas of concern.

ANALYSIS

Policy/Regulatory

Official Community Plan:

The subject property is located in Development Permit Area 2 (DPA 2) for the protection of herbaceous ecosystems. The applicant initially submitted a concurrent development permit application for works within this DPA. However, the applicant has since provided a report from a registered professional biologist which concludes that “any future proposed construction activity in the region depicted on the proposed Development Variance Permit plan (attached) will not adversely impact the Herbaceous ecosystem on the property.”

Given the findings of the biologists commissioned by the applicant, the proposed development is exempt from the development permit area requirement on the basis of OCP section 5.2.1.4 (b) which exempts applicants on the basis of “submission to the Islands Trust of a written statement from a registered professional biologist with relevant experience confirming the absence of a sensitive ecosystem within the area that would be affected by the proposed work (for example, due to mapping error).” See Appendix 4 for biologists’ report.

The LTC may wish to reference the following applicable OCP objectives and policies in considering this variance permit application:

4.2 Coastal Areas

Objectives

1. To protect sensitive coastal areas.

Policies

- 4.2.1 Regulations should protect natural coastal processes from the impacts of development.

5.1 Environmental Stewardship

Objectives

1. To protect, and encourage awareness of, the environmental resources in the local trust area.
2. To ensure that land uses permitted by regulation are respectful of the island's environmental sensitivities.

Policies

5.1.1 The Local Trust Committee shall identify and protect environmentally sensitive areas and at-risk species and their habitats and significant natural sites, features and landforms. Protection should take the form of regulation, the establishment of development permit areas for protection of the natural environment, its ecosystems and biological diversity, a development approval information bylaw, conservation covenants, acquisition, or donation.

4.6 Heritage Resources

Objectives

1. To encourage identification, protection, preservation and enhancement of heritage resources, including lands and structures of natural, archaeological, historic, cultural, aesthetic, educational or scientific heritage value.

Policies

4.6.4 - All development applications shall be reviewed for the presence of known and recorded archaeological sites. Applicants will be notified if the application is within a known, protected archaeological site. Notification may include direction to engage a professional consulting archaeologist to determine if an archaeological impact assessment is necessary to manage development related impacts.

4.6.5 - Applicants should modify or revise proposed development plans to avoid archaeological site impacts as the best means of preserving archaeological resources. Alteration of a protected archaeological site requires a Provincial Heritage Alteration Permit prior to land altering activities.

Land Use Bylaw:

The subject property is zoned Rural Residential (RR) which permits a range of residential uses.

The shoreline adjacent the subject property is zoned Water 1 (W1) which permits a range of water uses (docks, etc) accessory to abutting residential use.

The development proposed under this development variance permit application conflicts with the following land use regulations:

8.1.5 (1) - No building or structure may be located: (a) within 7.6 metres of any front or rear lot line [. . .]

8.1.5 (1) - No building or structure may be located: (b) within 3 metres on any interior side lot line [. . .]

3.7.1 - No building or structure other than one referred to in Subsection 3.7.2 may be sited, nor fill placed to support a building or structure, within 15 metres upland of the natural boundary of the sea nor 7.6 metres upland of the natural boundary of a lake, wetland or stream, and for this purpose paved areas of asphalt, concrete or similar material are "structures."

Staff are not aware of any additional conflicts with the Land Use Bylaw other than those identified in the variance permit application.

Issues and Opportunities

Archaeology/First Nations

The subject property is located within known archaeological site DeRt-103. While archaeological protection is not within the direct purview of the LTC, as noted in the OCP policy review above, policy 4.6.4 and 4.6.5 guide the LTC toward sensitivity to the potential impacts of new development on areas of archaeological value.

A discretionary decision that authorizes further development (the proposed addition to the dwelling unit and new accessory building) within a known archaeological site when a contrary decision would prevent it, may be viewed to conflict with these policies and with the LTC's current project to improve respectful relationships between residents of North Pender Island and local First Nations.

Future land works within this known archaeological area may require approval from the British Columbia Archaeology Branch.

Land Use Analysis

Staff support issuance of the proposed variance that would allow reconstruction and minor reconfiguration of the existing deck on the west side of the house for the following reasons:

- Survey submitted by applicant suggests the deck, including a minor renovation that will bring it closer to the natural boundary, is located wholly above the natural boundary of the sea
- Planning staff in 2005 determined that the deck was lawfully non-conforming, as the North Pender Island Land Use Bylaw did not contain a setback from the natural boundary of the sea in 1977 (when the owners claim the deck was constructed).

Staff support issuance of the proposed variance for the proposed future addition to the dwelling unit for the following reasons:

- Buildable area on the subject lot is constrained by lot line setbacks, setback from the natural boundary of the sea, and presence of herbaceous ecosystem Development Permit Area
- Proposed addition will be no closer to the natural boundary than existing structure
- Variance is consistent with others granted in this neighbourhood
- No concerns have been expressed by neighbouring property owners

Staff support issuance of the proposed variance for the existing woodshed for the following reasons:

- It is a minor structure without a foundation
- No concerns have been expressed by neighbouring property owners

Staff do not support variance permit for the triangular deck on the dwelling's southeast corner for the following reason:

- This deck is a further encroachment into the natural boundary setback beyond the existing dwelling
- As the applicant went through a variance permit application process in 2005 concerning the setback from the natural boundary of sea, it stands to reason that the applicant was aware of the applicable setbacks at that time. As such, construction of the triangular deck appears to have taken place in disregard of the bylaw.

If the LTC does not authorize the triangular deck, it should consider what, if any structures, it may authorize in place of the deck. The deck is accessed by door at two locations on the southeast face of the house, and as such, two small staircases would be required use those doors if the deck is removed. Staff could support placement of two staircases the width of the access doors and that extend no more than necessary from the face of the house (precise distance to be determined in consultation with the applicant).

Consultation

Statutory Requirements

Notification of the proposed variance permit was mailed to all owners and occupants of properties within 100 metres of the subject property during the week of September 4, in accordance with Section 499 of the *Local Government Act* and North Pender Island Development Procedures Bylaw No. 72.

To date, no written correspondence has been received. Correspondence may be received before or during the LTC meeting. Correspondence may be sent to NorthPenderIslandLocalTrustCommittee@islandstrust.bc.ca.

Agencies

Generally, development variance permit applications do not trigger agency referrals and none have been made in regards to this application.

First Nations

Generally, development variance permits do not trigger First Nations referrals and none have been made in regards to this application.

However, the subject property contains a known archaeological site (DeRt-103). Works in or around a recorded archaeological site must be done in accordance with the British Columbia Heritage Protection Act and any permits required under that Act.

Rationale for Recommendation

OCP policies 4.6.4 and 4.6.5 guide the LTC to ensure decisions that authorize development within known archaeological sites do not compromise the integrity of those sites. Furthermore, the North Pender LTC has among its priority projects the improvement of relationships with those First Nations with a history of use and occupation of North Pender Island.

Requesting the applicant to provide an archaeologist's assessment of the projected impact of the proposed works on a known site of archaeological significance would be consistent with the above policies and the LTC's priority project to build better relations with area First Nations.

ALTERNATIVES

1. Issue Permit as Proposed

The LTC may issue the permit as proposed. The permit in Appendix 1 captures all of the applicant's requested land use bylaw variances. Recommended wording for such a resolution is as follows:

That the North Pender Island Local Trust Committee issue variance permit SS-DVP-2017.1.

The implications of this alternative are that both existing decks, plus the proposed future addition, would be made lawful as to siting. Future building permits related to both decks, the proposed addition, new accessory building and woodshed would be approved for land use compliance.

However, such a decision may strain the LTC's relationship with neighbouring First Nations. The actual land works authorized by the variance permit would still require a Heritage Alteration Permit from the B.C. Archaeological Branch.

2. Amend Permit and Issue as Amended

The LTC may wish to amend the proposed variance permit to authorize only those aspects of the plan that would be least likely to compromise potential archaeological values on the property, such as the original existing deck. Recommended wording for such a resolution is as follows:

That the North Pender Island Local Trust Committee amend proposed variance permit SS-DVP-2017.1 to remove Sections 2(a)(i), 2(a)(iii), 2(a)(iv) and 2(b).

That the North Pender Island Local Trust Committee issue proposed variance permit SS-DVP-2017.1 as amended.

The implication of this decision is that the applicant will not be authorized to proceed with all of the building projects he seeks, and bylaw enforcement action may proceed against any and all existing non-conformities on the property.

3. Deny the application

The LTC may deny the application. Staff advise that the implications of this alternative are that future building permits related to the east deck or proposed future addition will not be approved. The applicant would also be unable to undertake the minor further encroachment proposed for the west deck, although the current structure has been recognized as lawfully non-conforming. As this file began as a bylaw enforcement matter, following permit denial, bylaw enforcement action would continue to bring the east deck into compliance, most likely through its removal.

That the North Pender Island Local Trust Committee deny application SS-DVP-2017.1.

NEXT STEPS

If the LTC requests the applicant to provide an Archaeological Impact Assessment report, staff will await provision of such before returning to the LTC for final consideration of the application.

If the LTC takes an alternative approach, be it permit issuance, amendment, or denial, staff will process the file accordingly.

Submitted By:	Jason Youmans, Island Planner	September 5, 2017
Concurrence:	Robert Kojima, Regional Planning Manager	September 6, 2017

ATTACHMENTS

1. Variance permit SS-DVP-2017.1
2. Site Context
3. Maps, Plans, Photographs
4. RP.Bio's Report
5. Building Envelope



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT VARIANCE PERMIT

NP-DVP-2017.1

To: Laurence and Cynthia Barrett

1. This Development Variance Permit applies to the land described below:

Lot 32, Section 6, Pender Island, Cowichan District, Plan 17910
(PID: 003-829-324)

2. North Pender Island Land Use Bylaw 103, 1996 is varied as follows:

- a) Section 3.7.1 which states, in part, that no building or structure other than one referred to in Subsection 3.7.2 may be sited, nor fill placed to support a building or structure, within 15 metres upland of the natural boundary of the sea," is varied to permit:
 - i. one deck attached to a single-family dwelling 5.0 metres from the natural boundary of the sea;
 - ii. one deck attached to a single-family dwelling 0.5 metres from the natural boundary of the sea;
 - iii. one single-family dwelling 4.9 metres from the natural boundary of the sea;
 - iv. one accessory building 10 metres from the natural boundary of the sea; and,
- b) Subsection 8.1.5(1)(a), which states that no building or structure may be located within 7.6 metres of any front lot line, is varied to permit the construction of a single-family dwelling 6.1 metres from a front lot line; and,
- c) Subsection 8.1.5(1)(b), which states that no building or structure may be located within 3 metres of any interior side lot line, is varied to permit the siting of a shed, with a footprint of not more than 10 square metres, 0 metres from an interior side lot line.

The development shall be consistent with Schedules 'A', 'B1', 'B2', 'B3', and 'B4' which are attached to and form part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "North Pender Island Land Use Bylaw 103,1996" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
THIS ____ DAY OF _____, 201_.

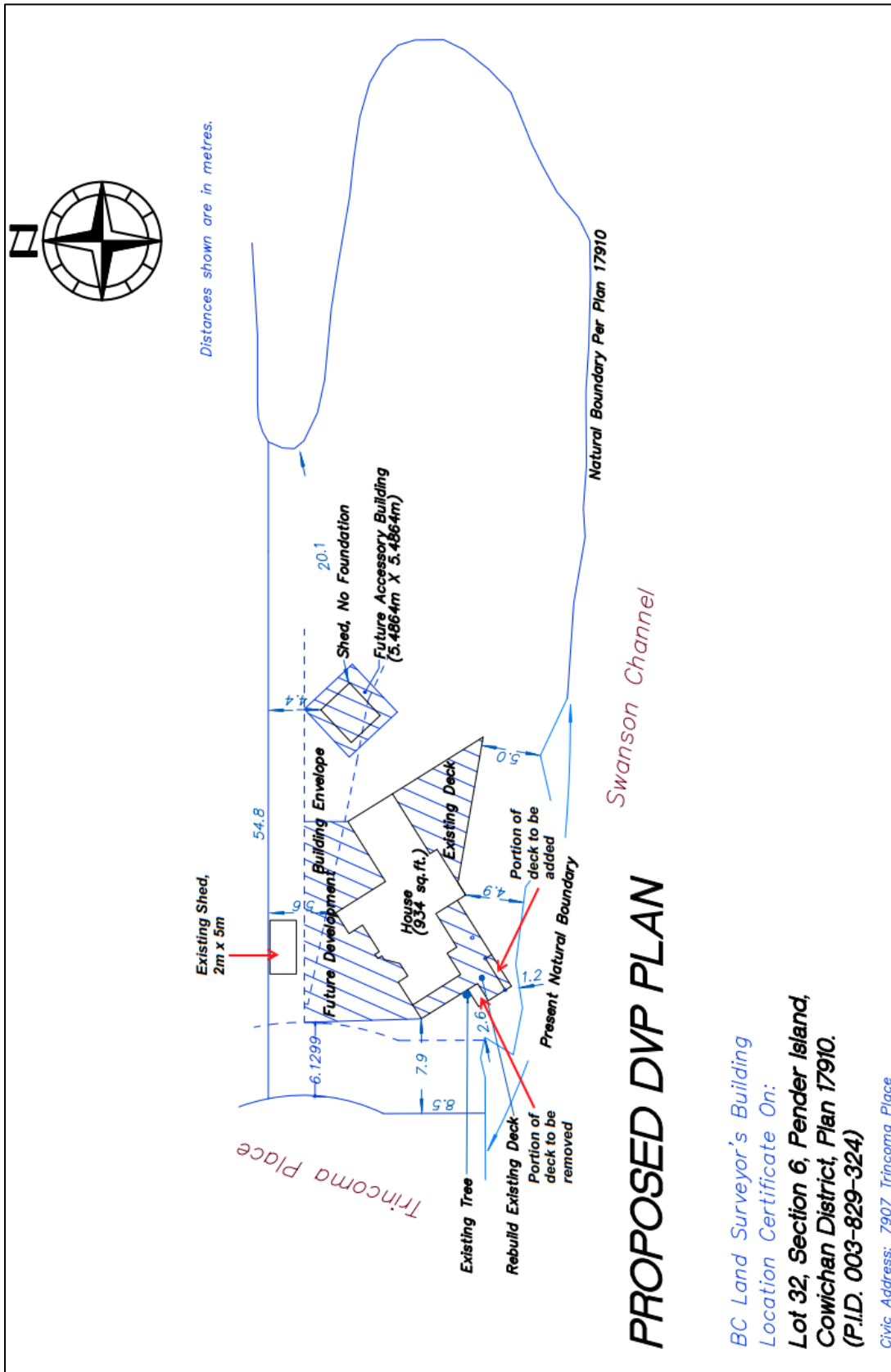
Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF _____, 201_, THIS PERMIT AUTOMATICALLY LAPSES.

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
NP-DVP-2017.1

SCHEDULE 'A'
SITE PLAN



PROPOSED ADDITION - ELEVATIONS



PROPOSED ADDITION - ELEVATIONS



PROPOSED ADDITION - ELEVATIONS



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
NP-DVP-2017.1

SCHEDULE 'B4'

PROPOSED ADDITION - ELEVATIONS



APPENDIX 2 – SITE CONTEXT

LOCATION

Legal Description	LOT 32, SECTION 6, PENDER ISLAND, COWICHAN DISTRICT, PLAN 17910
PID	003-829-324
Civic Address	7907 Trincoma Place

LAND USE

Current Land Use	One single-family dwelling and one small accessory building
Surrounding Land Use	Residential

HISTORICAL ACTIVITY

File No.	Purpose
NP-DVP-2005.3	To permit addition to dwelling unit
UN-BOV-1984.16	To permit addition to dwelling unit

POLICY/REGULATORY

Official Community Plan Designations	Land Use Designation: Rural Residential Development Permit Area 2 (DPA 2) – Herbaceous Ecosystems
Land Use Bylaw	Zoning: Rural Residential The development proposed under this development variance permit application conflicts with the following land use regulations: 8.1.5 (1) - No building or structure may be located: (a) within 7.6 metres of any front or rear lot line [. . .] 8.1.5 (1) – No building or structure may be located: (b) within 3 metres of any interior side lot line [. . .] 3.7.1 - No building or structure other than one referred to in Subsection 3.7.2 may be sited, nor fill placed to support a building or structure, within 15 metres upland of the natural boundary of the sea nor 7.6 metres upland of the natural boundary of a lake, wetland or stream, and for this purpose paved areas of asphalt, concrete or similar material are "structures".
Other Regulations	Staff are unaware of any other regulations the LTC should consider at the current time.
Covenants	No covenants are registered on title
Bylaw Enforcement	This variance permit application is being made to rectify land use bylaw

	violations identified under bylaw enforcement file NP-BE-2015.9.
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SITE INFLUENCES

Islands Trust Fund	No Trust Fund properties or Trust Fund covenants are in the vicinity of the subject property.
Regional Conservation Strategy	The homesite on the subject property is of lower relative habitat composition importance. However, the rock bluff and its corresponding herbaceous ecosystem are of high relative habitat composition importance according to the Islands Trust Fund Regional Conservation Plan.
Species at Risk	Pseudotsuga Menziessi/Mahonia Nervosa (Coast Douglas Fir/Oregon Grape) ecosystem Leptogium Platynum (Batwing Vinyl Lichen)
Sensitive Ecosystems	The rock bluff portion of the property is characterized by the herbaceous sensitive ecosystem. The homesite area is in part characterized by the sensitive mature forest ecosystem.
Hazard Areas	The homesite area of the subject property is at low risk of slope instability.
Archaeological Sites	The subject property contains known archaeological site DeRt-103. See staff report for further discussion of this issue.
Climate Change Adaptation and Mitigation	Permission to expand the existing dwelling may result in increased GHG emissions related to its heating and other energy use. The subject property is located at the natural boundary of the sea and may therefore be susceptible to storm surge and high tides, however, no formal risk assessment has been undertaken regarding such.
Shoreline Classification	Rock Shoreline - Low Rock/Boulder
Shoreline Data in TAPIS	Shoreline adjacent the property is considered surf smelt/Pacific sand lance habitat. Adjacent bay contains eelgrass habitat. Staff do not anticipate the development proposed under this variance permit will have significant impacts on these characteristics.

APPENDIX 3 – PHOTOGRAPHS

OLD EXISTING DECK



Image 3: Existing old deck, looking southwest



Image 4: Tree encroaching on old deck. Rebuild of existing deck will free up the area around the tree, with lost deck area to be added to the area shown in Image 5 below.



Image 5: Area of proposed expansion of existing old deck outlined in red.

NEW EXISTING DECK



Image 6: Existing new deck, looking northwest from natural boundary of the sea.



Image 7: Existing new deck, looking west



Image 8: Existing new deck, viewed from natural boundary of the sea.

AREA OF PROPOSED ADDITION



Image 9: Area of proposed dwelling unit addition, looking west. Note existing woodshed in right of frame.



Image 10: Area of proposed dwelling unit addition, looking east. Note existing woodshed in left of frame.



Mr. Youmans:

We visited the property at 7907 Trincoma Place on June 27, 2017 to assess the northwestern boundary of the Herbaceous DPA as depicted on the Islands Trust Mapit website (see attached Appendix A, Fig. 1). The majority of the DPA consists of mature arbutus (*Arbutus menziesii*), Douglas-fir (*Pseudotsuga menziesii*), and Rocky Mountain juniper (*Juniperus scopulorum*), with predominantly mosses, lichens, broad-leaved stonecrop (*Sedum spathulifolium*) and Hooker's onion (*Allium acuminatum*) understory interspersed with rocky outcrops. The mapped DPA boundary (Fig. 1) extends up to the dwelling on the property; however, a clear geographic boundary represented by a large rocky outcrop more accurately delineates the northwestern edge of the Herbaceous DPA on this property (Fig. 2, 3A, 3B). Beyond this boundary to the north, historical land use has altered the understory characteristics, and no additional rock outcrops or understory plants typical of this DPA are present. The landowners are committed to preserving the existing Herbaceous system on their property, and have been responsible stewards of the property for several decades. It is therefore our professional opinion that the Herbaceous DPA boundary should not extend beyond the rock outcrop as shown in Fig. 3A and 3B, and any future proposed construction activity in the region depicted on the proposed Development Variance Permit plan (attached) will not adversely impact the Herbaceous ecosystem on the property.

Please let us know if you require any additional information.

Best regards,

Dan Baxter B.Sc., R.P.Bio.
Erin O'Brien Ph.D.
Caurinus Environmental

Appendix A



Figure 1. Polygon depicting present Herbaceous Sensitive Ecosystem DPA at 7907 Trincoma Place.



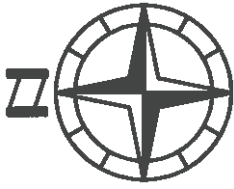
Figure 2. Large rocky outcrop delineating the northwestern edge of the Herbaceous DPA at 7907 Trincoma Place.



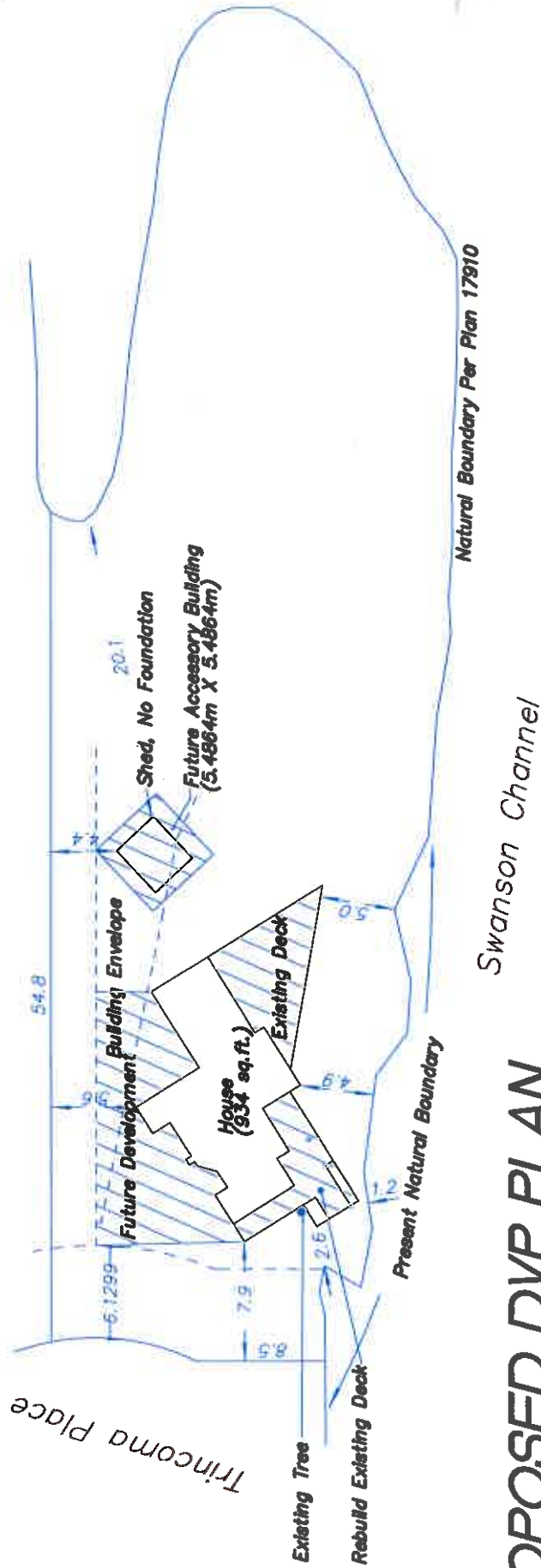
Figure 3A. View looking SE towards herbaceous rocky outcrop showing the clear geographic boundary (designated by superimposed red line) between historical land use and Herbaceous Sensitive Ecosystem DPA at 7907 Trincoma Place.



Figure 3B. View looking SE towards herbaceous rocky outcrop showing the clear geographic boundary (designated by superimposed red line) between historical land use and Herbaceous Sensitive Ecosystem DPA at 7907 Trincoma Place.



Distances shown are in metres.



PROPOSED DVP PLAN

BC Land Surveyor's Building
Location Certificate On:

Lot 32, Section 6, Pender Island,
Cowichan District, Plan 17910.
(P.I.D. 003-829-324)

Civic Address: 7907 Trincoma Place

Bylaw Compliant Building Envelope

WEY MAYENBURG

LAND SURVEYING INC.

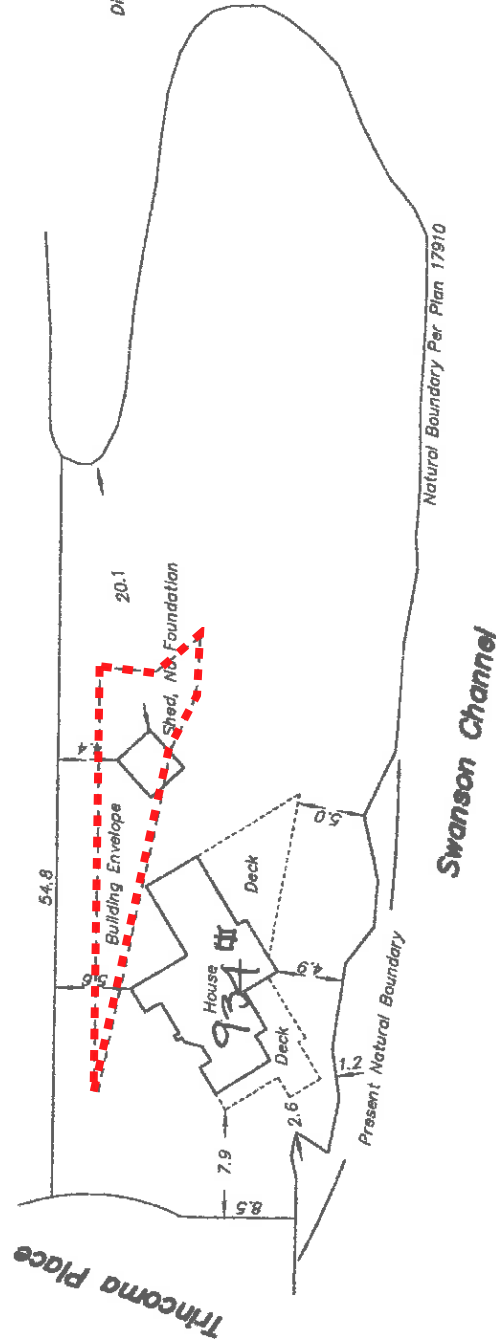
www.waysurveys.com

#4-2227 James White Boulevard
Stoney, B.C. V8L 1Z3
Telephone (250) 659-5135



Scale = 1:400

Distances shown are in metres



File No.: 50872/crt/MS

BC Land Surveyor's Building
Location Certificate On:

Lot 32, Section 6, Pender Island,
Cowichan District, Plan 17910.
(P.I.D. 003-629-324)

Civic Address: 7907 Trincoma Place

This document was prepared for mortgage and municipal purposes and is for the exclusive use of our client, Chip Barrett.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Lot boundaries may vary upon completion of a registered legal survey.

Certified Correct this 5th day of February, 2016.

B.C.L.S. (Not valid unless originally signed & sealed)

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DATE OF MEETING: September 21, 2017
TO: North Pender Island Local Trust Committee
FROM: Phil Testemale, A/Planner 2
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Preliminary Report - Development Permit and Development Variance Permit
Applicant: Raymond Rae
Location: 141 Maple Leaf Lane, Sidney Island

RECOMMENDATION

1. **That the North Pender Island Local Trust Committee deny application NP-DP-2017.1 (Rae) staff for the following reason:**
 - a) **The proposed development does not conform to Guidelines 1 or 2 of the Sidney Island Geotechnical Development Permit Area.**

REPORT SUMMARY

The purpose of this report is to provide preliminary analysis for consideration of a Development Permit (DP) application.

In summary, the above recommendation for denial of the DP is based on: the application not being supported by a geological hazard assessment that meets Guidelines 1 and 2 of the Sidney Island Geotechnical Development Permit Area as designated in the North Pender Associated Islands Official Community Plan Bylaw (OCP) No. 147, 2002.

BACKGROUND

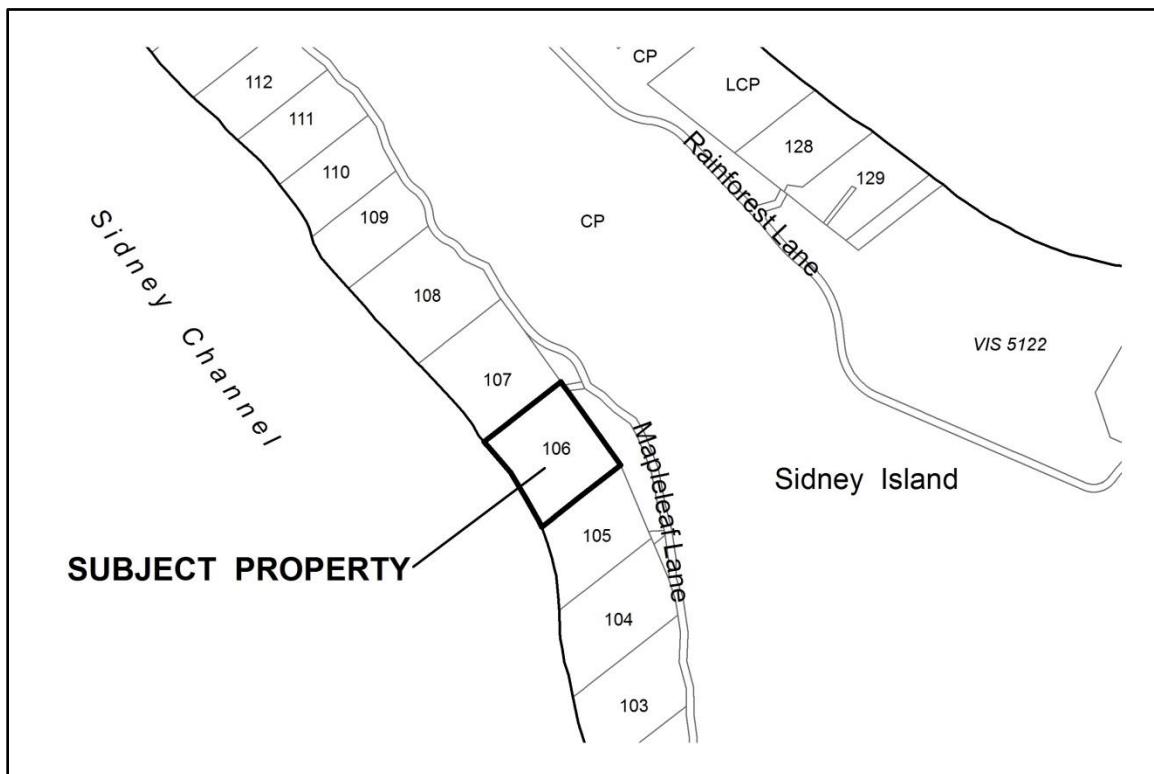
The proposal is for the construction and reconstruction of a pathway/boardwalk access from the upper portion of the subject property down to the natural boundary for beach access on the subject property on Sidney Island (Figure 2). The construction will entail:

- A wood staircase from the crest of the backshore slope to the high water mark supported on hollow steel pipe piles embedded in the ground to a depth of 2.5 metres.
- The walkway surface will be 1.2 metres in width and elevated off the slope.

- Planking will be spaced to allow light penetration to encourage plant growth and mitigate concentrated stormwater run-off.
- The siting will mostly follow the original alignment (see below) with the lower portion using a new route.
- The remnants of the original path will be removed and remediation in the form of plantings for slope stabilization and re-introduction of native species.

The application is required as both the **Sidney Island Geotechnical Development Permit Area** (Geotechnical DPA) and the **Sidney Island Shoreline Development Permit Area** (Shoreline DPA) are designated on the subject property in the OCP (Figure 2). The Geotechnical DPA is designated for the protection of development from hazardous conditions along the westerly and north-easterly shorelines of Sidney Island where the sandbank landform is unprotected by bedrock and is susceptible to erosion and failure. The Shoreline DPA is designated for the protection of the natural environment, its ecosystems and biological diversity. If the Local Trust Committee decide to proceed, an application by the owner for a Development Variance Permit (DVP) will also be required for the placement of a structure within 15 metres the natural boundary of the sea.

Figure 1 – Subject Property



The previous owner of the property constructed a walkway/ramp structure in the approximate same location without first obtaining a DP, DVP or a Building Permit in 2010 (Figure 2). This was constructed using a combination of elevated walkways, soil cut paths and wooden retaining walls (Photos - Attachment 2.9). A Bylaw Enforcement action resulted in the owner making application for a DP and DVP. The DVP was denied by the LTC

of the day. Legal action was subsequently approved and ultimately the applicant agreed to remove the structure to avoid litigation.

The current owner approached staff in the fall 2016 with a preliminary proposal to build a walkway access with a conceptual design and a geological hazard assessment report. The purpose is to provide a safe and convenient walkway down to the beach from his residence. The advice was given that without a geotechnical report that satisfied the Geotechnical DPA guidelines, and in particular Guidelines 1 and 2, staff would not recommend that the LTC approve issuance of a DP.

The applicant also indicated that there is a need for improved community access to the beach for both recreation and emergency situations. The potential community benefit of allowing public access for the island was discussed given the limited access points that exist along the western shore. The applicant was informed that providing such an amenity may or may not warrant consideration by the LTC when deciding on approving a DP.

The applicant approached the strata council and they have given their support for the access which would take the form of an easement agreement between the strata owners and the applicant. Prior to that decision, staff informed the Chair of the council of the background and the geotechnical risk associated with the subject property as well as the conclusions of the applicant's geological hazard report.

The owner submitted an application in late July to develop the trail as shown on Figure 1 and Attachments 2.7 and 2.8

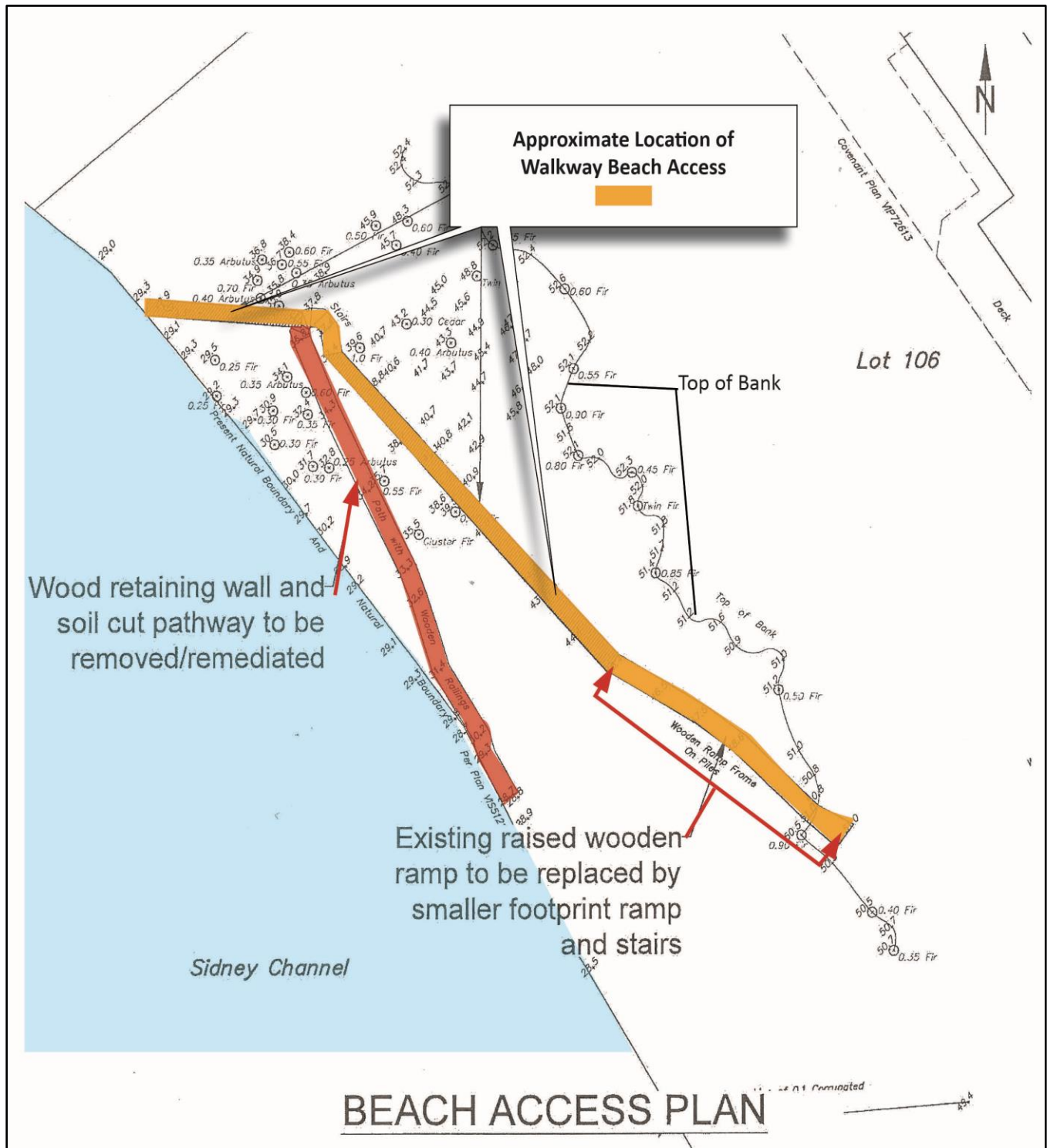
That application is supported by the following professional reports and information which are further discussed in 'Issues and Opportunities' – below:

- Proposed Beach Access – 141 Maple Leaf Lane -Geological Hazard Assessment (WSP Report - Attachment 5 - P. Sails, P.Eng. ,WSP Canada Inc., October 14, 2016)
- Environmental Assessment – Proposed Beach Access Structure – 141 Maple Leaf Land (ENKON Report - Attachment 6 - S. Blundell, R.P.Bio., ENKON Environmental, October 15, 2016).
- A draft agreement with the owners of the Sidney Island Strata Plan VIS5122 Committee to provide an easement along the entire trail to the strata on behalf of the island property owners. The applicant is requesting that consideration be given to the community benefit in lieu of the inability to meet all guidelines (Attachment 7 and 8).

The property currently has a Log House Dwelling and Log House Carport and a generator shed. There are remnants of the original ramp walkway in place interspersed on the slope area (Attachment 2.9).

Staff have not visited the property in the recent past. A sight visit occurred as part of enforcement for the construction of the original walkway.

Figure 2 – Site Plan



ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

Analysis of three relevant ITPS policies is shown on Attachment 3. It is noted that two key policies do not support the proposal.

Official Community Plan:

The property is zoned as **Sidney Island Comprehensive Development Zone 2 (CD2)** in the North Pender Associated Islands Land Use Bylaw No. 147, 2002.

As stated above the Sidney Island Geotechnical Development Permit Area (**Geotechnical DPA**) and the Sidney Island Shoreline Development Permit Area (**Shoreline DPA**) are designated on the subject property (see Attachments 2.2 and 2.3).

Land Use Bylaw:

The property is zoned as **Sidney Island Comprehensive Development Zone 2 (CD2)** in the North Pender Associated Islands Land Use Bylaw No. 148, 2003 (see Attachment 2.4)

The proposed structure will also require a variance to the setback as the proposed walkway is located within 15 metres of the natural boundary of the sea (see 'Issues and Opportunities' – below).

Issues and Opportunities

Sidney Island Geotechnical DP

The Geotechnical DPA is designated for the protection of development from hazardous conditions. The DPA coincides with a covenant (ES65752) which was registered at the time of subdivision of the island based on "Report of Geotechnical Investigation for Sidney Island Residential Subdivision" by Bruce McLeod of Levelton Engineering:

The report identifies that the soil/sandbanks forming the westerly and north-easterly shorelines, which are not protected by bedrock, as being steeper than the long term stable slope angle due to on-going toe erosion. The on-going toe erosion and slope flattening processes are resulting in a landward regression of the crest of the slope. The report summarizes that building sites should be located beyond the recommended setbacks, and that disturbance to the shoreline banks by storm water drainage, land alterations, vegetation disturbance, or other means should be avoided. (OCP, p 42).

The DPA has two components, the shoreline banks ('Area A') and relatively level upland areas (Area 'B') above and beyond the crest of the shoreline banks. The boundary between the two areas is located 2 metres from the crest of the bank, which is where a 10 degree or more slope continues to the base of the banks. Importantly, the impacts from disturbance to vegetation and land alteration would have different effects in the two areas. Accordingly, Exemptions and Guidelines for considering issuance of a DP are different for the two areas.

The main consideration that informs the recommendation on page 1 is that Area A has been identified as globally unsuitable for development, and that in considering any specific development proposal, Guidelines 1

and 2 form a condition precedent for development in the Area. The two are analyzed in order (emphasis added):

*Guideline 1 **A development permit should not allow any land alteration or other development activities** to take place within any area identified by a geological hazard assessment as subject to a landslide or other geotechnical hazard with a probability in excess of 2% in 50 years.*

The applicant submitted the Geotechnical Hazard Assessment (WSP Report - Attachment #) and excerpted the following from that report in response to guideline 1 (emphasis added):

*A global slope stability review was not included in our geological hazard assessment. However, considering the apparent dense clayey silty sand soils, the presence of many straight trunked mature trees upon the slope, and that no indications of deep slope instability were observed across the property and slope, we consider the slope to be globally stable under static loading conditions based on our observations. Pseudo-static conditions have not been assessed. **Given the above it is unknown whether there exists potential for a landslide or geotechnical hazard with a probability in excess of 2% in 50 years at the property. (p.5 –emphasis added)***

The report clearly concludes that the condition of the slope has a probability of a landslide or other geotechnical hazard cannot be assessed as less than 2% in 50 years.

In addition, the WSP Report made the following two relevant comments (emphasis added):

*Based on observations during our site walkover, **it is apparent that shoreline erosion and slope regression is occurring on the subject property.** The erosion and slope regression is a two part process comprised of slow and steady toe erosion caused by waves and storm surges along the high water mark, with intermittent and small scale landslips occurring once the sandy soils are over-steepened to a point where they can no longer support themselves, this mechanism is common along the coastline of Sidney Island and represents the slope trying to flatten out and reach a stable equilibrium. **Larger more frequent storms, along with an elevated baseline sea level, are also likely contributing to the shoreline erosion occurring at the property. It should be recognized that the scientific community has projected an approximate 1 m of baseline sea level rise within the next 100 years.***

Guideline 2 is stated as follows:

*Guideline 2 All applications should include a geological hazard assessment from a qualified professional licensed in the Province of BC with experience in geotechnical engineering stating that the proposed land alteration or other development **will not result in slope instability or other geological failure hazard with a probability in excess of 2% in 50 years.** Where the geological hazard assessment report describes an area suitable for development provided that specific measures are taken, the development permit should only allow the development to occur in compliance with the measures described in the report. (OCP, p. 44 & 45)*

The applicant submitted the following excerpt from that report in response to guideline 2:

Given the minimal disturbance footprint of the proposed construction technique and staircase structure, we believe the construction of the timber staircase as proposed will not increase the occurrence probability of slope instability, landslide or other geotechnical failure hazard occurring on the slope, given adherence to our recommendations. It is also our opinion that the proposed removal of the existing wood retaining wall and revegetation of the existing pathway soil cuts and bare soil areas will improve stability conditions on the backshore slope.

Despite the report stating that the development "...will not increase the occurrence probability of instability, landslide or other geotechnical failure hazard occurring on the slope..." (p.6) it does not state that will not result in slope hazard instability or other geological failure hazard with a probability in less than of 2% in 50 years.

It is noted the 2% in 50 years probability cited is the risk standard typically applied by professional geotechnical engineers in the province. "*Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC*", by The Association of Professional Engineers and Geoscientists of British Columbia states the following in terms of reporting:

When preparing landslide assessment reports for jurisdictions that have adopted a defined level of landslide safety, the Qualified Professional should refer to that level, and follow jurisdictional guidelines for carrying out a landslide assessment. (p.22)

It is staff's opinion that the failure of the application to meet Guidelines 1 and 2 indicates that the particular area of the subject property is unsuitable and potentially unsafe for development due to hazard conditions. Further, issuing a DP would fail to meet the overall objective for the designation which is for the protection of development from such hazards.

The LTC should be informed that they can, in their own discretion, issue a DP that does not meet all guidelines of a DP designation. Further, by issuing such a permit, the LTC would not be legally compromised.

The WSP Report submitted provided only "conceptual" design drawings for the trail access (Attachment 2.7 and 2.8). Should the LTC decide to proceed, further information in the form of detailed construction and siting drawings would be required. Also, the applicant has provided a response to all other guidelines in the Geotechnical DPA (Attachment 4), however, staff has not analysed these for compliance at this time given the recommendation and the need for further information. Should the LTC decide to proceed with the application all guidelines will be reported upon for compliance in a subsequent report.

