

# Interim Public and Stakeholder Consultation Summary

## Great Blue Heron and Hazard Conditions (Steep Slopes) Proposed Development Permit Area Amendments

The City of Campbell River is proposing amendments to two separate Development Permit Area (DPA) guideline documents contained within the **Official Community Plan**. The amendments are for 1) Hazard Conditions (Steep Slopes) Development Permit Area to improve human safety and add environmental values, and 2) to add Great Blue Heron nest trees to the Bald Eagle Tree Development Permit Area. All information about the projects is accessible on the [City website](#).

### What is an Official Community Plan?

The Official Community Plan (OCP) is the City's guiding document for managing land use planning and development within the city's boundary. Adopted as a bylaw, the OCP includes Development Permit Areas (DPA) that govern what can and cannot be done in certain areas and private properties within the community. Amendments to the OCP must follow steps outlined in provincial legislation as per the *Local Government Act*.

The OCP amendment process must provide opportunities for public and stakeholder engagement. This report outlines the interim results from public and stakeholder engagement on the proposed amendment to Great Blue Herons and Hazard Conditions (steep slopes).

### What is Being Proposed?

- 1) Amendments to the Hazardous Conditions (Steep Slope) DPA guidelines that would help to improve human safety, protect property, reduce the risk of landslides and incorporate environmental values



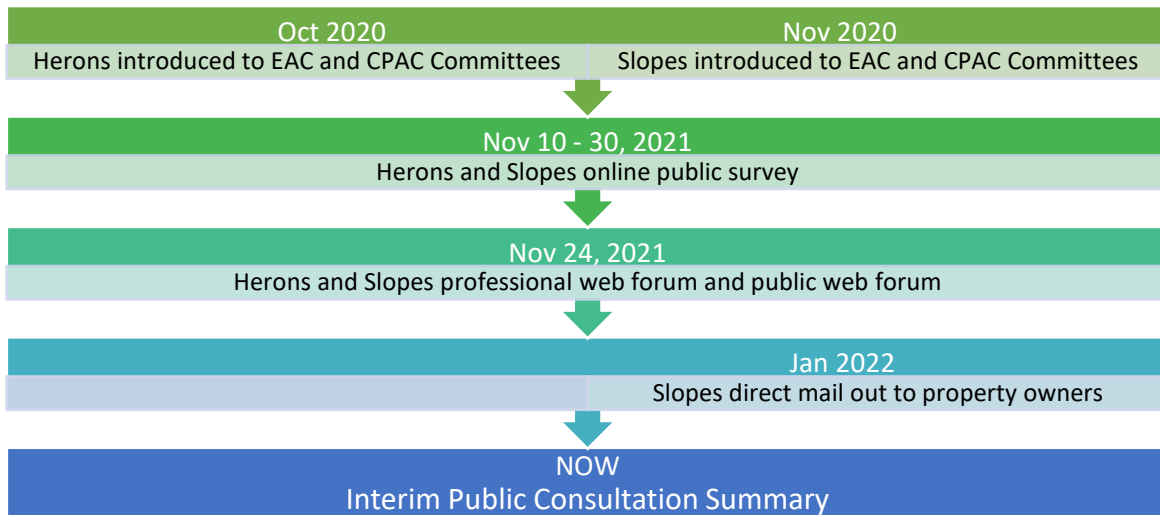
Figure 1 Landslide and example of steep slope DPA map



## Summary of Engagement to Date

To date the engagement activities for steep slopes and for eagles/herons have been rolled out to the public concurrently. A survey<sup>1</sup> included questions for each topic, and web forum presentations and discussions covered both of the combined amendments. The reasoning behind the simultaneous delivery of two separate amendments was that both are for Development Permit Areas and both were being developed within the same time frame. In practice, the issues are separate from one another and will be considered and decided upon separately moving forward

### Timeline



## Engagement Activities

### Council Committees:

The amendments for Great Blue Herons were reviewed by the Community Planning Advisory Committee (CPAC) in October 2020. Great Blue Herons amendments were also reviewed by the Environmental Advisory Committee (EAC) in October 2020.

