

Project Description & Rationale

This application seeks both a Development Permit (Schedule B) and Development Variance Permit (Schedule C) for the construction of revetment shoreline stabilization works along the waterfront of 434 Baker Road, Salt Spring Island, BC. The revetment works will be located at, and just below the Present Natural Boundary to protect the property from further erosion. The design complies with OCP Sections E.3.1.2.f and E.3.4, and LUB Sections 4.4.1 & 4.4.2.

This application requests Islands Trust approvals for the stabilization works on the subject private property and within the Development Permit Area. A Crown Lease tenure application is underway for proposed works on Crown Land. The variance request is to reduce the required 15 m setback from the sea to 0 m, necessary for the revetment's effectiveness. A Professional Geotechnical Engineer has certified the design and confirm existing erodible material at the PNB, and a QEP (Registered Professional Biologist) has provided an environmental assessment of the proposed works.

Mitigation measures include construction during low tide, sediment control barriers, and planting of native, salt-tolerant vegetation above the revetment siting to enhance habitat. Geotechnical and environmental assessments have been carried out and revised, and are attached.

Part 1 – Development Permit Application

(Shoreline Development Permit Area – Section E.3.1.2.f & E.3.4 OCP)

1. Applicant Information

Applicant/Agent: Serena Klaver, MA, RPP, MCIP – Klaver Strategic Planning

Property Owner: Ethan Wilding

Property Address: 434 Baker Road, Salt Spring Island, BC

PID: 009-555-781

Zoning: Shoreline 6 (Sh-6)

2. Project Overview

The proposal seeks a Development Permit for the construction of a **revetment shoreline stabilization works** along the waterfront portion of 434 Baker Road, Salt Spring Island. The structure will be sited **just below the Present Natural Boundary (PNB)** to mitigate active erosion and protect private property and upland structures. Revetment works have been designed and evaluated by Ryzuk Geotechnical, as well as Corvidae Environmental. See attached.

3. Development Permit Area (DPA) Applicability

Under **OCP Section E.3.1.2.f**, “Construction of shoreline stabilization works bulkheads or walkways” requires a Development Permit in Shoreline DPAs.

The proposed works are located within the designated **Shoreline Development Permit Area**, triggering a DP due to:

- Placement of structural works at, and below and adjacent to the PNB.
- Alteration of the natural shoreline for erosion control.

4. DPA Guidelines – Section E.3.4 Compliance

The project meets applicable guidelines by:

- **Minimizing visual impact:** Revetment materials will be natural and locally sourced to blend with the existing shoreline character.

- **Environmental sensitivity:** Construction will occur in dry/low tide periods, with silt fencing and sediment controls in place. No excavation will extend below the marine sediment level.
 - **Soft engineering integration:** While the primary measure is a revetment works, design accommodates existing beach substrate and will be vegetated at the upland edge with native salt-tolerant plants to enhance habitat.
 - **Avoiding interference with public access:** No public access points or rights-of-way will be impeded.
 - **Long-term stability:** The structure is designed per a professional engineer's specifications to withstand local wave and tidal forces.
-

5. Supporting Documentation

- Revetment engineering drawings and site plan (attached).
 - Environmental management measures plan (to be prepared by Qualified Environmental Professional).
 - Photographs of current shoreline conditions.
-

Part 2 – Development Variance Permit Application

(Variance to Section 4.4 of Land Use Bylaw)

1. Requested Variance

Bylaw Section: LUB 4.4.1 – 15 m setback from natural boundary of the sea. **Proposed:** Construction of revetment works **at or just below the PNB**, reducing the required setback from 15 m to 0 m.

2. Rationale for Variance

The variance is necessary because:

- Shoreline erosion is actively threatening the upland portion of the subject property, with continued wave action undermining soil stability.

- The structure's function requires proximity to the PNB to be effective in stabilization measures.
 - Relocation further upland would be ineffective in halting erosion.
-

3. Considerations for the Local Trust Committee

Environmental Impact:

- Mitigation measures will be implemented to protect nearshore habitat during construction.
- The wall's interstitial spaces will provide limited habitat opportunities for small marine organisms.

Aesthetic Impact:

- Use of natural granite/basalt materials consistent with local geology will ensure minimal visual intrusion.

Engineering Certification:

- Ryzuk Geotechnical has certified the revetment design and confirmed that the PNB is currently on erodible material, supporting the need for a variance under LUB 4.4.2.
-

4. Supporting Materials

- Site plan showing revetment location relative to PNB and upland structures.
 - Cross-section detailing construction method and materials.
 - Professional engineer's report confirming design specifications and safety.
-