Sidney Island Shoreline DP

The Shoreline DPA is designated for the protection of the natural environment, its ecosystems and biological diversity. The applicant has submitted an environmental assessment report (ENKON Report) to satisfy in part the guidelines for the Geotechnical DP, but primarily the guidelines for the Shoreline DP. As with the previous, staff will provide a full analysis and report with recommendations if the application moves forward.

Development Variance Permit

Subsection 5.20 (5) of the North Pender Associated Islands Land Use Bylaw No. 148, 2003 states that the minimum setback for any building or structure, except a fence, shall be 15 metres from the natural boundary of the sea. As such, the proposed structure would also require a Development Variance Permit or Board of Variance order. The applicant is aware of this requirement, but staff advised that he should await a decision on proceeding with the Development Permit prior to making further application.

Public Access

The application appears to have the support of the community based on comments provided by the applicant and actions of the Strata Council. There are a limited number of access points to the beach along the western shore primarily due to the geotechnical conditions.

As described above, the applicant approached the Sidney Island Strata Council (Strata Plan VIS5122) in March, 2017 with an offer to provide community recreational and emergency access to the beach with the trail. The proposal was supported by the Council, but that support only spoke of the modifications and improvements. Staff met with a member of the Strata and identified the background and issues associated with trail and the potential risks and that an easement agreement would be necessary. That agreement was subsequently provided in draft form, and, if the LTC directs staff to proceed, registration of the easement would be a condition of issuance of the DP (Attachment 7).

Consultation

There is no public or agency consultation regularly associated with a Development Permit application. In addition, there is no statutory notification required.

Rationale for Recommendation

Based on the conclusions and recommendations of the WSP Geological Hazard Report that does not comply fully with the Sidney Island Geotechnical DP Guidelines 1 and 2, staff is recommending that the LTC deny Development Permit NP-DP-2017.2 (Rae) as per the resolution on Page 1.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should be advised to describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee request that the applicant submit to the Islands Trust

2. Proceed with the application

The LTC may direct staff to proceed with the application. If this alternative is selected, staff will request further information from the applicant and an application for a Development Variance Permit or Board of Variance application. Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee directs staff to proceed with application NP-DP-2017.2 (Rae) and report back with draft permits once further information is received.

NEXT STEPS

Submitted By:	Phil Testemale, A/Planner 2	September 12, 2017
Concurrence:	Robert Kojima, Regional Planning Manager	September 12, 2017

ATTACHMENTS

1. Site Context
2. Maps, Plans, Photographs
3. Islands Trust Policy Statement Policies
4. Applicants submission on DPA Guidelines
5. WSP Geotechnical Hazard Report
6. ENKON Environmental Assessment Report
7. Draft Easement agreement (Owner and Strata Owners)
8. Initial Strata Resolution (March 5, 2017)

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Strat Lot 106, Section 8, Sidney Island, Range 1 W, North Saanich District, Strata Plan VIS5122
PID	026-298-333
Civic Address	141 Maple Leaf Lane, Sidney Island
Property Size	1.67 ha (4.139 ac)

LAND USE

Current Land Use	Residential
Surrounding Land Use	Residential /Agriculture (Forestry)

HISTORICAL ACTIVITY

File No.	Purpose
NP-DVP-2011.1	To request variance for walkway/beach access build without permit be legalized - denied
NP-DVP-2011.6	Height variance for principle dwelling - issued

POLICY/REGULATORY

Official Community Plan Designations	The property is designated as Residential in the North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002. The following Development Permit Area (DPA)s are designated on the property (see Attachments 2.2 and 2.3): • Sidney Island Geotechnical DPA – Areas A and B • Sidney Island Shoreline
Land Use Bylaw	The property is zoned as Sidney Island Comprehensive Development Zone 2 (CD2) in the North Pender Associated Islands Land Use Bylaw No. 148, 2003 (see Attachment 2.4)
Other Regulations	
Covenants	
ES65752	CRD – geotechnical.
EX60662	MoTi – provision of proof of potable water before residential construction.
Bylaw Enforcement	NP-BE-2010.9 was enforcement for the installation of the stairs and walkways by the previous owner without a DP. The file was closed in 2014 after the removal of most of the structure.

SITE INFLUENCES

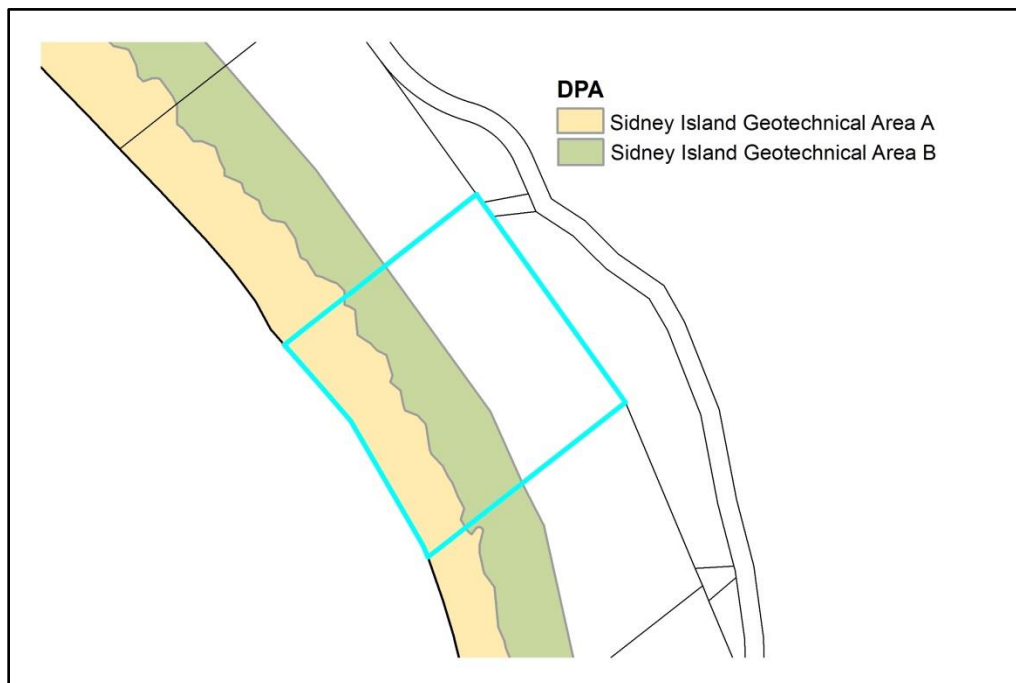
Islands Trust Fund	This application has no considerations for the Islands Trust Fund.
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	EKON Environmental Report (October 15, 2016- Attachment 6) indicates that there are no species at risk.
Sensitive Ecosystems	No records of sensitive ecosystems on the site, although backslope area considered Woodland Ecosystem (EKON- Attachment 6).
Hazard Areas	As above, the Sidney Island Geotechnical DPAs A and B are designated for the protection of development from hazardous conditions.
Archaeological Sites	There are no archaeological sites listed in the Remote Access to Archaeological Data (RAAD) within the property or within 100 metres. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	The potential GHG emission changes resulting from approval are neutral or positive as there are remediation components for the shoreline area that are conditions in the proposed DP. The proposed development is susceptible to climate change induced hazards. The cliff face is characterized by the active geological process of 'slope flattening' and the shoreline by littoral drift (lateral transportation of beach material [mainly sand] due to wave and tidal action). Both will be accelerated by climate change. That said, the proposed works do not include structures for human habitation.
Shoreline Classification	Sediment Shoreline - Bluff
Shoreline Data in TAPIS	Eel grass mapping indicates flat patchy and flat continuous occurrences. It is noted that the wide and shallow tidal zone places the eelgrass beds several hundred metres seaward from the high water mark.

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

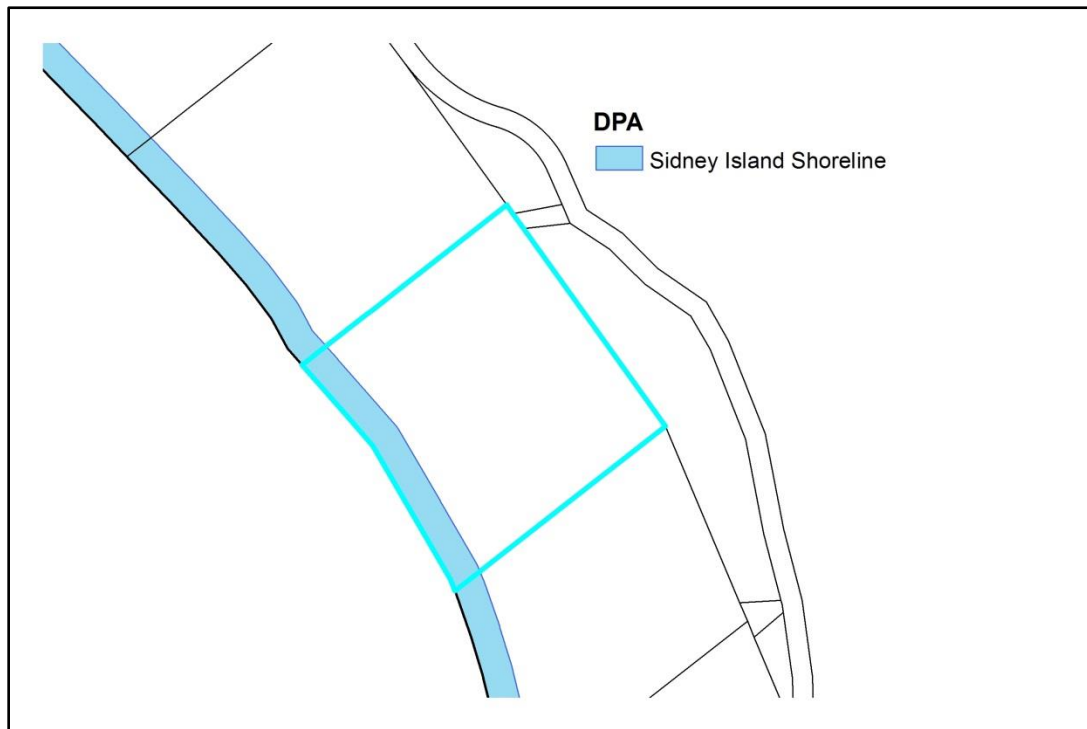
2.1 ORTHOPHOTO WITH CONTOURS



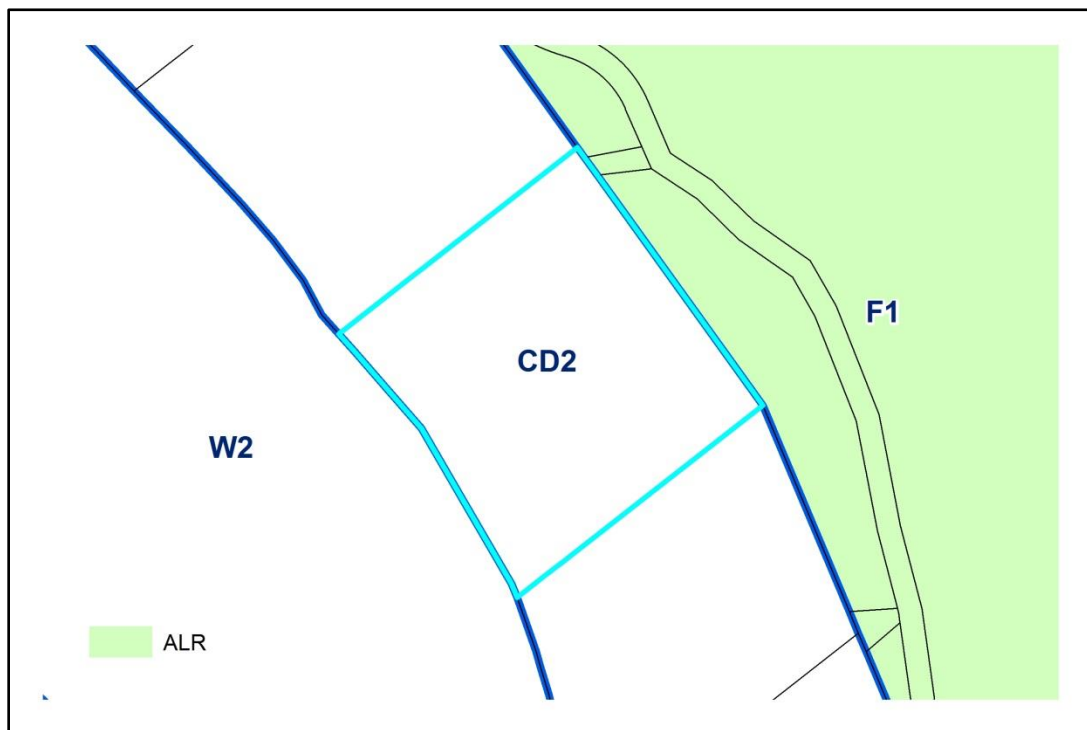
2.2 GEOTECHNICAL DPA



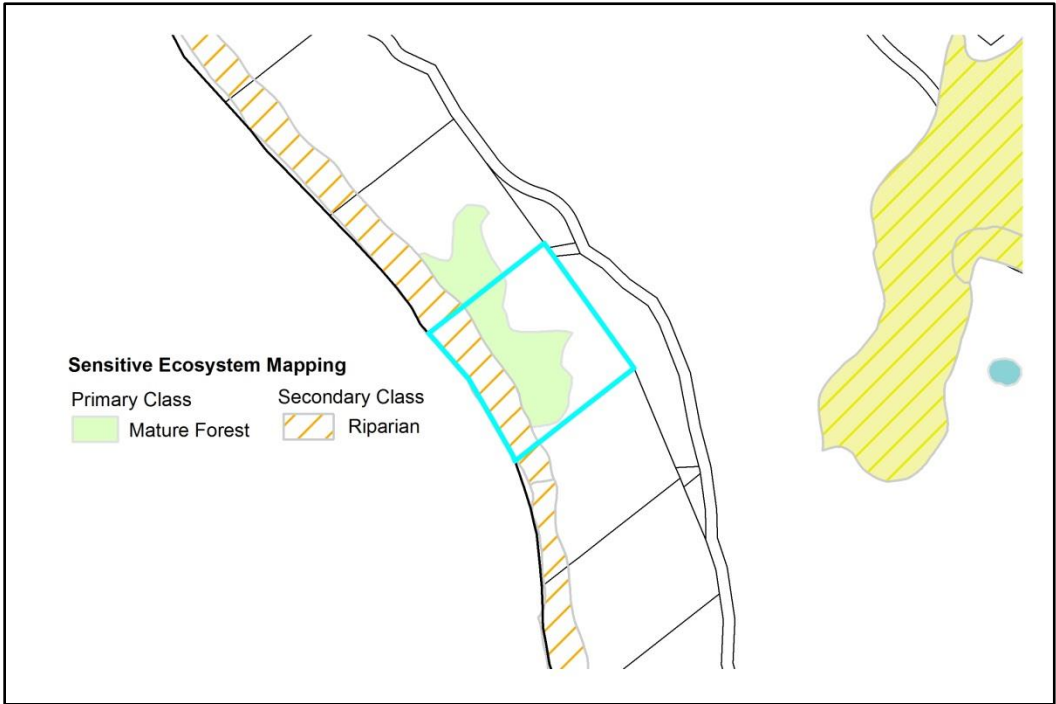
2.3 SHORELINE DPA



2.4 ZONING



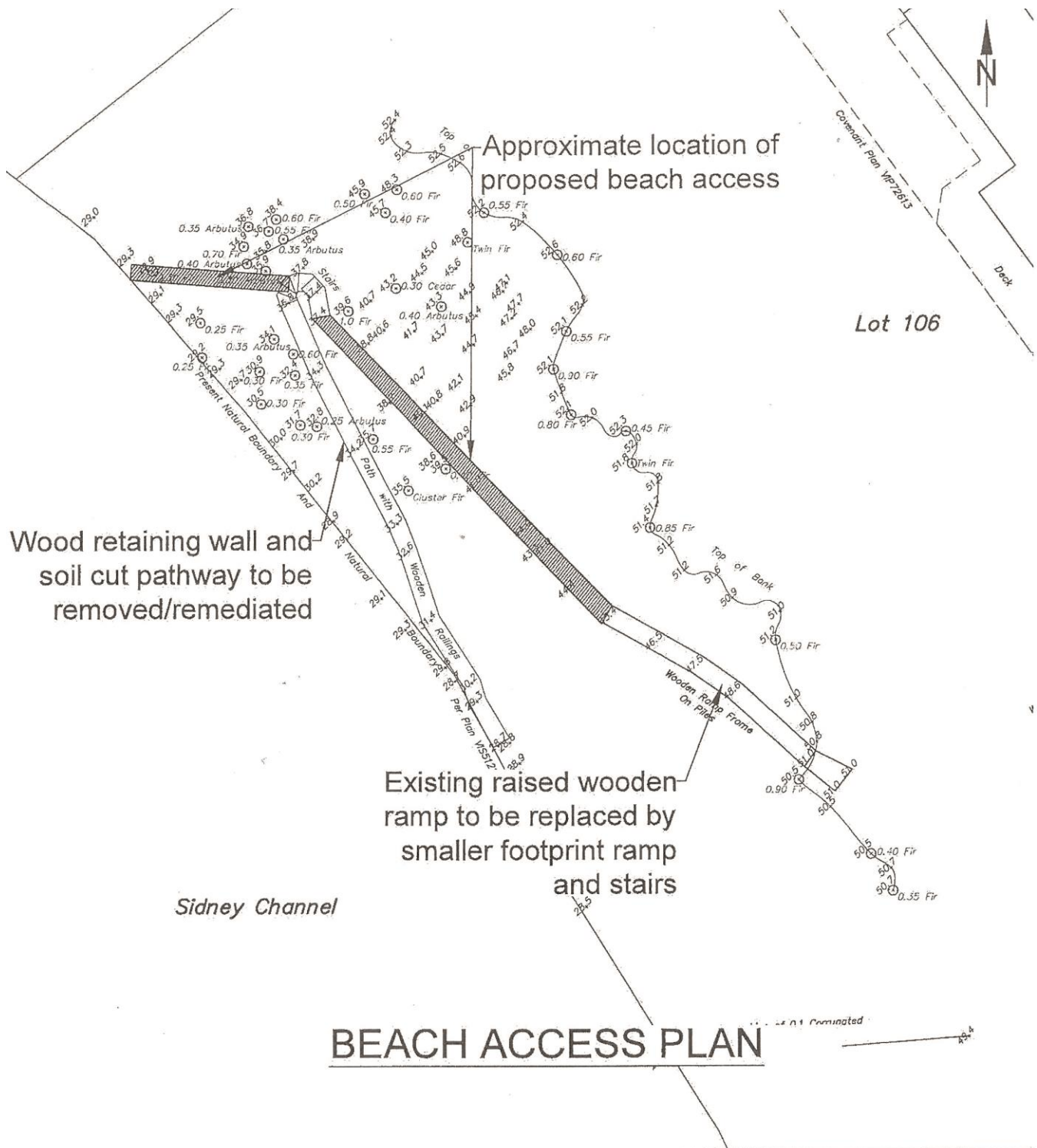
2.5 SENSITIVE ECOSYSTEM MAPPING



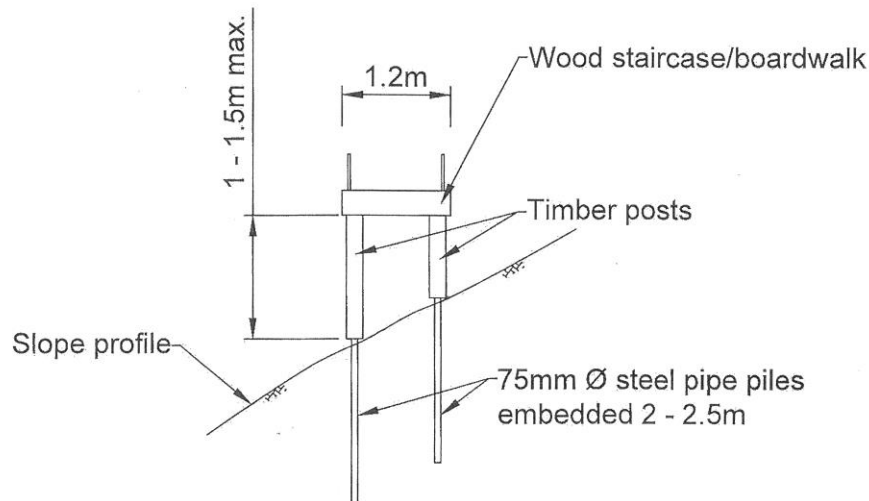
2.6 SHORELINE TYPES



2.7 PROPOSED (CONCEPTUAL) BEACH ACCESS PLAN (WSN REPORT)



2.8 PROPOSED (TYPICAL) SECTION FOR RAISED WALKWAY CONSTRUCTION



TYPICAL SECTION

PROJECT:			DATE:	Oct 2016
Proposed Beach Access 141 Maple Leaf Lane, Strata Lot 106, Sidney Island, BC			DESIGN BY:	PS
CLIENT:			DRAWN BY:	DP
DSS Construction Ltd.			CHECKED BY:	RS
TITLE:			SCALE:	NTS
Beach Access Plan & Typical Section			PROJECT No.:	161-09755-00
REV.:	DESCRIPTION:	DATE:	FIGURE NO.:	
		(M/D/YR)	1	

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2.9 PHOTOGRAPHS (EXISTING REMNANTS OF STRUCTURE FROM ENKON REPORT)



Plate 1: Beach below 141 Mapleleaf Lane property, looking north



Plate 2: Looking upslope from the beach at remnants of old structure

2.9 PHOTOGRAPHS (CONT'D)

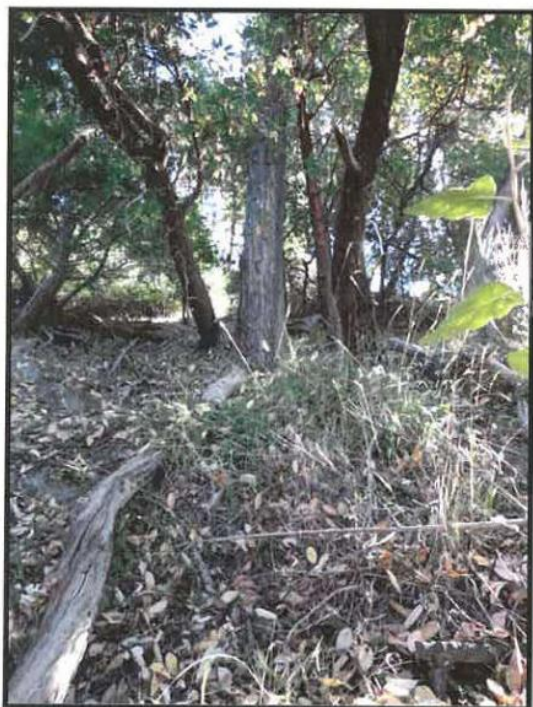


Plate 3: Vegetation typical of slope

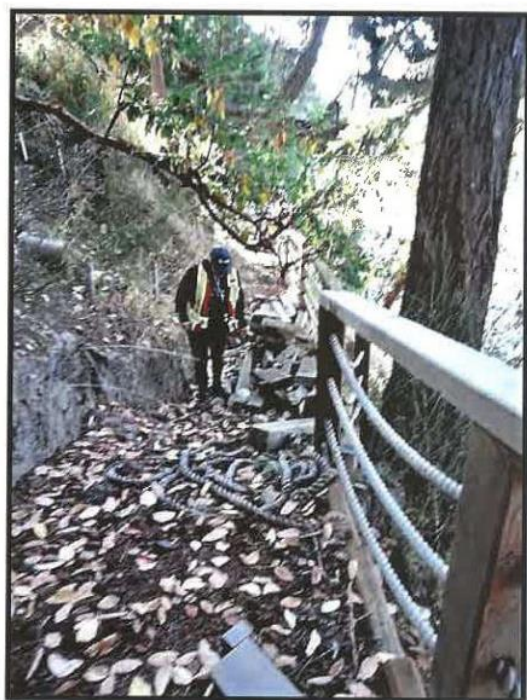


Plate 4: Looking downslope along lower extent of access structure

2.9 PHOTOGRAPHS (CONT'D)



Plate 5: Looking south along the slope along the original alignment of access structure



Plate 6: Looking downslope along the frame of the upper part of the access structure

2.9 PHOTOGRAPHS (CONT'D)

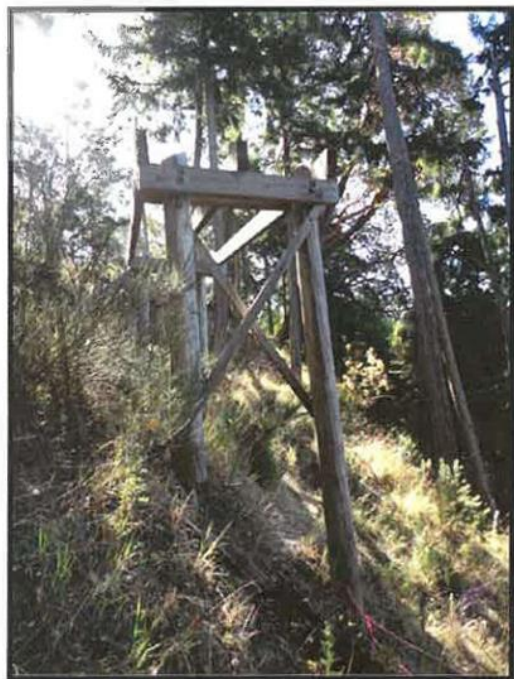


Plate 7: Looking upslope at frame of upper part of access structure



Plate 8: Platform for access structure at top of slope

ATTACHMENT 3 – POLICIES

ISLANDS TRUST POLICY STATEMENT

ITPS Policy	Complies	Planner Comments
3.4.4 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.	yes	ENKON report (Attachment 6) indicates some benefit to sensitive shoreline environment and backslope if Best Management Practices/Remediation recommendations of report are followed.
3.4.5 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes	no	Geological Hazard Report (WSN - Attachment 5) indicates that natural shoreline processes and impacts of climate change place development at risk.
5.2.6 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.	no	Proposal is contrary to objectives and primary guidelines contained in the Sidney Island Geotechnical DPA

**Citing of Official Community Plan DPA Guidelines and Summary of
WSP Geological Hazard Report and
ENKON Environmental Report
Responses.**

(8) Guidelines

The intent of this development permit area is to ensure that development in the form of new structures and land alterations, including vegetation and tree removal, meet the objectives described above. Work not requiring a permit is detailed in subsection (7) Development Permit Exemptions. In considering the issuance of a development permit, the following guidelines should be met where applicable

Guideline 1 A development permit should not allow any land alteration or other development activities to take place within an area identified by a geological hazard assessment as subject to a landslide or other geological hazard with a probability in excess of 2% in 50 years.

WSP Geological Hazard Report (WSPGHR) excerpt pg. 5:

A global slope stability review was not included in our geological hazard assessment. However, considering the apparent dense clayey silty sand soils, the presence of many straight trunked mature trees upon the slope, and that no indications of deep slope instability were observed across the property and slope, we consider the slope to be globally stable under static loading conditions based on our observations. Pseudo-static conditions have not been assessed. Given the above it is unknown whether there exists potential for a landslide or geotechnical hazard with a probability in excess of 2% in 50 years at the property.

Guideline 2 All applications should include a geological hazard assessment from a qualified professional licensed in the Province of BC with experience in geotechnical engineering stating that the proposed land alteration or other development will not result in slope instability or other geological hazard with a probability in excess of 2% in 50 years. Where the geological hazard assessment report describes an area as suitable for development provided that specific measures are taken, the development permit should only allow development to occur in compliance with the measures described in the report.

WSPGHR excerpt pg. 6:

Given the minimal disturbance footprint of the proposed construction technique and staircase structure, we believe the construction of the timber staircase as proposed will not increase the occurrence probability of slope instability, landslide or other geotechnical failure hazard occurring on the slope, given adherence

to our recommendations. It is also our opinion that the proposed removal of the existing wood retaining wall and revegetation of the existing pathway soil cuts and bare soil areas will improve stability conditions on the backshore slope.

ENKON Environmental Report excerpt pg. 9

Based on the proposed structure design it is ENKON's opinion that if the best management practices outlined in this report are followed the physical form and ecological function of the backshore slope and the associated beach area below will remain intact. With the removal of invasive species, the stabilization areas of erosion and the planting of native trees, shrubs and ground cover species the ecological conditions on the slope will be enhanced.

Guideline 3

Any area proposed to be cleared and disturbed for development should be minimized and landowners are encouraged to retain existing trees and vegetation in areas that may be reasonably considered subject to erosion as determined by a qualified professional. Where a permit authorizes the cutting of trees, replanting and maintenance of disturbed areas should be considered for inclusion as a condition of the permit. The introduction of non-native species should be avoided and the permit may require a landscaping plan and security in the form of an irrevocable letter of credit, for 125% the cost of replanting as determined by a professional landscaper.

WSPGHR excerpt pg. 7:

- *No trees or vegetation removal should occur unless permitted by the environmental consultant.*

ENKON Environmental Report excerpt pg. 5:

Based on the current site layout plan the extent of tree removal is minimal. Every effort will be made in the field to avoid tree and root disturbance: trees to be removed will be replaced at a ratio of 2:1. Stumps from the trees that are to be removed will stay in place in order to prevent slope erosion.

Note: *No clearing or tree cutting is required for the proposed beach access layout and construction technique.*

Guideline 4

All onsite drainage should be directed away from the shoreline or crest of slope.

N/A. No construction is proposed above the existing crest of the slope.

Guideline 5

Any land alteration or development involving the disturbance of the soil must be conducted in such a manner as to limit direct runoff into the sea and prevent the release of sediment to the shore.

WSPGHR excerpt pg. 6-7:

- No placement or removal of soil should occur on the slope or its crest unless directed by WSP in order to remediate the existing wood retaining wall and path soil cuts.
- Any bare soil exposed during the remediation of the existing pathway and wood retaining wall should be revegetated as per the biologists recommendations.

ENKON Environmental Report excerpt pg. 6:

Should it be necessary to employ sediment and erosion control the following guidelines should be followed:

- To the extent possible, site clearing and grading should be scheduled for the dry weather period (summer), when the potential for surface run-off to erode exposed soils is lowest. As much as possible, the clearing and grading operations should be staged to avoid having large areas of disturbed soil present at any time, and particularly during the winter.
- To the extent possible, site should immediately precede construction to minimize the amount of time that disturbed soils are exposed to weathering. Clearing should be limited to the minimum area necessary for construction.
- Large areas of exposed soil should be covered with straw mulch to reduce erosion and sedimentation.
- If any soil or other erodible material is to be stock piled for more than seven days, it will be covered with polyethylene sheeting that is anchored securely to prevent displacement by wind.
- Sediment control structures should be erected as the first construction activity. All sediment control structures should be inspected regularly, and repaired/maintained as necessary.
- Sediment and erosion materials should be stockpiled on site for use in any emergency situation that should arise. Stockpiled materials will include filter cloth, hay bales, rip-rap, grass seed, drain rock, culverts, matting polyethylene, used tires, and
- As soon as possible after construction, any remaining disturbed soils should be revegetated using an appropriate grass seed mixture. Seeding will be conducted before the end of the growing season to allow the establishment of germination/roots.

Guideline 6 When structures for bank stabilization measures are proposed, it should be demonstrated that the “softest” possible measures have been applied before increasingly “harder” measures are required. Monitoring and regular reporting to the Islands Trust by a registered professional engineer or geoscientist at the applicant’s expense may be required during construction and land development phases, as specified in a development permit.

N/A. No bank stabilization structures are a part of this proposed beach access.

Guideline 7 Any proposed bank stabilization should be limited to that minimally necessary to prevent damage to existing structures, uses or features. Applications involving stabilization features should include a report, prepared by a qualified professional licensed in the Province of BC with experience in geotechnical engineering, which describes the proposed stabilization measures including:

- (a) The need for the proposed bank stabilization to protect existing structures, uses or features, including alternative measures available that would be feasible or sufficient.
- (b) An evaluation of on-site drainage and confirmation that the erosion is not caused or exacerbated by upland conditions such as drainage control or loss of vegetation.
- (c) How the stabilization measure would protect existing structures, uses or features.
- (d) If any natural hazards, erosion, or interruption of geohydraulic processes may arise from the proposed stabilization including at sites on other properties or foreshore locations.
- (e) Potential impacts to the natural shoreline processes resulting from the proposed stabilization.
- (f) Whether there will be any degradation of water quality or loss of fish or wildlife habitat because of the stabilization.
- (g) Recommendations for conditions that should be incorporated into the development permit in order to achieve the objectives of this Development Permit Area.

N/A. No additional bank stabilization is a part of this proposed beach access.

Guideline 8 The Local Trust Committee may consider variances to siting or size regulations where the variance could result in enhanced protection for the eroding sandbanks.

N/A. No variance to siting or size regulations is requested as a part of this proposed beach access.



October 14, 2016

WSP File No: 161-09755-00

Mr. Raymond Rae c/o
DSS Construction Ltd.
511 Obed Avenue
Victoria, BC
V9A 1K6

Subject: Proposed Beach Access
141 Maple Leaf Lane, Strata Lot 106, Sidney Island, BC
Geological Hazard Assessment

1.0 INTRODUCTION

As requested by Mr. Raymond Rae (Client and Owner), WSP Canada Inc. (WSP) has prepared the following Geotechnical Hazard Assessment letter and drawings to be included with the current Development Permit application for the subject property. A Development Permit is required due to the proposed construction of a beach access staircase and boardwalk being located within the Sidney Island Geotechnical and Shoreline Development Permit Areas (DPA). The DPA guidelines require a geologic hazard assessment be completed to review and comment on the existing geotechnical conditions, and potential impacts to the stability and erosion conditions resulting from the proposed works. This letter has been prepared with the intent to satisfy the guidelines and requirements for geotechnical assessments completed for the Sidney Island Geotechnical DPA outlined within North Pender Associated Islands OCP Bylaw No. 147, 2002.

2.0 SCOPE OF WORK

Our scope of work included a review of the geotechnical conditions at the property with a focus on the stability and erosion conditions upon the backshore slope and the potential effects, if any, of the proposed development on slope stability. While our work has included a visual assessment of the stability of the backshore slope, we did not include a detailed global stability assessment for the backshore slope as a whole. Our geological hazard assessment includes observations of geotechnical conditions on adjacent lots, however, we provide no engineering assessment or opinion for these conditions.

A biologist has been engaged and has performed a biologist's assessment to be included with the Shoreline Development Permit Area application. WSP has collaborated with the biologist in order to develop some of the recommendations contained herein.

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3.0 PREVIOUS WORK

WSP (operating as Levelton Consultants Ltd.) previously completed a geotechnical assessment on the subject property in the winter of 2000 (Levelton File # 500-0010, report dated February 28, 2000) as part of the residential subdivision process for the island, and which resulted in the establishment of the building covenant ES065752 and associated Sidney Island Geotechnical DPA.

Our assessment at that time included a walkover of the backshore slopes and shorelines around the island and review of air photos to determine rates of shoreline erosion and slope regression (flattening). In order to establish a geotechnical building setback from the high water mark to account for future shoreline erosion and slope regression (flattening), a long term slope angle of 2H to 1V (26 degrees below horizontal) was used as a model.

4.0 EXISTING CONDITIONS

4.1 GENERAL & TOPOGRAPHY

We visited the property on June 23, 2016, and completed a visual survey of the land extending from the existing house structure on the property down to the beach level. The subject property lies along the marine shoreline of Sidney Channel, bounded by Maple Leaf Lane to the northeast, a similar rural residential property to the northwest, and an undeveloped, forested lot to the southeast. There is a house structure with a detached garage and shed all centrally located on the upland (northeast) portion of the subject property. We understand the house was constructed 6 years ago, with the garage and shed being built relatively recently.

As visible on the attached Location Plan, the area surrounding the existing house has been cleared of trees and native vegetation while the backshore slope and property periphery remains moderately vegetated with many fir and arbutus trees and low grasses and shrubs. Many old fir stumps of a variety of diameters were observed along the crest of the backshore slope as well as on the slope itself. Topographically, the property has a gentle slope coming down from Maple Leaf Lane to the crest of the backshore slope where the grade transitions to a steep soil backshore slope, approximately 30 to 35 degrees with some portions as steep locally as 45 degrees, which terminates at the high water mark on a wide gently sloping sand and gravel beach. Based on the attached topographic survey (provided by Wey-Mayenberg Land Surveying Inc., dated August 24, 2016), the backshore slope is approx. 23 m in height. The house structure is setback approximately 37 m and 61 m horizontally from the crest of the backshore slope and the high water mark at beach

level respectively. The soil conditions observed upon the backshore slope consist of dry, stiff/dense clayey silt and sand with trace fine gravel.

We understand from discussions with the client that the upper half of the wooden ramp shown on the Beach Access Plan was previously deconstructed due to it being built without a permit. No signs of soil erosion or instability were observed during our walkover in the area of the backshore slope where the existing ramp structure is present or has been deconstructed.

The lower pathway segment of the existing beach access was approx. 1.75 m wide and cut into the soil bank and partially retained by a wooden retaining wall. The steep soil cuts are in the order of 0.45 to 1 m high and the wood retaining wall ranges from 0.45 to 1 m high. Some of the steep soil cuts have since sloughed across the pathway. The wood retaining wall appears to be performing adequately except near to the high water mark where wave erosion is beginning to undermine it.

4.2 SHORELINE EROSION

We observed multiple signs of shoreline erosion along the high water mark both on the subject property as well as on neighbouring properties. Recent shoreline erosion on the subject property appeared to be limited to the segment of shoreline extending from the base of the existing beach access pathway, to the southeastern property boundary, where a 1 to 2 m high near vertical erosional scarp was visible in the clayey silty sand soils. Piles of loose soil and vegetation were also visible at the base of some of the soil scarps. The segment of shoreline extending from near the base of the beach access pathway to the northwestern property boundary displayed very little to no signs of recent shoreline erosion. The neighbouring shoreline south and north of the subject property had very steep erosional scarps up to approx. 3 m in height.

The upper beach region was mainly comprised of fine to medium sand with many large beach logs, while the lower beach region was covered with coarse gravel and cobbles with several large boulders. The subject property has a total shoreline length of approximately 125 m.

4.3 SLOPE EROSION

During our site walkover we observed a large soil washout gully on the backshore slope near the southeastern property boundary. The soil washout was approx. 10 m wide at its widest, and 2 to 3 m deep with exposed sandy soils visible along the majority of its length and very little to no vegetation. Loose soil and downed trees were observed at the base

of the washout gulley. We understand from the Client that this washout gulley was initially created during construction of the existing house in 2010, when uncontrolled stormwater flowed down the backshore slope for several days prior to connection to the current stormwater storage and disposal system.

4.4 STORMWATER MANAGEMENT

From discussions with the builder of the house, we understand that currently, approx. 50% of the stormwater collected within roof leaders is diverted to a rainwater cistern located below the house with the other 50% being split between the lined pond to the east of the house structure and the above ground water storage tanks located in the forest approx. 20 m south of the existing house structure and 20 m from the crest of the backshore slope. Perimeter drains are directed to a 3.5 m deep rock pit located 10 m south of the existing house structure, and approx. 33 m back from the crest of the backshore slope. We understand that once the rainwater storage spaces reach capacity, excess rainwater is diverted into the rock pit. We understand the rock pit has an overflow which connects to two solid corrugated 100 mm diameter pipes which transmit water to the beach level near to the southeast property boundary. We observed the two pipes discharging clear water at the beach level at the time of our site visit. There were no impervious landscaping surfaces with potential to create concentrated stormwater runoff observed on the property at the time of our site visit.

5.0 PROPOSED WORKS

The proposed work at the property which has triggered the need for a Development Permit Application is the construction of a timber staircase/boardwalk structure to connect the crest of the backshore slope, to the high water mark or Present Natural Boundary in order to create a safe and convenient way to access the beach level.

As proposed, the wooden staircase and boardwalk structure would be supported by small diameter (approx. 75 mm) hollow steel pipe piles, driven to an embedment of approx. 2.5 m into the soil slope using a hand operated hydraulic hammer. At the ground surface, steel saddles would allow connection of timber columns to the steel pipe piles. The staircase would be approx. 1.2 m wide, and slightly elevated off the slope surface with spaces between surface planking in order to allow vegetation to grow on the slope below and prevent concentration of rainwater runoff. It should be noted that this same design and construction technique was used previously to construct the existing boardwalk structure, however, the new structure will be lower to the ground and narrower. The new boardwalk/staircase will be designed by others. The proposed beach access would be partially rebuilt atop the existing steel pipe piles along the former boardwalk alignment,

extending as shown on the attached Beach Access Plan & Staircase Section to the midway landing. The new boardwalk/staircase would then extend down to terminate immediately landward of the high water mark at a location which exhibited no evidence of shoreline erosion during our site visit. The approximate beach access location and a conceptual staircase/boardwalk cross section are shown on the attached drawing, Beach Access Plan & Staircase Section.

As part of the proposed works, the existing wood retaining wall and soil cut pathway will be remediated and revegetated in order to improve stability and erosion conditions on the slope. The work will include removal of the existing wood retaining wall and backfill, and revegetation of bare soil cut areas.

Invasive plant species on the slope will also be removed and appropriate native plant species will be planted under the direction of the biologist.

6.0 GEOLOGIC HAZARD ASSESSMENT

A global slope stability review of the backshore slope was not included in our geologic hazard assessment. However, considering the apparent dense clayey silty sand soils, the presence of many straight trunked mature trees upon the slope, and that no indications of deep slope instability were observed across the property and slope, we consider the slope to be globally stable under static loading conditions based on our observations. Psuedo-static conditions have not been assessed. Given the above, it is unknown whether there exists potential for a landslide or geotechnical hazard with a probability in excess of 2% in 50 years at the property.

Based on observations during our site walkover, it is apparent that shoreline erosion and slope regression is occurring on the subject property. The erosion and slope regression is a two part process comprised of slow and steady toe erosion caused by waves and storm surges along the high water mark, with intermittent and small scale landslips occurring once the sandy soils are over-steepened to a point where they can no longer support themselves, this mechanism is common along the coastline of Sidney Island and represents the slope trying to flatten out and reach a stable equilibrium. Larger more frequent storms, along with an elevated baseline sea level, are also likely contributing to the shoreline erosion occurring at the property. It should be recognized that the scientific community has projected an approximate 1 m of baseline sea level rise within the next 100 years.

As stated above, shoreline erosion does not appear to be occurring at the proposed location of the bottom of the new beach access, however, it should be recognized that the marine shoreline environment is very dynamic and the patterns of sediment erosion and deposition can change over time. As a result, shoreline erosion can develop in locations which were not previously undergoing erosion, and vice versa. A portion of the backshore slope along the proposed stairway alignment is also over steepened and may exhibit flattening behaviour (minor soil sloughs) as the slope attempts to reach a stable equilibrium angle (2H to 1V or 26 degrees below horizontal). Accordingly, some minor erosion and slope regression may occur over the lifetime of the proposed beach access, which may require some periodic repair works such as the replacement/realignment of a few piles and timbers.

Given the minimal disturbance footprint of the proposed construction technique and staircase structure, we believe the construction of the timber staircase as proposed will not increase the occurrence probability of slope instability, landslide or other geotechnical failure hazard occurring on the slope, given adherence to our recommendations. It is also our opinion that the proposed removal of the existing wood retaining wall and revegetation of the existing pathway soil cuts and bare soil areas will improve stability conditions on the backshore slope.

The transient usage pattern of the proposed beach access staircase should also be considered during a risk assessment as compared to the permanent usage associated with a habitable structure. The users of the staircase will only be present upon the slope for relatively brief periods of time and we anticipate the frequency of use to also be quite low given the small amount of people present on Sidney Island and the existing beach accesses elsewhere on the island.

7.0 RECOMMENDATIONS

The proposed pile supported wooden staircase structure has been sited with the intent of minimizing impacts to vegetation slope stability and erosion conditions. In order to protect the slope conditions during construction, we recommend the following guidelines as a minimum:

- No heavy equipment should operate on the backshore slope or its crest;
- No placement or removal of soil should occur on the slope or its crest unless directed by WSP in order to remediate the existing wood retaining wall and pathway soil cuts;

- No trees or vegetation removal should occur unless permitted by the environmental consultant;
- The proposed construction works should be completed in the drier months;
- Any bare soil exposed during the remediation of the existing pathway and wood retaining wall should be revegetated as per the biologists recommendations;
- Regular monitoring/survey of the slope conditions.

8.0 CLOSURE

This geological hazard assessment report has been prepared by WSP Canada Inc. exclusively for Mr. Raymond Rae, DSS Construction, and their appointed agents. The CRD and Islands Trust are authorized users of this report.

Any use of this report by third parties, or any reliance on or decisions made based on it, are the responsibility of such third parties. WSP does not accept responsibility for damages suffered, if any, by a third party as a result of their use of this report.

The attached Terms of Reference for Geotechnical Reports forms a part of and should be read in conjunction with this report.

We trust the information enclosed within this report meets your requirements, if you have any questions or require further information, please don't hesitate to contact the undersigned.

Yours truly,
WSP Canada Inc.



Patrick Sails, P.Eng.
Geotechnical Project Engineer



Reviewed By: Russell Scott, M.Sc., P.Eng.
Senior Geotechnical Project
Manager / Branch Manager

Attachments: Location Plan
Survey Site Plan, prepared by Wey Mayenberg Land Surveying, dated August 24, 2016
Beach Access Plan & Typical Section
Photo Table
Terms of Reference for Geotechnical Reports

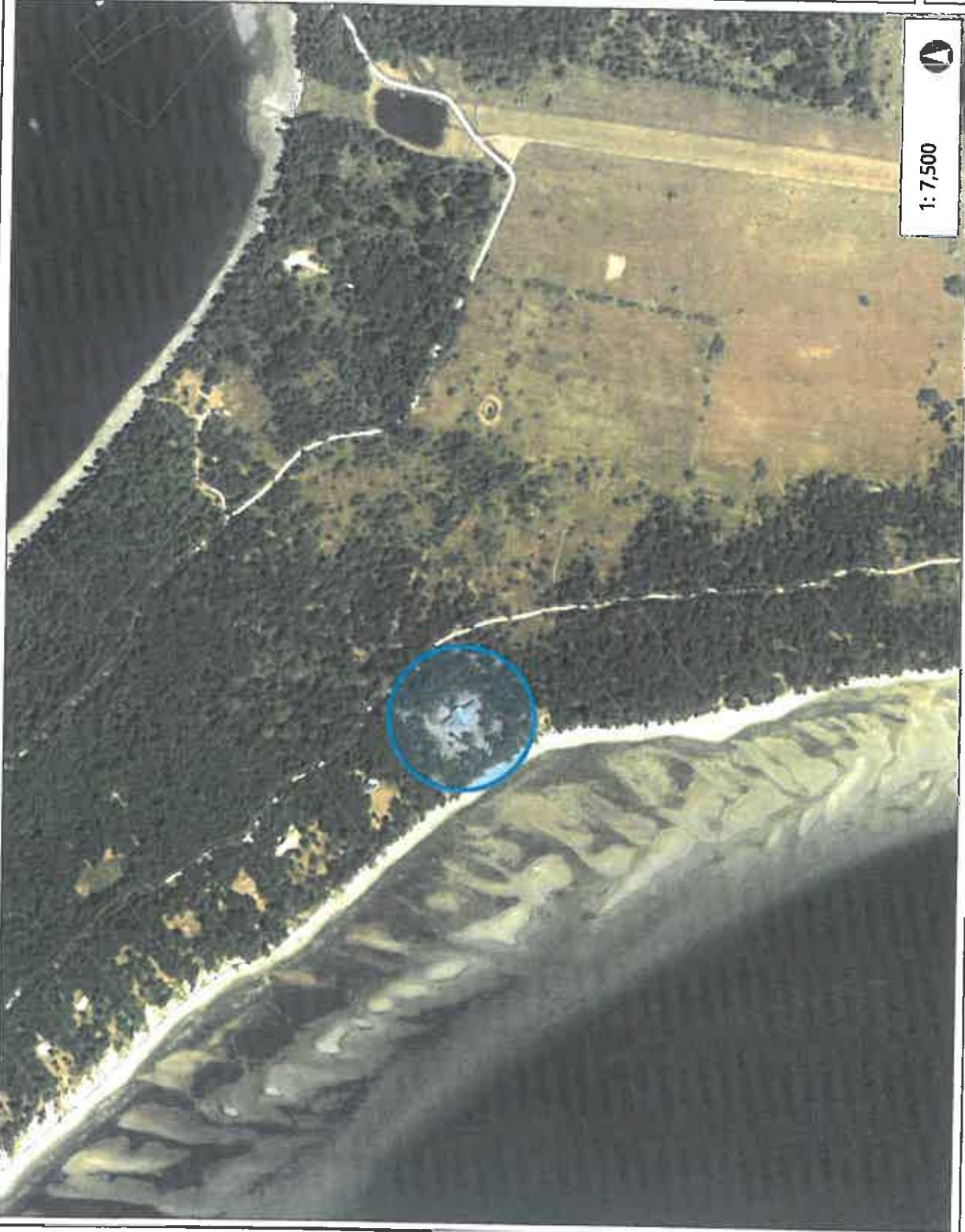
Location Plan



Legend

Notes

141 Maple Leaf Lane, Sidney Island



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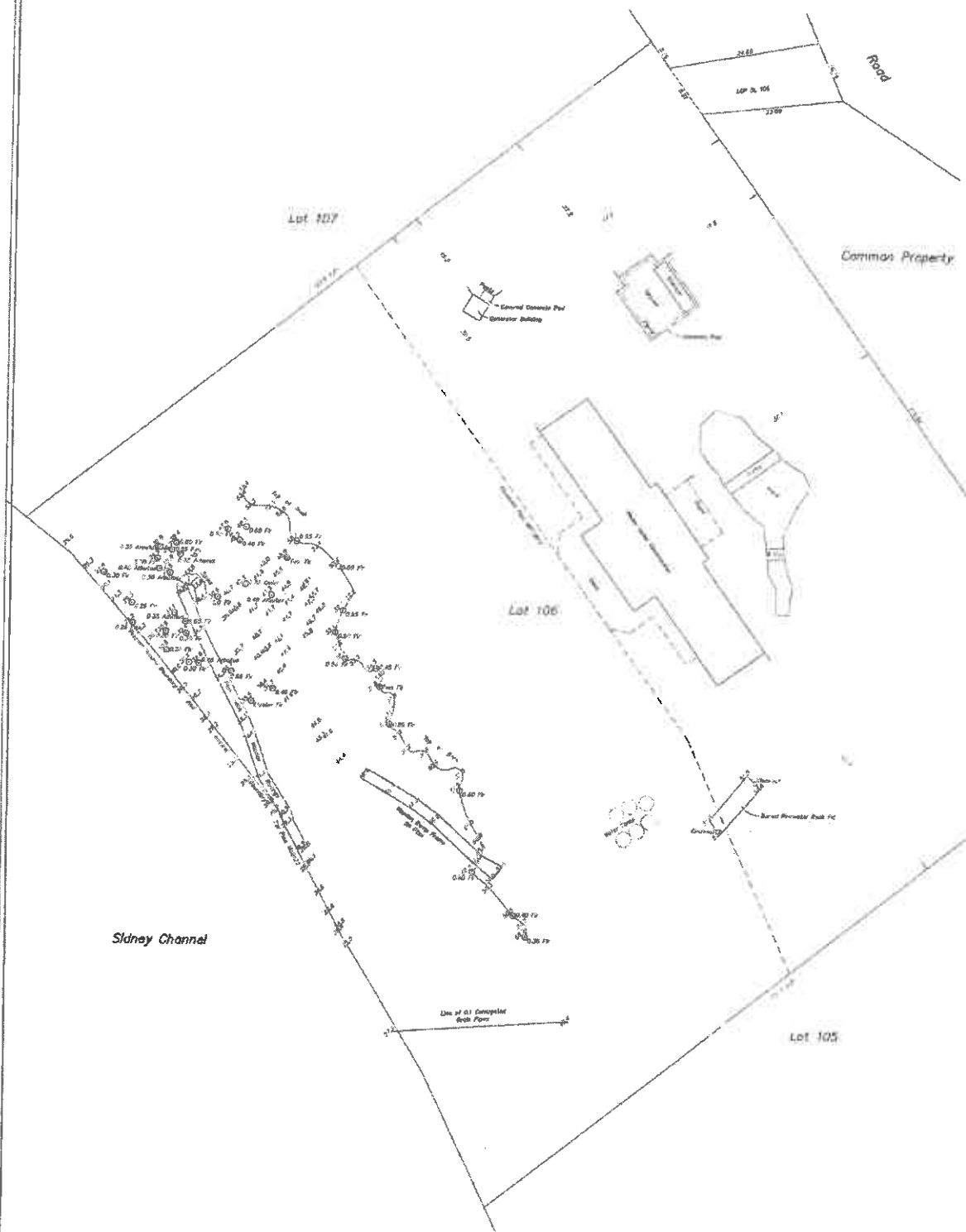
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Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Site Plan Of:
Strata Lot 106, Section B, Sidney Island,
Range 1W, North Saanich District, Strata Plan MS5122.

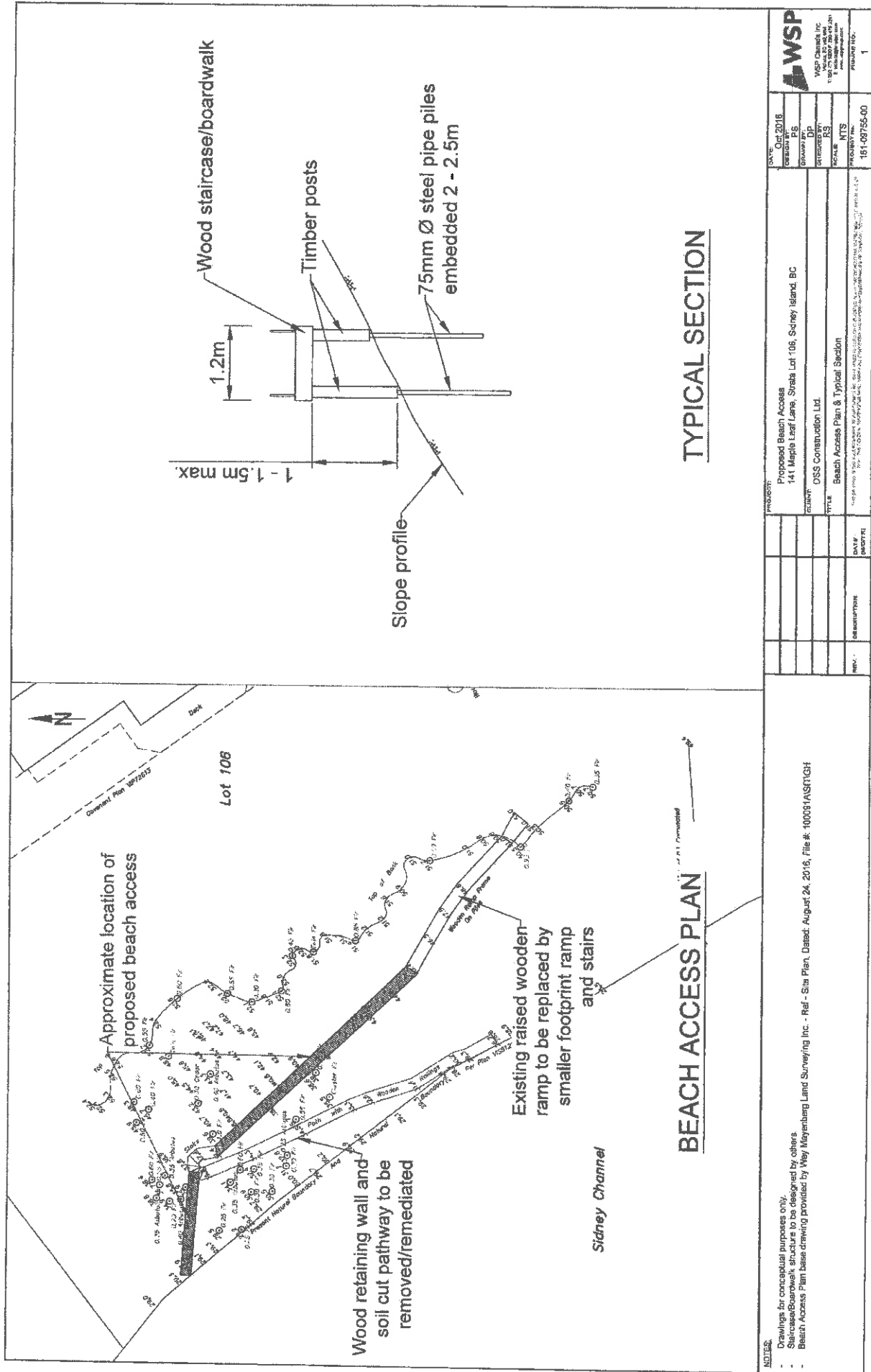
Scale 1" = 100'

Notes: The dimensions of the lots are given in feet and inches. The dimensions of the lots are given in feet and inches. The dimensions of the lots are given in feet and inches.



This is a site plan of the property. It is not a legal document. It is not a legal document. It is not a legal document.

Site Plan of Strata Lot 106, Section B, Sidney Island, Range 1W, North Saanich District, Strata Plan MS5122.



NOTES: Drawings for conceptual purposes only. Staircase/boardwalk structure to be designed by others. Beach Access Plan base drawing provided by Wey Mayenburg Land Surveying Inc. - Ref - Site Plan, Dated: August 24, 2016, File #: 100091ASRIGH		PROJECT: Proposed Beach Access 141 Maple Leaf Lane, Strata Lot 106, Sidney Island, BC		DATE: Oct 2018		WSP WSP CONSULTING INC. 1000 10th Avenue Victoria, BC V8W 2G7 Tel: 250-383-1111 Fax: 250-383-1112 www.wsp.ca	
CLIENT: OSS Construction Ltd		DESIGNER: DP		DATE: Oct 2018		PROJECT NO.: 181-09755-00	
TITLE: Beach Access Plan & Typical Section		SCALE: R/S		DATE: Oct 2018		PROJECT NO.: 181-09755-00	
DATE OF SUBMITTAL: Oct 2018		DATE OF REVISION: Oct 2018		DATE: Oct 2018		PROJECT NO.: 181-09755-00	



Above: Crest of backshore slope, looking north with house in background

Below: Looking down backshore slope from crest



Above: Existing timber boardwalk structure

Below: Looking down backshore slope from crest



PROJECT:

Geological Hazard Assessment for Proposed Beach Access
Strata Lot 106, Sidney Island, BC

TITLE:

Photo Table

CLIENT:

Mr. Raymond Rae

PAGE NO.:
1

DATE:
June, 2016

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161-09755-00

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Above: Looking down the soil washout gulley at southern edge of property

Above: End of existing timber boardwalk structure, looking south

Below: Soil cut pathway with wood retaining wall along left edge, looking north

Below: Lower segment of soil cut pathway and wood retaining wall



PROJECT:

Geological Hazard Assessment for Proposed Beach Access
Strata Lot 106, Sidney Island, BC

TITLE:

Photo Table

CLIENT:

Mr. Raymond Rae

PAGE NO.:
2

DATE:
June, 2016

FILE NO.:
161-09755-00

SCALE:
NTS

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PMS

REV NO.:



Above: Backshore slope with soil cut pathway at bottom and timber boardwalk structure at top, note shoreline erosion



Above: Soil washout gulley at southern edge of property

Below: Termination point of proposed beach access near northern property boundary, note lower slope angle and no shoreline erosion



PROJECT:

Geological Hazard Assessment for Proposed Beach Access
Strata Lot 106, Sidney Island, BC

TITLE:

Photo Table

CLIENT:

Mr. Raymond Rae

PAGE NO.:
3

DATE:

June, 2016

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161-09755-00

SCALE:

NTS

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PMS

REV NO.:

TERMS OF REFERENCE FOR GEOTECHNICAL REPORTS ISSUED BY WSP CANADA INC.

1. STANDARD OF CARE

WSP Canada Inc. ("WSP") prepared and issued this geotechnical report (the "Report") for its client (the "Client") in accordance with generally-accepted engineering consulting practices for the geotechnical discipline. No other warranty, expressed or implied, is made. Unless specifically stated in the Report, the Report does not address environmental issues.

The terms of reference for geotechnical reports issued by WSP (the "Terms of Reference") contained in the present document provide additional information and caution related to standard of care and the use of the Report. The Client should read and familiarize itself with these Terms of Reference.

2. COMPLETENESS OF THE REPORT

All documents, records, drawings, correspondence, data, files and deliverables, whether hard copy, electronic or otherwise, generated as part of the services for the Client are inherent components of the Report and, collectively, form the instruments of professional services (the "Instruments of Professional Services"). The Report is of a summary nature and is not intended to stand alone without reference to the instructions given to WSP by the Client, the communications between WSP and the Client, and to any other reports, writings, proposals or documents prepared by WSP for the Client relative to the specific site described in the Report, all of which constitute the Report.

TO PROPERLY UNDERSTAND THE INFORMATION, OBSERVATIONS, FINDINGS, SUGGESTIONS, RECOMMENDATIONS AND OPINIONS CONTAINED IN THE REPORT, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WSP CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT AND ITS VARIOUS COMPONENTS.

3. BASIS OF THE REPORT

WSP prepared the Report for the Client for the specific site, development, building, design or building assessment objectives and purpose that the Client described to WSP. The applicability and reliability of any of the information, observations, findings, suggestions, recommendations and opinions contained in the Report are only valid to the extent that there was no material alteration to or variation from any of the said descriptions provided by the Client to WSP unless the Client specifically requested WSP to review and revise the Report in light of such alteration or variation.

4. USE OF THE REPORT

The information, observations, findings, suggestions, recommendations and opinions contained in the Report, or any component forming the Report, are for the sole use and benefit of the Client and the team of consultants selected by the Client for the specific project that the Report was provided. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION OR COMPONENT WITHOUT THE WRITTEN CONSENT OF WSP. WSP will consent to any reasonable request by the Client to approve the use of this Report by other parties designated by the Client as the "Approved Users". As a condition for the consent of WSP to approve the use of the Report by an Approved User, the Client must provide a copy of these Terms of Reference to that Approved User and the Client must obtain written confirmation from that Approved User that the Approved User will comply with these Terms of Reference, such written confirmation to be provided separately by each Approved User prior to beginning use of the Report. The Client will provide WSP with a copy of the written confirmation from an Approved User when it becomes available to the Client, and in any case, within two weeks of the Client receiving such written confirmation.

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TERMS OF REFERENCE FOR GEOTECHNICAL REPORTS ISSUED BY WSP CANADA INC. (continued)

5. INTERPRETATION OF THE REPORT

- a. **Nature and Exactness of Descriptions:** The classification and identification of soils, rocks and geological units, as well as engineering assessments and estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1 above. The classification and identification of these items are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations or assessments utilizing the standards of Paragraph 1 involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to changes over time and the parties making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or when the Client has special considerations or requirements, the Client must disclose them to WSP so that additional or special investigations may be undertaken, which would not otherwise be within the scope of investigations made by WSP or the purposes of the Report.
- b. **Reliance on Information:** The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site investigation and field review and on the basis of information provided to WSP. WSP has relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, WSP cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.
- c. **Additional Involvement by WSP:** To avoid misunderstandings, WSP should be retained to assist other professionals to explain relevant engineering findings and to review the geotechnical aspects of the plans, drawings and specifications of other professionals relative to the engineering issues pertaining to the geotechnical consulting services provided by WSP. To ensure compliance and consistency with the applicable building codes, legislation, regulations, guidelines and generally-accepted practices, WSP should also be retained to provide field review services during the performance of any related work. Where applicable, it is understood that such field review services must meet or exceed the minimum necessary requirements to ascertain that the work being carried out is in general conformity with the recommendations made by WSP. Any reduction from the level of services recommended by WSP will result in WSP providing qualified opinions regarding adequacy of the work.

6. ALTERNATE REPORT FORMAT

When WSP submits both electronic and hard copy versions of the Instruments of Professional Services, the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding upon WSP. The hard copy versions submitted by WSP shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions; furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed and sealed versions of the Instruments of Professional Services maintained or retained, or both, by WSP shall be deemed to be the overall originals for the Project.

The Client agrees that the electronic file and hard copy versions of Instruments of Professional Services shall not, under any circumstances, no matter who owns or uses them, be altered by any party except WSP. The Client warrants that the Instruments of Professional Services will be used only and exactly as submitted by WSP.

The Client recognizes and agrees that WSP prepared and submitted electronic files using specific software or hardware systems, or both. WSP makes no representation about the compatibility of these files with the current or future software and hardware systems of the Client, the Approved Users or any other party. The Client further agrees that WSP is under no obligation, unless otherwise expressly specified, to provide the Client, the Approved Users and any other party, or any or all of them, with specific software and hardware systems that are compatible with any electronic submitted by WSP. The Client further agrees that should the Client, an Approved User or a third party require WSP to provide specific software or hardware systems, or both, compatible with the electronic files prepared and submitted by WSP, for any reason whatsoever included but not restricted to an order from a court, then the Client will pay WSP for all reasonable costs related to the provision of the specific software or hardware systems, or both. The Client further agrees to indemnify and hold harmless WSP, its officers, directors, employees, agents, representative or sub-consultant, or any or all of them, against any claim or any nature whatsoever brought against WSP, whether in contract or in tort, arising or related to the provision or use of any specific software or hardware provided by WSP.



ENKON
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Web Page:
www.enkonenvironmental.com

October 15, 2016

Our file No.: 1748-001

Islands Trust

200 – 1627 Fort Street
Victoria, B.C. V9C 1R1

Attention: Mr. Phil Testemale, Planner

Dear Mr. Testemale,

**RE: 141 MAPLELEAF LANE – PROPOSED BEACH ACCESS
STRUCTURE**

BACKGROUND

The property owner of 141 Mapleleaf Lane, located on Sidney Island (Figure 1), is proposing to construct a structure which allow access to the beach, which is located along the west property boundary. A previous unauthorized structure which consisted of a boardwalk structure has been decommissioned and partially deconstructed. The proposed works are located within an Islands Trust Shoreline Development Permit Area and therefore an environmental overview assessment of the site was required.

METHODS

Office Study

A review of all secondary information regarding the occurrence of sensitive ecosystems, rare plants or rare plants communities, rare animals or nests protected under Section 34(b) of the B.C. Wildlife Act was completed prior to the site assessment. The following websites were accessed:

- Mapped Known Locations of Species and Ecological Communities at Risk
<http://www.env.gov.bc.ca/atrisk/ims.htm>
- Sensitive Ecosystems Inventory <http://www.env.gov.bc.ca/sei/>

- Wildlife Tree Stewardship Atlas http://cmnbc.ca/atlas_gallery/wildlife-tree-stewardship

Field Survey

ENKON completed a site survey of the property on August 5, 2016. The focus of the field survey inventory was to determine the potential presence of rare and endangered vascular plants and plant communities, locate all environmentally sensitive areas and identify high value wildlife habitat.

The field assessment consisted of a plant inventory and incidental observations of birds, small and large mammals as well as herpetiles. Animal sign was also recorded including occurrence of scat, dens, trails, lay-down areas and browse. The site was also examined for the presence of wildlife trees and nest trees. The intertidal zone was also surveyed.

ENVIRONMENTAL SETTING

The property is located in the Georgia Puget Basin Ecoregion within the Southern Gulf Islands Ecoregion in the Coastal Douglas-fir Moist Maritime (CDFmm) Biogeoclimatic Subzone. Douglas-fir as well as grand fir and western redcedar dominate forests typically occur on zonal sites within the CDFmm. Salal, Oregon-grape, oceanspray and Oregon-beaked moss dominate the understorey. Less prominent species include baldhip rose, snowberry, western trumpet honeysuckle, vanilla leaf and electrified cattail moss. The presence of Garry oak, arbutus and numerous members of the lily family characterize drier sites.

The subject property consists of a combination of cleared / developed land and intact conifer-dominated forest (Figure 2). The property is bounded on the east by Mapleleaf Lane, on the north and south by large residential lots and on the west by the Pacific Ocean (Sidney Channel). Development on the site includes a house, a detached garage and a shed; the home is located 37 m from the crest of the slope.

There is a steep slope along the west property boundary of the property. The backshore slope has a gradient of approximately 75% and a height of 23 m in height. According to the WSP document "*Proposed Beach Access Staircase 141 Mapleleaf Lane, Strata Lot 106, Sidney Island, BC Geological Hazard Assessment*" the backshore slope consists of dry, stiff/dense clayey silty sand with trace fine gravel. The upper portion of the wooden ramp which was constructed in 2012 has been removed although the framework remains (Figure 3). As well,

the lower pathway remains as does a wooden retaining wall. There are several areas of slope failure; the most significant is located near the southeastern property boundary. Some shoreline erosion at the base of the slope was also observed.

The slope is vegetated with a second growth dry mixed coniferous-deciduous woodland comprised of Douglas-fir and arbutus with lesser amounts of shore pine and Garry oak. The shrub layer consists of oceanspray, juvenile grand fir, salal and tall Oregon-grape. Scotch broom, an invasive species, is also present. The herb layer is fairly sparse and consists of hairy honeysuckle, orange trumpet honeysuckle, blue wildrye, sword fern, yerba buena, twinflower, hawkweed, western starflower, western columbine, common hawkweed (invasive) and Canada thistle (invasive).

There were no Ministry of Environment Conservation Data Centre (CDC) records of rare plants occurring on the property and no rare plants were observed. Although CDC mapping indicates that a portion of a large rare plant community polygon encompasses the property, the red-listed Douglas-fir – Dull Oregon-grape site association was not observed in the proposed project area (Appendix I). Based on the plant inventory recorded for the backshore slope the plant community present is classified as the Douglas-fir / Arbutus site series, which is considered a red-listed plant community.

Although there were there no records of sensitive ecosystems occurring on site the backshore slope could be considered a woodland (WD) ecosystem. Woodlands can consist of Garry oak woodlands, arbutus/Douglas-fir woodlands or trembling aspen stands.

Mammal species (or sign) observed on site include black-tailed deer, red squirrel and fallow deer (introduced species). Other mammal species that have some potential of occurring on the property include deer mouse, house mouse, Norway rat, little brown bat and silver-haired bat. The site very likely supports garter snakes and northern alligator lizard.

Bird species observed on the property includes golden-crowned kinglet, spotted towhee, chestnut-backed chickadee, dark-eyed junco, northwestern crow and Anna's hummingbird. A great blue heron was observed in the intertidal and a bald eagle was seen flying overhead.

No stick nests were observed on the backshore slope and there were no nest trees identified on site that would require protection under Section 34(b) of the Wildlife Act. As well there were no records of these nests occurring on the subject property. Section 34(b) of the BC Wildlife Act extends year-round protection to

a select group of birds' nests that include those of bald eagles, ospreys, great blue herons, burrowing owls, gyrfalcons and peregrine falcons.

During the review of the mapped known occurrences of animal species at risk the database indicates that there are no occurrences on the property.

The base of the slope is located at the high tide line. The intertidal consists of a gently sloping beach comprised of coarse gravels (lower intertidal) and sand (upper intertidal). The upper intertidal area contains numerous large diameter drift logs. Vegetation species observed along the high tide line includes sea rocket, dune grass and beachgrass. Algal species observed in the intertidal include *Enteromorpha*, *Ulva* and *Laminaria*. *Zostera* (eelgrass) remnants were also observed washed up on the beach. Shells from various bivalves and snails were observed including cockle, Japanese littleneck clam, butter clam and plate limpet (*Notoacmaea* sp.).

PROPOSED WORKS

The proposed construction within the Shoreline Development Permit Area includes the construction of a wood staircase structure to connect the crest of the backshore slope, to the high water mark in order to create access to the beach. The structure will be supported by a small diameter hollow steel pipe piles which will be embedded to a depth of 2.5 m using a hydraulic hammer. The access structure will be approximately 1.2 m and slightly elevated off the slope. The planking will be installed with spaces in between in order to allow light through to encourage plant growth as well as prevent concentrated stormwater run-off.

The alignment of the new structure will follow much of the original boardwalk. Where the original structure switches back approximately 8.5 m above the high tide line, the new alignment will continue to the west across the slope to the beach. The remnants of the wood retaining wall and soil cut pathway below the switch back will be removed and remediated. Further details on remediation strategies are provided below.

RECOMMENDATIONS

The following Best Management Practices are recommended to ensure the protection of the ecological conditions present on the backshore slope.

Tree Removal

Based on the current site layout plan the extent of the tree removal is minimal. Every effort will be made in the field to avoid tree and root disturbance; trees to be removed will be replaced at a ratio of 2:1. Stumps from the trees that are to be removed will stay in place in order to prevent slope erosion.

The removal of trees should not take place during the passerine breeding season (April 1 to August 15). If this is unavoidable, trees should be checked for active nests prior to falling in order to comply with Section 34 of the B.C. Wildlife Act which states:

A person commits an offence if the person, except as provided by regulation, possesses, takes, injures, molests or destroys (a) a bird or its egg, (b) the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or (c) the nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.

Tree Protection Plan

All trees that are to be retained that are located in close proximity to construction activities should be protected from mechanical damage to the trunk and root system. This protection can be achieved through:

- Marking trees or snow fencing areas that are to be protected prior to the commencement of the construction phase of the project;
- Take all measures necessary to prevent the activities such as storage of materials or equipment, stockpiling of soil or excavated materials, burning, excavation or trenching, or cutting of roots or branches within the tree protection areas;
- Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances; and,
- Avoid alterations to existing hydrological patterns to minimize impact on vegetation.

Sensitive Ecosystem Protection Plan

The following guidelines, as outlined in the SEI Conservation Manual (MELP, 2000), should be followed where possible:

- Limiting clearing to the minimum area required for construction boundaries and surround areas that are to be protected during the construction phase of the project with snow fences;
- Remove the minimum amount of vegetation possible from environmentally sensitive areas or areas where rare or endangered plants or plant communities are identified by the environmental monitor;
- Control the introduction or spread of invasive species;
- Prevent wildlife disturbance (especially nesting or breeding areas); and,
- Maintain hydrologic regime.

Sediment and Erosion Control

Should it be necessary to employ sediment and erosion control the following guidelines should be followed:

- To the extent possible, site clearing and grading should be scheduled for the dry weather period (summer), when the potential for surface run-off to erode exposed soils is lowest. As much as possible, the clearing and grading operations should be staged to avoid having large areas of disturbed soil present at any time, and particularly during the winter;
- To the extent possible, site clearing should immediately precede construction to minimize the amount of time that disturbed soils are exposed to weathering. Clearing should be limited to the minimum area necessary for construction;
- Large areas of exposed soil should be covered with straw mulch to reduce erosion and sedimentation;
- If any soil or other erodible material is to be stockpiled for more than seven days, it will be covered with polyethylene sheeting that is anchored securely to prevent displacement by wind.
- Sediment control structures should be installed as the first construction activity. All sediment control structures should be inspected regularly, and repaired/maintained as necessary;
- Sediment and erosion control materials should be stockpiled on site for use in any emergency situation that may arise. Stockpiled materials will

include filter cloth, hay bales, rip-rap, grass seed, drain rock, culverts, matting polyethylene, used tires; and,

- As soon as practical after construction, any remaining disturbed soils should be revegetated using an appropriate grass seed mixture. Seeding will be conducted before the end of the growing season to allow establishment of germination/roots.

Reclamation Plan

Following the construction of the new beach access structure and the removal of the wood retaining wall the slope will be reclaimed. Reclamation can include invasive species removal, bank stabilization and the planting of native shrubs.

There are areas of Scotch broom present on the slope. Guidelines to remove Scotch broom are presented in Appendix III. Plants should not be pulled out because this would increase the risk of slope erosion.

In order to stabilize areas of erosion on the slope as well as the area at the base of the slope where the wood retaining wall and soil cut pathway are located soil bio-engineering techniques may be suitable. Wattle fences are short retaining walls built of living cuttings (Appendix IV). The terracing created by the wattle fences reduces erosion while the growth of the cuttings provides a dense cover of pioneering woody species on the slope.

Native plants suitable for the backshore slope include:

- Garry oak
- shore pine
- arbutus
- oceanspray
- Scouler's willow
- common snowberry
- red-flowering currant
- baldhip rose
- kinnikinnick

- woodland strawberry

In addition, areas of exposed soils can be seeded with a native grass seed mix. Several suitable blends are available from Pickseed Canada (Appendix V).

Spill Prevention Plan

The spill prevention plan consists of the following elements:

- Activities that carry a risk of materials' spills should take place within a bermed staging area. These activities include mixing concrete or other materials, any vehicle fuelling, and other maintenance of equipment that is done on site;
- Any areas where vehicle fuels or other potentially deleterious substances are stored should be equipped with impervious containment berms. If fuel tanks larger than 250 L are present within a berm, the bermed area should have a holding capacity equal to 125% of the capacity of the largest tank;
- Storage and maintenance facilities should have spill clean-up and disposal equipment. They also should have Medical Safety Data Sheets (MSDS) for any hazardous substances, a list of emergency contact names and telephone numbers, and a written list of emergency response and spill-reporting procedures;
- Mobile construction equipment should be fuelled, lubricated and serviced only at these approved locations;
- If a spill does occur, it should immediately be reported to the environmental monitor and to the Provincial Emergency Program (1-800-663-3456). Written notification should follow within two weeks of the verbal report;
- If a spill does occur, site personnel should immediately take steps to stop the discharge (if possible). As quickly as possible, they should contain the spill, clean up the affected area and dispose of waste materials at an approved disposal site;
- All hydraulic systems, fuel systems and lubricating systems should be in good repair;
- Equipment should be inspected before commencing work. Equipment with fuel or fluid leaks should not be permitted to work within or above any

watercourse. Any equipment that develops a leak should immediately be removed from the watercourse and repaired;

- Before commencing work, all equipment should be steam-cleaned to remove oil, grease and other substances deleterious to aquatic life; and,
- Equipment should use only biodegradable hydraulic fluid.

The Spill Prevention Plan should be operationalized and put into effect by the Environmental Monitor, who will be responsible for ensuring that the contractor is familiar with the plan, and that all elements of the plan are appropriately put into effect.

Based on the proposed structure design it is ENKON's opinion that if the best management practices outlined in this report are followed the physical form and ecological function of backshore slope and the associated beach area below will remain intact. With the removal of invasive species, the stabilization of areas of erosion and the planting of native trees, shrubs and ground cover species the ecological conditions on the slope will be enhanced.

ENKON considers the proposed design favorable over the alternative of excavating a cut path along the slope. The raised wooden structure will allow the establishment of shade tolerant vegetation along the route, minimizes the actual footprint of the pathway and potential erosion and also restricts the access route down the slope. Often cut pathways allow for pedestrians to deviate from the path increasing the risk of vegetation disturbance and erosion.

Phil Testemale
October 15, 2016
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If you have any questions or require further information, please do not hesitate to give me a call at (250) 881-4368.

Yours truly,

A handwritten signature in black ink that reads "Susan Blundell". The signature is fluid and cursive.

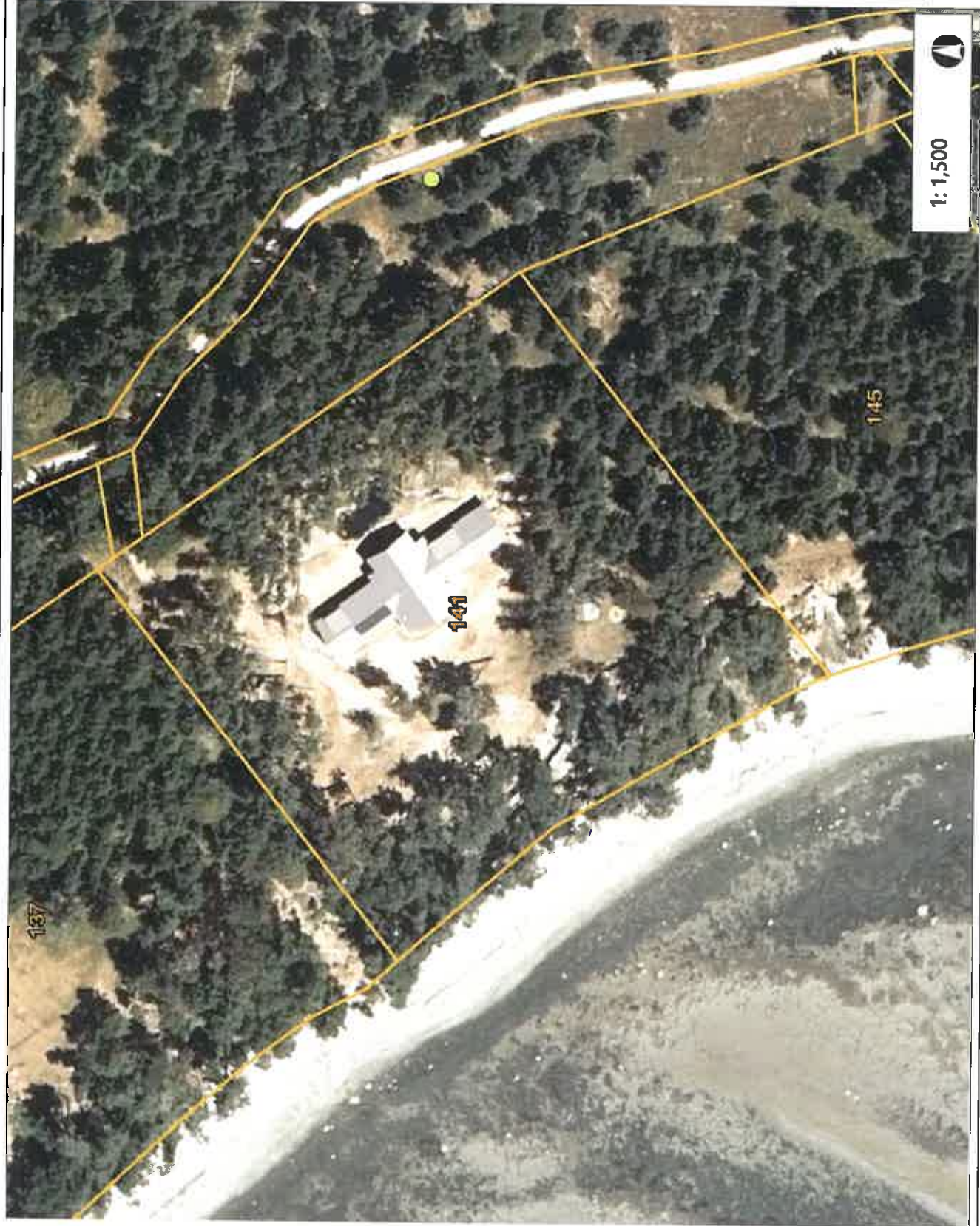
Susan Blundell, M.Sc., R.P.Bio.
Manager of Environmental Services

Attachments: Figure 1 – Site Location
 Figure 2 – Site Layout Plan
 Figure 3 – Alignment of original beach access structure
 Figure 4 – Proposed beach access structure
 Appendix I – Conservation Data Centre information
 Appendix II – Photoplates
 Appendix III – Scotch removal methods
 Appendix IV – Bio-engineering guidelines
 Appendix V – Pickseed native seed mixes



Notes

Figure 2 - Site Layout



1: 1,500



Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

0.1 Kilometres

0.04

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0.1

Legend

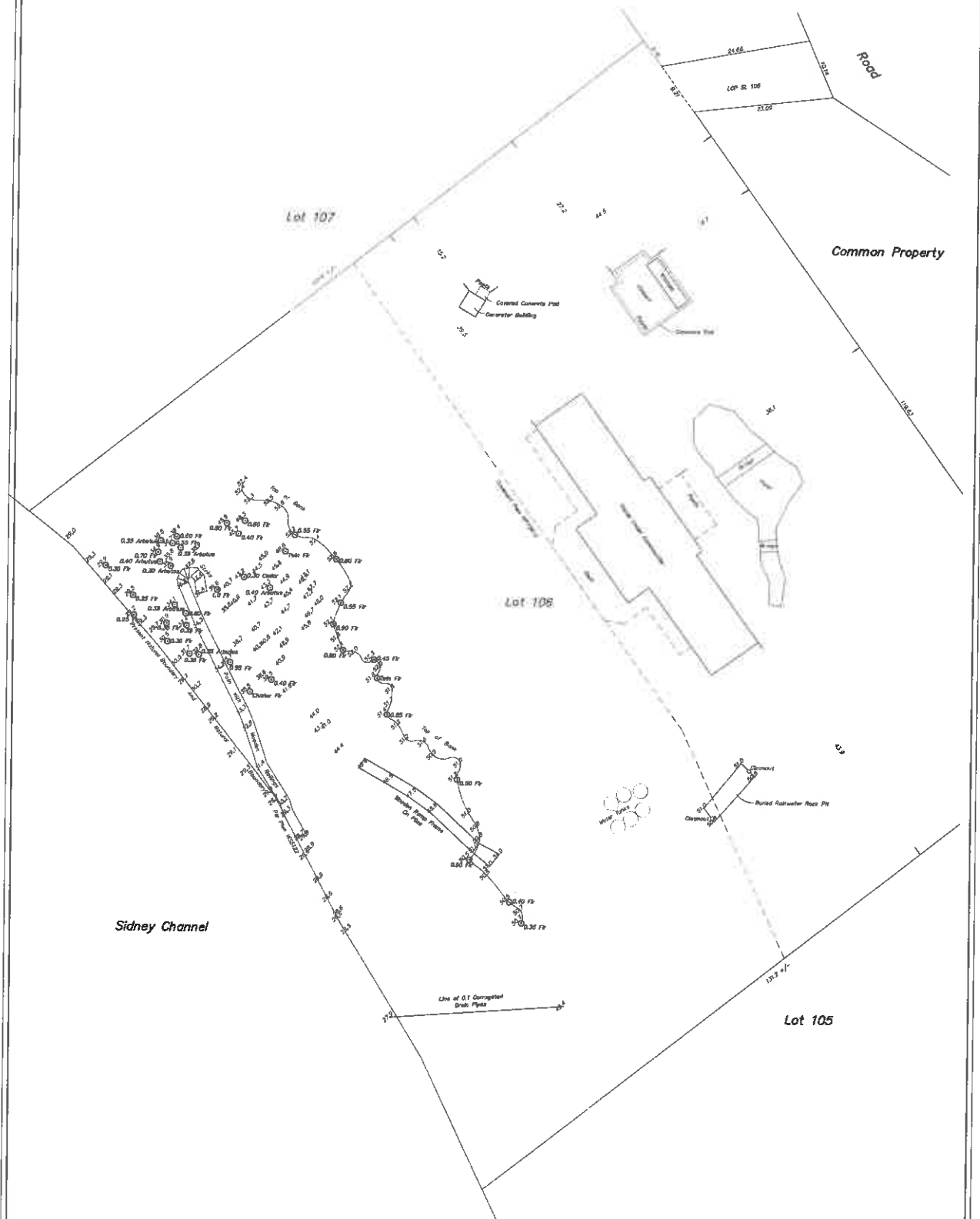
Notes



Site Plan Of:
Strata Lot 106, Section 8, Sidney Island,
Range 1W, North Saanich District, Strata Plan VS5122.

Scale = 1:300

Dated the 24th day of August, 2016.
 Distances and directions shown are in metres.
 Deviations are noted on assumed datum.



The subject priority is affected by
 the following registered documents:
 F201247, F201248, F201249,
 F201250, F201251, F201252,
 F201253, F201254, F201255,
 F201256, F201257, F201258,
 F201259, F201260, F201261,
 F201262, F201263, F201264.

Figure 3 - Previous backshore beach access structure

Wey Meyerburg Land Surveying Inc.
 www.weymeyers.com
 P-2007 Janet Wey Meyerburg
 License No. 100-123
 Duration (FRO) 2008-2020
 FRO 10004100100

Appendix I - Conservation Data Centre Information

BC Species and Ecosystems Explorer Search Results

Scientific Name	English Name	Provincial	BC List	Status			Global	CF Priority
				COSEWIC	SARA			
<i>Abronia latifolia</i>	yellow sand-verbena	S2 (2015)	Red				G5 (1988)	1
<i>Acmispon americanus</i> var. <i>americanus</i>	Spanish-clover	S3 (2015)	Blue				G5T5 (2015)	4
<i>Allium amplexans</i>	slimleaf onion	S3 (2015)	Blue				G4 (1988)	2
<i>Allium crenulatum</i>	Olympic onion	S3 (2015)	Blue				G4 (1988)	3
<i>Allium geyeri</i> var. <i>tenerum</i>	Geyer's onion	S3 (2015)	Blue				G4G5T3T5 (2002)	3
<i>Alopecurus carolinianus</i>	Carolina meadow-foxtail	S2 (2015)	Red				G5 (1986)	3
<i>Alsia californica</i>		S3 (2015)	Blue				G4 (1992)	3
<i>Anagallis minima</i>	chaffweed	S3 (2015)	Blue				G5 (1984)	2
<i>Balsamorhiza deltoidea</i>	deltoid balsamroot	S1 (2015)	Red	E (2009)	1-E (2003)		G5 (1988)	1
<i>Bartramia stricta</i>	rigid apple moss	S2 (2015)	Red	E (2009)	1-E (2003)		GU (2006)	2
<i>Bidens amplissima</i>	Vancouver Island beggarticks	S3 (2015)	Blue	SC (2001)	1-SC (2003)		G3 (1988)	1
<i>Botrychium simplex</i> var. <i>compositum</i>	least moonwort	S3 (2015)	Blue				G5T3T4 (2014)	
<i>Brachythecium holzingeri</i>		S2S3 (2011)	Blue				GU (2000)	2
<i>Bryum violaceum</i>		S1S2 (2015)	Red				G5? (2000)	2
<i>Callitriche heterophylla</i> var. <i>heterophylla</i>	two-edged water-starwort	S2S3 (2000)	Blue				G5T5 (1998)	3
<i>Callitriche marginata</i>	winged water-starwort	S3 (2015)	Blue				G4 (1988)	1
<i>Camissonia contorta</i>	contorted-pod evening-primrose	S1 (2015)	Red	E (2006)	1-E (2007)		G5 (1988)	1
<i>Carex feta</i>	green-sheathed sedge	S3 (2015)	Blue				G5 (1990)	2
<i>Carex tumulicola</i>	foothill sedge	S2 (2015)	Red	E (2008)	1-E (2010)		G4 (1985)	2
<i>Castilleja levisecta</i>	golden paintbrush	S1 (2015)	Red	E (2007)	1-E (2003)		G1 (2012)	1
<i>Castilleja victoriae</i>	Victoria's owl-clover	S1 (2015)	Red	E (2010)	1-E (2012)		G1 (2007)	1
<i>Cephalanthera austiniiae</i>	phantom orchid	S2 (2015)	Red	E (2014)	1-T (2003)		G4 (1990)	2
<i>Clarkia purpurea</i> ssp. <i>quadrivulnera</i>	wine-cup clarkia	S2 (2015)	Red				G5T5 (1999)	1
<i>Crassula connata</i> var. <i>connata</i>	erect pygmyweed	S2 (2015)	Red				G5TNR	3
<i>Crumia latifolia</i>		S3 (2015)	Blue				G3 (1999)	2
<i>Eleocharis parvula</i>	small spike-rush	S3 (2015)	Blue				G5 (1984)	3

<i>Entosthodon fascicularis</i>	banded cord-moss	S2S3 (2015)	Blue	SC (2015)	1-SC (2006)	G4G5 (2001)	2
<i>Epilobium densiflorum</i>	dense spike-primrose	S1 (2010)	Red	E (2005)	1-E (2006)	G5 (1988)	1
<i>Epilobium torreyi</i>	brook spike-primrose	SX (2015)	Red	E (2006)	1-E (2007)	G5 (1988)	2
<i>Eurybia radulina</i>	rough-leaved aster	S2 (2015)	Red			G4G5 (1988)	2
<i>Festuca rubra</i> ssp. <i>mediana</i>	dwarf red fescue	S3 (2016)	Blue			G5TNR	
<i>Fissidens ventricosus</i>		S2S3 (2015)	Blue			GU (2000)	2
<i>Fraxinus latifolia</i>	Oregon ash	S1S2 (2013)	Red			G5 (1990)	1
<i>Funaria muhlenbergii</i>		S3? (2011)	Blue			G4 (1995)	2
<i>Githopsis specularioides</i>	common bluecup	S2 (2015)	Red			G5 (1994)	2
<i>Glyceria leptostachya</i>	slender-spiked mannagrass	S3 (2015)	Blue			G3 (1991)	2
<i>Helenium autumnale</i> var. <i>grandiflorum</i>	mountain sneezeweed	S2S3 (2000)	Blue			G5T3T5 (2002)	2
<i>Heterocodon rariflorum</i>	heterocodon	S3 (2015)	Blue			G5 (1988)	2
<i>Homungia procumbens</i>	ovalpurse	S3? (2015)	Blue			G5 (1990)	4
<i>Hosackia gracilis</i>	seaside bird's foot lotus	S1 (2015)	Red	E (2010)	1-E (2003)	G4 (2005)	1
<i>Hydrophyllum tenuipes</i>	Pacific waterleaf	S2 (2015)	Red			G4G5 (1988)	2
<i>Idahoia scapigera</i>	scalepod	S2S3 (2015)	Blue			G5 (1987)	2
<i>Isoetes nuttallii</i>	Nuttall's quillwort	S3 (2015)	Blue			G4? (2011)	2
<i>Jaumea carnosa</i>	fleshy jaumea	S3 (2015)	Blue			G4G5 (2000)	2
<i>Juncus kelloggii</i>	Kellogg's rush	S1 (2015)	Red	E (2003)	1-E (2005)	G3? (1990)	2
<i>Juniperus maritima</i>	seaside juniper	S3 (2008)	Blue			G3G4 (2011)	3
<i>Lathyrus littoralis</i>	silky beach pea	S2 (2015)	Red	T (2013)		G3G4 (2013)	2
<i>Leptogium platynum</i>	batwing vinyl	S1S2 (2010)	Red	E (2011)		G3G4 (2013)	1
<i>Leptogium polycarpum</i>	peacock vinyl	S1S2 (2010)	Red	SC (2011)		GNR (2000)	1
<i>Limnanthus macounii</i>	Macoun's meadow-foam	S2 (2007)	Red	T (2004)	1-T (2006)	G2 (2015)	1
<i>Lomatium dissectum</i> var. <i>dissectum</i>	fem-leaved desert-parsley	S1S2 (2014)	Red			G4T4 (2003)	1
<i>Lomatium grayi</i> var. <i>grayi</i>	Gray's desert-parsley	S1 (2015)	Red	T (2008)	1-T (2011)	G5T5 (2004)	
<i>Lupinus densiflorus</i> var. <i>densiflorus</i>	dense-flowered lupine	S1 (2015)	Red	E (2005)	1-E (2006)	G5T4 (1989)	1
<i>Lupinus lepidus</i>	prairie lupine	S1 (2015)	Red	E (2009)	1-E (2003)	G5 (1989)	1
<i>Lupinus oreganus</i> var. <i>kincaidii</i>	Kincaid's lupine	SX (2015)	Red	XT (2008)	1-XX (2011)	G4T2 (2000)	1
<i>Lupinus rivularis</i>	streambank lupine	S1 (2009)	Red	E (2002)	1-E (2005)	G2G4 (2009)	1

<i>Marah oregana</i>	coast manroot	S1 (2015)	Red	E (2009)		G5 (1990)	1
<i>Meconella oregana</i>	white meconella	S1 (2015)	Red	E (2005)	1-E (2006)	G2G3 (2013)	1
<i>Microseris bigelovii</i>	coast microseris	S1 (2015)	Red	E (2006)	1-E (2007)	G4 (1995)	1
<i>Minuartia pusilla</i>	dwarf sandwort	S1 (2015)	Red	E (2004)	1-E (2005)	G5 (1990)	2
<i>Navarretia intertexta</i>	needle-leaved navarretia	S2 (2015)	Red			G5TNR	2
<i>Nuttallanthus texanus</i>	Texas toadflax	S2 (2016)	Red			G4G5 (1986)	4
<i>Ophioglossum pusillum</i>	northern adder's-tongue	S3? (2015)	Blue			G5 (2011)	3
<i>Orthocarpus bracteosus</i>	rosy owl-clover	S1 (2015)	Red	E (2004)	1-E (2005)	G3? (1998)	2
<i>Packera macounii</i>	Macoun's groundsel	S3 (2015)	Blue			G5 (1993)	2
<i>Physcomitrium pyriforme</i>		S3 (2015)	Blue			G5 (2015)	2
<i>Plagiobothrys tenellus</i>	slender popcornflower	S1 (2015)	Red	T (2008)	1-T (2011)	G4G5 (1988)	1
<i>Platanthera ephemerantha</i>	white-lip rein orchid	S2 (2015)	Red			G3? (2012)	2
<i>Platyhypnidium riparioides</i>		S3? (2011)	Blue			G4 (2004)	2
<i>Potamogeton oakesianus</i>	Oakes' pondweed	S2S3 (2015)	Blue			G5 (2015)	2
<i>Potentilla gracilis</i> var. <i>gracilis</i>	graceful cinquefoil	S2S3 (2006)	Blue			G5T5 (2012)	2
<i>Psilocarphus elatior</i>	tall woolly-heads	S2 (2015)	Red	E (2001)	1-E (2003)	G4Q (2001)	1
<i>Racomitrium pacificum</i>		S3 (2015)	Blue			G3 (1999)	2
<i>Ranunculus alismifolius</i> var. <i>alismifolius</i>	water-plantain buttercup	S1 (2015)	Red	E (2009)	1-E (2003)	G5T5 (1995)	1
<i>Ranunculus californicus</i>	California buttercup	S1 (2003)	Red	E (2008)	1-E (2011)	G5 (1987)	1
<i>Ranunculus lobbii</i>	Lobb's water-buttercup	SH (2015)	Red			G4 (1991)	2
<i>Rosulabryum erythroloma</i>		S2S3 (2011)	Blue			G4? (1999)	2
<i>Rupertia physodes</i>	California-tea	S3 (2015)	Blue			G4 (1985)	2
<i>Sanicula arctopoides</i>	bear's-foot sanicle	S1 (2011)	Red	T (2015)	1-E (2003)	G5 (1990)	1
<i>Sanicula bipinnatifida</i>	purple sanicle	S2 (2015)	Red	T (2001)	1-T (2003)	G5 (1990)	2
<i>Sericocarpus rigidus</i>	white-top aster	S2 (2008)	Red	SC (2009)	1-SC (2003)	G3 (2007)	1
<i>Sidalcea hendersonii</i>	Henderson's checker-mallow	S3 (2015)	Blue			G3 (2004)	2
<i>Silene scouleri</i> ssp. <i>scouleri</i>	coastal Scouler's catchfly	S1 (2000)	Red	E (2003)	1-E (2005)	G5T3T5 (2002)	4
<i>Sisyrinchium idahoense</i> var. <i>segetum</i>	Idaho blue-eyed-grass	S1 (2014)	Red			G5TNR	

<i>Syntrichia laevipila</i>	twisted oak moss	S3 (2015)	Blue	SC (2014)	1-SC (2005)	GNR	2
<i>Thysanocarpus curvipes</i>	sand lacepod	S3 (2015)	Blue			G4G5 (1987)	2
<i>Tonella tenella</i>	small-flowered tonella	S1S2 (2015)	Red	E (2003)	1-E (2005)	G5 (1990)	2
<i>Tortula obtusifolia</i>		S3 (2015)	Blue			G5 (1991)	3
<i>Toxicodendron diversilobum</i>	poison oak	S3? (2015)	Blue			G5 (1999)	2
<i>Trifolium cyathiferum</i>	cup clover	S2 (2015)	Red			G4 (1990)	2
<i>Trifolium depauperatum</i> var. <i>depauperatum</i>	poverty clover	S3 (2002)	Blue			G5T5? (2000)	4
<i>Trifolium dichotomum</i>	Macrae's clover	S2 (2016)	Red			G4? (2002)	2
<i>Triglochin concinna</i>	graceful arrow-grass	S3 (2015)	Blue			G5 (1990)	3
<i>Triphysaria versicolor</i> ssp. <i>versicolor</i>	bearded owl-clover	S1 (2015)	Red	E (2011)	1-E (2003)	G5T5 (1997)	1
<i>Triteleia howellii</i>	Howell's triteleia	S1 (2005)	Red	E (2003)	1-E (2005)	G4G5T3T4Q (2003)	1
<i>Uropappus lindleyi</i>	Lindley's microseris	S1 (2000)	Red	E (2008)	1-E (2010)	G5 (1990)	1
<i>Viola howellii</i>	Howell's violet	S2 (2015)	Red			G4 (1988)	2
<i>Viola praemorsa</i> ssp. <i>praemorsa</i>	yellow montane violet	S2 (2005)	Red	E (2007)	1-E (2003)	G5T3T5 (2000)	1
<i>Wolffia columbiana</i>	Columbian water-meal	S2 (2015)	Red			G5 (2015)	2
<i>Woodwardia fimbriata</i>	giant chain fern	S3 (2015)	Blue			G5 (1994)	2
<i>Zeltnera muehlenbergii</i>	Muhlenberg's centaury	S1 (2015)	Red	E (2008)	1-E (2010)	G5? (1996)	1

Search Summary

Time Performed Tue Jan 17 17:30:16 PST 2017

Results 101 records.

Search Criteria Search Type: Plant
AND Forest Districts: South Island Forest District (DSI) (Restricted to Red, Blue, and Legally designated species)
AND Regional Districts: Capital (CRD) (Restricted to Red, Blue, and Legally designated species)
AND BGC Zone: CDF
Sort Order: Scientific Name Ascending

Notes 1. Citation: B.C. Conservation Data Centre. 2017. BC Species and Ecosystems Explorer. B.C. Minist. of Environ. Victoria, B.C. Available: <http://a100.gov.bc.ca/pub/eswp/> (accessed Jan 17, 2017).

2. Forest District, MoE Region, Regional District and habitat lists are restricted to species that breed in the Forest District, MoE Region, Regional District or habitat (i.e., species will not be placed on lists where they occur only as migrants).

3. The data contained in the Results Export in BCSEE are provided under the [Open Government License - BC](#).

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BC Species and Ecosystems Explorer Search Results

Scientific Name	English Name	Biogeoclimatic Units	Status			Identified Wildlife	Land Use Objectives	CF Priority
			Provincial	BC List	Global			
<i>Abies grandis</i> / <i>Mahonia nervosa</i>	grand fir / dull Oregon-grape	CDFmm/04	S1 (2005)	Red	G1			1
<i>Abies grandis</i> / <i>Tiarella trifoliata</i>	grand fir / three-leaved foamflower	CDFmm/06	S1 (2013)	Red	G1			1
<i>Alnus rubra</i> / <i>Carex obnupta</i> [<i>Populus trichocarpa</i>]	red alder / slough sedge [black cottonwood]	CDFmm/14	S1 (2006)	Red	G1			1
<i>Alnus rubra</i> / <i>Lysichiton americanus</i>	red alder / skunk cabbage	CDFmm/Ws52	S2 (2010)	Red	GNR			1
<i>Alnus rubra</i> / <i>Rubus spectabilis</i> / <i>Equisetum arvense</i>	red alder / salmonberry / common horsetail	CDFmm/09 CDFmm/FI51 CWHvh1/10 CWHvh1/FI51 CWHvh2/10 CWHvh2/FI51 CWHwh1/09 CWHwh1/FI51	S3 (2009)	Blue	GNR		Central and North Coast LUO Haida Gwaii LUO South Central Coast LUO	4
<i>Arbutus menziesii</i> / <i>Arctostaphylos columbiana</i>	arbutus / hairy manzanita	CDFmm/00 CWHxm1/00	S2 (2013)	Red	G2			2
<i>Artemisia campestris</i> - <i>Festuca rubra</i> / <i>Racomitrium canescens</i>	northern wormwood - red fescue / grey rock-moss	CDFmm	S1 (2008)	Red	G1			1
<i>Bolboschoenus maritimus</i> var. <i>paludosus</i> Alkali Marsh	seacoast bulrush Alkali Marsh	BGxh2/Wm11 BGxw1/Wm11 CDFmm/Wm11 IDFdk1/Wm11 IDFxh2/Wm11 PPxh1/Wm11 PPxh2/Wm11	S1 (2015)	Red	GNR			
<i>Brasenia schreberi</i> - <i>Utricularia</i> spp.	water shield - bladderworts	CDFmm CWHdm CWHmm1 CWHmm2 CWHvh1 CWHvm1 CWHvm2 CWHxm1 CWHxm2	SNR	No Status	GNR			
<i>Carex lasiocarpa</i> - <i>Rhynchospora alba</i>	slender sedge - white beak-rush	CDFmm/Wf53 CWHmm1/Wf53 CWHmm2/Wf53 CWHxm1/Wf53 CWHxm2/Wf53	S2 (2004)	Red	G2		South Central Coast LUO	1
<i>Carex lyngbyei</i> Herbaceous Vegetation	Lyngbye's sedge herbaceous vegetation	CDFmm/Em05 CWH/Em05	S2 (2013)	Red	GNR		Haida Gwaii LUO	2
<i>Carex macrocephala</i> Herbaceous Vegetation	large-headed sedge Herbaceous Vegetation	CDFmm/00 CWHvh1/00 CWHwh1 CWHxm1	S1S2 (2008)	Red	G1G2		Haida Gwaii LUO South Central Coast LUO	1
<i>Deschampsia cespitosa</i> ssp. <i>beringensis</i> - <i>Hordeum brachyantherum</i>	tufted hairgrass - meadow barley	CDFmm/Ed01 CWH/Ed01	S2 (2013)	Red	G3		Haida Gwaii LUO	2
<i>Deschampsia cespitosa</i> ssp. <i>beringensis</i> - <i>Symphyotrichum subspicatum</i>	tufted hairgrass - Douglas' aster	CDFmm/Ed02 CWH/Ed02	S2 (2013)	Red	G3		Haida Gwaii LUO	2
<i>Distichlis spicata</i> var. <i>spicata</i> Herbaceous Vegetation	seashore saltgrass Herbaceous Vegetation	CDFmm/Em03 CWHxm1/Em03	S1S2 (2016)	Red	GNR (2008)			2
<i>Dulichium arundinaceum</i> Herbaceous Vegetation	three-way sedge	CDFmm/Wm51 CWHmm1/Wm51 CWHxm2/Wm51 ICHwk1/Wm51	S2 (2004)	Red	GNR		South Central Coast LUO	2

<i>Eleocharis palustris</i> Herbaceous Vegetation	common spike-rush Herbaceous Vegetation	BGxw2/Wm04 CDFmm/Wm04 CWH/Wm04 ESSFdv/Wm04 ESSFdv2/Wm04 IDFxm/Wm04 SBSdk/Wm04 SBSmk2/Wm04	S3 (2004)	Blue	GNR		3
<i>Festuca roemerii</i> - <i>Koeleria macrantha</i>	Roemer's fescue - junegrass	CDFmm/00 CWHxm1/00	S1 (2004)	Red	G1		1
<i>Juncus arcticus</i> - <i>Plantago macrocarpa</i>	arctic rush - Alaska plantain	CDFmm/Ed03 CWH/Ed03	S1 (2007)	Red	GNR		1
<i>Leymus mollis</i> ssp. <i>mollis</i> - <i>Lathyrus</i> <i>japonicus</i>	dune wildrye - beach pea	CDFmm CWHdm CWHds1 CWHms2 CWHvh1 CWHvh2 CWHvm1 CWHwh1 CWHwm CWHws1 CWHxm1 CWHxm2	S1S2 (2008)	Red	GNR	Central and North Coast LUO South Central Coast LUO	1
<i>Menyanthes trifoliata</i> - <i>Carex lasiocarpa</i>	buckbean - slender sedge	CDFmm/Wf06 CWHws1/Wf06 ICHwk1/Wf06 IDFdk2/Wf06 SBSdk/Wf06	S3 (2004)	Blue	G3		2
<i>Myosurus minimus</i> - <i>Montia</i> spp. - <i>Limnanthes macounii</i>	tiny mouse-tail - montias - Macoun's meadow-foam	CDFmm/00	S1 (2013)	Red	G2		Not Assessed
<i>Myrica gale</i> / <i>Carex</i> <i>sitchensis</i>	sweet gale / Sitka sedge	CDFmm/Wf52 CWHmm1/Wf52 CWHmm2/Wf52 CWHvh2/Wf52 CWHwm/Wf52 CWHxm1/Wf52 CWHxm2/Wf52	S2 (2004)	Red	G3	Central and North Coast LUO Haida Gwaii LUO South Central Coast LUO	3
<i>Pinus contorta</i> / <i>Sphagnum</i> spp. CDFmm	lodgepole pine / peat-mosses CDFmm	CDFmm/10	S1 (2004)	Red	GNR		2
<i>Polygonum paronychia</i> - <i>Abronia latifolia</i>	black knotweed - yellow sand-verbena	CDFmm/ CWHxm1/	S1 (2011)	Red	GNR		
<i>Populus trichocarpa</i> - <i>Alnus rubra</i> / <i>Rubus</i> <i>spectabilis</i>	black cottonwood - red alder / salmonberry	CDFmm/08 CWHdm/09 CWHds1/09 CWHds2/09 CWHmm1/09 CWHms1/08 CWHms2/08 CWHvm1/10 CWHwm/06 CWHws1/08 CWHws2/08 CWHxm1/09 CWHxm2/09	S3 (2010)	Blue	GNR	South Central Coast LUO	2
<i>Pseudotsuga menziesii</i> - <i>Arbutus menziesii</i>	Douglas-fir - arbutus	CDFmm/02	S2 (2004)	Red	GNR		1
<i>Pseudotsuga menziesii</i> / <i>Mahonia nervosa</i>	Douglas-fir / dull Oregon-grape	CDFmm/01 CWHxm1	S2 (2010)	Red	G2	Y	1
<i>Pseudotsuga menziesii</i> / <i>Melica subulata</i>	Douglas-fir / Alaska oniongrass	CDFmm/03	S1 (2006)	Red	G1	Y	1
<i>Quercus garryana</i> - <i>Arbutus menziesii</i>	Garry oak - arbutus	CDFmm/00	S1 (2004)	Red	G1		2
<i>Quercus garryana</i> / <i>Bromus carinatus</i>	Garry oak / California brome	CDFmm/00	S1 (2004)	Red	G1		2
<i>Quercus garryana</i> / <i>Holodiscus discolor</i>	Garry oak / oceanspray	CDFmm/00	S1 (2004)	Red	G1		2
<i>Rhododendron</i> <i>groenlandicum</i> / <i>Kalmia microphylla</i> /	Labrador-tea / western bog-laurel / peat-mosses	CDFmm/Wb50 CWHdm/Wb50 CWHvm1/Wb50	S3 (2004)	Blue	G4		4

<i>Sphagnum</i> spp.		CWHxm1/Wb50 CWHxm2/Wb50					
<i>Ruppia maritima</i> Herbaceous Vegetation	beaked ditch-grass Herbaceous Vegetation	CDFmm/Em01 CWH/Em01	S2 (2013)	Red	GNR	Halda Gwaii LUO	2
<i>Salix sitchensis</i> - <i>Salix lasiandra</i> var. <i>lasiandra</i> / <i>Lysichiton americanus</i>	Sitka willow - Pacific willow / skunk cabbage	CDFmm/Ws51 CWH/Ws51 ICH/Ws51	S2 (2004)	Red	G2		1
<i>Sarcocornia pacifica</i> - <i>Lysimachia maritima</i>	American glasswort - sea-milkwort	CDFmm/Em02 CWH/Em02	S2 (2013)	Red	G3G4		3
<i>Schoenoplectus acutus</i> Deep Marsh	hard-stemmed bulrush Deep Marsh	BGxh1/Wm06 BGxh2/Wm06 BGxw1/Wm06 BGxw2/Wm06 CDFmm/Wm06 CWHxm1/Wm06 ICHwk1/Wm06 IDFdk1/Wm06 IDFdk3/Wm06 IDFdk4/Wm06 IDFdk5/Wm06 IDFdm1/Wm06 IDFdm2/Wm06 IDFmw1/Wm06 IDFhx1/Wm06 IDFhx2/Wm06 IDFxx/Wm06 IDFxm/Wm06 MSdk/Wm06 MSdm2/Wm06 PPxh1/Wm06 PPxh2/Wm06 PPxh3/Wm06 SBPSmk/Wm06 SBPSxc/Wm06 SBPSmk2/Wm06	S3 (2004)	Blue	G5		4
<i>Selaginella wallacei</i> / <i>Cladina</i> spp.	Wallace's selaginella / reindeer lichens	CDFmm CWHxm1 CWHxm2	S3 (2012)	Blue	GNR		
<i>Spiraea douglasii</i> / <i>Carex sitchensis</i>	hardhack / Sitka sedge	CDFmm/Ws50 CWHxm1/Ws50 CWHxm2/Ws50 ICHmc1/Ws50 SBPSmk1/Ws50 SBPSwk1/Ws50	S4 (2004)	Yellow	G4		4
<i>Thuja plicata</i> / <i>Achlys triphylla</i>	western redcedar / vanilla-leaf	CDFmm/12	S1 (2013)	Red	G1		2
<i>Thuja plicata</i> / <i>Oemleria cerasiformis</i>	western redcedar / Indian-plum	CDFmm/13	S1 (2006)	Red	G1		2
<i>Thuja plicata</i> / <i>Polystichum munitum</i> - <i>Lysichiton americanus</i>	western redcedar / sword fern - skunk cabbage	CDFmm/11 CDFmm/Ws53 CWHdm/12 CWHdm/Ws53 CWHxm1/Ws53 CWHxm2/12 CWHxm2/Ws53	S37 (2012)	Blue	GNR		
<i>Thuja plicata</i> - <i>Pseudotsuga menziesii</i> / <i>Eurhynchium oregonum</i>	western redcedar - Douglas-fir / Oregon beaked-moss	CDFmm/05	S1 (2013)	Red	GNR		2
<i>Thuja plicata</i> / <i>Symphoricarpos albus</i>	western redcedar / common snowberry	CDFmm/07	S1 (2013)	Red	GNR		1
<i>Typha latifolia</i> Marsh	common cattail Marsh	BGxh1/Wm05 BGxh2/Wm05 BGxw1/Wm05 BWBSmw/Wm05 CDFmm/Wm05 CWHdm/Wm05 CWHxm1/Wm05 CWHxm2/Wm05 IDFdk1/Wm05 IDFdk2/Wm05 IDFdk3/Wm05 IDFdk5/Wm05 IDFdm1/Wm05 IDFdm2/Wm05	S3 (2004)	Blue	G5		1

IDFmw1/Wm05
IDFmw2/Wm05
IDFhx1/Wm05
IDFhx2/Wm05
IDFkx/Wm05
PPdh2/Wm05
PPxh1/Wm05
PPxh2/Wm05

Search Summary

Time Performed Tue Jan 17 17:34:23 PST 2017

Results 45 records.

Search Criteria Search Type: Ecological Communities
AND Forest Districts: South Island Forest District (DSI)
AND Regional Districts: Capital (CRD)
AND BGC Zone: CDF
Sort Order: Scientific Name Ascending

Notes 1. Citation: B.C. Conservation Data Centre. 2017. BC Species and Ecosystems Explorer. B.C. Minist. of Environ. Victoria, B.C. Available: <http://a100.gov.bc.ca/pub/eswp/> (accessed Jan 17, 2017).

2. Biogeoclimatic Site Unit(s): This column indicates the BGC unit(s) on which each ecological community is known to occur (future inventories may indicate range extensions). The two digit number following the slash (01 and up) indicates that the ecological community occurs on a site series that is part of the B.C. Ministry of Forests (MOF) site series classification (see [MOF Regional Field Guides to Site Identification and Interpretation](#) for more information). A two digit number of '00' indicates that the ecological community occurs on a site unit that is not part of the MOF site series classification but is recognized from other vegetation and site classifications, and ecosystem mapping projects.

3. The data contained in the Results Export in BCSEE are provided under the [Open Government License - BC](#).

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BC Species and Ecosystems Explorer Search Results

Scientific Name	English Name	Provincial	BC List	Status			CF	Priority
				COSEWIC	SARA	Global		
<i>Accipiter gentilis laingi</i>	Northern Goshawk, <i>laingi</i> subspecies	S2B (2010)	Red	T (2013)	1-T (2003)	G5T2 (2008)		1
<i>Anarta edwardsii</i>	Edwards' Beach Moth	S1 (2009)	Red	E (2009)	1-E (2011)	GNR		1
<i>Anaxyrus boreas</i>	Western Toad	S3S4 (2010)	Blue	SC (2012)	1-SC (2005)	G4 (2008)		2
<i>Aneides vagrans</i>	Wandering Salamander	S3S4 (2010)	Blue	SC (2014)		G4 (2005)		2
<i>Ardea herodias fannini</i>	Great Blue Heron, <i>fannini</i> subspecies	S2S3B,S4N (2009)	Blue	SC (2008)	1-SC (2010)	G5T4 (1997)		1
<i>Asio flammeus</i>	Short-eared Owl	S3B,S2N (2015)	Blue	SC (2008)	1-SC (2012)	G5 (2014)		2
<i>Botaurus lentiginosus</i>	American Bittern	S3B (2015)	Blue			G5 (2016)		2
<i>Brachyramphus marmoratus</i>	Marbled Murrelet	S3B,S3N (2015)	Blue	T (2012)	1-T (2003)	G3 (2013)		1
<i>Butorides virescens</i>	Green Heron	S3S4B (2015)	Blue			G5 (2014)		4
<i>Callophrys eryphon sheltonensis</i>	Western Pine Elfin, <i>sheltonensis</i> subspecies	S3 (2013)	Blue			G5TNR		4
<i>Callophrys johnsoni</i>	Johnson's Hairstreak	S1S2 (2013)	Red			G3G4 (2004)		2
<i>Callophrys mossii mossii</i>	Moss' Elfin, <i>mossii</i> subspecies	S2S3 (2013)	Blue			G4T4 (2001)		2
<i>Carychium occidentale</i>	Western Thorn	S3 (2015)	Blue			G3G4 (2002)		2
<i>Cercyonis pegala incana</i>	Common Wood-nymph, <i>incana</i> subspecies	S2 (2013)	Red			G5T4T5 (2003)		2
<i>Chordeiles minor</i>	Common Nighthawk	S4B (2015)	Yellow	T (2007)	1-T (2010)	G5 (2014)		2
<i>Chrysemys picta</i>	Painted Turtle	S3 (2012)	No Status	E/SC (2006)	1-E/SC (2007)	G5 (2016)		2
<i>Chrysemys picta</i> pop. 1	Painted Turtle - Pacific Coast Population	S2 (2012)	Red	T (2016)	1-E (2007)	G5T2 (2007)		2
<i>Coccothraustes vespertinus</i>	Evening Grosbeak	S5 (2015)	Yellow	SC (2016)		G5 (1996)		2
<i>Coenonympha tullia insulana</i>	Common Ringlet, <i>insulana</i> subspecies	S1 (2013)	Red			G5T3T4 (1998)		1
<i>Contia tenuis</i>	Sharp-tailed Snake	S1S2 (2012)	Red	E (2009)	1-E (2003)	G5 (2016)		1
<i>Contopus cooperi</i>	Olive-sided Flycatcher	S3S4B (2015)	Blue	T (2007)	1-T (2010)	G4 (2008)		2
<i>Copablepharon fuscum</i>	Sand-verbena Moth	S1 (2006)	Red	E (2013)	1-E (2005)	G1G2 (2004)		2
<i>Corynorhinus townsendii</i>	Townsend's Big-eared Bat	S3S4 (2015)	Blue			G4 (2015)		2

<i>Cryptomastix devia</i>	Puget Oregonian	SX (2015)	Red	XT (2013)	1-XX (2005)	G3 (2005)	1
<i>Cypseloides niger</i>	Black Swift	S2S3B (2015)	Blue	E (2015)		G4 (2015)	2
<i>Danaus plexippus</i>	Monarch	S3B (2013)	Blue	E (2016)	1-SC (2003)	G4 (2015)	2
<i>Epargyreus clarus</i>	Silver-spotted Skipper	S3 (2013)	Blue			G5 (2009)	4
<i>Epargyreus clarus californicus</i>	Silver-spotted Skipper, <i>californicus</i> subspecies	SH (2013)	Red			G5TNR	
<i>Erynnis propertius</i>	Propertius Duskywing	S2 (2013)	Red			G5 (2009)	2
<i>Erythemis collocata</i>	Western Pondhawk	S3S4 (2015)	Blue			G5 (2016)	2
<i>Euchloe ausonides insulanus</i>	Large Marble, <i>insulanus</i> subspecies	SX (2013)	Red	XT (2010)	1-XX (2003)	G5T1 (2010)	2
<i>Eumetopias jubatus</i>	Steller Sea Lion	S3B,S4N (2013)	Blue	SC (2013)	1-SC (2005)	G3 (2011)	2
<i>Euphydryas editha taylori</i>	Edith's Checkerspot, <i>taylori</i> subspecies	S1 (2013)	Red	E (2011)	1-E (2003)	G5T1 (2008)	1
<i>Euphyes vestris</i>	Dun Skipper	S2 (2013)	Red	T (2013)	1-T (2003)	G5 (2016)	2
<i>Falco peregrinus</i>	Peregrine Falcon	S3B (2015)	No Status	SC (2007)		G4 (2000)	2
<i>Falco peregrinus anatum</i>	Peregrine Falcon, <i>anatum</i> subspecies	S2?B (2010)	Red	SC (2007)	1-SC (2012)	G4T4 (2006)	2
<i>Fratercula cirrhata</i>	Tufted Puffin	S2S3B,S4N (2015)	Blue			G5 (2003)	2
<i>Galba bulimoides</i>	Prairie Fossaria	S3? (2015)	Blue			G5 (1999)	4
<i>Galba vancouverensis</i>	Vancouver Fossaria	SH (2015)	Red			GHQ (2015)	1
<i>Glaucidium gnoma swarthi</i>	Northern Pygmy-Owl, <i>swarthi</i> subspecies	S3 (2009)	Blue			G4G5T3Q (2016)	1
<i>Haliotis kamtschatkana</i>	Northern Abalone	S2 (2002)	Red	E (2009)	1-E	G3G4 (2010)	2
<i>Hemphillia dromedarius</i>	Dromedary Jumping-slug	S2 (2015)	Red	T (2014)	1-T (2005)	G3G4 (2005)	2
<i>Hemphillia glandulosa</i>	Warty Jumping-slug	S2? (2015)	Red	SC (2013)	1-SC (2005)	G3G4 (2005)	2
<i>Hesperia colorado oregonia</i>	Western Branded Skipper, <i>oregonia</i> subspecies	S1 (2013)	Red	E (2013)		G5T2 (2016)	2
<i>Hirundo rustica</i>	Barn Swallow	S3S4B (2015)	Blue	T (2011)		G5 (2014)	2
<i>Hydroprogne caspia</i>	Caspian Tern	S3B (2015)	Blue	NAR (1999)		G5 (1996)	2
<i>Megascops kennicottii</i>	Western Screech-Owl	S4 (2015)	No Status	T (2012)	1-SC/E (2005)	G4G5 (2016)	2
<i>Megascops kennicottii kennicottii</i>	Western Screech-Owl, <i>kennicottii</i> subspecies	S3 (2009)	Blue	T (2012)	1-SC (2005)	G5T4 (2003)	1
<i>Mirounga angustirostris</i>	Northern Elephant Seal	S1B (2014)	Red	NAR (1986)		G5 (1996)	5
<i>Musculum partumeium</i>	Swamp Fingernailclam	S2S4 (2015)	Blue			G5 (2015)	1
<i>Mustela erminea anguinae</i>	Ermine, <i>anguinae</i> subspecies	S3 (2010)	Blue			G5T3 (2015)	2

<i>Myotis keenii</i>	Keen's Myotis	S3? (2015)	Blue	DD (2003)	3 (2005)	G3 (2014)	1
<i>Myotis lucifugus</i>	Little Brown Myotis	S4 (2015)	Yellow	E (2013)	1-E (2014)	G3 (2015)	5
<i>Nearctula</i> sp. 1	Threaded Vertigo	S3 (2015)	Blue	SC (2010)	1-SC (2012)	G3G5 (2006)	2
<i>Omus audouini</i>	Audouin's Night-stalking Tiger Beetle	S2? (2015)	Red	T (2013)		G5 (2008)	1
<i>Oncorhynchus clarkii clarkii</i>	Cutthroat Trout, <i>clarkii</i> subspecies	S3S4 (2004)	Blue			G4T4 (1997)	2
<i>Oncorhynchus kisutch</i>	Coho Salmon	S4 (2000)	Yellow	T (2016)		G4 (2001)	2
<i>Ophiogomphus occidentis</i>	Sinuous Snaketail	S3 (2015)	Blue			G5 (2015)	2
<i>Parnassius clodius claudianus</i>	Clodius Parnassian, <i>claudianus</i> subspecies	S3S4 (2013)	Blue			G5TNR	6
<i>Patagioenas fasciata</i>	Band-tailed Pigeon	S3S4B (2015)	Blue	SC (2008)	1-SC (2011)	G4 (2000)	2
<i>Phalacrocorax auritus</i>	Double-crested Cormorant	S3S4B (2015)	Blue	NAR (1978)		G5 (1999)	2
<i>Phalacrocorax penicillatus</i>	Brandt's Cormorant	S1B,S4N (2015)	Red			G5 (1999)	1
<i>Physella propinqua</i>	Rocky Mountain Physa	S3S4 (2015)	Blue			G5Q (2015)	6
<i>Physella virginea</i>	Sunset Physa	S3S5 (2015)	Blue			G5Q (2015)	Unable to Determine
<i>Pituophis catenifer catenifer</i>	Gopher Snake, <i>catenifer</i> subspecies	SX (2012)	Red	XT (2012)	1-XX (2005)	G5T5 (2016)	6
<i>Planorbula campestris</i>	Meadow Rams-horn	S3S4 (2015)	Blue			G4G5 (2015)	6
<i>Plebejus icarioides blackmorei</i>	Boisduval's Blue, <i>blackmorei</i> subspecies	S3 (2013)	Blue			G5T3 (2006)	3
<i>Plebejus saepiolus insulanus</i>	Greenish Blue, <i>insulanus</i> subspecies	SH (2013)	Red	E (2012)	1-E (2003)	G5TH (2003)	1
<i>Poocetes gramineus affinis</i>	Vesper Sparrow, <i>affinis</i> subspecies	S1B (2010)	Red	E (2006)	1-E (2007)	G5T3? (1996)	1
<i>Pristiloma johnsoni</i>	Broadwhorl Tightcoil	S3 (2015)	Blue			G3 (2013)	2
<i>Progne subis</i>	Purple Martin	S3B (2015)	Blue			G5 (2014)	3
<i>Promenetus umbilicatellus</i>	Umbilicate Sprite	S2S3 (2015)	Blue			G4 (2015)	2
<i>Prophysaon coeruleum</i>	Blue-grey Taildropper	S2S3 (2015)	Blue	T (2016)	1-E (2007)	G3G4 (2010)	1
<i>Rana aurora</i>	Northern Red-legged Frog	S3S4 (2010)	Blue	SC (2015)	1-SC (2005)	G4 (2015)	1
<i>Sialia mexicana</i> pop. 1	Western Bluebird (Georgia Depression population)	SHB (2010)	Red			G5TNRQ	1
<i>Sorex palustris brooksi</i>	American Water Shrew, <i>brooksi</i> subspecies	S2 (2010)	Red			G5T2 (1996)	1

<i>Speyeria zerene bremnerii</i>	Zerene Fritillary, <i>bremnerii</i> subspecies	S2 (2013)	Red			G5T3T4 (1998)	2
<i>Sympetrum vicinum</i>	Autumn Meadowhawk	S3S4 (2015)	Blue			G5 (2015)	4
<i>Tramea lacerata</i>	Black Saddlebags	S2 (2015)	Red			G5 (1985)	2
<i>Tyto alba</i>	Barn Owl	S2? (2015)	Red	T (2010)	1-SC (2003)	G5 (1996)	2
<i>Uria aalge</i>	Common Murre	S2B,S3S4N (2015)	Red			G5 (2003)	2
<i>Vertigo andrusiana</i>	Pacific Vertigo	S1S2 (2015)	Red			G2G3 (2004)	1

Search Summary

Time Performed Tue Jan 17 17:31:52 PST 2017

Results 82 records.

Search Criteria Search Type: Animal
AND Forest Districts: South Island Forest District (DSI) (Restricted to Red, Blue, and Legally designated species)
AND Regional Districts: Capital (CRD) (Restricted to Red, Blue, and Legally designated species)
AND BGC Zone: CDF
Sort Order: Scientific Name Ascending

Notes 1. Citation: B.C. Conservation Data Centre. 2017. BC Species and Ecosystems Explorer. B.C. Minist. of Environ. Victoria, B.C. Available: <http://a100.gov.bc.ca/pub/eswp/> (accessed Jan 17, 2017).

2. Forest District, MoE Region, Regional District and habitat lists are restricted to species that breed in the Forest District, MoE Region, Regional District or habitat (i.e., species will not be placed on lists where they occur only as migrants).

3. The data contained in the Results Export in BCSEE are provided under the [Open Government License - BC](#).

[Modify Search](#) | [New Search](#) | [Results](#)



BC Conservation Data Centre: Ecosystem Occurrence Report

Shape ID: 64947

Scientific Name: *Pseudotsuga menziesii* / *Mahonia nervosa*

English Name: Douglas-fir / dull Oregon-grape

Identifiers

Occurrence ID: 9138
Shape ID: 64947
Element Group: Ecological Community

Status

Provincial Rank: S2
BC List: Red
Global Rank: G2

Locators

Survey Site: SIDNEY ISLAND
Directions:
Biogeoclimatic Unit: CDF mm
Ecosection: SGI

Occurrence Information

First Observation Date: 2004 Last Observation Date: 2006

Occurrence Data:

This coniferous forest occurrence is based on Terrestrial Ecosystem Mapping. It is mostly comprised of young (~74%) and mature (26%) forests dominated by Douglas-fir that developed after clear-cut or selection logging. Variation in soil-moisture conditions and time since disturbance is indicated by stand composition of co-occurring tree species such as grand fir, arbutus, western redcedar, lodgepole pine and red alder, as indicated in the field sample data. The terrain is a mixture of morainal and weathered bedrock veneers, and glaciofluvial deposits. The ecological community represents approximately 283 ha or 60% of the element occurrence, and has been confirmed by several ecosystem plots.

General Description:

This occurrence is distributed across much of Sidney Island, which is a low-lying island east of the town of Sidney, B.C. Sidney Island has some residential and agricultural development and the north end is in Southern Gulf Islands National Park. Younger and/or more open forests are found around the occurrence.

Environmental Summary:

The terrain is a mixture of morainal and decomposed bedrock veneers, with some glaciofluvial materials. The soils are mainly gravelly and/or sandy.

Occurrence Rank and Occurrence Rank Factors

Rank*: C : Fair estimated viability

Note: in the case of Ecological Communities, "viability" should read as "ecological integrity"

Rank Date: 13-01-18

Rank Comments:

The Ecological Integrity of this occurrence is assessed as Fair. It is based primarily on the condition factor, as landscape context and size are limited by island geography and condition is weighted most heavily in the assessment. Although primarily of natural vegetation, the impact of grazing on the natural understory is extreme.

Condition of Occurrence:

Comprised of mature and young forests, the vertical stand structure is variable and homogenous in some areas. High numbers of deer have affected the understory condition on this island. Internal fragmentation <10%. Past forest harvesting, agriculture, and the intensive grazing by feral deer reduce forest condition. Condition is assessed as Fair to Poor.

Size of Occurrence:

The size of this occurrence is considered average within this fragmented landscape (283.0 ha).

Landscape Context:

Sidney Island has moderate to high internal fragmentation (35 - 75%) with cleared areas, rural residential, roads and airstrip in the southeast part of the island. The vegetation is described as semi-natural because of the extensive feral deer grazing. Landscape Context is Fair to Good (partly due to island geography).

Version

Version Date: 1/18/2013 12:00:00 AM

Version Author: de Groot, A. and C.M. Cadrin

Mapping Information

Estimated Representation Accuracy: Medium

Estimated Representation Accuracy Comments: The ecological community occupies 59.56% (283 ha) of the mapped occurrence.

Confident that full extent is represented by Occurrence: ?

Confidence extent Definition: Uncertain whether full extent of EO is known

Additional Inventory Needed: Y

Inventory Comments: Field plots along with notes at three locations confirm this ecosystem. Project name - Terrestrial Ecosystem Mapping of the Southern Gulf Islands.

This element occurrence is based on available ecosystem mapping. Many factors influence the reliability of an ecosystem map. Depending on the scale of aerial images used to capture the ecosystems, very small ecosystems and some types of disturbance may not be visible and will not be mapped. If the air photos are not current, new disturbance may have occurred since the time of mapping and the inventory may not accurately represent the current state of the landscape. Other factors, such as the skill and experience of the mapper within the study area, and the field survey intensity level will also influence the reliability of the map.

Documentation

References:

- Canadian Wildlife Service, Ministry of Environment, Lands and Parks Vancouver Island Region, and B.C. Conservation Data Centre. 1997. Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands. Clover Point Cartographics Ltd., Victoria.
- Churchill, J., T. Tripp and T. Innes. 2009. Conversion of existing Southern Gulf Islands (SGI) ecosystem mapping to provincial Terrestrial Ecosystem Mapping standards. Madrone Environmental Services Ltd. Unpublished report prepared for Islands Trust, Victoria, B.C. 16pp.
- Green, R.N. 2007. Terrestrial Ecosystem Mapping of the Southern Gulf islands. B.A. Blackwell and Associates. Unpublished report submitted to Parks Canada, Sidney, B.C.
- Sensitive Ecosystems Inventory [SEI] of East Vancouver Island and Gulf Islands: Sensitive Ecosystems Mapping, Disturbance Mapping and Re-evaluation of Major Riparian Corridors. 2004. Prepared by Axy's Environ. Consulting Ltd. for Environ. Can., Can. Wildl. Serv., B.C. Minist. Sustainable Resour. Manage., and B.C. Minist. Water, Land and Air Prot., and the Habitat Conserv. Trust Fund. 66 mapsheets, 1:20 000 scale.
- Ward, P., G. Radcliffe, J. Kirkby, J. Illingworth, and C. Cadrin. 1998. Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands 1993-1997. Volume 1: Methodology, Ecological Descriptions and Results. Tech. Rep. Ser. No. 320, Can. Wildl. Serv., Pac. and Yukon Reg., BC.

Please visit the website http://www.env.gov.bc.ca/cdc/gis/eo_data_fields_06.htm for definitions of the data fields used in this occurrence report.

Suggested Citation:

B.C. Conservation Data Centre. 2014. Occurrence Report Summary, Shape ID: 64947, Douglas-fir / dull Oregon-grape. B.C. Ministry of Environment. Available: <http://delivery.maps.gov.bc.ca/ess/sv/cdc/>, (accessed Feb 20, 2017).



CDC Occurrence Map

Legend

Species and Ecosystems at Available Occurrences - CDC

FEATURE_CODE

Animal - Vertebrate

Animal - Invertebrate

Plant - Vascular

Plant - Non-vascular

Ecological Community

Species and Ecosystems at Secured) Publicly Available

Species and Ecosystems at and Historical) Publicly Avail CDC

FEATURE_CODE

Animal - Vertebrate

0 0.62 1.24 km

1: 30,531

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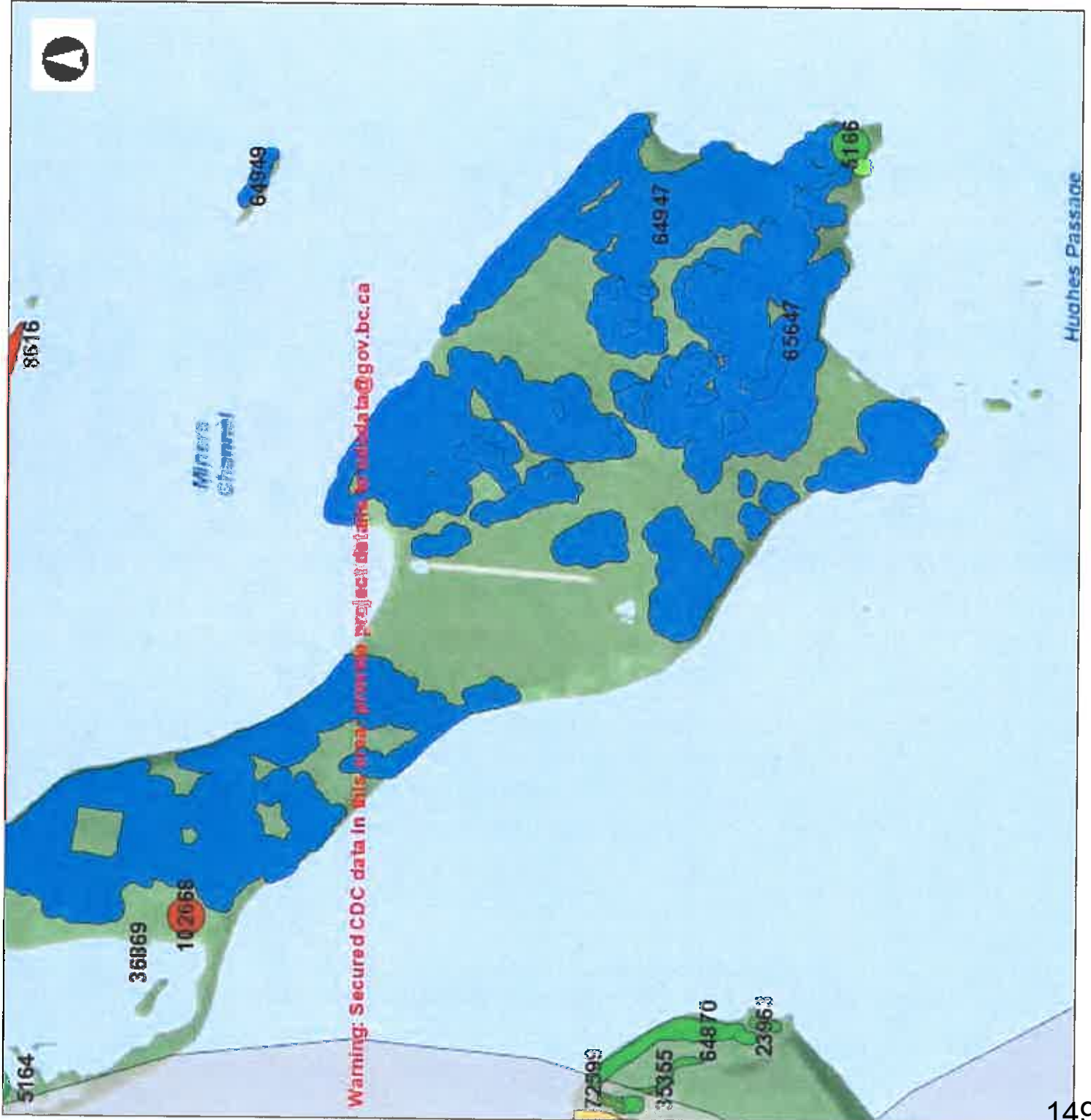
Datum: NAD83

Projection: NAD_1983_BC_Environment_Albers

Key Map of British Columbia



Warning: Secured CDC data in this area, please project data to ecodata@gov.bc.ca



Appendix II - Photoplates



Plate 1: Beach below 141 Mapleleaf Lane property, looking north



Plate 2: Looking upslope from the beach at remnants of old structure



Plate 3: Vegetation typical of slope



Plate 4: Looking downslope along lower extent of access structure



Plate 5: Looking south along the slope along the original alignment of access structure



Plate 6: Looking downslope along the frame of the upper part of the access structure



Plate 7: Looking upslope at frame of access structure

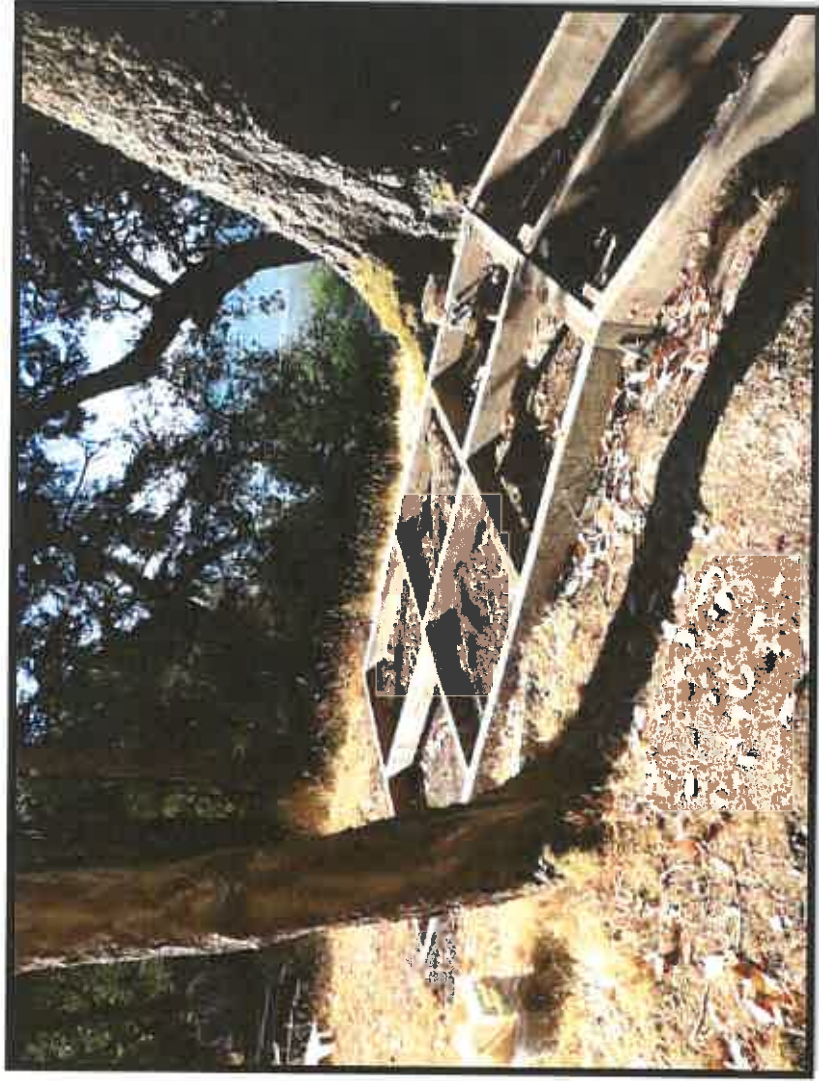


Plate 8: Platform for access structure at top of slope

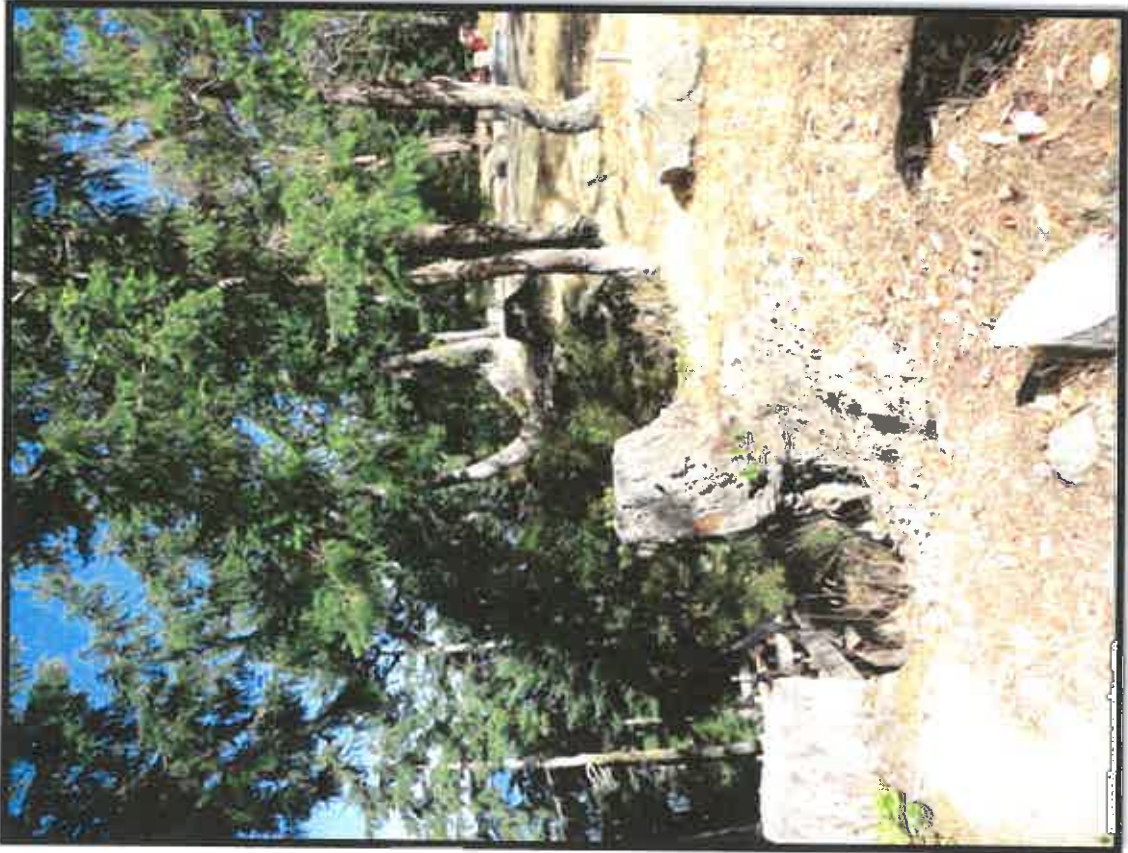


Plate 9: Looking north along the top of the slope



Plate 10: Slope failure originating at top of slope



Plate 11: Looking down slope to beach

Appendix III - Scotch Broom Removal Guidelines



King County
Department of
Natural Resources and Parks
Water and Land Resources Division
Noxious Weed Control Program

BEST MANAGEMENT PRACTICES

Scotch Broom, Scot's Broom
Cytisus scoparius
Fabaceae

Class B Noxious Weed Designated for Control only in Select Areas

Legal Status in King County: Class B Noxious Weed (non-native species designated for control only in select areas by Washington State law RCW 17.10 and the King County Noxious Weed Control Board). The King County Noxious Weed Control Board requires control on the King County portion of State Route 2 and on Interstate 90 between mile marker 34 and the King-Kittitas County Line. Control is not required for the remainder of the county, but it is recommended where feasible. Control is defined by state law as the prevention of all seed production. State quarantine laws prohibit transporting, buying, selling or offering Scotch broom for sale, or distributing plants, plant parts or seeds.



BACKGROUND INFORMATION

Impacts and History

- Scotch broom displaces native and beneficial plants, causing considerable loss of grassland and open forest habitat.
- Seeds and other plant parts are toxic to humans, horses and livestock.
- Renders rangeland and grasslands worthless.
- Interferes with re-establishment of conifer seedlings on harvested forests.
- Damages western Washington and Oregon prairies by changing the chemical composition of the soil and shading out prairie species.
- Dense stands can impede movement of wildlife.
- Potential fire hazard that can increase the intensity of grassland and forest fires.
- Scotch broom is difficult to eradicate due to substantial and long-lived seed bank.
- Native to the British Isles and central Europe.

Scotch broom was introduced as a garden ornamental in the 1860's. It was planted along roadsides and cut banks to prevent soil erosion and is found throughout most of western Washington, British Columbia, Oregon and California. Also commonly known as Scot's broom.



Description

- Large, yellow-flowered shrub in the legume family with evergreen stems and small, deciduous leaves.
- Grows 6 to 12 feet tall.
- Branches are erect, 5-angled with prominent ridges, and star-shaped in cross-section. Young stems are green. Older branches and trunks are yellowish-brown.
- Flowers are bright yellow, pea-like, sometimes with orange-red markings in the center, and are borne on short stalks in the leaf axils. They are ½ to 1 inch long.
- Leaves are small, oval and be single at the stem ends but are generally in three leaflets.
- Leaves are often dropped during dry summer months or periods of stress. Plants may be leafless for most of the year.
- Seedpods are black or brown, flattened, hairy on the margins, and are 1 to 2 ½ inches long.



Habitat

- Tolerant of a wide range of conditions but grows best in dry, well-drained soils in full sun.
- Seedlings can establish under the canopy of mature plants in full shade.
- It is tolerant of low-nutrient soils and a wide range of soil moisture conditions.
- Scotch broom commonly found in disturbed areas, pastures, agricultural lands, harvested timberlands, roadsides, trails, river banks, parks and vacant lots.

Reproduction and Spread

- Reproduces primarily by seed.
- Peak bloom time is April to June but some flowers may appear sporadically throughout the year.
- Seeds are produced in late summer, germinate in fall and spring.
- When mature, seedpods split and eject seeds up to 20 feet away.
- Seeds are further dispersed by natural forces such as erosion, flowing water, and ants collecting seeds for food, as well as by human disturbance such as road work and other activities.
- A single plant can produce over 10,000 seeds per year.
- Plants typically start producing seeds after three years and usually live about 17 years, but can survive as many as 25 years.
- Seeds can remain viable in soil from 5 to 60 years.



Local Distribution

Scotch broom is widely distributed throughout the King County, especially along freeways, on rivers, in parks, and in disturbed vacant lots and un-maintained pastures.

CONTROL INFORMATION

Integrated Pest Management

- The preferred approach for weed control is Integrated Pest Management (IPM). IPM involves selecting from a range of possible control methods to match the management requirements of each specific site. The goal is to maximize effective control and to minimize negative environmental, economic and social impacts.
- Use a multifaceted and adaptive approach. Select control methods which reflect the available time, funding, and labor of the participants, the land use goals, and the values of the community and landowners. Management will require dedication over a number of years, and should allow for flexibility in method as appropriate.

Planning Considerations

- Survey area for weeds, set priorities and select best control method(s) for the site conditions and regulatory compliance issues (refer to the King County Noxious Weed Regulatory Guidelines).
- Think about the long-term health of the site. Re-vegetation with native plants adapted to the site conditions will reduce re-infestation by Scotch broom and other weeds. However, re-vegetation can limit control options since care needs to be taken not to damage young plants. Make sure re-vegetation plan is compatible with broom management activities.
- Always consider the long-term goals for the site and the community.
- Sites that have other beneficial plants present should be controlled at times when the least amount of damage will be done to the desirable plants.
- Small infestations can be effectively pulled or dug up. Isolated plants should be carefully removed in order to stop them from infesting a larger area.
- For larger infestations, the strategy will depend on the land use of the site. In pastures, good grazing practices and management of grass and forage species will greatly improve control of Scotch broom. Specific suggestions are given in the Best Management section.
- Generally work first in least infested areas, moving towards more heavily infested areas.
- Minimize soil disturbance to avoid creating more opportunities for seed germination.
- Be adaptive: If the Scotch broom doesn't respond to one method, try a different method, change the timing or modify the technique.
- Be persistent. Any plants that go to seed will prolong the infestation problem. When plants become mature, they need to be removed or controlled before they go to seed. Most infestations require control work several times a year.
- Combine control methods.
- Pay attention to seasonal timing and to unexpected results. Different methods will bring variable results depending on site conditions, soil, water, competing vegetation, and site disturbance.

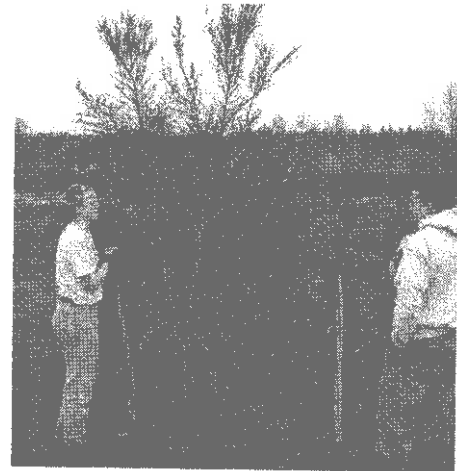
Early Detection and Prevention

- Seedlings are likely to appear in fall or spring, mature plants flower mainly from April to June but flowers may appear sporadically throughout the year.

- Small populations can be pulled or dug but the site should be monitored for several years for plants growing from root fragments and from the seed bank.
- After the control is complete, re-vegetate the site with non-invasive vegetation to compete with broom seedlings, but make sure re-vegetation plan is compatible with follow-up weed control activities.
- Prevent plants from spreading from existing populations by washing vehicles, boots and animals that have been in infested areas.
- If animals are being moved from an infested pasture to an un-infested pasture, if possible first hold them for at least five days so that any seeds pass out of the animals' digestive system.
- Do not purchase or introduce these invasive plants into your yard or landscape. According to state quarantine laws it is illegal to buy or sell Scotch broom, or any of its cultivars.

Manual

- When digging or pulling, make sure to remove as much root as possible so the plant will not re-sprout. This method can be highly labor-intensive and to be fully effective all mature plants in the site need to be pulled so that no new seeds are produced. Both methods are significantly easier when soils are moist.
- Pulling of medium to large plants is much easier with a Weed Wrench™, a solid steel tool for pulling woody plants. Several wrenches are available to borrow from the King County Noxious Weed Control Program (206-477-9333).
- Pulling disturbs the soil and creates ideal conditions for broom seed germination so sites will need to be carefully monitored for new growth.
- Cutting can be an effective control method for older plants that are no longer green at the base. If cutting, it is best to cut the plants when they are stressed during the summer drought in late July to August. Cut stems as close to the ground as possible. Monitor for re-growth and cut again. The disadvantage of this method is that plants are typically in seed during the late summer. Cutting may spread the seeds around so try to cut the plants before the seed pods mature.
- Cutting has been shown to be most effective on plants with a stem diameter greater than 2". Younger, smaller diameter plants that are cut should be monitored closely for regrowth.
- Expect the level of control work to be intensive for the first several years due to seed banks, soil disturbance that occurs when pulling or digging, and regrowth of cut plants.



Mechanical

- Mechanical control methods can be used to suppress larger infestations with either manually operated brush cutting tools or tractor mounted mowers.

- Plants should be cut between flowering and seed pod maturation to prevent seed spread. However, cutting at this time may not increase plant mortality. A late summer cutting after the broom has gone to seed can exhaust root reserves and decrease re-sprouting.
- Older plants are less likely to resprout from cut stems (usually about 20 percent over 5 years old will resprout).
- Younger plants are more likely to resprout (about 50 percent).
- Mowing, and other mechanical control techniques alone are generally not as effective as other methods and will either need to be repeated throughout the season or combined with other control methods to prevent re-sprouting, especially with younger plants. Mowing in the spring followed by a fall herbicide application, once plants have re-grown, can be an effective control method.
- Mature plants with a stem diameter of greater than 2" are the most susceptible to mechanical control, and may not require other methods.
- Bulldozing is not a recommended control method. It tends to spread seeds on a site and removes all other vegetation that was competing with the broom.

Biological

- Several biological control insects have been released in Washington State including Scotch broom bruchid (*Bruchidius villosus*), a beetle whose larvae feed on developing seeds, and Scotch broom seed weevils (*Exapion fuscirostre* or *Apion fuscirostre*). Results are still tentative for both controls in King County. *E. fuscirostre* is very widespread in King County and *B. villosus* is established at several locations.
- One research study from Oregon found that *E. fuscirostre* attacked 40-60% of pods and that of those pods attacked, 85% of the seeds were destroyed. In California, seed production was reduced by 60%.
- Initial findings from research on *B. villosus* ongoing in Oregon (where the beetle is relatively new) show that 10-25% of seedpods have been attacked. In North Carolina, where the beetle has been established for many years, more than 80% seed reduction is reported.
- A gall-causing mite, believed to be *Aceria genistae*, has recently appeared in King County, however it is not an approved bio-control and should not be spread. Research is ongoing to determine whether this mite should be approved as a biocontrol agent for Scotch broom.
- Takes many years for biological control insect population to be large enough to impact the infestation (usually at least 5-7 years, possibly longer).
- Regular and sustained grazing by goats can reduce broom infestations in some cases. If confined, Angora and Spanish goats will graze the tops of young plants, preventing plant development and depleting root reserves. Goats are likely to be most effective when used to clear one to four year old plants or re-growth, rather than the initial clearing of dense, mature stands.

Chemical

- Herbicides should only be applied at the rates and for the site conditions and/or land usage specified on the label. Follow all label directions.

- For your personal safety, at a minimum, wear gloves, long sleeves and pants, closed toe shoes, and appropriate eye protection. Follow label directions for any additional personal protection equipment needed.
- For herbicide use in critical areas and their buffers, certain restrictions apply depending on the site and jurisdiction. In unincorporated King County, refer to the [King County Noxious Weed Regulatory Guidelines](#) for a summary of current restrictions and regulatory compliance issues. Elsewhere, check with the local jurisdiction.
- For control of large infestations on roadsides and other non-pasture areas, herbicide use may be necessary.
- The best time to use foliar spray on broom is in the spring and again in the fall when plants are actively growing. Basal bark and other non-foliar treatments can be performed any time of the year depending on the herbicide used.
- Infested areas should not be mowed or cut after an herbicide application until herbicide has had a chance to move throughout the plant.
- Re-treatment the following year is necessary to control late-germinating plants. Continue to monitor for new plants for at least ten years after the initial treatment and following any disturbance to the soil such as tilling or construction.

Application Methods

- Foliar spraying requires a thorough wetting of the actively growing plant parts.
- Basal bark and cut stump application are also effective with triclopyr ester and 2,4-D but these are fairly labor-intensive methods. Wiping concentrated herbicide on a recently cut stump (within moments of cutting) involves more time than foliar spraying but is more target-specific and will damage fewer nearby plants.
- There are tractor-driven booms that wipe on herbicide. This may be particularly effective on young (2 year old) plants that can not be controlled by cutting due to resprouting but are high enough above other plants to allow wiping only the Scotch broom plants.

Specific Herbicide Information

Glyphosate (e.g. Aquamaster, Roundup): can effectively control Scotch broom. Apply to actively growing plants in spring. Addition of a surfactant will improve results. Glyphosate is non-selective and will damage grass and other vegetation it comes into contact with. Treatment with glyphosate needs to be combined with effective re-vegetation of the site to prevent broom seedlings from re-infesting the area. Re-treatment the following year is necessary to control late-germinating plants.

Triclopyr (e.g. Garlon 3A, Garlon 4, Crossbow): apply any time Scotch broom is actively growing. Foliage must be thoroughly wet. With Garlon 3A it is important to use a high volume of water (see PNW Weed Management Handbook for more information). Will not injure most grasses. Retaining the grass will help reduce the germination of Scotch broom seeds in the soil. Garlon 4 and Crossbow can be used for basal bark applications any time of year. NOTE: Make sure to follow all grazing and harvesting restrictions described on the product label.

The mention of a specific product brand name in this document is not, and should not be construed as an endorsement or as a recommendation for the use of that product. Chemical control options may differ for

private, commercial and government agency users. For questions about herbicide use, contact the King County Noxious Weed Control Program at 206-477-9333.

SUMMARY OF BEST MANAGEMENT PRACTICES

Small Infestations in Native and/or Desirable Vegetation

- Dig or pull up plants by hand when soil is moist (fall through spring). This method is very effective on seedlings and smaller plants up to 1" in diameter.
- Replace any divots created when removing the plants to lessen the amount of disturbed soil.
- Apply appropriate herbicide by spot spraying to minimize off target injury.
- Monitor site throughout growing season and remove any new plants.
- If using an herbicide in a grassy area, use a selective herbicide to avoid injury to the grass.
- Do not leave bare soil, use heavy mulch or replant to help compete with broom seedlings. This is especially important if small evergreen trees are being grown.
- Shade makes broom grow more slowly, so competitive plantings will improve long term management of broom populations.

Large Infestations in Grassy Areas

- Mowing multiple times per season for several seasons can keep broom from setting seed, but is unlikely to kill all of the broom, especially young plants.
- Mature plants of 2" plus diameter can generally be controlled by cutting the plant at the base between flowering and seed set (late July – August), but this may not work in all cases.
- Large infestations can be effectively controlled with herbicides. (See the Chemical section of this BMP).
- Smaller amounts of herbicide will be needed if plants are first cut or mowed as there will be less plant matter to treat. However, plants need to be actively growing when sprayed.
- Eradication of Scotch broom with a single herbicide application is unlikely. Typically it takes several applications, over the course of a few years, to reduce a large infestation to a level that is manageable by other means.
- Suppression of large infestations of broom with a selective herbicide can greatly increase grass production, which in turn increases the suppression of the broom.
- Promote healthy grassy areas by seeding and fertilizing. Use a mix of grass and clover species to improve resistance to broom. Fertilize according to the soil needs.
- Heavily infested areas that are not candidates for other types of control may be managed with bio-control to reduce seed production.

Control in Riparian Areas

- Additional permits may be required for control of infestations in riparian areas. See Noxious Weed Regulatory Guidelines for more information
(<http://your.kingcounty.gov/dnrp/library/water-and-land/weeds/BMPs/Noxious-Weed-Control-Regulatory-Guidelines-Rev2014.pdf>).

- When large areas of weeds are removed, the cleared area needs to be replanted with native or non-invasive vegetation and stabilized against erosion. Refer to the King County Surface Water Design Manual for further information about sediment and erosion control practices (<http://www.kingcounty.gov/environment/water-and-land/stormwater/documents/surface-water-design-manual.aspx> for information).
- Survey area and document extent of infestation.
- Target only the Scotch broom, retain all native and beneficial plants.
- Focus on manual removal for small infestations if possible.
- Mowing can be effective at killing larger established plants but not younger ones. Mowing must be repeated multiple times over a season to prevent seed set and is not likely to kill plants unless combined with other methods.
- For larger areas where herbicide use is warranted, apply with a wick wiper or spot spray using low pressure and large droplet size or use basal or cut stump methods.
- When large areas of weeds are removed, the cleared area needs to be replanted with native or non-invasive vegetation and stabilized against erosion.
- If a non-selective herbicide is used in grassy areas, the area should be re-seeded to prevent reinvasion by weeds.
- Infested areas will need to incorporate a management plan lasting for several years to control plants germinating from the seed bank.

Control along Road Rights-of-Way

- Pull small infestations if possible.
- Spot spray with glyphosate if weeds are in areas with no desirable grasses.
- If plants are in grassy areas, use a selective broadleaf herbicide; if controlled with a non-selective herbicide, re-seed after control is completed.
- If plants are on a steep slope make sure to re-plant with vegetation of varying root depth to stabilize slopes.

Scotch Broom Disposal Methods

- Do not put plants with seed pods in compost or yard waste. Seeds are very tough and long-lived and can contaminate mulch made from compost. Ideally, control activities should be done before plants go to seed to avoid disposal problems.
- Scotch broom can be chipped and left on site, burned (after obtaining appropriate burn permits), or can be disposed of at a King County transfer station.
- Plants without seeds can also be disposed of in household yard waste containers or taken to the city or county transfer station yard waste section.
- If it is not practical to dispose of the broom as recommended above, leave plants with mature seed pods on-site in order to limit spread to new areas.

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Appendix IV

Proceedings of the 26th Annual British Columbia Mine Reclamation Symposium in Dawson Creek, BC, 2002.
The Technical and Research Committee on Reclamation

SOIL BIOENGINEERING TECHNIQUES FOR RIPARIAN RESTORATION

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ABSTRACT

Soil bioengineering is the use of living plant materials to perform some engineering function. Soil bioengineering techniques can be used to treat eroding banks, excess gravel and unstable slopes and can provide a finished product that treats the problem as well as providing appropriate riparian vegetation. The natural successional process associated with development of a healthy, functioning riparian vegetation cover is the model that is used to design repair systems that encourage restoration of riparian values. By providing a living, growing system for repair of damaged sites, possibly with wood and rock, the repair can contribute to living riparian area.

Soil bioengineering systems have been used to treat a variety of degraded riparian areas. Live bank protection can be used to form defensive walls of vegetation along the eroding banks of rivers, streams and ponds. Live palisades can be used to re-establish riparian forests quickly. Live gravel bar staking can be used to treat areas where excessive gravel deposits from up-slope erosion threatens downstream channel morphology. Wattle fences, live pole drains, live smiles and a variety of other techniques can be used to treat bank instabilities. This paper presents descriptions of where soil bioengineering treatments have been used for riparian restoration. Examples are drawn from over twenty years of experience by the author.

Paper presented at "High Elevation Mine Reclamation" conference sponsored by the Canadian Land Reclamation Association and the B.C. Technical and Research Committee on Reclamation. September 9-13, 2002, Dawson Creek, B.C.

INTRODUCTION

Soil bioengineering is the use of living plant materials to provide some engineering function. Soil bioengineering is an effective tool for treatment of a variety of unstable and / or eroding sites. Soil bioengineering techniques have been used for many centuries. More recently Schiechtl (1980) has encouraged the use of soil bioengineering with a variety of European examples. Soil bioengineering is now widely practiced throughout the world (Gray and Leiser 1982; Clark and Hellin 1996) for the treatment of erosion and unstable slopes.

This paper presents soil bioengineering techniques that can be used to initiate restoration riparian areas and allow natural processes to provide a sustainable vegetation cover on the treated site. A discussion of

plant materials that can be used in soil bioengineering projects is presented initially followed by a discussion of the various different techniques that can be used and the situations in which they are appropriate. Although some of the techniques are common to those practiced in Europe (Schiechl and Stern 1996 and 1997), many of the soil bioengineering methods that are presented have been developed specifically for situations that are found in British Columbia. The frequent occurrence of marginally stable glacial and glaciofluvial deposits throughout British Columbia combined with areas of high rainfall, frost sensitive soils, saturated soils during snow melt, fast flowing rivers and streams and a host of other circumstances make British Columbia a province where surface stability and erosion problems abound. Soil bioengineering can provide excellent solutions to these problems. Maintenance of completed soil bioengineering work is presented following the discussion of techniques.

PLANT SELECTION, COLLECTION AND HANDLING

Soil bioengineering methods use living plant materials to build structures to stabilize the problem site. As such, the construction materials must be strong enough to withstand the forces acting on them. In addition, since the intention of building the structures of living materials is that these materials will sprout and grow, the materials must be in a condition that will promote their subsequent growth. The plant materials are typically stem cuttings and must therefore be capable of forming new roots and shoots without special mist tents and bottom heat used in nurseries for plant propagation. Willows (*Salix* spp.), cottonwood (*Populus balsamifera* L.) and red-osier dogwood (*Cornus stolonifera* Michx.) are the only woody native British Columbian species that have been found to reliably root from stem cuttings.

Willows are most commonly used for soil bioengineering projects although cottonwood is becoming more frequently used due to its aggressive growth on disturbed sites. The nomenclature of willows is notoriously difficult and the exact identification of the willows used in a soil bioengineering project is not necessary. Typically common willows such as Scouler's willow (*Salix scouleriana* Barratt in Hooker), Pacific willow (*Salix lucida* Muhlenberg), pussy willow (*Salix discolor* Muhlenberg) and glaucous willow (*Salix glauca* L.) are used. Although the nomenclature of the willows that are used is not important, it is essential that species be selected from habitats that approximate those found on the reclamation site. For instance, treatment of a dry raveling slope composed of sandy gravel would not be very effective with willows that were collected from around a marsh. Red-osier dogwood is particularly useful where the treatment site is under the canopy of other vegetation and not in direct sun.

Cuttings used in soil bioengineering projects should follow the "rule of thumb" that is, if it is not as big in diameter as your thumb it is too small. Minimum diameter of the cuttings at the tip end should be at least 2 cm, and larger cuttings tend to work better than smaller ones as long as they are not old and decadent. In terms of length, cuttings should be at least 40 cm long and where structures such as wattle fences are being built, the cuttings should be as long as possible. Cuttings that are 6 or 7 m in length can be used to make very strong structures. Trim all of the small branches and twigs from the cutting before using it in a structure. Where live pole drains are being built, some of the smaller twigs can be left on the cutting as long as they do not have leaf or twig buds on them.

The cuttings that are collected for soil bioengineering projects need to be handled in such a way that they will retain their viability. Keeping the cuttings cool and moist and avoiding excessive damage to the cambium will help to retain viability. In addition, soaking the cuttings in water for up to 10 days has been found (Becker 2002) to stimulate root development in unrooted cuttings. Cuttings should be collected during the dormant period for the plant (late fall to early spring) and where timing does not permit immediate use of the cuttings, they can be stored in a cold storage facility (0 to 1 degree C) for several months as long as they are kept moist. Storage of collected cuttings in snowbanks has been found to be very effective.

SOIL BIOENGINEERING TECHNIQUES

Wattle Fences

Wattle fences are short retaining walls built of living cuttings. Figure 1 shows the typical design for wattle fences. Wattle fences are used on sites where oversteepened slopes are preventing growth of vegetation. As the cuttings are fairly well exposed, wattle fences work best where there is ample moisture available to sustain the growth of the cuttings. Other techniques such as modified brush layers can be used where sites are drier. Wattle fences can be used on very steep slopes as long as the slope itself is globally stable. At the University of British Columbia wattle fences have been effective at revegetating the sand cliffs with an average slope of the in-situ materials of 70 degrees (see www.serbc.org restoration projects section). Wattle fences can be particularly useful where moisture sensitive soils are sliding down the slope as they will hold the soil and allow the moisture to drain, improving the stability of the soil.

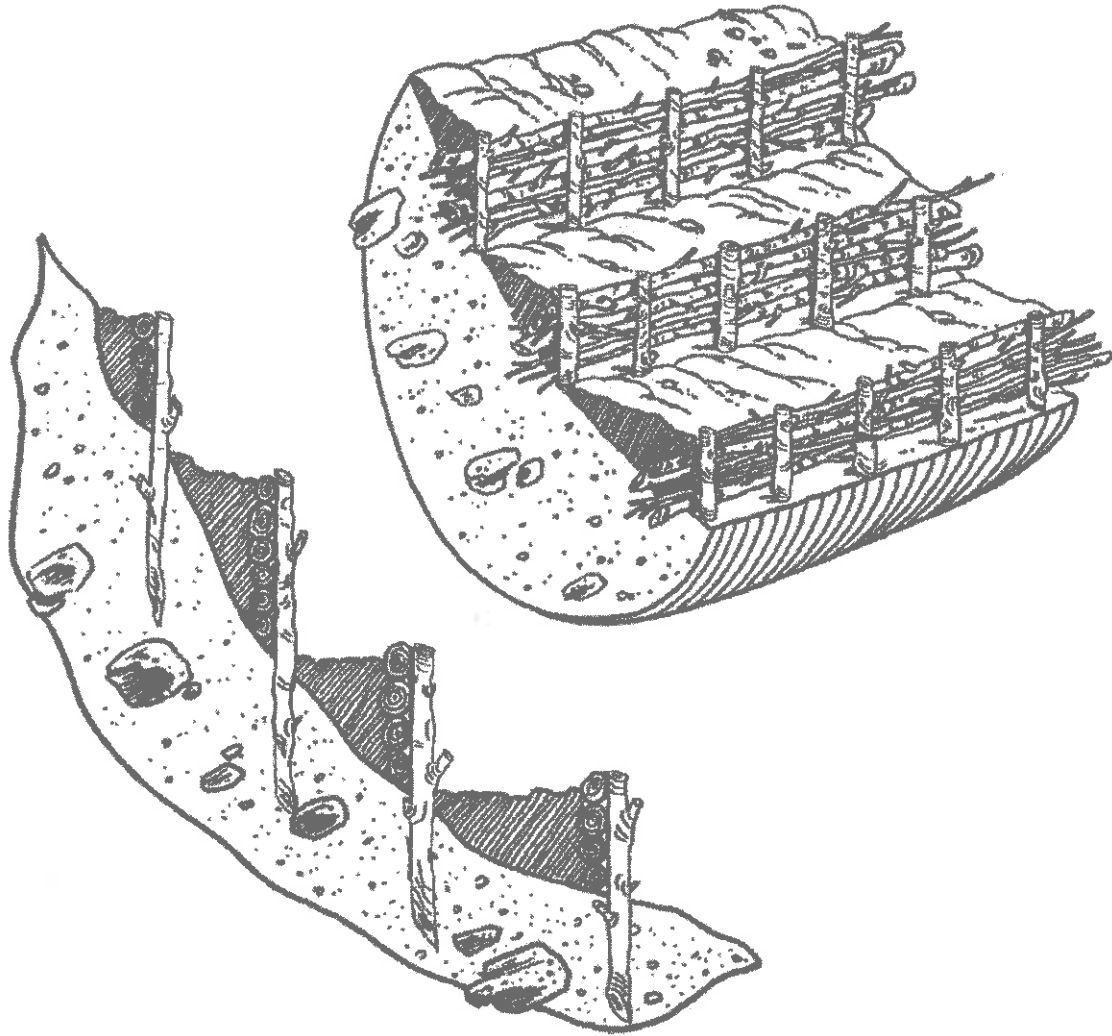


Figure 1. Wattle fences can be used to treat oversteepened slopes. The terracing created by the wattle fences reduces erosion while the growth of the cuttings provides a dense cover of pioneering woody species on the slope.

The support for wattle fences can be either stout cuttings as shown in Figure 1 or 15 mm steel concrete reinforcing bars (rebar). Where rebar is used care must be taken to avoid the hazard created with steel bars protruding from the slope. Where cuttings are used, care must be taken while installing the cuttings to ensure they are not damaged too much. Creation of pilot holes and the use of steel caps to drive the cuttings in with can prevent excessive damage. When cuttings are used the cuttings as well as the cross pieces grow and contribute to the vegetation on the slope.

Live Bank Protection

Live bank protection consist of wattle fences along the bank of the stream to create a woody buffer against further erosion. The construction of the live bank protection must be sufficiently dense so that erosion is avoided. Sometimes twigs and trimmings from the cuttings can be used to fill in gaps between the cuttings and thus avoid erosion. Once the cuttings used in the live bank protection sprout and grow, the resulting vegetation provides good protection against erosion. Live bank protection can be particularly effective along the edges of newly constructed ditches. Brush mats (see Schiechl and Stern 1997) can be used with live bank protection where erosion is excessive.

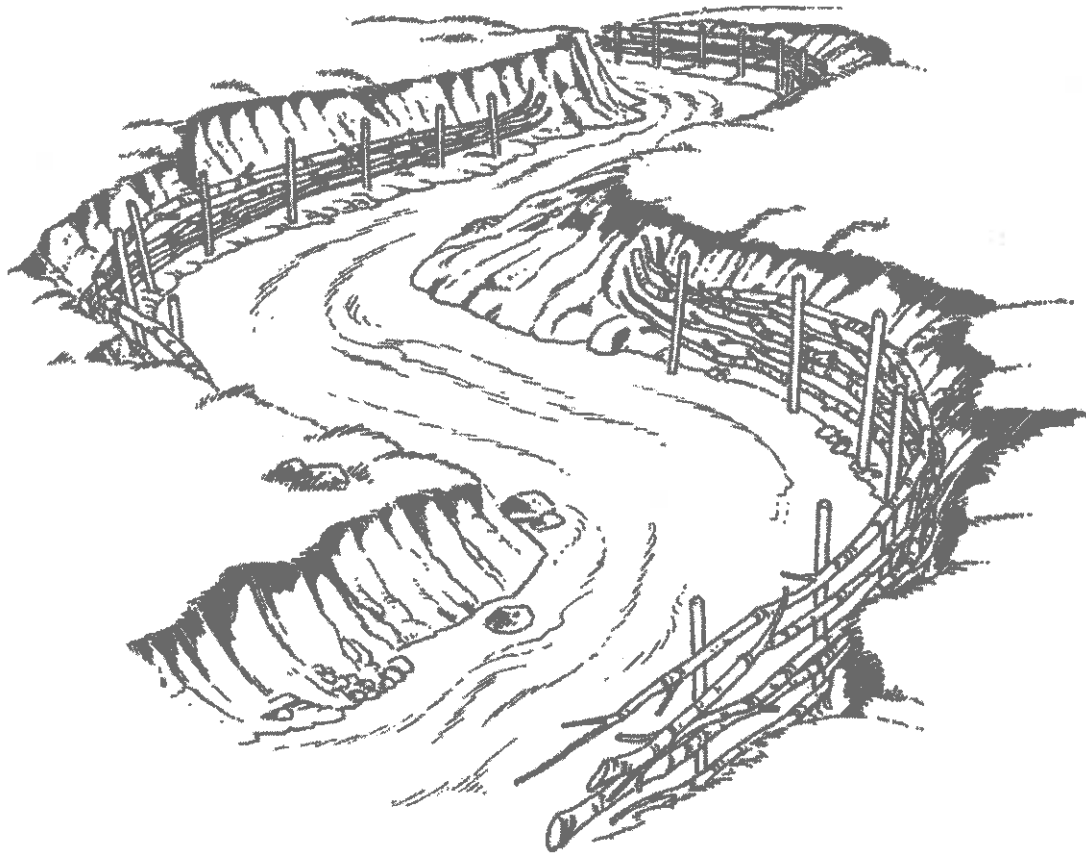


Figure 2. Live bank protection shown here without backfill. Note that the ends of the structures are carefully placed to avoid areas where the current is actively eroding the bank.

Live Palisades

Live palisades are large cottonwood posts installed in trenches adjacent to the eroding stream or river where the natural riparian vegetation has been lost due to clearing or erosion. Figure 3 shows the typical design for live palisades. The key is to get the cottonwood posts down into the water table so that the trees will grow even during dry weather. Large cottonwood posts (15 to 20 cm diameter by 3 to 4 m long) are inserted into a trench dug by an excavator a few meters away from the actively eroding bank. The cottonwood post is expected to root along its entire below ground length and thus produce a dense cylinder of roots that will protect the bank from erosion as the stream encroaches on the palisade. The large cottonwood posts are placed about 50 cm apart so that the growth of the roots will overlap within one growing season. Cottonwood roots can grow as much as 1 cm per day during the growing season (Braatne and Rood 1998). Riparian cottonwood trees provide significant riparian benefit when they mature.

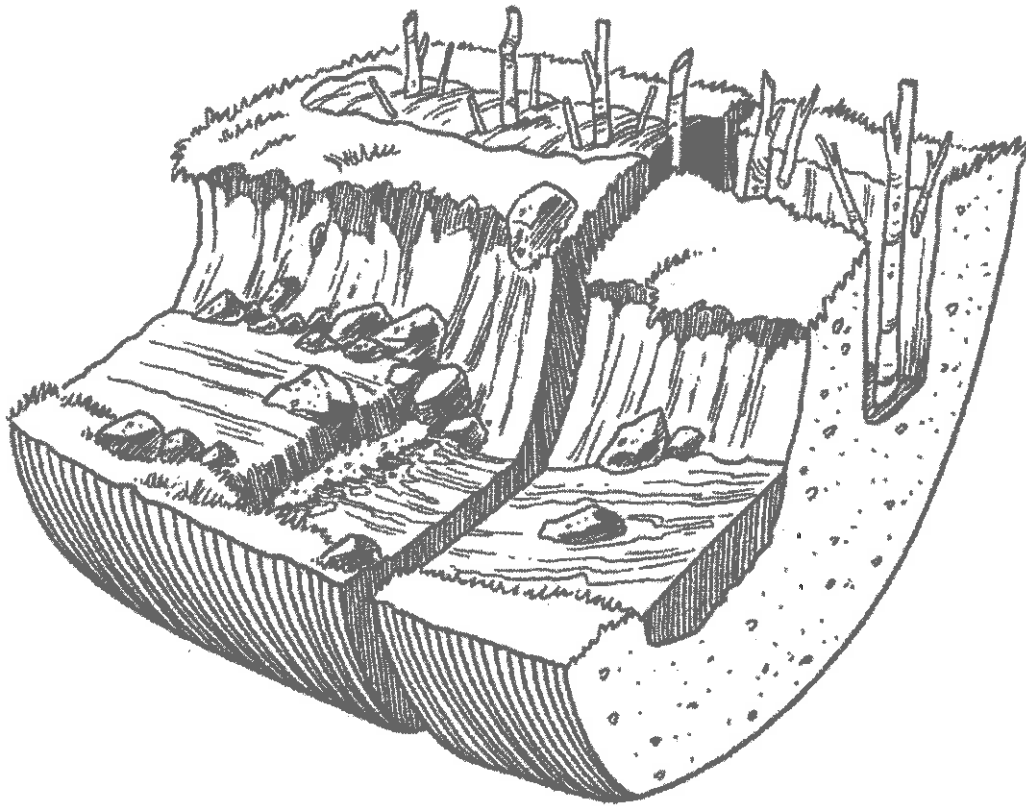


Figure 3. Live palisades consist of a row (or rows) of large cottonwood posts sunk into the water table. Smaller cuttings of willow and red-osier dogwood are inserted in the trench as it is backfilled to provide some diversity to the riparian stand as it develops.

Live Gravel Bar Staking

Excess gravel deposits in streams and rivers can occur in areas of resource development from erosion of upslope areas. These in turn cause avulsions in the stream that results in greater accumulations of sediments downstream. This cycle continues until the stream ends up as a broad expanse of bare gravel with a braided channel and no fish habitat. Live gravel bar staking is designed to establish the natural successional processes that would revegetate the gravel bars and eventually lead to a single channel with well-vegetated banks. The key to live gravel bar staking is to get the cuttings well into the substrate. Use of an excavator is essential (Figure 4). Cuttings should be a minimum of 1 m long and should not protrude from the gravel bar surface more than 20 cm. Large diameter cuttings (4 to 10 cm) appear to work better than smaller stock.

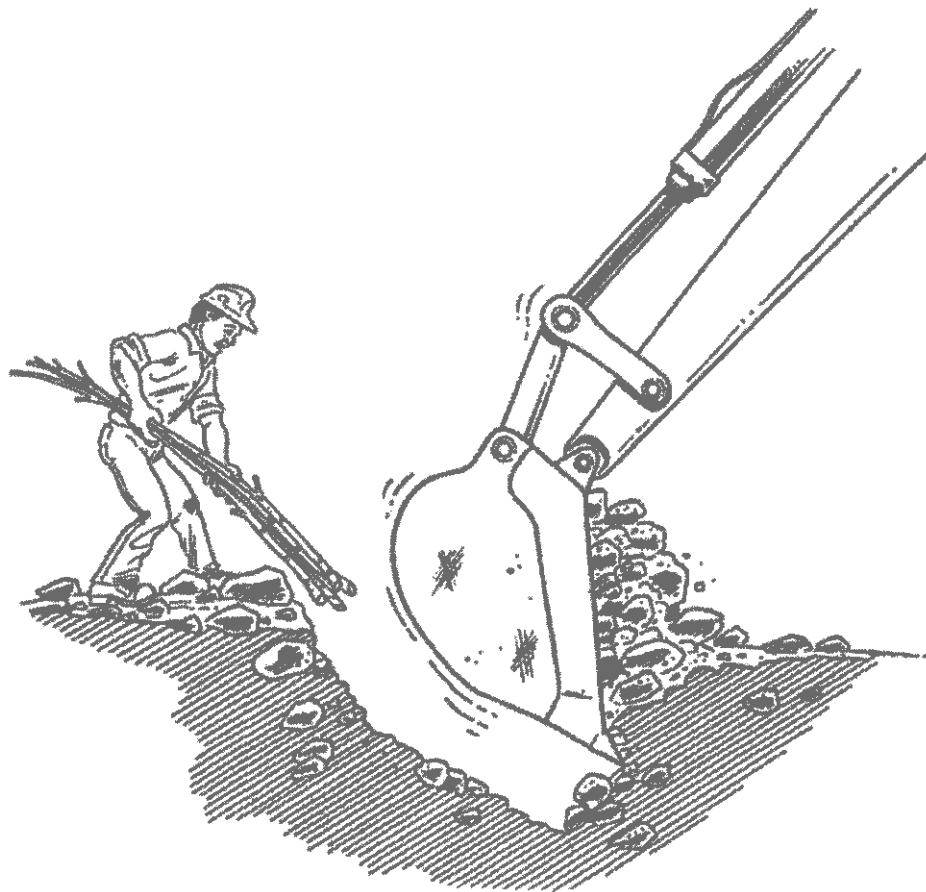


Figure 4. Live gravel bar staking is used to initiate natural succession on bare gravel bars. The sprouted cuttings trap small woody debris that in turn creates a flow disruption that results in deposition of sediment. Once the sediment builds to the point where the sprouts can no longer trap small woody debris there is no more sediment capture until the next year when growth of the sprout again traps woody debris.

Live Shade

Live shade is designed to provide an immediate vegetation cover over newly constructed off-channel fish habitat and small streams where the riparian cover has been lost. Live shade consists of tripods of living cuttings placed over the stream with the feet sunk into the banks about 50 cm so that ample moisture is assured. The cuttings need to be large enough and strong enough to easily span the stream and to support the weight of the new growth plus whatever snowfall might be expected in the region where they are applied. Figure 5 shows the typical design for live shade.

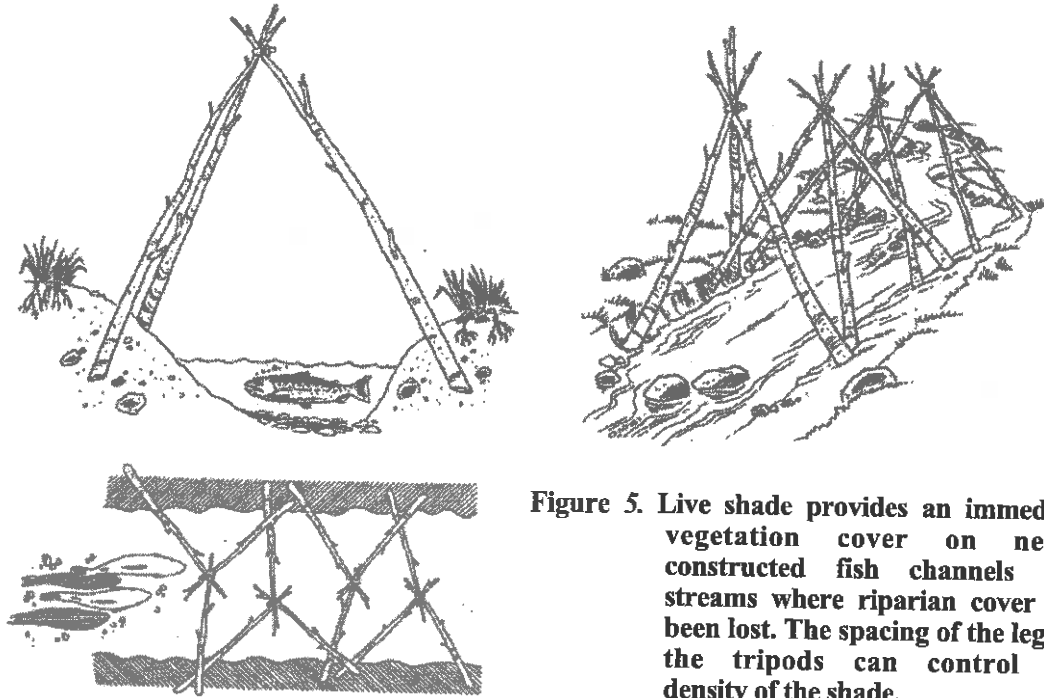


Figure 5. Live shade provides an immediate vegetation cover on newly constructed fish channels and streams where riparian cover has been lost. The spacing of the legs of the tripods can control the density of the shade.

Other Soil Bioengineering Techniques

There are a variety of other soil bioengineering techniques that are typically applied to slopes (Figure 6). **Modified brush layers** are used to create small terraces on dry raveling slopes where conditions are too dry for wattle fences. **Live smiles** are used where flowing mud pushes linear structures over. Sites must be relatively moist year-round to sustain live smiles. **Live pole drains** are used to drain excess moisture from seepage zones causing slope problems. They act like living French drains. **Live reinforced earth** walls perform like traditional soil reinforced structures except the construction elements sprout and grow. **Brush layers in a fill** act to prevent circular failures of the fill surface by providing shear resistance while **brush layers in a cut** create a wall of vegetation to prevent raveling of the cut slope material.

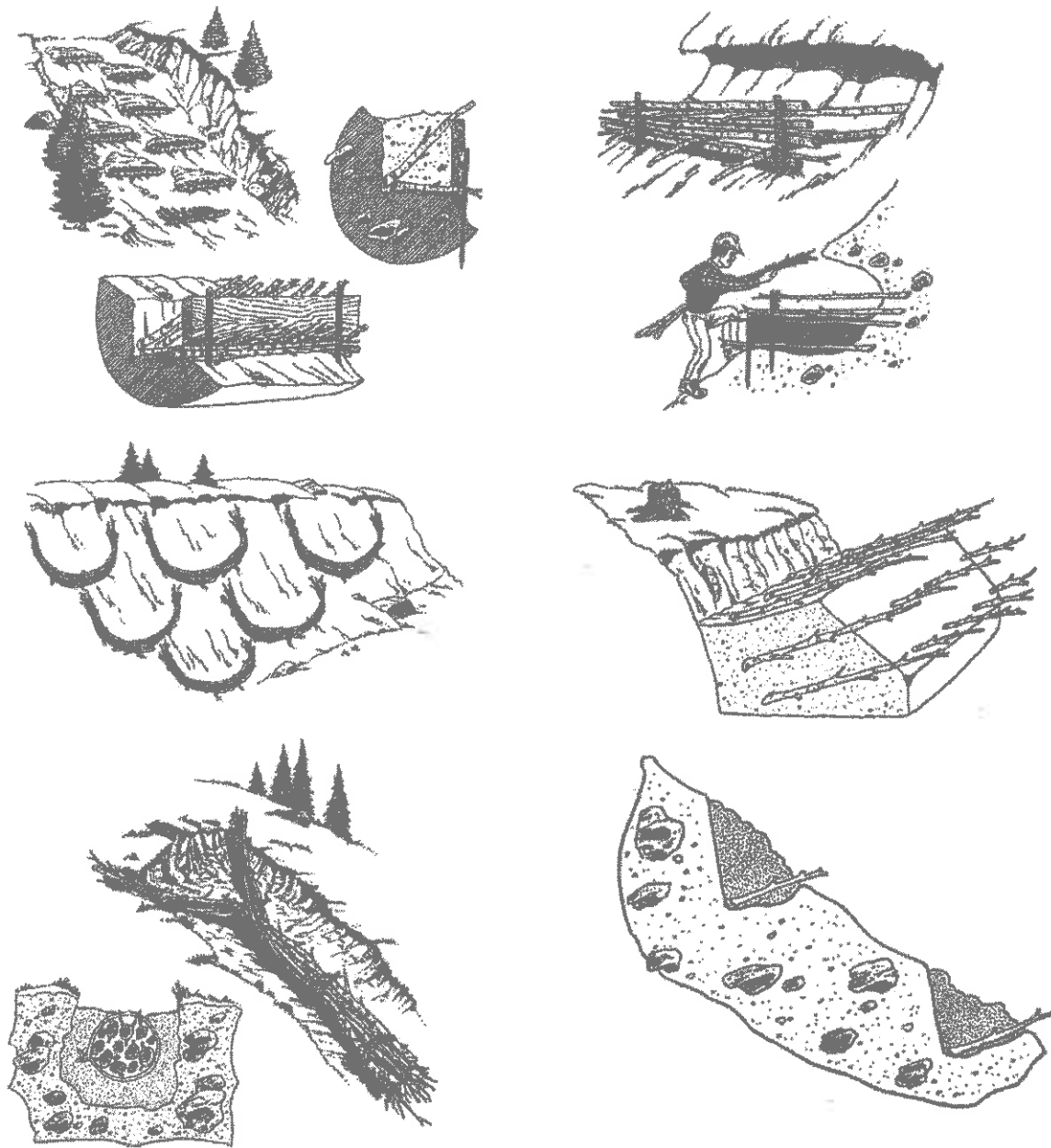


Figure 6. Modified brush layers (upper left), live smiles (middle left), live pole drains (lower left), live reinforced earth walls (upper right), brush layers in a fill (middle right) and brush layers in a cut (lower right) can be used to treat a variety of slope problems.

CONCLUSIONS

Soil bioengineering techniques can be used to treat a variety of problems that may arise in the restoration of riparian sites. These techniques can provide protection from erosion and effective riparian vegetation that is congruent with the natural vegetation in the riparian zone. In most cases these techniques are easy to install and can be constructed by relatively untrained crews or volunteer groups. The diversity of techniques available allows soil bioengineering to address a wide array of problem sites. Soil bioengineering fits nicely between traditional engineering and normal revegetation programs.

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BC NATUREPRO MIXTURE DESCRIPTIONS

Coastal Native Sodgrass Mixture*

Seed Weight	% Seed Count		
75.0%	36	Shoreline Creeping Slender Fescue	Altitude: 0–2150 metres (7,000 ft)
17.0%	33	Camriv Canada Bluegrass	Rainfall: 35.5+ cm (14+ inches)
8.0%	31	Schoen Slender Hairgrass	Seeding Rate: Reclamation 25kg/Ha (22 lbs/acre)
			Turf: 1.5kg/100 sq. M (3 lbs/1000 sq ft)
100%	100	Canada No. 1 Lawn Grass Mixture	To be used where erosion control is of high concern and/or to help control the spreading of invasive species. Also for general landscape and turf use.
			<i>Agronomic clovers can be added upon request</i>

Coastal Native/Agronomic Sodgrass Mixture

Seed Weight	% Seed Count		Product code: 105402
34.0%	20.5	Creeping Red Fescue	Altitude: 0–2150 metres (7,000 ft)
35.0%	20.5	Shoreline Creeping Slender Fescue	Rainfall: 35.5+ cm (14+ inches)
10.0%	3	Perennial Ryegrass	Seeding Rate: 35kg/Ha (31 lbs/acre)
5.0%	14	Camriv Canada Bluegrass	
5.0%	14	Canada Bluegrass	To be used where erosion control is of high concern and/or to help control the spreading of invasive species.
1.0%	10	Brown Top	
2.0%	11	Schoen Slender Hairgrass	
7.0%	4.5	S.C. Red Clover	
1.0%	2.5	Alsike Clover	
100%	100	Common No. 1 Forage Mixture	

Coastal Native Bunchgrass Mixture*

Seed Weight	% Seed Count		
49.5%	36.5	Mountain Bromegrass	Altitude: 0–2150 metres (7,000 ft)
49.5%	36.5	Smooth Blue Wildrye	Rainfall: 30.5+ cm (12+ inches)
1.0%	27	Schoen Slender Hairgrass	Seeding Rate: 25kg/Ha (22 lbs/acre)
100%	100	Common No. 1 Forage Mixture	To be used where immediate soil protection is required and invasive species are not present, but where it is desired that other species, particularly other natives, if present, move in over time.
			<i>Agronomic clovers can be added upon request</i>

Coastal Native/Agronomic Bunchgrass Mixture

Seed Weight	% Seed Count		
32.0%	16.5	Tall Fescue	Altitude: 0–2150 metres (7,000 ft)
20.0%	7.5	Mountain Bromegrass	Rainfall: 30.5+ cm (12+ inches)
19.0%	7	Smooth Blue Wildrye	Seeding Rate: 35kg/Ha (31 lbs/acre)
10.0%	6.5	Perennial Ryegrass	
8.0%	12	Hard Fescue	To be used where immediate soil protection is required and invasive species are not present, but where it is desired that other species, particularly native, move in over time.
4.0%	14	Timothy	
2.0%	27	Schoen Slender Hairgrass	
4.0%	6	S.C. Red Clover	
1.0%	3.5	Alsike Clover	
100%	100	Common No. 1 Forage Mixture	

* can be purchased by the kg - minimum order 5 kg

BC NATUREPRO MIXTURE DESCRIPTIONS

Garry Oak Upland Mix

Seed Weight	% Seed Count	
70.0%	89	Roemers Fescue
30.0%	11	California Oatgrass
100%	100	Common No. 1 Forage Mixture

Seeding Rate:
250g/100 Sq.M. or .5 pound/1000 sq.ft
Recommended seed time: Fall, but can be spring seeded
Minimum order 1 kg.

Agronomics Sodgrass Mixture

Seed Weight	% Seed Count	
73%	47	Creeping Red Fescue
10%	3	Perennial Ryegrass
8%	14.5	Canada Bluegrass
2%	29	BrownTop
6%	4	S.C. Red Clover
1%	2.5	Alsike Clover
100%	100	Common No. 1 Forage Mixture

Altitude: 0 - 2150 metres (7000 ft)
Rainfall: 35.5+ cm (14 + inches)
Seeding Rate: 60-100kg/ha (50 - 100 lbs /acre)

To be used on ROADSIDES or on sites where erosion control is of high concern and/or to help control the spreading of invasive species.
Optional: The perennial ryegrass can be replaced with Fall Rye

Agronomics Bunchgrass Mixture

Seed Weight	% Seed Count	
58%	30.5	Tall Fescue
20%	30.5	Hard Fescue
10%	7	Perennial Ryegrass
5%	17.5	Timothy
6%	9	S.C. Red Clover
1%	5.5	Alsike Clover
100%	100	Common No. 1 Forage Mixture

Altitude: 0 - 2150 metres (7000 ft)
Rainfall: 25.5+ cm (10 + inches)
Seeding Rate: 60-100kg/ha (50 - 100 lbs /acre)

Use where immediate soil protection is required and invasive species are not present, but where it is important that other species, particularly native move in over time.
Optional: The perennial ryegrass can be replaced with Fall Rye

Roadside Mixture

Seed Weight	% Seed Count	
35%	20.5	Annual Ryegrass
38%	31.5	Creeping Red Fescue
15%	16.5	Tall Fescue
5%	16.5	Timothy
1%	6.5	Canada Bluegrass
5%	7	S.C. Red Clover
1%	1.5	Alsike Clover
100%	100	Common No. 1 Forage Mixture

Altitude: 0 - 2150 metres (7000 ft)
Rainfall: 35.5+ cm (14 + inches)
Seeding Rate: 60-100kg/ha (50 - 100 lbs /acre)

A proven, quick establishing, quality seed mixture for roadside construction, deactivation and landings, throughout B.C.

Coastal Mixture

Seed Weight	% Seed Count	
35%	17	Annual Ryegrass
35%	26.5	Creeping Red Fescue
15%	12	Tall Fescue
5%	14	Timothy
3%	4	Orchardgrass
1%	19	BrownTop
5%	6	S.C. Red Clover
1%	1.5	Alsike Clover
100%	100	Common No. 1 Forage Mixture

Altitude: 0 - 2150 metres (7000 ft)
Rainfall: 35.5+ cm (14 + inches)
Seeding Rate: 60-100kg/ha (50 - 100 lbs /acre)

A premium quality seed blend for erosion control and reclamation applications. This blend is very adaptable and quick to establish.

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 6 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

McKimm & Lott
Barristers & Solicitors
7 - 9843 Second Street
Sidney

BC V8L 3C7

Phone No.: 250-656-3961
File No.: 31138/Rae

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

026-298-333 STRATA LOT 106 SECTION 8 SIDNEY ISLAND RANGE 1W NORTH SAANICH DISTRICT STRATA PLAN VIS5122

STC? YES ☐

3. NATURE OF INTEREST CHARGE NO. ADDITIONAL INFORMATION
SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.

(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

RAYMOND FRANKLIN RAE AND SUSAN JOAN WINGATE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE OWNERS STRATA PLAN VIS5122

1800 - 400 BURNARD STREET
VANCOUVER

V6C 3A6

BRITISH COLUMBIA
CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date		
Y	M	D
17		

Transferor(s) Signature(s)

Raymond Franklin Rae

Susan Joan Wingate

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 2 OF 6 PAGES

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Easement		Easement over that part of the Servient Tenement shown on Reference Plan a copy of which is attached hereto.

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 3 of 6 PAGES

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Y M D

17

The Owners, Strata Plan VIS5122 by its
authorized signatory(ies):

Print Name: Roy Smitshoek

Print Name:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

PART 2 – TERMS OF INSTRUMENT

EASEMENT

THIS AGREEMENT dated for reference the _____ day of _____, 2017

Between:

Raymond Franklin Rae and Susan Joan Wingate

#1003-1438 7th Avenue West,
Vancouver, BC, V6H 1C1

(the "Grantor")

And

:

The Owners, Strata Plan VIS5122

(the "Grantee")

Preamble

A. The Grantor is the registered owner in fee simple of the lands and premises described as:

PID: 026-298-333

Strata Lot 106, Section 8, Sidney Island, Range 1W, North Saanich District, Strata Plan VIS5122,

("The Servient Tenement")

B. The Grantee is the registered owner in fee simple of the lands and premises situated on Sidney Island, and more particularly described as

The Common Property, Strata Plan VIS5122,

("the Dominant Tenement")

C. The Parties have agreed that the Grantor shall grant to Grantee an easement for access over that part of the Servient Tenement shown on Reference Plan _____ a copy of which is attached hereto ("the Easement Area"), upon the terms and conditions herein set forth.

NOW THEREFORE in consideration of the premises and of the mutual promises and undertakings herein contained, the sum of ONE (\$1.00) DOLLAR paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE PARTIES AGREE AS FOLLOWS:

Grant of Easement for Access

1. The Grantor hereby grants in perpetuity to the Grantee, and to its owners and occupiers from time to time of the Dominant Tenement, the right at all times to enter on and travel over the Easement Area, on foot, for the purposes of recreational or emergency access to the beach from the road ("the Easement").

Further Covenants of the Grantor

2. The Grantor covenants with the Grantee as follows:

- (a) not to make, place, erect or maintain, subsequent to the date hereof, any building, structure, excavation, pile of material or obstruction in, under or upon the Servient Tenement which would have the effect of limiting the Grantee's right of access herein without the written consent of the Grantee first had and obtained; and
- (b) not to do or knowingly to permit to be done any act or thing which will interfere with the Grantee's right of access herein.

Covenants of the Grantee

4. The Grantee covenants with the Grantor as follows:

- (a) it will use the Easement only to travel from Maple Leaf Lane to the beach;
- (b) it will use the Easement only for recreational or emergency purposes;
- (c) it will not leave any vehicles, materials, litter, or personal belongings on the Easement Area;
- (d) it will indemnify and hold harmless the Grantor from any loss, cost, claims and damages the Grantor may suffer as a result of the use of the Easement by the Grantee; and
- (e) it will not do or permit any act or thing to be done that will interfere with the Grantor's use of the Easement Area.

Mutual Covenants

5. It is mutually agreed between the parties:

- (a) that the costs of keeping the access situate upon the Servient Tenement in good and sufficient repair shall be borne by the Grantor; and
- (b) that the rights granted hereunder will run with the burdened parcel provided that no part of the fee of the soil of the burdened parcel will pass to or be vested in the Grantee under or by this Agreement;

Miscellaneous Provisions

6. Waiver of any default by any party shall not be deemed to be a waiver of any subsequent default by that party.
7. Whenever the singular or masculine is used in this Agreement, the same is deemed to include the plural or the feminine or the body politic or corporate as the context so requires. Every reference to each party is deemed to include the heirs, executors, administrators, successors, assigns, servants, employees, agents, contractors, officers, and other licensees and invitees of such party wherever the context so requires or allows.
8. If any section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of the Agreement.
9. This Agreement shall ensure to the benefit of and be binding on the parties hereto notwithstanding any rule of law or equity to the contrary.
10. This Agreement shall be governed and construed in accordance with the laws of the Province of British Columbia.

AS EVIDENCE of their agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the parties hereto have executed and delivered this Agreement by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

END OF DOCUMENT

**MINUTES OF THE STRATA COUNCIL MEETING
STRATA PLAN VIS5122 – SALLAS FOREST
MARCH 5, 2017**

Council in Attendance (by electronic means):

Present:

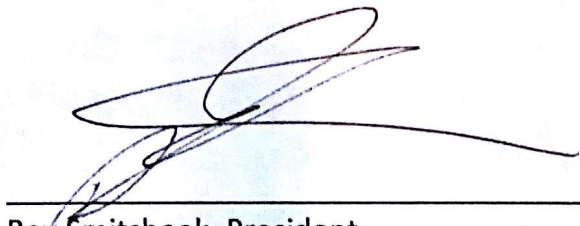
- Roy Smitshoek - President
- Geri Van Gyn –Vice President
- Bryan Henderson – Treasurer
- Triana Newton – Secretary
- Rob Milne
- Tracee Schmidt
- Vici Nielsen

Call to Order. This special meeting of the Strata Council was convened on less than one week's notice with the consent of all Members, as permitted under Bylaw 14(3)(a), and held by electronic means as permitted under Bylaw 17(1).

Council approves the request from the owner of Lot 106 (Raymond Ray) to proceed with modifications to the beach access on Lot 106 in accordance with the requirements of CRD and Islands Trust.

Moved by Roy Smitshoek, seconded by Bryan Henderson. Carried Unanimously.

Meeting terminated.



Roy Smitshoek, President

DATE OF MEETING: September 21, 2017

TO: North Pender Island Local Trust Committee

FROM: Phil Testemale, A/Planner 2
Southern Team

COPY: Robert Kojima, Regional Planning Manager
Justine Starke, Island Planner

SUBJECT: OCP Amendment and Rezoning

Applicant: Pender Island Community Services Society ('Nu To Yu')

Location: 4605 Bedwell Harbour Road

RECOMMENDATION

1. That the North Pender Island Local Trust Committee Bylaw No. 211, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2017", be read a first time.
2. That the North Pender Island Local Trust Committee Bylaw No. 212, cited as "North Pender Island Land Use Bylaw 103, 1996, Amendment No. 1, 2017," be read a first time.
3. That the North Pender Island Local Trust Committee endorses the Islands Trust Policy Statement Directive Policies Checklist for proposed Draft Bylaw Nos. 211 and 212.
4. That the North Pender Island Local Trust Committee direct staff to schedule a Community Information Meeting and Public Hearing for Bylaws Nos. 211 and 212.

REPORT SUMMARY

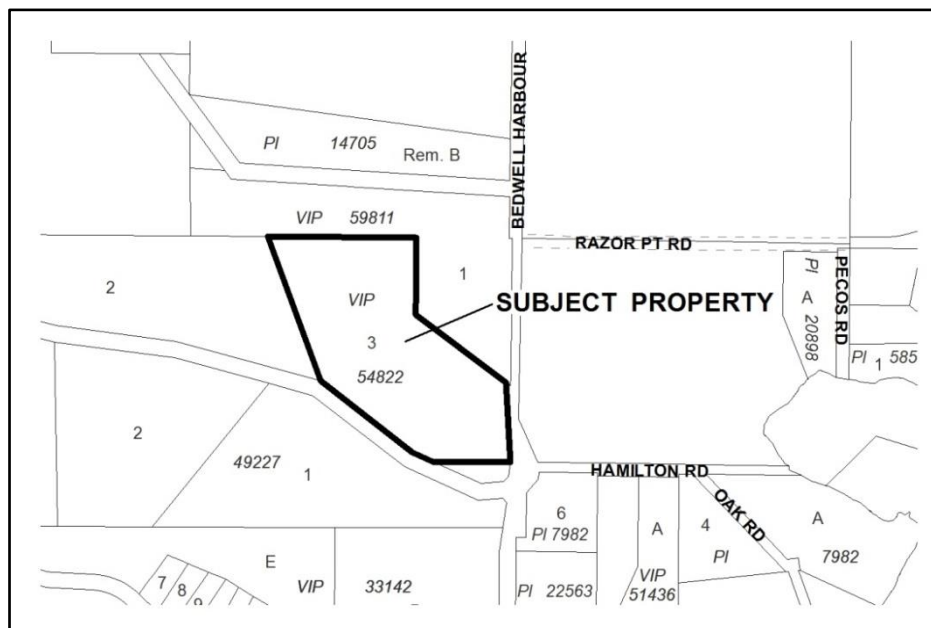
The purpose of this report is for the North Pender Island Local Trust Committee (LTC) to provide further direction to staff for the application NP-RZ-2016.4 (PICSS) to accommodate a new location for the Nu to Yu Store on the subject property.

In summary, staff is recommending:

1. Consideration of First Reading of Draft Bylaw Nos. 211 and 212 (Attachment 1);
2. That the LTC endorses the Islands Trust Policy Statement Directive Policies Checklist for the proposed bylaws (Attachment 2);
3. A decision on referral of Draft Bylaw Nos. 211 and 212 to the North Pender Island Advisory Planning Committee; And
4. Direction for staff to schedule a Community Information Meeting and a Public Hearing;

The above recommendations are supported as they allow the application to proceed through the next steps of rezoning. The applicants have supplied information required as part of a Development Approvals Information (DAI) letter (January 12, 2017) including: a letter of understanding from the owner committing to the subdivision and transfer of ownership to the Pender Island Community Services Society (PICSS) of the subject portion of the property; a subdivision plan; and, a geotechnical assessment for the proposed building location. The proposal is consistent with numerous Official Community Plan (OCP) objectives and policies for community services. The PICSS has a long-standing history of community service on the island and a new location and building for the Nu to Yu store is necessary to carry on its mandate.

Figure 1 - Subject Property



BACKGROUND

The proposal is to rezone a 0.63 ha portion of the subject property from **Rural (R)** to a site-specific **Community Services CS (o)** zone leaving a 4.08 ha (9.88 acre) remainder parcel as **Rural (R)** to be retained by the existing owner. The **CS (o)** zone has been drafted to facilitate the specific retailing of used items while ensuring that a general retail commercial cannot occur without a further rezoning and OCP amendment. The proposal also amends the OCP mapping in accordance with the rezoning and designates the subject portion within Development Permit Area Nine (Commercial and Industrial Form and Character).

The proposal involves the construction of a to 464 m² (5000 ft²) w to 557 m² (6000 ft²) single storey building to house retail display of used clothing, electronics and furniture, as well as areas for receiving and sorting, parking and landscaping.

Background to this application, including a preliminary staff report is available on the Islands Trust website:

<http://www.islandstrust.bc.ca/islands/local-trust-areas/north-pender/current-applications/current-application-documents/>

Specific File Activity:

The application has been reviewed previously by the LTC on February 23, 2017.

The following is a summary of activities that have occurred for this application since the last report to the Local Trust Committee:

- At its February 23, 2017 Regular Meeting, the LTC passed the following resolution:

NP-2017-022

It was MOVED and SECONDED, that the North Pender Island Local Trust Committee direct staff to proceed with the application NP-RZ-2016.4 (PICSS) and to prepare draft bylaws.

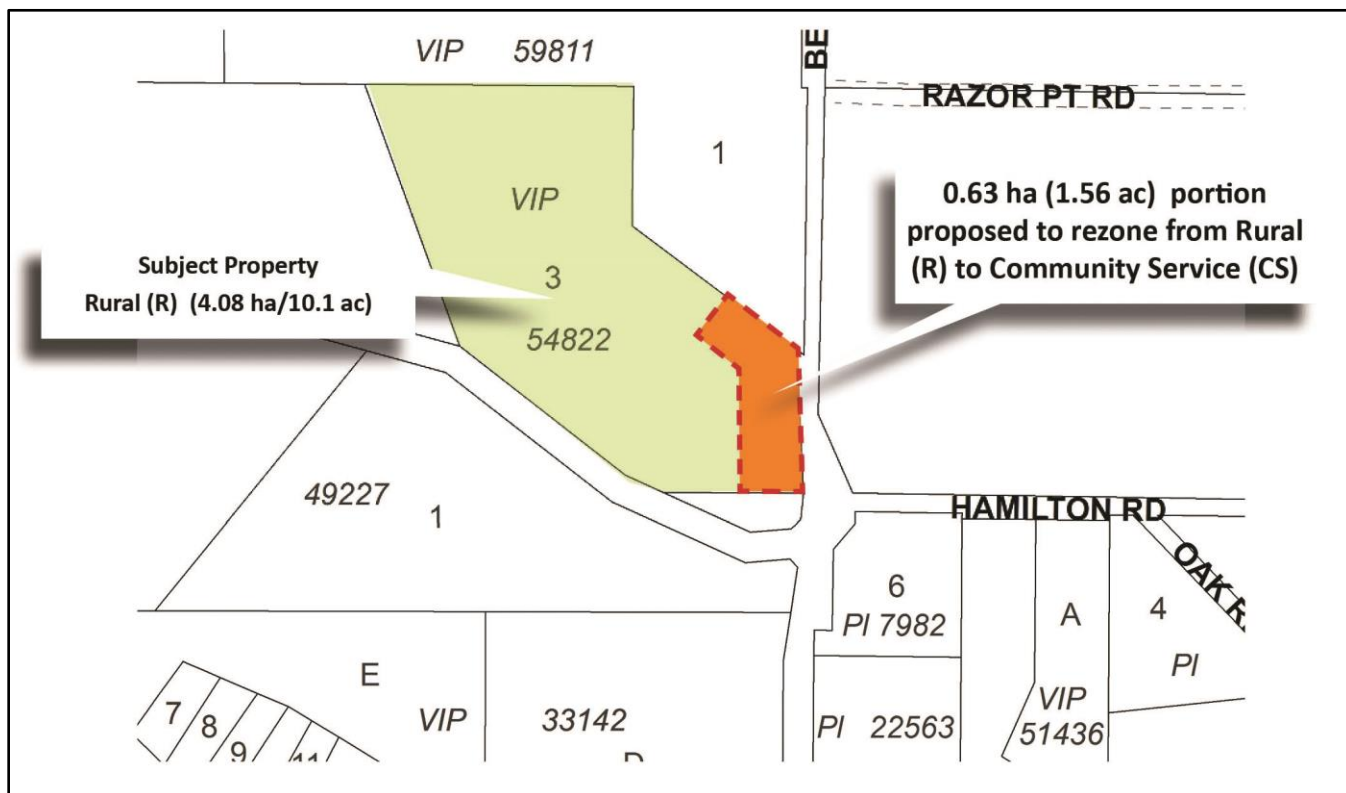
CARRIED

- Professional Reporting as a result of the DAI letter (January 12, 2017) is posted at: <http://www.islandstrust.bc.ca/islands/local-trust-areas/north-pender/current-applications/> . The following report and other information have been received since February 23, 2017:
 - **Site Plan** – a survey plan of proposed subdivision has been prepared by a surveyor (Wey Mayenburg Surveying, August 15, 2017 – Attachment 3). This has been used as the basis for the Map Schedules for Bylaws 211 and 212 which establishes the accurate area of the new, site specific zone and the remainder parcel which will maintain **Rural (R)** zoning.
 - The applicants have provided a letter from the property owner Davie Rae (dated August 9, 2017 – Attachment 4). The letter undertakes to transfer the parcel of land to the **ownership** of the PICSS upon the successful completion of the rezoning and subsequent **subdivision**. The letter also agrees to provide access in the form of a legal easement through the Driftwood's commercial property and to amend the Driftwood's Development Permit as required.
 - A **Geotechnical Assessment** - The applicants contracted Ryzuk Geotechnical to conduct a visual geotechnical assessment of the area of the proposed building options on the subject property. A report dated May 25, 2017 was received by the Islands Trust (Attachment 5).
 - More information on the proposed **Highways Access** has been determined.
- Details on the foregoing items are discussed in 'Issues and Opportunities' (below).

There are currently no buildings or structures on this portion of the property, although there is a graded/unpaved road and some cleared areas as well as other uses in areas outside of the proposed new parcel.

Staff visited the site on December 12, 2016.

Figure 2 – Area of Property Subject to Rezoning



ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

Islands Trust Policy Statement Directive Policies Checklist for proposed Draft Bylaw Nos. 211 and 212 has been completed (Attachment 2). The proposed rezoning and OCP amendments are compliant and, as such, staff is recommending the above resolution to endorse the checklist

Official Community Plan

Bylaw 211 (Attachment 1)- includes a policy document amendment to designate Development Permit Area Nine – Form and Character in the Official Community Plan on the subject portion of the property, and a mapping amendment to redesignate the subject portion from **R – Rural** to **CS – Community Service** to accommodate the rezoning.

Land Use Bylaw:

The property is currently zoned as **Rural (R)** in the North Pender Island Land Use Bylaw (Attachment 2.4). **Bylaw 212** (Attachment 1) will to rezone the 0.63 ha portion shown in Figures 2 & 3 to a site-specific **Community Service (o) – CS (o)** zone. The proposed zone **CS (o)** zone addresses the specific use and minimum lot size. The remainder 4.08 ha parcel will maintain **Rural (R)** zoning.

Temporary Use Permit

Refer to previous report.

Issues and Opportunities

Subdivision and transfer of Ownership and Transfer of Section 219 Covenant

In the previous report to the LTC (February 23, 2017), staff recommended that a condition of Final Adoption of the proposed bylaws, that the current owner to enter a Section 219 covenant to confirm that subdivision and transfer of ownership to ensure these occur. Staff intended this only as a safe guard to the PICSS against placing time, effort and money on the rezoning process without legal certainty of subdivision and transfer proceeding after rezoning.

Subsequently, the applicants have been provided with a letter from the property owner Davie Rae (dated August 9, 2017 – Attachment 4). This undertakes to transfer the parcel of land to the ownership of the PICSS upon the successful completion of the rezoning and subsequent subdivision. The PICSS has informed staff that they are satisfied with the level of certainty the letter gives and that they do not want to incur the expense of a covenant or any another mechanism such as a lease agreement. Given this, staff is no longer recommending that the Section 219 covenant mechanism be a requirement.

Building Design – DPA Form and Character

In the previous report to the LTC (February 23, 2017), staff had recommended that instead of designating the rezoned portion of the property in **DPA 9 – Form and Character of Commercial and Industrial Development**, the design should be developed and refined during the rezoning process based on the DPA guidelines with the final design then being incorporated into the Section 219 covenant (previous). However, as entering into covenant for subdivision and ownership is no longer necessary, and given the PICSS's limited resources for design work and their desire of to move ahead in the rezoning process, staff are now recommending that the OCP Amendment include designating the property within DPA 9 as part of draft **Bylaw 211**. In the end, this will likely be less costly to the PICSS and give them the opportunity pursue funding and volunteer time from the design community later in the process at a point when zoning is more certain. Importantly, the design objectives of the OCP will also be maintained given the high visibility and profile for the site.

Notwithstanding, the PICSS intends to produce a concept drawing(s) of the building, parking and landscaping in preparation for a Community Information Meeting and Public Hearing. This will allow the LTC and public to have a better vision of what is being proposed at that juncture.

Geotechnical Assessment

In accordance with the DAI letter, the applicants contracted Ryzuk Geotechnical to conduct a visual geotechnical assessment of the subject portion of the property. A report dated May 25, 2017 was received by the Islands Trust (Attachment 5) which made a preliminary analysis of the feasibility of both options (Attachment 2.2) for siting the proposed building. The report summarized that both locations are considered feasible for the proposed development. The report made recommendations for construction and construction management

and it concluded that they consider the proposed construction to be feasible from a geotechnical perspective (Attachment 5, p. 2)

Highway Access

More information on highways access was also required as part of the DAI letter. As the subdivision layout provides road (highway) frontage for both proposed lots, access is unlikely to be considered an issue from the Ministry of Transportation and Infrastructure (MoTI). Notwithstanding, the agency referral process will provide opportunity for MoTI to raise any concerns. Both current building location proposals (Attachment 2.2) are based on using an access easement across the southern corner of the Driftwood's property. In addition, the letter from owner Davie Rae (Attachment 4) agrees to provide access in the form of a legal easement through the Driftwood's commercial property and to the required amendment to the Driftwood's Development Permit.

Servicing

The PICSS has indicated that they have contracted to conduct field testing for a suitable septic drainage field. No further information on whether water will be supplied by a drilled well or alternatively through use of the Driftwood's water and the requirements for a community system for that option is yet to be determined. At this time both options are likely feasible.

Consultation

Statutory Requirements

In accordance with regular statutory requirements, a public hearing is required and it is normal practice to hold a Community Information Meeting prior to that. In this circumstance, staff is recommending scheduling a community information meeting in conjunction with the Public Hearing.

The public hearing notice would be circulated to all property owners and tenants within 100 m of the subject property in advance of the public hearing.

The following agencies have been identified for referring draft bylaws for comment; the LTC may also direct staff to include other agencies not listed. Additionally, the LTC may choose to refer the proposal to the Advisory Planning Commission (Resolution on Page 1).

- Ministry of Municipal Affairs and Housing
- Ministry of Transportation and Infrastructure
- Island Health
- CRD, Building Inspection Services
- Pender Island Parks and Recreation Commission
- CRD, Electoral Area Director
- North Pender Island Fire Rescue
- Mayne Island Local Trust Committee
- Saturna Island Local Trust Committee
- Salt Spring Island Local Trust Committee
- South Pender Island Local Trust Committee

This application requires an Official Community Plan amendment and First Nations interests may be impacted by the proposal. The following have been identified for referring draft bylaws for comment:

- Cowichan Tribes
- Halalt
- Lake Cowichan First Nation
- Lyackson
- Malahat (TE'Mexw Treaty Association)
- Pauquachin
- Penelakut
- Semiahmoo
- Stz'uminus
- Tsartlip
- Tsawwassen
- Tseycum

Rationale for Recommendation

The recommendations on page 1 are supported as they allow the application to proceed through the next steps of rezoning. The applicants have supplied information required as part of a Development Approval Information (DAI) letter (January 12, 2017). And, the proposal is consistent with numerous Official Community Plan (OCP) objectives and policies. The PICSS has a long-standing history of community service on the island and a new location and building for Nu to Yu is a priority for them.

ALTERNATIVES

1. Request further information

The LTC may request further information be provided prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the North Pender Island Local Trust Committee request that the applicant submit to the Islands Trust _____.

2. Refer Application to Advisory Planning Commission

The LTC may opt to refer the application to the Advisory Planning Commission.

Resolution:

That the North Pender Island Local Trust Committee request staff to refer Bylaw Nos. 211 and 212 to the North Pender Island Advisory Planning Commission for comment.

3. Proceed No Further

The LTC may opt to proceed no further with the application.

Resolution:

That the North Pender Island Local Trust Committee proceed no further with proposed Bylaw No. 211 cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2017" and

proposed Bylaw No.212 cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 1, 2017,”

NEXT STEPS

- Staff will refer Bylaws No. 211 and 212 to the above-listed agencies and First Nations.
- Staff will refer the Bylaws to the Advisory Planning Commission if directed by resolution.
- Staff will schedule a CIM and Public Hearing.
- Staff will report back to the LTC on the results of agency and First Nations referrals with recommended amendments to the Bylaws (if required) prior to Public Hearing.

Submitted By:	Phil Testemale, A/Planner 2	September 12, 2017
Concurrence:	Robert Kojima, Regional Planning Manager	September 13, 2017

ATTACHMENTS

1. Draft Bylaw Nos. 211 and 212
2. Islands Trust Policy Statement Directive Policies Checklist
3. Mapping - Survey Plan of Proposed Subdivision
4. Letter from owner of subject property
5. Geotechnical Assessment (Ryzuk Geotechnical, May 25, 2017)

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 212**

A BYLAW TO AMEND NORTH PENDER ISLAND LAND USE BYLAW 103, 1996

The North Pender Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the North Pender Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

(1) Citation

This bylaw may be cited for all purposes as “North Pender Island Land Use Bylaw, 103, 1996, Amendment No. 1, 2017”.

(2) North Pender Island Local Trust Committee Bylaw No. 103, cited as “North Pender Island Land Use Bylaw 103, 1996,” is amended as follows:

2.1 Subsection 8.10.7 – “Site Specific Regulations” is amended by inserting a new Site Specific Zone Reference – CS (o) as follows:

Column 1	Column 2	Column 3
Site-Specific Zone Reference	Legal Description	Site Specific Regulations
CS (o)	A portion of Lot 3, Section 2, Pender Island, Cowichan District, Plan VIP54822.	(1) The only use permitted in this area is the retail sale of used goods where all proceeds from sales are donated to community organizations and projects on North Pender Island. (2) Despite 8.10.1 (1), no lot having an area less than 0.6 hectares may be created by subdivision in the Community Service CS (o) zone.

2.2 Schedule “D” – Zoning Map, is amended by changing the zoning classification of a portion of Lot 3, Section 2, Pender Island, Cowichan District, Plan VIP54822 from Rural (R) to Community Service CS (o), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “D” to Bylaw No. 103, 1996 as are required to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

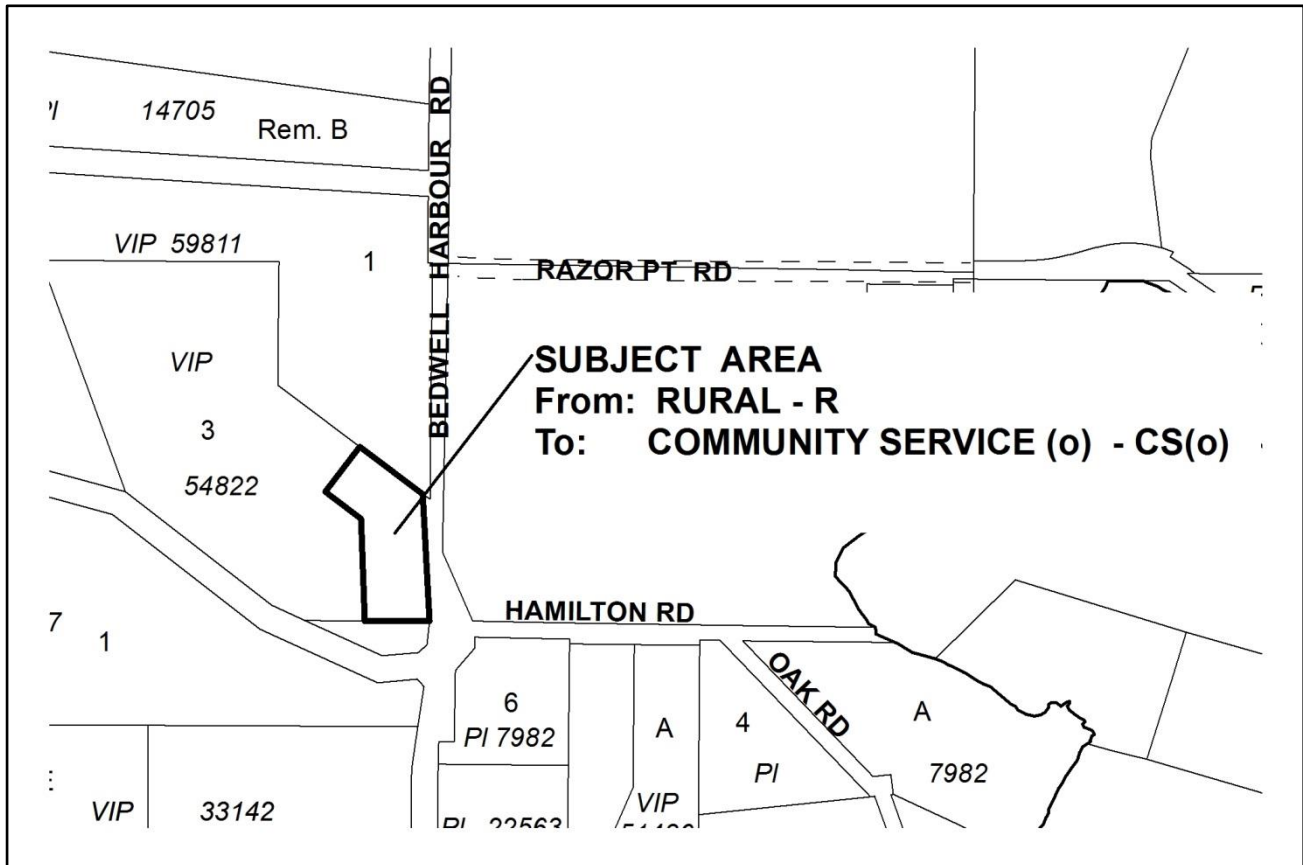
Chair

Secretary

DRAFT

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 212

Plan No. 1



**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 211**

**A BYLAW TO AMEND NORTH PENDER ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 171, 2007**

The North Pender Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “NORTH PENDER Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2017”.

2. SCHEDULES

2.1 NORTH PENDER Island Official Community Plan No. 171, 2007 Schedule “A” – Policy Document - is amended as shown on Schedule 1, attached to and forming part of this bylaw.

2.1 NORTH PENDER Island Official Community Plan No. 171, 2007 Schedule “B” – Land Use Map - is amended as shown on Schedule 2, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

APPROVED BY THE MINISTER MUNICIPAL AFFAIRS AND HOUSING THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 211**

SCHEDULE 1

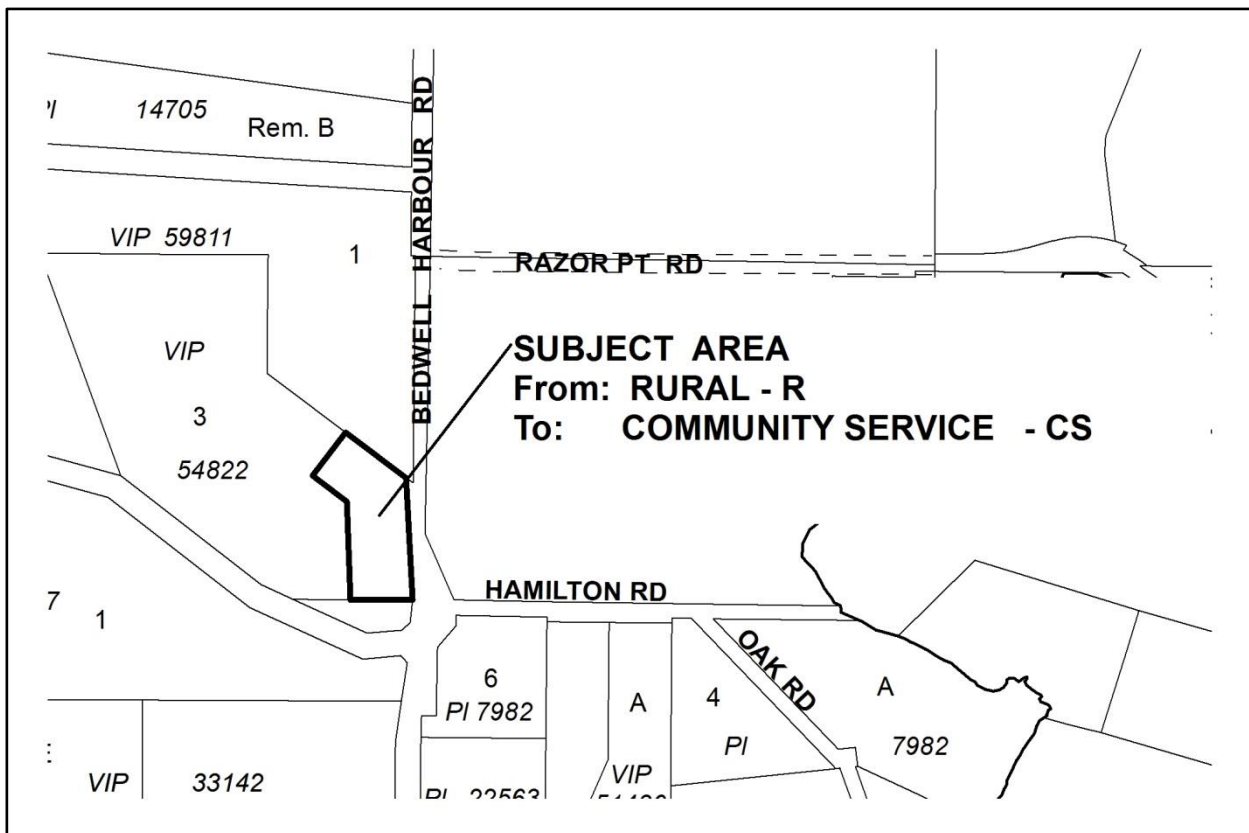
The NORTH PENDER Island Official Community Plan No. 171, 2007, is amended as follows:

1. Subsection 5.2.10 (Development Permit Area Nine – Commercial and Industrial Form and Character), Article 5.2.10.4 (Designation) is amended by inserting the words “Community Service (o)” between the words “Industrial” and “and”.

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 211**

SCHEDULE 2

The NORTH PENDER Island Official Community Plan No. 171, 2007, is amended as follows:





Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaws 211 & 212 and File No. NP-RZ-2016.4 (PICSS):

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is **consistent** with the policy from the Policy Statement, or
- ✗ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
N/A	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
✓	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the

		protection of productive soils.
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PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
✓	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

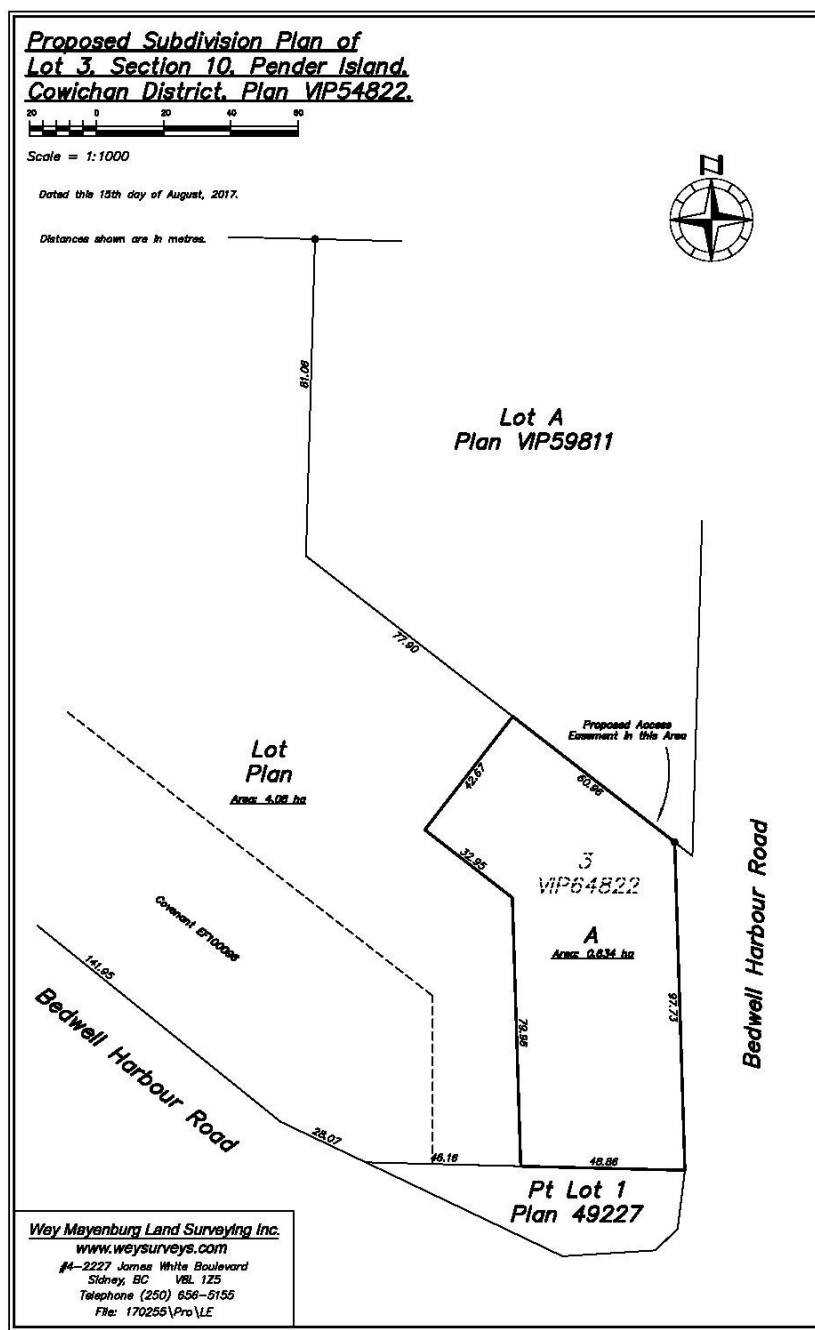
CONSISTENT	NO.	DIRECTIVE POLICY
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	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:

ATTACHMENT 3 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

3.1 SURVEY PLAN



3.2 SITE PLAN WITH OPTIONS A AND B



DRIFTWOOD PROPERTIES LTD.

#2 - 8431 GRANVILLE ST., VANCOUVER, B.C. CANADA V6P 4Z9

Tel: (604) 269-0030 Fax: (604) 269-0030

9th August 2017

Phil Testamale,
A/Planner2
Local Planning Services
Island Trust,
200 – 1627 Fort Sreet
Victoria, BC V8R 1H8

Dear Phil,

Re: Rezoning Application (PICSS) – Terms of Reference – Portion of Lot 3, Section 10, Pender Island, Cowichan District, Plan VIP54822

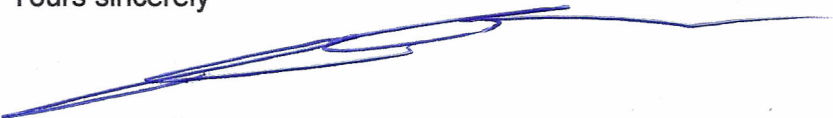
As owner of the above property, I would like to confirm that we will enter into a Section 219 covenant with the Local Trust Committee that commits the above property to be subdivided (in the size and configuration indicated by the surveyors plan, once completed.

Driftwood Properties is donating that portion of the sub division to PICSS for their Nu to You store. Driftwood Properties further, will commit that ownership of the new parcel is to be transferred to the Pender Island Community Service Society (PISSC) after final approval of the subdivision and registration of title. We would like to add that if the PICSS Nu to You store ceases to exist, then the zoning would revert back to Driftwood Properties Rural zoning.

Driftwood Properties Ltd. is also willing to provide access to the property through the Driftwood Centre property. We understand that a legal easement driveway would have to be agreed upon by the Ministry of Transportation and infrastructure (moTI) We also understand that this would require an amendment to the approved DP for Driftwood, without affecting any other parts of the approved DP.

I would also like to add that Dorothy Murdoch will act on my behalf.

Yours sincerely



Davie Rae

RYZUK GEOTECHNICAL

Engineering & Materials Testing

28 Crease Avenue, Victoria, BC, V8Z 1S3 Tel: 250-475-3131 Fax: 250-475-3611 www.ryzuk.com

May 25, 2017
File No: 8232-1

Pender Island Community Services Society
4409 Bedwell Harbour Road
Pender Island, BC
V0N 2M1

Attn: Mr. J. Petrie

Dear Mr. Petrie,

Re: Proposed Charity Thrift Shop
4605 Bedwell Harbour Road – Pender Island, BC

As requested, we visited the referenced site on May 10, 2017, to carry out a visual geotechnical assessment of the property where development of a commercial building and associated infrastructure is proposed. Our associated observations, comments, and preliminary recommendations for the proposed development are contained herein. Our work has been carried out in accordance with, and is subject to, the attached Terms of Engagement.

The site is located within the central-eastern portion of North Pender Island, to the immediate south of the Driftwood Shopping Center. The lot is bounded to the west and south by similar properties, Bedwell Harbour Road to the east, and the Driftwood Center to the north. The terrain slopes gently upward for several tens of meters from the roadside ditch along the northern and eastern boundaries. A moderately steep treed bedrock controlled slope rises to the southwest from this area, becoming locally steeper within the upper portions. The slope is in the order of 15 to 20 m vertical measure and includes local small scale rock bluffs within the mid to upper portions. The northwestern portions of the slope were noted to contain more locally steeper areas, as well as marginally steeper slope inclination than the eastern area. We observed historic rock fall debris within the upper portions of the slope and we noted local potential rockfall hazard source areas to be present within the slope.

The bedrock within the slope was observed to consist of medium to thickly bedded silty sandstone within the eastern portions, while shale was noted to be present within the area adjacent to the northwestern limits. Bedding planes dip at approximately 45 degrees to the east. Soils are expected consist of a veneer of topsoil over dense/stiff mineral soils or bedrock. Indications of fill placement were evident within the eastern areas. No indications of shallow groundwater were noted within the slopes or the lower potential building areas.

The rock slopes are considered to be globally stable and the instability hazard would be limited to localized rockfall occurrence. We carried out rockfall modelling to review the potential runout conditions of rockfall hazard occurring from the source areas of the slope. The results of our modelling indicated that the eastern areas of the site are not at significant risk of rockfall, while a runout risk is present within the northern portions within approximately 6 m of the slope toe. We understand that the proposed development is being considered for two general areas. The locations are shown on the attached conceptual plan produced by Mr. D. Gobeil, CTech for discussion purposes. The proposed building is understood to comprise a conventional steel/wood structure with shallow reinforced concrete spread footings and a grade supported slab.

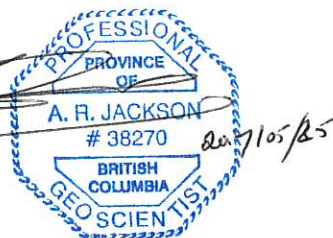
Both locations for the construction are considered to be feasible for the proposed development. The proposed building areas appear to be located a suitable distance away from the toe of the slope, being coincident with the southern edge of the existing driveway. The excavation should be carried out such that all loose rock is aggressively removed from the cutslope with a large excavator, both for temporary construction site safety, as well as long term exposure where the bedrock is not backfilled against. All foundations should be supported by undisturbed dense/stiff native mineral soils or bedrock or approved engineered fill. The subgrade preparations and excavation stability should be inspected/reviewed by a qualified professional at the time of the construction. We consider that the collected storm drainage can be directed to an engineered inground infiltration area below the building/parking areas, upslope of the roadside ditch. We can provide additional details for such upon request. We recommend that care should be taken to avoid disturbance to the root structure of mature trees to reduce the risk of wind-trow and a qualified arborist should be consulted if required. All unsupported finished soil slopes should be shaped at 2H:1V (Horizontal: Vertical) or flatter, and revegetated in conjunction with the development.

In summary, we consider the proposed construction to be feasible from a geotechnical perspective. Provided the above, we consider that the land may be used safely for the use intended, pursuant to Section 56 of the Community Charter. Our assessment considers a design seismic occurrence with a 2% probability of exceedance in 50 years.

We trust that the preceding is suitable for your purposes at present. Please don't hesitate to contact our office if we can be of further assistance.

Yours very truly,
Ryzuk Geotechnical

Andrew Jackson, P.Geo.
Geoscientist



Attachment – Terms of Engagement & Conceptual Site Plan

TERMS OF ENGAGEMENT

GENERAL

Ryzuk Geotechnical (the Consultant) shall render the Services, as specified in the agreed Scope of Services, to the Client for this Project in accordance with the following terms of engagement. The Services, and any other associated documents, records or data, shall be carried out and/or prepared in accordance with generally accepted engineering practices in the location where the Services were performed. No other warranty, expressed or implied is made. The Consultant may, at its discretion and at any stage, engage sub-consultants to perform all or any part of the Services.

Ryzuk Geotechnical is a wholly owned subsidiary of C. N. Ryzuk & Associates Ltd.

COMPENSATION

All charges will be payable in Canadian Dollars. Invoices will be due and payable by the Client on receipt of the invoice without hold back. Interest on overdue accounts is 24% per annum.

REPRESENTATIVES

Each party shall designate a representative who is authorized to act on behalf of that party and receive notices under this Agreement.

TERMINATION

Either party may terminate this engagement without cause upon thirty (30) days' notice in writing. On termination by either party under this paragraph, the Client shall forthwith pay to the Consultant its Charges for the Services performed, including all expenses and other charges incurred by the Consultant for this Project.

If either party breaches this engagement, the non-defaulting party may terminate this engagement after giving seven (7) days' notice to remedy the breach. On termination by the Consultant under this paragraph, the Client shall forthwith pay to the Consultant its Charges for the Services performed to the date of termination, including all fees and charges for this Project.

ENVIRONMENTAL

The Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. The Consultant will cooperate with the Client's environmental consultant during the field work phase of the investigation.

PROFESSIONAL RESPONSIBILITY

In performing the Services, the Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services contemplated in this engagement at the time when and the location in which the Services were performed.

INSURANCE

Ryzuk Geotechnical is covered by Professional Indemnity Insurance as follows:

1. \$ 2,000,000 each and every claim
2. \$ 4,000,000 aggregate
3. \$ 5,000,000 commercial/general liability coverage

LIMITATION OF LIABILITY

The Consultant shall not be responsible for:

1. the failure of a contractor, retained by the Client, to perform the work required for the Project in accordance with the applicable contract documents;
2. the design of or defects in equipment supplied or provided by the Client for incorporation into the Project;
3. any cross-contamination resulting from subsurface investigations;
4. any Project decisions made by the Client if the decisions were made without the advice of the Consultant or contrary to or inconsistent with the Consultant's advice;
5. any consequential loss, injury or damages suffered by the Client, including but not limited to loss of use, earnings and business interruption;
6. the unauthorized distribution of any confidential document or report prepared by or on behalf of the consultant for the exclusive use of the Client
7. Subsurface structures and utilities

The Consultant will make all reasonable efforts prior to and during subsurface site investigations to minimize the risk of damaging any subsurface utilities/mains. If, in the unlikely event that damage is incurred where utilities were unmarked and/or undetected, the Consultant will not be held responsible for damages to the site or surrounding areas, utilities/mains or drilling equipment or the cost of any repairs.

The total amount of all claims the Client may have against the Consultant or any present or former partner, executive officer, director, stockholder or employee thereof under this engagement, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the amount of any professional liability insurance the Consultant may have available for such claims.

No claim may be brought against the Consultant in contract or tort more than two (2) years after the date of discovery of such defect.

DOCUMENTS AND REPORTING

All of the documents prepared by the Consultant or on behalf of the Consultant in connection with the Project are instruments of service for the execution of the Project. The Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used on any other project without the prior written agreement of the Consultant.

The documents have been prepared specifically for the Project, and are applicable only in the case where there has been no physical alteration to, or deviation from any of the information provided to the Consultant by the Client or agents of the Client. The Client may, in light of such alterations or deviations, request that the Consultant review and revise these documents.

The identification and classification as to the extent, properties or type of soils or other materials at the Project site has been based upon investigation and interpretation consistent with the accepted standard of care in the engineering consulting practice in the location where the Services were performed. Due to the nature of geotechnical engineering, there is an inherent risk that some conditions will not be detected at the Project site, and that actual subsurface conditions may vary considerably from investigation points. The Client must be aware of, and accept this risk, as must any other party making use of any documents prepared by the Consultant regarding the Project.

Any conclusions and recommendations provided within any document prepared by the Consultant for the Client has been based on the investigative information undertaken by the Consultant, and any additional information provided to the Consultant by the Client or agents of the Client. The Consultant accepts no responsibility for any associated deficiency or inaccuracy as the result of a miss-statement or receipt of fraudulent information.

JOBSITE SAFETY AND CONTROL

The Client acknowledges that control of the jobsite lies solely with the Client, his agents or contractors. The presence of the Consultant's personnel on the site does not relieve the Client, his agents or contractors from their responsibilities for site safety. Accordingly, the Client must endeavor to inform the Consultant of all hazardous or otherwise dangerous conditions at the Project site of which the Client is aware.

The client must acknowledge that during the course of a geotechnical investigation, it is possible that a previously unknown hazard may be discovered. In this event, the Client recognizes that such a hazard may result in the necessity to undertake procedures which ensure the safety and protection of personnel and/or the environment. The Client shall be responsible for payment of any additional expenses incurred as a result of such discoveries, and recognizes that under certain circumstances, discovery of hazardous conditions or elements requires that regulatory agencies must be informed. The Client shall not bring about any action or dispute against the Consultant as a result of such notification.

FIELD SERVICES

Where applicable, field services recommended for the Project are the minimum necessary, in the sole discretion of the Consultant, to observe whether the work or a contractor retained by the Client is being carried out in general conformity with the intent of the Services. Any reduction from the level of services recommended will result in the Consultant providing qualified certifications for the work.

DISPUTE RESOLUTION

If requested in writing by either the Client or the Consultant, the Client and the Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, the dispute shall be referred to and finally resolved by arbitration under the rules of the arbitrator appointed by agreement of the parties or by reference to a Judge of the British Columbia Court.



File No.: NPI LTC 6500-20
Waste Management

DATE OF MEETING: September 11, 2017
TO: North Pender Island Local Trust Committee
FROM: Justine Starke, Island Planner
SUBJECT: Waste Transfer Draft Regulations
Bylaws 214 & 215

RECOMMENDATIONS

1. THAT the North Pender Island Local Trust Committee Bylaw No. 214, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 2, 2017,” be read a first time.
2. THAT the North Pender Island Local Trust Committee Bylaw No. 215, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 3, 2017,” be read a first time.
3. THAT the North Pender Island Local Trust Committee consider the proposed amendments to the North Pender Island Development Approval Information Bylaw 134 and request Trust Council to amend the bylaw.
4. THAT the North Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 214, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 2, 2017,” and Bylaw 215 cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 3, 2017,” are not contrary to or at variance with the Islands Trust Policy Statement.
5. THAT the North Pender Island Local Trust Committee refer the Waste Transfer staff report dated September 11, 2017 and the Waste Transfer staff report dated April 27, 2017 to the Advisory Planning Commission for review of bylaws 214 and 215, and that staff be requested to attend.

REPORT SUMMARY

The purpose of this report is to present Draft Bylaw 214 (Official Community Plan amendment), Draft Bylaw 215 (Land Use Bylaw amendment), and draft amendments to the North Pender Island Development Approval Information Bylaw 134 for consideration by the North Pender Island Local Trust Committee (LTC).

Draft Bylaw 214 (Appendix 1) proposes new Official Community Plan policies to enable and guide land use bylaw regulations for waste transfer uses. Bylaw 214 also introduces a new Development Permit Area (DPA): Development Permit Area 11 – Waste Transfer Development Permit Area. Under the DPA

requirements, a development permit would be required before land could be altered or buildings/structures could be constructed for waste transfer uses.

Draft Bylaw 215 (Appendix 2) proposes to amend the North Pender Island Land Use Bylaw 103 to introduce land use regulations for waste transfer uses. It introduces a number of new definitions, general regulations, parking requirements, and considers a number of consequential amendments required to ensure compatibility between existing and proposed zoning (see “Issues and Opportunities”). The bylaw proposes to:

- Rezone 4415 Bedwell Harbour (MacDonald Farm) and the Mainroad Yard on Port Washington Rd. for waste transfer zoning to allow a “Full Service” waste transfer.
- Rezone site 5827 Schooner Way (Medicine Beach) to allow “Public Drop Off Waste Transfer.”
- Rezone site 3418 Otter Bay Road and 4606 Razor Pt Rd for “Limited Waste Transfer.”

BACKGROUND

The North Pender Island Local Trust Committee (LTC) last considered this project on April 27, 2017, where the following resolutions were passed:

1. *NP-2017-046: The North Pender Island Local Trust Committee direct staff to draft amendments to the Land Use Bylaw and Official Community Plan (where applicable) which would rezone Site 9 (4415 Bedwell Harbour) for waste transfer zoning to allow a “Full Service ‘A’” facility.*
2. *NP-2017-047: The North Pender Island Local Trust Committee direct staff to draft amendments to the Land Use Bylaw and Official Community Plan (where applicable) which would rezone Site 11 (Mainroad Yard on Port Washington Rd.) for waste transfer zoning to allow a “Full Service ‘A’” facility.*
3. *NP-2017-048: The North Pender Island Local Trust Committee direct staff to draft amendments to the Land Use Bylaw and Official Community Plan (where applicable) which would rezone Site 1 (5827 Schooner Way) (Medicine Beach) for limited waste transfer uses: “Public Drop Only ‘E’”.*
4. *NP-2017-049: The North Pender Island Local Trust Committee direct staff to draft amendments to the Land Use Bylaw and Official Community Plan (where applicable) which would rezone Site 8 (3418 Otter Bay Road) for limited waste transfer uses: “Waste Only Lite ‘D’”.*
5. *NP-2017-050: The North Pender Island Local Trust Committee direct staff to draft amendments to the Land Use Bylaw and Official Community Plan (where applicable) which would rezone Site 5 (4606 Razor Pt Rd) for limited waste transfer uses: Waste Only Lite “D”*
6. *NP-2017-051: The North Pender Island Local Trust Committee endorse the proposed Official Community Plan policies presented in the staff report for the meeting of April 27 2017 and direct staff to draft a bylaw for consideration.*
7. *NP-2017-052: The North Pender Island Local Trust Committee direct staff to draft a bylaw that proposes Development Permit Area guidelines for a new Waste Transfer Station Development Permit Area.*
8. *NP-2017-053: The North Pender Island Local Trust Committee endorse the updated Project Charter Version 5.*

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The draft bylaws have been reviewed for consistency with the Islands Trust Policy Statement (ITPS), attached as Appendix 4. ITPS policies support the regulatory framework proposed by draft bylaws 214 & 215, and the amendments to the DAI Bylaw.

Official Community Plan:

The proposed bylaws support relevant policies of the North Pender Island Official Community Plan:

Solid Waste Policies

3.3.2.1-Regulations shall permit the continued operation of an island location where waste can be taken for recycling.

3.3.2.2-The storage and disposal of hazardous and toxic waste on North Pender shall be prohibited.

3.3.2.3-Regulations shall prohibit the use of land on North Pender Island as a landfill.

Industrial Policies

2.5.1-Industrial development which may have a deleterious impact on adjacent land uses will not be permitted.

2.5.3-Industrial activity shall not be permitted in areas suitable for agriculture, or in hazardous or environmentally sensitive areas.

2.5.4-Applications for industrial rezoning must prove sustainable water supply and waste disposal capability, and include provision for remediation of any existing contamination, and in reviewing any application for new industrial uses, the local trust committee should consider potential climate change impacts.

2.5.6-Industrial activity, parking and storage areas should be screened.

Land Use Bylaw:

Proposed Bylaw 215 would amend the North Pender Island Land Use Bylaw to regulate waste transfer uses. The bylaw proposes new definitions, general regulations, parking requirements, and considers a number of consequential amendments required to ensure compatibility between existing and proposed zoning (see “Issues and Opportunities”).

Issues and Opportunities

Bylaw 214 (Official Community Plan)

Bylaw 214 (Appendix 1) proposes new Official Community Plan policies to enable and guide land use bylaw regulations for waste transfer uses. The proposed policies reflect the land use criteria and concerns identified through the community consultation process. Bylaw 214 also introduces a new

Development Permit Area (DPA): Development Permit Area 11 – Waste Transfer Development Permit Area. The development permit area sets a comprehensive list of requirements for waste transfer operators to meet prior to establishing a waste transfer facility. Under the DPA requirements, a development permit would be required before land could be altered or buildings/structures could be constructed for waste transfer uses. The development permit area is being created to address concerns over impacts to the environment, water courses, agriculture, neighbourhood suitability, and hazards. It is being designated under the following sections of the Local Government Act:

- 488 (1) (a) protection of the natural environment, its ecosystems and biological diversity;
- 488 (1) (b) protection of development from hazardous conditions;
- 488 (1) (c) protection of farming;
- 488 (1) (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

Bylaw 215 (Land Use Bylaw):

Draft Bylaw 215 (Appendix 2) proposes to amend the North Pender Island Land Use Bylaw 103 to introduce land use regulations for waste transfer uses.

- Section 2.1 of Bylaw 215 proposes new definitions for: commercial composting, commercial recycling, full service waste transfer, hazardous waste, limited waste transfer, public drop off waste transfer, solid waste. The definitions are required to provide clarity in circumscribing the uses proposed by waste transfer zones.
- Section 2.2 of Bylaw 215 amends the existing definition of “recycling facilities,” to provide some distinction between recycling as a use and waste transfer as a use.

The existing definition reads:

"recycling facilities" means facilities for the recovery, storage and shipping of discarded materials.

The proposed new definition reads:

"Recycling facility," means the use of land, buildings or structures for collecting, storing, sorting, compacting and transferring recyclable materials that originate from commercial, institutional, demolition or construction sources, as well as from household residential sources.

- Section 2.3 of Bylaw 215 amends “General Regulations: Prohibited Uses”(article 3.2.1(2)) to remove the term “Waste Management Act,” as follows:

disposal of any waste matter on land or in marine areas, except such waste matter as may lawfully be discharged pursuant to a permit under the Sewage Disposal Regulation ~~or the Waste Management Act;~~

The current regulation could be interpreted to enable a land fill to be created if licenced under the waste management act; this is contrary to the Official Community Plan and should be fixed.

- Section 2.4 of Bylaw 215 introduces a number of waste transfer regulations under Part 3: General Regulations to control waste transfer uses, regulate buildings and floor area, and include landscape and setback requirements.
- Section 2.6 of Bylaw 215 would have the effect of rezoning 5827 Schooner Way (Medicine Beach) to allow “Public Drop Off Waste Transfer.” It is proposed that the use be added to the existing uses in the zone. Building size limits (35 m² maximum) are found in the general regulations (proposed article 3.18.5).
- Section 2.7 of Bylaw 215 would rezone the Industrial 1(b) portion of 4606 Razor Pt Rd to permit “Limited Waste Transfer,” and would continue to allow agriculture in the zone. The bylaw amendment makes clear that boat storage is only permitted outside of the Agriculture Land Reserve. Note this property is in the Agriculture Land Reserve, and non-farm use approval is required from the Agricultural Land Commission (ALC) prior to the waste transfer use taking place. The ALC Executive Committee is considering the results of this project and previous decisions made by the ALC on this non-farm use request (ALC Application 53097 (Burdett)). This section of Bylaw 215 may require amendment pending the outcome of the ALC re-consideration.
- Section 2.8 of Bylaw 215 would rezone a portion of 3418 Otter Bay Road to a site specific Industrial 2 (d) to permit “Limited Waste Transfer” along with the other uses already permitted in the current zoning. The proposed zone boundary for this property are found in Plan no. 1 of Bylaw 215 and have been drawn to reflect the area that was previously under application for rezoning for waste transfer.
- Section 2.9 of Bylaw 215 would create a new Industrial 2(e) on a portion of 4415 Bedwell Harbour (MacDonald Farm) to allow “Full Service” waste transfer and agriculture. The proposed zone boundary for this property are found in Plan no. 2 of Bylaw 215 and have been drawn to avoid the heritage fruit trees, the old farm building, and the possible archaeological site. A new access driveway would need to be constructed.
- Section 2.10 of Bylaw 215 would rezone the Mainroad Yard on Port Washington Rd. to allow “Full Service” waste transfer in addition to the other uses permitted on the site, including those currently proposed by draft [Bylaw 202](#).
- Section 2.11 of Bylaw 215 amends the existing zoning language for the existing Pender Island Recycling Facility to list the use that will be defined by way of the new proposed definition. This is much clearer, provides consistency, and removes problematic language that was zoning the user and not the use, something flagged by legal review as needing amendment.

Development Approval Information Bylaw 134

The [North Pender Island Development Approval Information Bylaw 134](#) is adopted by Trust Council, and as such will not be given readings by the Local Trust Committee. Development Approval Information (DAI) Bylaws provide a comprehensive list of all the information the Local Trust Committee

can request when considering an application, in this case it would be an application for a waste transfer development permit. The amendments proposed in Appendix 3 would be incorporated into an amending bylaw to be considered by Trust Council. The Local Trust Committee should review the amendments and consider them as part of the suite of regulations being proposed to manage the land use impacts of waste transfer facilities on North Pender Island.

Consultation

Since 2015, the LTC has conducted a series of community engagement approaches, including a special Advisory Planning Commission and a subsequent integrated decision making process. Community engagement has been documented and posted on-line: <http://www.islandstrust.bc.ca/islands/local-trust-areas/north-pender/projects-initiatives/waste-management/>

Should the LTC give First Reading to the attached bylaws, it may wish to refer the bylaws to the Advisory Planning Commission for input. Given the complexity of the project, staff should be requested to attend any APC meeting to provide explanation and context for the bylaws.

Statutory Requirements

As with all Land Use Bylaw and Official Community Plan amendments, the LTC must hold a public hearing in accordance with statutory requirements. Furthermore the public hearing notice would be circulated to all property owners and tenants within 100 m of the subject properties in advance of the public hearing. It is recommended the LTC hold an additional community information meeting prior to or at the same time as the Public Hearing.

The Bylaw process is as follows:

1. First Reading by the Local Trust Committee
2. Second Reading by the Local Trust Committee; or
3. Public Hearing
4. Second and/or Third Reading by the Local Trust Committee
5. Consideration of approval by Executive Committee of Islands Trust
6. Consideration of approval by the Minister of Municipal Affairs and Housing (OCP Bylaw only).
7. Consideration of approval (fourth reading) by Local Trust Committee

Agencies

Once the draft bylaws have received First Reading, staff will initiate bylaw referrals to agencies

- Ministry of Transportation and Infrastructure
- Ministry of Forest, Lands & Natural Resource Operations, Archaeology Branch
- Ministry of Environment and Climate Change Strategy
- CRD, Building Inspection Services
- CRD, Electoral Area Director
- CRD, Environmental Resource Management Division
- Agricultural Land Commission
- Pender Island Fire Rescue
- Mayne Island Local Trust Committee

- Saturna Island Local Trust Committee
- Salt Spring Island Local Trust Committee
- South Pender Island Local Trust Committee

First Nations

First Nations interests may be impacted by the proposal. The following First Nations will be consulted:

- Cowichan Tribes
- Halalt
- Lake Cowichan
- Lyackson
- Malahat (TE'Mexw Treaty Association)
- Pauquachin
- Penelakut
- Semiahmoo
- Stz'uminus
- Tsartlip
- Tsawwassen
- Tseycum

Rationale for Recommendation

The process to consider land for waste transfer uses has been an active priority of the North Pender Local Trust Committee for three years. This report recommends first reading of bylaws to advance the project closer to being concluded and resolving this long standing issue. By creating a variety of zones to allow a range of waste transfer uses, the LTC would be offering the community some flexibility in how it delivers and receives waste transfer services. Because there are multiple operators with existing relationships and lease arrangements with property owners, offering a range of uses across a few different properties will ensure servicing can continue to meet the community's needs and avoid favouring any one operator. The recommendations are based on land use, not users, and would allow for future changes and options for new or alternate operators. The land use regulations, in combination with the proposed development permit area, will ensure the public interest and environment is protected.

Next Steps

1. Consideration of First Reading
2. Consideration by the Advisory Planning Commission
3. Agency Referrals
4. Consideration of second reading
5. Community Information Meeting
6. Public Hearing
7. Consideration of third reading
8. Referral to Executive Committee of Islands Trust
9. Referral of OCP amendment bylaw to the Ministry of Municipal Affairs and Housing
10. Consideration of Bylaw Adoption

Alternatives:

1. THAT the North Pender Island Local Trust Committee defer consideration of draft bylaws 214 and 215, of the Islands Trust Policy Statement Checklist, and of the draft amendments to the North Pender Island Development Approval Information Bylaw 134.
2. THAT the North Pender Island Local Trust Committee selects other sites for waste transfer zoning to allow waste transfer facilities.
3. THAT the North Pender Island Local Trust Committee directs staff to proceed no further with this project.

Submitted By:	Justine Starke, Island Planner	September 12, 2017
Concurrence:	Robert Kojima, Regional Planning Manager	September 12, 2017

ATTACHMENTS

Appendix 1: Draft bylaw 214

Appendix 2: Draft bylaw 215

Appendix 3: Proposed amendments to development approval information bylaw

Appendix 4: Islands Trust Policy Statement Checklist

North Pender Island Development Approval Information Bylaw 134

Proposed amendments

For an application for a permit with respect to a development permit area to address waste transfer, designated under the *local government act* sections:

488 (1) (a) protection of the natural environment, its ecosystems and biological diversity;

488 (1) (b) protection of development from hazardous conditions;

488 (1) (c) protection of farming;

488 (1) (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

488 (1) (j) establishment of objectives to promote the reduction of greenhouse gas emissions;

The report shall contain the following information:

- A) A site plan professionally prepared at an appropriate scale, based on a legal survey, delineating the proposed development and associated features, including: buildings and structures and their uses, exterior light fixtures, signs, fencing, road access, traffic circulation routes on site, queuing areas, loading docks, parking areas, setbacks of buildings and structures from lot lines, fire separation buffers, wells and surface water bodies.
- B) Design plans showing the elevations and exterior features of all buildings and structures, including fencing, associated with the waste transfer operations.
- C) A detailed, scaled landscaping plan showing existing and proposed vegetation.
- D) A drainage management plan developed by a qualified professional with experience in hydrology and leachate management systems. The plan should demonstrate how leachate will be managed to ensure that there is no on-site or off-site discharge to the environment, the drainage plan should also make recommendations to prevent storm water and runoff from contacting waste as well as recommendations to prevent flooding, erosion, other undesirable impacts resulting from new impervious surfaces or changes to site drainage.
- E) A description of the proposed development detailing construction, cut and fill, blasting, road or driveway construction, vegetation clearing or trimming, alteration to hydrological systems, alterations affecting the marine foreshore, septic field installation, landscaping, or other land alteration during or after the development phase. The report should also identify alternative development options.
- F) An assessment of the nature and extent of the impact of the proposed development on the site, in particular anticipated impacts on the environment, including but not limited to impacts on riparian areas, surface water bodies, wetlands, and groundwater aquifers. The assessment should identify impacts stemming from the construction phase, the intended long-term use of the site, and any cumulative impacts of development in the area.
- G) A report from a registered professional geotechnical engineer demonstrating that the waste transfer, recycling, or composting facility is not at risk of land slip or rockfall and will not cause land slip or rockfall.

- H) Recommended measures to limit, mitigate, and manage the impacts of the proposed development on sensitive ecosystems.

DRAFT

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 214

A BYLAW TO AMEND NORTH PENDER ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 171, 2007

The North Pender Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 2, 2017”.

2. SCHEDULES

2.1 North Pender Island Official Community Plan No. 171, 2007 Schedule “A” is amended as shown on Schedule 1 attached to and forming part of this bylaw.

2.2 North Pender Island Official Community Plan No. 171, 2007 Schedule “B” – Land Use Map - is amended, as shown on Schedule 2, attached to and forming part of this bylaw.

2.3 North Pender Island Official Community Plan No. 171, 2007 Schedule “A” is further amended as shown on Schedule 3 attached to and forming part of this bylaw.

2.4 North Pender Island Official Community Plan No. 171, 2007 is amended as shown on Schedule 4 attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 214**

SCHEDULE 1

The NORTH PENDER Island Official Community Plan No. 171, 2007 Schedule “A”, is amended as follows:

1. Section 1.2 (Goals), is amended by adding a new goal as follows:
 - 19) To minimize waste and maximize recycling in the management of solid waste and discarded materials.
2. Section 3.3.2 (Solid Waste Disposal) is amended by adding new objectives under Solid Waste Objectives as follows:
 - 3) To support the reduction, recycling, and reuse of solid waste and discarded materials.
 - 4) To accommodate the facilities and services that provide North Pender Island with necessary collection, storage, processing, and transfer of solid waste and recyclable materials, while minimizing the impacts on neighbourhoods, community health and the island's environment.
 - 5) To protect the island's environment from contamination by solid waste and recyclable materials.
3. Section 3.3.2 (Solid Waste Disposal) is amended by adding new policies under Solid Waste Policies and re-numbering the Advocacy Policies accordingly:
 - 3.3.2.4 The Local Trust Committee may permit and regulate the appropriate development of sites to provide the community with a range of service options for the storage and transfer of solid waste and recycling.
 - 3.3.2.5 Waste transfer uses should be protected from hazardous conditions and should not adversely affect the rural and residential character of the community, the natural environment, or farming.
 - 3.3.2.6 The Local Trust Committee may regulate waste transfer uses and designate Development Permit Areas to ensure waste transfer uses:
 - a) are screened by vegetation to limit visual impacts;
 - b) are located outside community water system supply watersheds, areas with high groundwater vulnerability, and environmentally sensitive areas;
 - c) are designed to avoid leachate from entering the natural environment;
 - d) are designed to minimize traffic impacts on adjacent neighbourhoods;
 - e) are not located on naturally productive agricultural soils;
 - f) are designed to minimize fire risk.
 - 3.3.2.7 The Local Trust Committee may support both publicly and privately-operated solid waste transfer sites.
4. Section 3.3.2 (Solid Waste Disposal) is amended by adding a new policy under Advocacy Policies:
 - 3.3.2.12 The Local Trust Committee encourages the Capital Regional District to regulate waste transfer operations on North Pender Island.

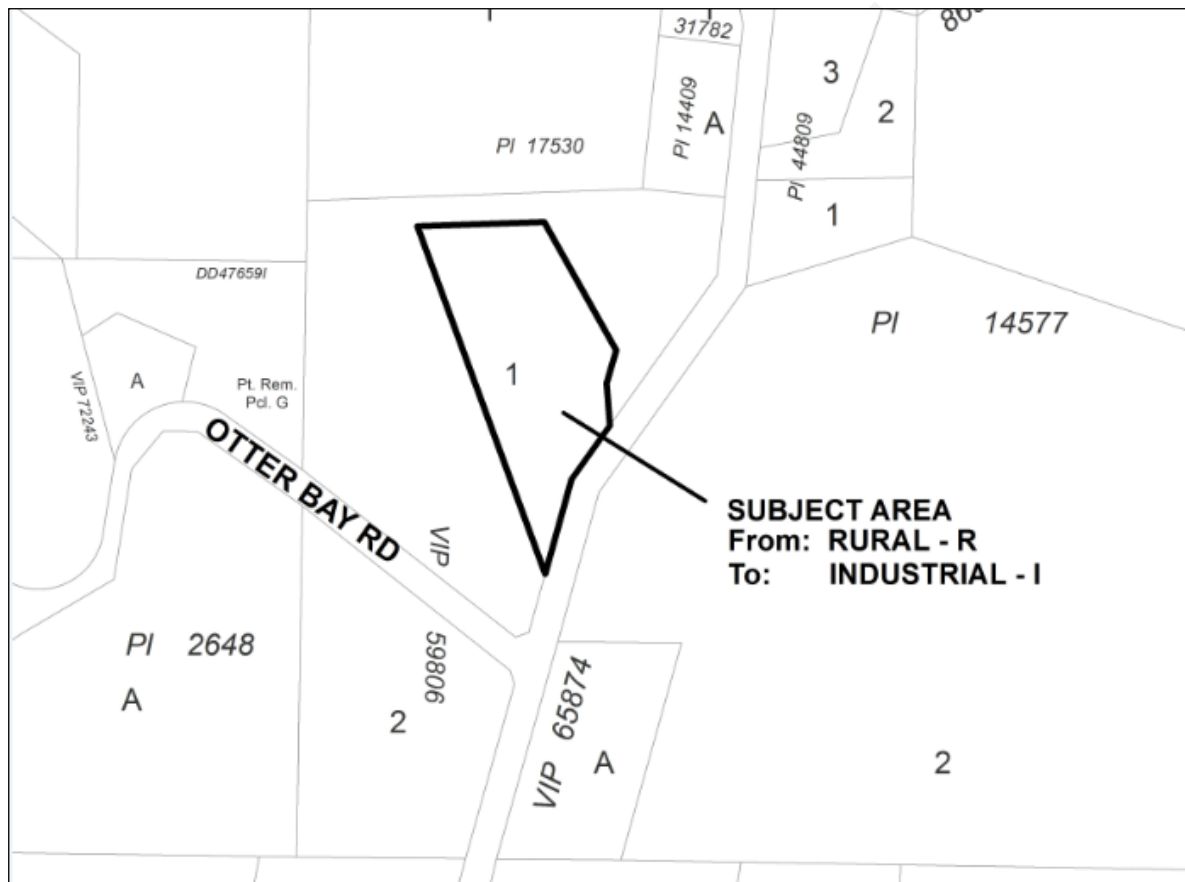
5. The Table of Contents and list of schedules is updated to reflect the changes made by this bylaw.

DRAFT

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 214**

SCHEDULE 2

The NORTH PENDER Island Official Community Plan No. 171, 2007, Schedule B, Land Use Map is amended as follows:



**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 214**

SCHEDULE 3

The NORTH PENDER Island Official Community Plan No. 171, 2007, Schedule A is amended as follows:

Section 5.2 (Development Permit Areas), is amended by adding a new Development Permit Area following Development Permit Area Ten as follows:

5.2.12 DEVELOPMENT PERMIT AREA ELEVEN – WASTE TRANSFER DEVELOPMENT PERMIT AREA

5.2.12.1 Authority

This development permit area is established pursuant to the following sections of the *Local Government Act*:

- 488 (1) (a) protection of the natural environment, its ecosystems and biological diversity;
- 488 (1) (b) protection of development from hazardous conditions;
- 488 (1) (c) protection of farming;
- 488 (1) (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

5.2.12.2 Special Conditions or Objectives that Justify the Designation

Development Permit Area Eleven encompasses all lands shown on Schedule “Q” which may be zoned by the North Pender Island Local Trust Committee to permit the operations of waste transfer uses, including commercial recycling, and commercial composting. The North Pender Island Local Trust Committee recognizes that if not well designed and carefully managed, these uses can have negative impacts on both surrounding neighbourhoods and the natural environment. Waste transfer uses should be protected from hazards and should not adversely affect the rural and residential character of the community and the natural environment, or farming. Development Permit Area Eleven is implemented to help guide the land use planning of waste transfer uses, including commercial recycling and commercial composting to minimize the potential for negative impacts. Its specific objectives are as follows:

- a. To ensure that the waste transfer uses, including commercial recycling and commercial composting, as permitted on North Pender Island, can develop with the least impact on the natural environment.
- b. To ensure that the waste transfer uses, including commercial recycling and commercial composting, as permitted on North Pender Island, can develop with the least impact on neighbouring properties.
- c. To avoid a level of design regulation that could affect the viability of waste transfer uses, including commercial recycling and commercial composting.

- d. To buffer agricultural land from impacts associated with waste transfer uses, including commercial recycling and commercial composting.

5.2.12.3 General Applicability

The following activities shall require a development permit whenever they occur within the DPA, unless specifically exempted:

- a. Construction of, addition to, or alteration of buildings and structures for waste transfer uses including commercial recycling and commercial composting.
- b. Alteration of land.

5.2.12.4 Designation

This development permit area is shown on Schedule “Q.”

5.2.12.5 Application Requirements

All applications shall be consistent with all requirements established in the fees bylaw, development procedures bylaw, and development approval information bylaw adopted by the North Pender Island Local Trust Committee or Islands Trust Council.

5.2.12.6 Development Permit Exemptions

The following activities are exempt from any requirement for a development permit:

- a. Subdivision of land;
- b. Maintenance of existing landscaping;
- c. Repair and maintenance of existing buildings or structures, including lighting and signage, provided there is no addition to lot coverage or floor area, no exterior alterations requiring a building permit, and no change in the use of external materials that would result in the alteration of the form and character of the building or structure;
- d. Internal renovations or alterations;
- e. Repair and maintenance of existing roads, parking areas, paths and trails.

5.2.12.7 Guidelines

The intent of this development permit area is to ensure that development related to waste transfer uses, including commercial recycling and commercial composting, meets the special conditions and objectives described in 5.2.12.2. In considering the issuance of a development permit, the LTC should be satisfied that the following guidelines have been met where applicable and impose conditions where appropriate:

GUIDELINES FOR THE PROTECTION OF THE NATURAL ENVIRONMENT

General Guidelines for Environmental Protection

- 1) All leachate should be managed to protect natural watercourses and prevent the release of any contaminants from waste transfer uses, including commercial recycling and commercial composting, into the environment.

- 2) All trees and native vegetation should be retained except as necessary to establish the work and storage areas required for waste transfer uses, including commercial recycling and commercial composting, and as necessary to establish fire separation buffers.

Guidelines for Water Protection

- 3) All development associated with waste transfer uses, including commercial recycling and commercial composting, should avoid negative impacts on riparian areas, natural watercourses, and groundwater aquifers.
- 4) All development associated with waste transfer uses, including commercial recycling and commercial composting, should avoid negative impacts on fish habitat and marine ecosystems.
- 5) Waste transfer uses, including commercial recycling and commercial composting, should be designed to control drainage and erosion to prevent undesirable impacts resulting from new impervious surfaces or changes to site drainage.
- 6) Waste transfer uses, including commercial recycling and commercial composting, should be constructed to prevent stormwater and runoff from contacting solid waste and recyclable materials.

GUIDELINES FOR THE PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS

Guidelines for the Protection of Development from Wildfire Hazard

- 7) All waste transfer uses, including commercial recycling and commercial composting, should be designed to protect such uses from wildfire hazards.
- 8) A cleared area should be maintained between the perimeter vegetative buffer and all buildings, structures and work areas.
- 9) Water supply for fire protection should be provided.
- 10) Emergency vehicles should be able to readily reach all parts of the development.

Guidelines for the Protection of Development from Flood Risk

- 11) Where a property contains a surface water body it should be demonstrated that the waste transfer use, including commercial recycling and commercial composting, is not at risk from flooding.

Guidelines for the Protection of Development from Slope Hazard Risk

- 12) Where a property may be subject to a steep slope hazard according to Islands Trust mapping, it should be demonstrated that the waste transfer use, including commercial recycling and commercial composting, is not at risk of geotechnical hazard.

GUIDELINES FOR THE PROTECTION OF FARMING

General Guidelines for the Protection of Farming

- 13) Where a waste transfer use, including commercial recycling and commercial composting, is adjacent to farm land, the waste transfer uses should be sited and provide adequate vegetative screening, landscaping, or fencing to adequately separate or buffer the uses from farmland.

GUIDELINES FOR THE FORM AND CHARACTER OF INDUSTRIAL DEVELOPMENT

Guidelines for General Site Design, Building Location and Access

- 14) Site access to waste transfer uses, including commercial recycling and commercial composting, should maintain the general character of the surrounding neighbourhoods as much as possible. There should be only one access to such uses from the highway.
- 15) All waste transfer uses, including commercial recycling and commercial composting, should be sited to allow vehicles to maneuver without having to block or back onto adjacent streets.
- 16) All waste transfer uses, including commercial recycling and commercial composting, should be sited and designed for traffic circulation that meets anticipated service levels.
- 17) All waste transfer uses, including commercial recycling and commercial composting, should be sited and designed to minimize visual impacts on neighbouring properties and public areas. Particular attention should be paid to locating loading docks, garbage and recycling containers and other service areas so that visual impacts are minimal.
- 18) Storage of waste should be sited as far from adjacent residential and commercial uses as possible.
- 19) Buildings and other structures should utilize existing topography and vegetation and be sited in a manner that is relatively unobtrusive and blends into the surrounding landscape.

GUIDELINES FOR THE FORM AND CHARACTER OF BUILDINGS AND STRUCTURES

General Guidelines for the Form and Character of Buildings and Structures

- 27) Building mass shall be scaled to complement surrounding residential development and be softened by the use of small-scale elements.
- 28) Buildings should not be designed with blank walls presenting an aspect to the highway or to highly visible areas.

Guidelines for Lighting

- 31) Lighting should be kept to the minimum necessary for safety and visibility, to maintain a low level of light in the island's nighttime atmosphere.
- 32) Light fixtures mounted on masts or walls should be pedestrian in scale and should not exceed 3.5 metres in height.
- 33) Light fixtures should focus light on the area to be illuminated. The spillage of light into onsite residential areas, neighbouring properties, streets or other public areas including the sea should be avoided. Fixtures should not result in glare when viewed from residential areas.

Guidelines for Signage

- 34) Signs should not be sited more than 5 m above the ground.

VARIANCE PERMITS TO MEET DEVELOPMENT PERMIT AREA GUIDELINES

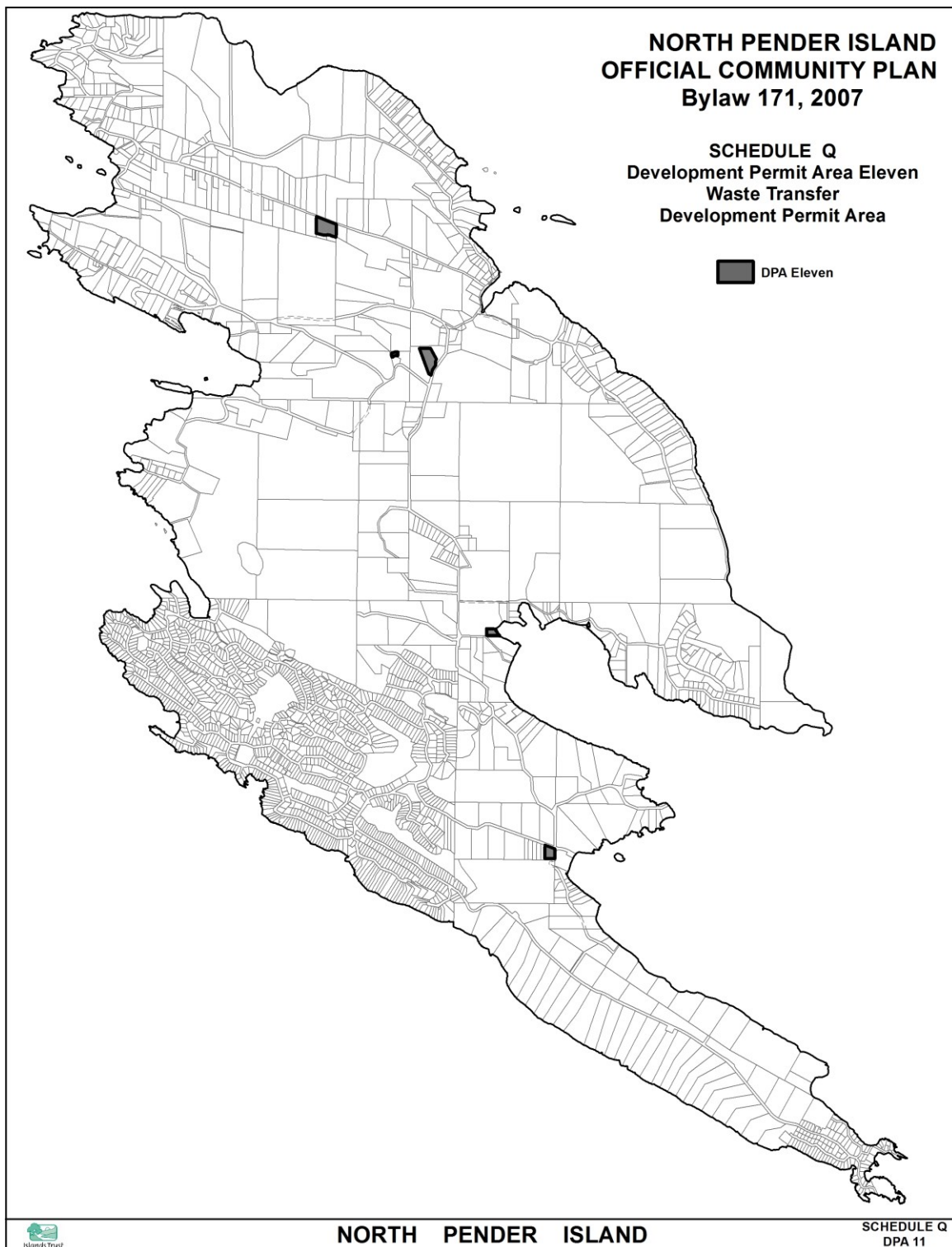
- 39) The LTC may consider variances to siting or size regulations where the variance may result in closer adherence to the guidelines of this section.

DRAFT

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 214**

SCHEDULE 4

The NORTH PENDER Island Official Community Plan No. 171, 2007 is amended by adding a new schedule "Q" Development Permit Area 11 as follows:



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 215

A BYLAW TO AMEND NORTH PENDER ISLAND LAND USE BYLAW NO. 103, 1996

The North Pender Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the North Pender Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

(1) Citation

This bylaw may be cited for all purposes as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 3, 2017”.

(2) North Pender Island Local Trust Committee Bylaw No. 103, cited as “North Pender Island Land Use Bylaw 103, 1996,” is amended as follows:

2.1. Section 1.1 – Definitions, is amended to add the following:

“commercial composting” means the use of land, buildings or structures for commercially processing organic matter through the controlled biological decomposition of organic materials in accordance with the *Environmental Management Act and Public Health Act* and associated Organic Matter Recycling Regulation, and the Capital Regional District Composting Facilities Regulation Bylaw.”

“commercial recycling,” mean the use of land, buildings or structures for collecting, storing, sorting, compacting and transferring recyclable materials that originate from commercial, institutional, demolition or construction sources, but not from household residential sources.

“full service waste transfer” means the use of land, buildings or structures for:

- (1) collecting, storing, sorting, compacting and transferring solid waste;
- (2) commercial recycling;
- (3) commercial composting; and
- (4) public drop off waste transfer.

“hazardous waste” means hazardous waste as defined in the Hazardous Waste Regulation under the *Environmental Management Act*.

“limited waste transfer” means the use of land, buildings or structures for collecting, storing, sorting and transferring solid waste and commercial recycling, and excludes commercial composting, public drop off waste transfer, or public drop off of recycling.

“public drop off waste transfer” means the drop off of solid waste and organic materials by the general public.

“solid waste” means discarded or abandoned materials, substances or objects that originate from residential, commercial, institutional, demolition, land clearing, or construction sources.

2.2 Section 1.1 – Definitions, is amended by deleting the definition of “recycling facilities” and replacing it, as follows:

“recycling facility” means the use of land, buildings or structures for collecting, storing, sorting, compacting and transferring recyclable materials that originate from commercial, institutional, demolition or construction sources, as well as from household residential sources.

2.3 Article 3.2.1(2) is amended by deleting “or the Waste Management Act,” after Sewage Disposal Regulation.

2.4 Part 3 – General Regulations is amended by adding a new Section 3.18 as follows:

“Waste Transfer Regulations

3.18.1 The following regulations apply to waste transfer uses:

- (1) All solid waste, recyclable materials and compost materials must be located on impervious surfaces designed with a drainage control system to prevent any release of any contaminants from the materials into the environment.
- (2) All solid waste, recyclable materials, and compost materials must be contained and located within buildings.
- (3) Hazardous waste must not be received, collected, stored, or transferred.
- (4) Asbestos must not be received, collected, stored, or transferred.
- (5) All waste transfer uses must be screened from view along non-industrial zone boundaries and along highways, in accordance with subsection 3.13.1(2).

3.18.2 Setbacks:

- (1) No building or structure, or external storage of materials or equipment used for any waste transfer use may be sited within 30 metres from a well, the natural boundary of any lake, wetland, stream or sea.
- (2) No building or structure, or external storage of materials or equipment used for a full service waste transfer use may be sited within 30 metres of any front, rear, interior side, or exterior side lot line.
- (3) No building or structure, or external storage of materials or equipment used for a limited waste transfer use or public drop off of waste transfer may be sited within 15 from any front, rear, interior side, or exterior side lot line.

3.18.3 A maximum of one building with a maximum floor area not exceeding 150 square metres is permitted for a limited waste transfer use.

3.18.4 A maximum of one building with a maximum floor area not exceeding 35 square metres, and a maximum height of five metres, is permitted for public drop off waste transfer.

3.18.5 The regulations in Section 3.18 do not apply to a recycling facility use.

Information Note: Commercial composting facilities must also comply with other regulations including the provincial Organic Matter Recycling Regulation (OMRR), the BC Agriculture Waste Control Regulation, WorkSafeBC and other applicable regulations. The BC Farm Industry Review Board is set up to address issues arising from farm activities including odour.”

2.5 Subsection 6.1.2 - Off-Street Parking, is amended by adding new rows to Table 2, as follows:

TABLE 2: Off-Street Parking Requirements Continued		
	Use	Minimum Number of Parking Spaces Required
(u)	Full service waste transfer	10 spaces
(v)	Public drop off waste transfer Limited waste transfer	3 spaces

2.6 Subsection 8.4.8 – Site Specific Regulations, is amended by adding the following in Column 3 of the Site Specific Zone Reference C1(e), following (h): “and public drop off waste transfer”.

2.7 Subsection 8.8.8 – Site Specific Regulations, is amended by replacing the Site Specific Zone Reference I1(b) as follows:

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>
Site-Specific Zone Reference	Legal Description	Site Specific Regulations
I1(b)	Portion of the NW ¼ of Section 11 except the south 26.364 chains and except Parcel A (DD143808I) and except those parts shown outlined in red on Plan 5632 and 262R and except those parts in Plans 5856, 7982 and 20898	Despite 8.8.2(1), the only permitted uses are limited waste transfer and agriculture. Boat storage is permitted outside of the Agricultural Land Reserve.

2.8 Subsection 8.9.8 – Site Specific Regulations, is amended by adding a new Site Specific Zone I2(d) as follows:

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>
Site-Specific Zone Reference	Legal Description	Site Specific Regulations
I2(d)	Portion of Parcel G (DD47659I) of Section 18, Pender Island, Cowichan District, Except Parts in Plans 2648, 9912, 37908, VIP54314 and VIP72243	Despite 8.9.2(1), the only uses permitted in this location are: limited waste transfer, storage of aggregate, and the fabricating, assembly, manufacturing, servicing and repairing of goods, materials and equipment.

2.9 Subsection 8.9.8 – Site Specific Regulations, is amended by adding a new Site Specific Zone Reference I2(e) as follows:

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>
Site-Specific Zone Reference	Legal Description	Site Specific Regulations
I2(e)	Portion of Lot 1, Section 18, Pender Island, Cowichan District, Plan VIP59806	Despite 8.9.2(1), the only use permitted in this location is agriculture and full service waste transfer.

2.10 Subsection 8.9.8 – Site Specific Regulations, is amended by deleting the word “and” before the words “the processing, crushing and storage of gravel” and adding “and full service waste transfer” to the end of the uses listed in Column 3 of the Site Specific Zone Reference I2(a).

2.11 Subsection 8.12.2(1)(a) is deleted and replaced with “recycling facility.”

2.12 Schedule “D” – Zoning Map, is amended by changing the zoning classification of Portion of Parcel G (DD47659I) of Section 18, Pender Island, Cowichan District, Except Parts in Plans 2648, 9912, 37908, VIP54314 and VIP72243 from I2 (c) to I2(d), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 103 as are required to effect this change.

2.13 Schedule “D” – Zoning Map, is amended by changing the zoning classification of Portion of Lot 1, Section 18, Pender Island, Cowichan District, Plan VIP59806 from Rural to I2(e), as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 103 as are required to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

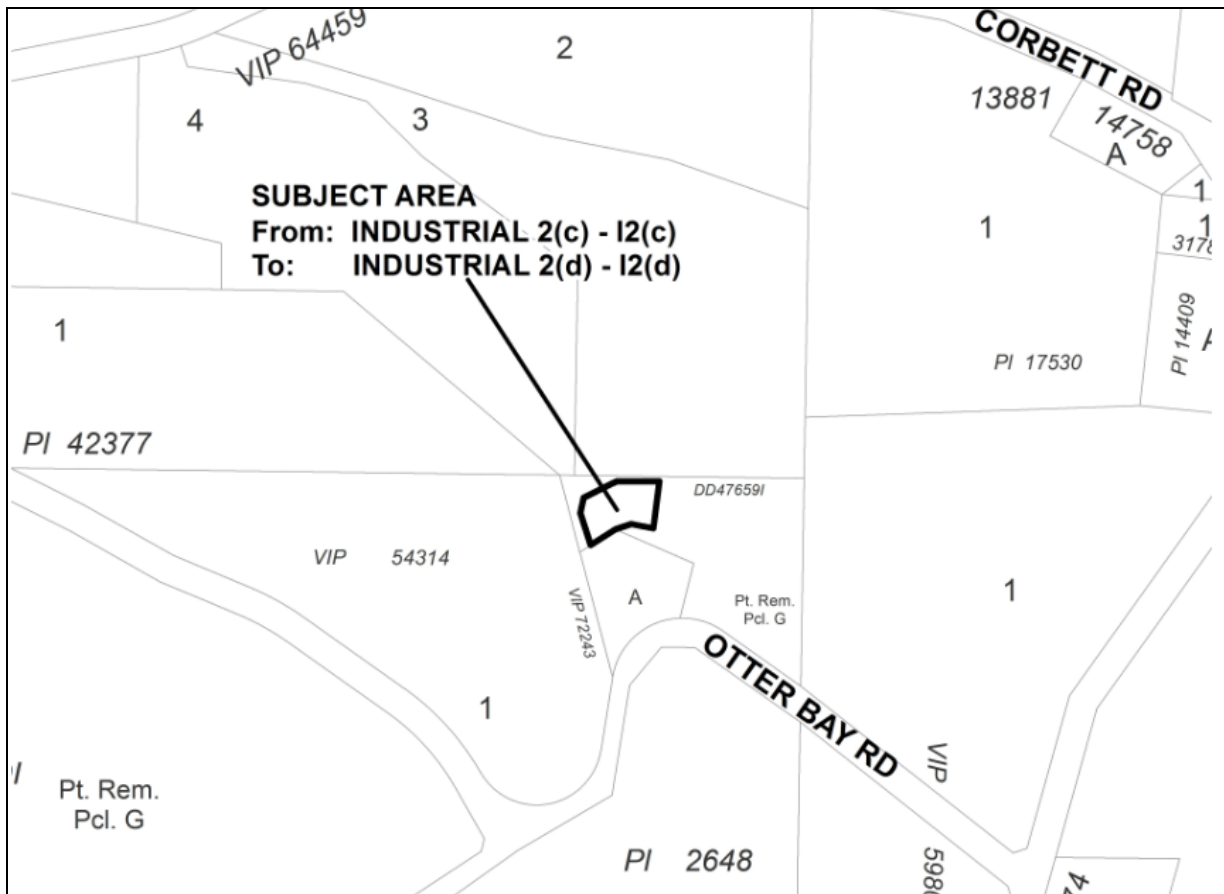
Chair

Secretary

DRAFT

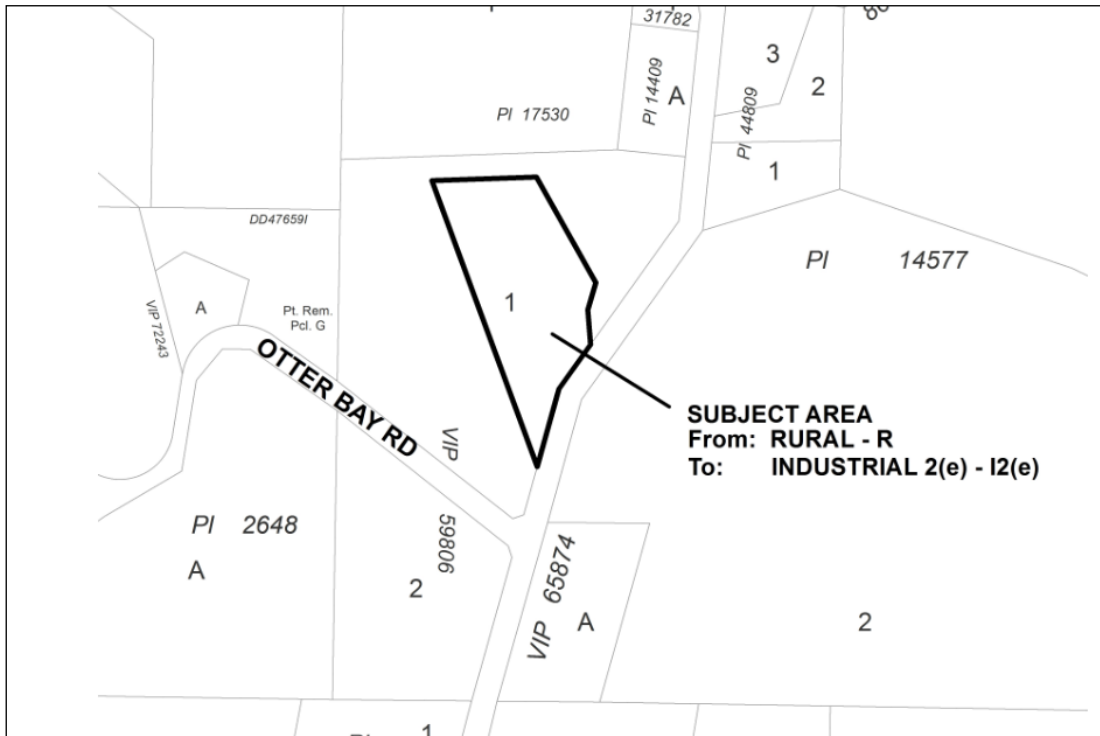
NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 215

Plan No. 1



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 215

Plan No. 2



North Pender Island Development Approval Information Bylaw 134

Proposed amendments

For an application for a permit with respect to a development permit area to address waste transfer, designated under the *local government act* sections:

488 (1) (a) protection of the natural environment, its ecosystems and biological diversity;

488 (1) (b) protection of development from hazardous conditions;

488 (1) (c) protection of farming;

488 (1) (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

488 (1) (j) establishment of objectives to promote the reduction of greenhouse gas emissions;

The report shall contain the following information:

- A) A site plan professionally prepared at an appropriate scale, based on a legal survey, delineating the proposed development and associated features, including: buildings and structures and their uses, exterior light fixtures, signs, fencing, road access, traffic circulation routes on site, queuing areas, loading docks, parking areas, setbacks of buildings and structures from lot lines, fire separation buffers, wells and surface water bodies.
- B) Design plans showing the elevations and exterior features of all buildings and structures, including fencing, associated with the waste transfer operations.
- C) A detailed, scaled landscaping plan showing existing and proposed vegetation.
- D) A drainage management plan developed by a qualified professional with experience in hydrology and leachate management systems. The plan should demonstrate how leachate will be managed to ensure that there is no on-site or off-site discharge to the environment, the drainage plan should also make recommendations to prevent storm water and runoff from contacting waste as well as recommendations to prevent flooding, erosion, other undesirable impacts resulting from new impervious surfaces or changes to site drainage.
- E) A description of the proposed development detailing construction, cut and fill, blasting, road or driveway construction, vegetation clearing or trimming, alteration to hydrological systems, alterations affecting the marine foreshore, septic field installation, landscaping, or other land alteration during or after the development phase. The report should also identify alternative development options.
- F) An assessment of the nature and extent of the impact of the proposed development on the site, in particular anticipated impacts on the environment, including but not limited to impacts on riparian areas, surface water bodies, wetlands, and groundwater aquifers. The assessment should identify impacts stemming from the construction phase, the intended long-term use of the site, and any cumulative impacts of development in the area.
- G) A report from a registered professional geotechnical engineer demonstrating that the waste transfer, recycling, or composting facility is not at risk of land slip or rockfall and will not cause land slip or rockfall.

- H) Recommended measures to limit, mitigate, and manage the impacts of the proposed development on sensitive ecosystems.

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: NPI LTC 6500-20

File Name: North Pender Land Use
Planning for Waste Transfer

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
✓	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
✓	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
✓	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
✓	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	4.2	Forests
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

CONSISTENT	No.	DIRECTIVE POLICY
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
✓	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
✓	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
✓	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
✓	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	No.	DIRECTIVE POLICY
	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>



Top Priorities

North Pender Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Land Use Planning for Waste Management	Identify land to be zoned for solid waste transfer facilities. Involves coordination with the Capital Regional District Solid Waste Management planning process.		Justine Starke	
2	Housing	This is a broad scope project focused on housing; the first priority was consideration of vacation rentals in residential zones (COMPLETED). The LTC will now consider permitting secondary suites on North Pender.	03-Feb-2015	Justine Starke	
3	First Nations Interests	LTC to consider First Nations issues and interests affecting North Pender.	24-Nov-2016		

**Projects****North Pender Island**

Description	Activity	R/Initiated
Potable Water		29-Oct-2015
Conservation Subdivisions	Continue exploring 2013-2014 work on conservation subdivisions. Consult with community on recommendations for LUB and OCP amendments.	03-Feb-2015
Agricultural Projects	Consider implementing agricultural initiatives identified in OCP, including an Area Farm Plan	22-Jan-2009
Other OCP projects: 1. View corridor review 2. Parks and Conservation area review 3. Pedestrian and Cycle paths - DONE 4. Groundwater protection strategy 5. Include advocacy policies for ultra vires regulations removed from the LUB (commercial airstrips, private marinas, use of personal watercraft) 6. Marine riparian areas		22-Jan-2009
Agricultural Building Watercourse Setbacks		28-Jul-2011
Geological Hazard Mapping	Continue work on proposed DPA for Hazardous Areas	22-Feb-2012

**Projects****North Pender Island**

Description	Activity	R/Initiated
LUB Amendments	·review of industrial zoning, including waste management ·tourist commercial zoning review ·home industry regulation ·review of commercial (C1) zoning ·incorporate TUP's into zoning ·landscape screening review ·review of marine zoning regulations in conjunction with overall shoreline development review ·amendments to permit renewable energy ·review of floor area calculations, applicable for cottages in support of alternative, energy efficient building designs, and review maximum floor area restriction ·height exemptions for agricultural or forestry buildings ·max floor area for principal dwellings	22-Mar-2012
Road Side Signs		26-Apr-2012
Applications after the fact	options to address situations where construction work has occurred without the required permits or approvals	28-Jun-2012
LUB/OCP Amendments Related to Roadway and Transportation Initiatives	·NZEV designation ·Level 2 Charging Stations ·Additional Car Stop Locations ·Additional Bicycling-Walking Routes ·Heritage Roads ·Road standards in subdivision servicing regulations ·Related policy and regulatory options	20-Sep-2012

Item 10.1 LUB Technical Amendments Project: Bylaw Enforcement Manager to provide a report regarding the applicability of the NPILTC Bylaw Infraction Investigations Bylaw No. 54, 1990, including recommended amendments.

Projects

North Pender Island

Description	Activity	R/Initiated
Shoreline information communications (QR Codes)	Investigate incorporating shoreline information and classification into new Gulf Islands app and using QR code for smart phones	
Climate Change Adaptation and Community Resilience	Review available baseline data and consider policy and regulatory land use changes to address climate change adaption and community resilience	22-Jan-2009



Development Permit

File Number	Applicant Name	Date Received	Purpose
NP-DP-2017.2	RAYMOND F RAE SUSAN J WINGATE Planner: Phil Testemale	25-Jul-2017	To construct a beach access.
Planning Status			
Status Date: 13-Sep-2017 Application on Sept 21 LTC agenda for consideration of recommendation to deny.			
Status Date: 25-Jul-2017 opened file, processed fee, notified LTC, gave to planner			

File Number	Applicant Name	Date Received	Purpose
NP-DP-2017.3	Datawave Communications Inc. Inc. No. BC0287893 Planner: Phil Testemale	18-Aug-2017	Single Family Dwelling
Planning Status			
Status Date: 13-Sep-2017 Waiting for survey information to process file			
Status Date: 18-Aug-2017 opened file, processed fee, gave to planner, notified LTC			

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
NP-DVP-2017.1	LAURENCE BARRETT, CYNTHIA BARRETT Planner: Jason Youmans	04-May-2017	7909 Trincoma Place - construct car port with storage, expanded main floor and replace shed/greenhouse with accessory building; include existing triangular deck in DVP
Planning Status			

Applications

Status Date: 08-Sep-2017

Permit and staff report uploaded for September 21 LTC meeting agenda.

Status Date: 23-Aug-2017

Discussions with applicant re. archaeological impacts

Status Date: 15-Aug-2017

Discussions with applicant re. existing woodshed

File Number	Applicant Name	Date Received	Purpose
NP-DVP-2017.2	DAVID G RICHARDSON EDNA M HEMSWORTH	15-May-2017	3210 ARMADALE RD - Variance for depth to width ratio for subdivision
Planner: Phil Testemale			

Planning Status

Status Date: 13-Sep-2017

Waiting for PLA (x-ref NP-SUB-2017.1) prior to drafting DVP and sending notification

Status Date: 19-May-2017

Created file folder in LAN, scanned application package for e-file. Scanned cheque and pink copy of receipt for files (original receipt handed directly to applicant on day of submission); cheque forwarded to Finance Clerk. Package emailed to LTC and Planner, hard file forwarded to RPM per his advice.

File Number	Applicant Name	Date Received	Purpose
NP-DVP-2017.3	BRAD JOHNSON	13-Jun-2017	Variance required for access stairs to lower main deck of existing pathway, stairs and dock.

Planner: Phil Testemale

Planning Status

Status Date: 13-Sep-2017

Applicant in the process of providing further information

Status Date: 26-Jun-2017

E-mail to applicant: requires revised plans and a DP application.

Status Date: 22-Jun-2017

Processing file for September, 2017 LTC agenda

File Number	Applicant Name	Date Received	Purpose
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Applications

NP-DVP-2017.4 GLEN W JOHNSON 13-Sep-2017 Seeks variance for existing unfinished SFD to obtain final occupancy

Planner: Phil Testemale

Planning Status

Status Date: 13-Sep-2017

opened file, processed fee, notified LTC

Liquor Control Branch

File Number	Applicant Name	Date Received	Purpose
NP-LCB-2017.1	Royal Canadian Legion	02-Aug-2017	Transition from Club Licence to Liquor Primary Licence

Planner: Jason Youmans

Planning Status

Status Date: 30-Aug-2017

Planner requests further information regarding Legion's status as a private club under proposed new liquor license.

Status Date: 11-Aug-2017

fees received, extension request to LCLB

Status Date: 11-Aug-2017

assigned to Planner

Rezoning

File Number	Applicant Name	Date Received	Purpose
NP-RZ-2016.1	Mainroad South Island Contracting	11-Jan-2016	3323 PORT WASHINGTON RD

To change from a TUP to permanent zoning for works yard.

Planner: Phil Testemale

Planning Status

Status Date: 30-Aug-2017

CIM and PH scheduled for October 26 LTC

Applications

Status Date: 17-Jul-2017

Staff Report with amendments to Bylaw 202 on July 27th agenda. CIM and PH deferred to September LTC.

Status Date: 15-Jun-2017

Bylaw 202 referred to APC and agencies. Schedule Public Hearing for September LTC.

File Number	Applicant Name	Date Received	Purpose
NP-RZ-2016.2	PORT BROWNING MARINA RESORT LTD INC.NO. BC1037734	09-May-2016	4605 OAK RD Rezone the water lot adjacent to the current Marina

Planner: Phil Testemale

Planning Status

Status Date: 13-Sep-2017

Covenants drafted and revised. Applicants working on access agreements for Pool and Sailing Assn.

Status Date: 19-Jul-2017

Bylaws 206 through 210 approved by EC. 207 and 209 to be forwarded by PTA to Minister.

Status Date: 19-Jul-2017

Bylaw 206 Final Approval pending registration of covenants (2)

File Number	Applicant Name	Date Received	Purpose
NP-RZ-2016.3	MILL BAY MARINE GROUP c/o HENSHAW	20-May-2016	4602 and 4606 and 4605 Oak Road 005-636-639 Request that area zoned SD(a) passing through lots 3 and 4 be re-aligned to be adjacent to the westerly boundaries AND rezone the part of lot 3 that sits NE of Oak Rd to be C3(a).

Planner: Justine Starke

Planning Status

Status Date: 19-Jul-2017

Bylaws approved by EC. 209 to Minister for Approval

Status Date: 15-Jun-2017

Bylaws 206 through 210 to July 19 EC for approval.

Applications

Status Date: 20-Apr-2017

Report to LTC for consideration of second reading.

File Number	Applicant Name	Date Received	Purpose
NP-RZ-2016.4	PENDER ISLAND COMMUNITY SERVICE SOCIETY PICSS c/o RAE Planner: Phil Testemale	27-Oct-2016	4605 BEDWELL HARBOUR RD - OCP AND LUB Amendment from Rural to Community Service Zoning

Planning Status

Status Date: 30-Aug-2017

Bylaws 211 and 212 drafted - First Reading at September 21 LTC

Status Date: 17-Jul-2017

Applicant has completed a geotechnical assessment and is in the process of completing further DAI requirements.
Anticipate 1st Reading for September agenda.

Status Date: 16-May-2017

Waiting for DAI Info prior to 1 st Reading

File Number	Applicant Name	Date Received	Purpose
NP-RZ-2017.1	PENDER ISLAND PARKS AND RECREATION COMMISSION (CRD) Planner: Phil Testemale	24-Jan-2017	PIPRC - AMEND LUB TO ADD PICNIC SELTER AS A PERMITTED USE AND STRUCTURE

Planning Status

Status Date: 05-Sep-2017

Applicants to revise application. Amendments targeted for October 26 LTC

Status Date: 30-Aug-2017

Applicants are considering changes/proceeding or not in response to PH.

Status Date: 17-Jul-2017

CIM and PH on July 27 th agenda. Post Public Hearing report on agenda for LTC consideration of second and third reading and referral to EC



Subdivision

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2012.4	Edgewood Estates c/o Graham Ross Planner: Phil Testemale	29-Nov-2012	2218 CLAM BAY RD To create 11 lots including remainder
Planning Status			
Status Date: 22-Jun-2017 Update meeting with applicant - todays date			
Status Date: 21-Mar-2017 PLA extension requested by applicant. Staff comments sent to MOTI stating no amendments to Island Trust conditions in PLA are required.			
Status Date: 29-Sep-2015 Subdivision exempt from DPAs (PLA condition no. 3)			
File Number	Applicant Name	Date Received	Purpose
NP-SUB-2016.2	PORT BROWNING MARINA RESORT Planner: Phil Testemale	06-Jun-2016	4605 and 4602 OAK Rd Boundary adjustment
Planning Status			
Status Date: 19-Jul-2017 Bylaws approved by EC			
Status Date: 19-Jul-2017 Bylaws approved by EC. 207 to Minister for Approval.			
Status Date: 22-Jun-2017 Pending - rezoning NP-RZ-2016.3 - Bylaws 207 and 208			
File Number	Applicant Name	Date Received	Purpose
NP-SUB-2017.1	DAVID G RICHARDSON EDNA M HEMSWORTH Planner: Phil Testemale	16-Mar-2017	3210 ARMADALE RD - proposed subdivision to create 2 residential parcels
Planning Status			

Applications

Status Date: 13-Sep-2017

Waiting for PLA. Required DVP Application has been submitted.

Status Date: 04-Apr-2017

Subdivision Referral Review sent to MoTI.

Status Date: 16-Mar-2017

File opened and forwarded to planner

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
NP-TUP-2017.1	ANN HEWLETT PAUL C STEPHENSON	02-May-2017	2705 Yawl Lane - application to amend TUP to construct alternate screening
Planner: Phil Testemale			

Planning Status

Status Date: 13-Sep-2017

New owners. File to be transferred. Waiting new title cert. and signatures

Status Date: 28-Aug-2017

Applicant requested to put application on hold pending offer of sale (Sept 7, 2017)

Status Date: 18-Aug-2017

additional fees received for NN consultation. LF.

File Number	Applicant Name	Date Received	Purpose
NP-TUP-2017.2	WILMOTT	13-Jun-2017	Hooson Road - TUP for milling lumber.
Planner: Phil Testemale			

Planning Status

Status Date: 13-Sep-2017

Scheduling Site Visit for September

Status Date: 18-Jul-2017

E-mail to applicant requesting more detailed information

Applications

Status Date: 27-Jun-2017

File assigned - additional information required from applicant prior to processing

File Number	Applicant Name	Date Received	Purpose
NP-TUP-2017.3	KARI L YUERS	28-Aug-2017	TUP for STVR

Planner: Jason Youmans

Planning Status

Status Date: 13-Sep-2017

Title received, notified LTC, requested map and mailing list

Status Date: 09-Sep-2017

voicemail from applicant, Title search in progress

Status Date: 28-Aug-2017

opened file, processed fee, application incomplete, need title before processing

Islands Trust
LTC EXP SUMMARY REPORT F2018
Invoices posted to Month ending July 2017

650 North Pender	Invoices posted to Month ending July 2017	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-650	LTC "Trustee Expenses"	1,500.00	0.00	1,500.00
LTC Local				
65200-650	LTC - Local Exp - LTC Meeting Expenses	4,000.00	1,787.82	2,212.18
65210-650	LTC - Local Exp - APC Meeting Expenses	600.00	193.35	406.65
65220-650	LTC - Local Exp - Communications	500.00	0.00	500.00
65230-650	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>5,600.00</u>	<u>1,981.17</u>	<u>3,618.83</u>
Projects				
73001-650-2006	North Pender OCP/LUB	5,000.00	0.00	5,000.00
73001-650-4054	North Pender Waste Management Review	7,000.00	0.00	7,000.00
73001-650-4086	North Pender Secondary Suites Review	5,000.00	0.00	5,000.00
73001-650-4087	North Pender Housing Needs Assessment	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>19,000.00</u>	<u>0.00</u>	<u>19,000.00</u>

North Pender Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	January 27, 2005	NP-LTC-05-05	Advisory Planning Commission Appointments	The LTC will appoint Advisory Planning Commission members as representative of various local areas on North Pender and/or representative of various community organizations
2.	May 25, 2006	NP-LTC-80-06	Communications Policy	Policy Number NP-LTC-01-06 (Communications Policy) establishes guidance for the preparation and dissemination of routine non-statutory notices, extraordinary notices and trustee newsletters.
3.	August 30, 2007	NP-LTC-146-07	Special Occasion License Policy	THAT where a Liquor Control and Licensing Branch Special Occasion License referral relates to property on which North Pender Island Land Use Bylaw No. 103 permits public assembly uses, such as restaurants, community halls or church halls, and there are no issues related to parking or past complaints, staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.
4.	April 28, 2011	NP-LTC-50-11	Adopting In Camera Minutes	It was Moved and Seconded that the North Pender Island Local Trust Committee direct staff that they will adopt In Camera minutes when there are other reasons to close a meeting to the public.
5.	September 10, 2015	NP-LTC-63-15	Enforcement Policy - storage and disposal of waste and vehicles	THAT North Pender Island Local Trust Committee authorizes bylaw enforcement officers to commence bylaw investigations and enforcement without written complaint if bylaw violations related to disposal or storage of waste or recyclable materials or storage of vehicles or vehicle parts are observed by the bylaw enforcement officer while doing inspections for other issues or if it is reliably reported to the officer that such activity may be taking place.