The amendments for steep slopes were reviewed by the CPAC and EAC for human safety consideration in Nov 2020. Steep slope amendments were reviewed by CPAC

and EAC again in May 2021 to consider environmental values.

### Online Survey:

An online survey was available from November 10 until November 30, 2021, providing an opportunity to collect feedback from community members. The survey was composed of 20 questions. Numerous questions gave the opportunity for open-ended answers, allowing participants to share their personal thoughts, questions and ideas.

<sup>1</sup> Survey questions and results are included as Attachment 1

*Professional Web Forum*

Direct email invite sent to 106 local builders, developers, engineers, qualified environmental professionals and tree professionals. This was an opportunity to engage with the professional community on the issues and questions from the proposed amendments, which could affect their work.

*Public Web Forum*

The public web forum shared the same presentation with attendees that was shared with the professionals. The public forum generated a more general type of

feedback. Most attendees were interested in discussing steep slopes rather than nest trees.

*Direct Mail Out*

In Jan 2022, the City mailed letters informing property owners and residents on steep slopes of the proposed changes. Almost 1,800 letters were delivered. The mail out directed people to the website for more information, contained a frequently asked questions document, and provided contact information so that people could ask further questions.

**Engagement By the Numbers**

Activity	Description and Purpose	Numbers
<b>Council’s Advisory Committees</b>	Proposed DPA guideline amendments and subsequent revisions have been reviewed by two standing City committees. The steep slopes amendment has been reviewed by both committees once for human safety considerations and once for environmental considerations.	EAC = 8 community members  CPAC = 10 community members
<b>Online Survey</b>	The survey was available Nov 10 to Nov 30. Participation was promoted by newspaper ads, social media, and digital displays at multiple public facilities.	116 surveys filled out
<b>Professional Web Forum</b>	Opportunity for key industry professionals to participate in an online discussion of proposed amendments.	14 registered/ 5 participated
<b>Public Web Forum</b>	An open online session for anyone interested. The proposed amendments were explained and the attendees were given opportunity to ask questions.	56 registered/ 34 participated
<b>Facebook Posts</b>	Post timed and created to be noticeable, and were intended to increase traffic to the City’s webpage and to direct people to the online survey	4 posts with 4,700+ people reached

<b>Newspaper Ads</b>	Advertisements with an eagle chick photo and the title “Have Your Say!” were run in two editions of the Campbell River Mirror. The ads directed people to the online survey and to register for the web forum and provided a contact email.	2 full colour ads: Nov 17 and Nov 24
<b>News Releases</b>	News release sent directly to local media, First Nations, school district 72, BIAs, the Regional District invitation to participate in the online survey or register for the online forums	30+ groups and organizations
<b>Emails, letters and phone calls</b>	All advertisement for the survey and the forums also gave the opportunity for members of the public to provide comments and feedback by submitting a letter or an email, or calling the contact number provided.	Ongoing
<b>Direct Mail Out</b>	Property owners and residents who own or live within a steep slope buffer zone anywhere in Campbell River were sent a letter of notification, along with a Frequently Asked Questions sheet.	Almost 1,800 letters

## Key Messages That Have Been Heard

### 1. Separate Consultation and Processes

Participants in the online forums felt strongly that going forward, public consultation should be held separately for Great Blue Heron nest trees and steep slopes.

### 2. Focus on Human Safety and Landslide Risk

Amendments to the Hazard Conditions (Steep Slopes) should focus on landslide risk and human safety. The City could consider changes to environmental guidelines in the future apart from this process.

### 3. Notify Residents on Steep Slopes

The public wanted the City to directly notify all residents who will be affected by the proposed steep slope amendments and provide an opportunity for them to ask questions and make comments before any decisions are made.

### 4. Increase Public Consultation

Many people felt the information was confusing or the format of engagement was not adequate, and it was often mentioned that more time and opportunities were needed for full participation in the engagement.

## **5. Density Infill and Habitat Retention are Often Mutually Exclusive**

Density infill squeezes out habitat in a growing community: by definition, higher density = less habitat and greater ingress into hazard lands. Both of the City Committees recognized this conundrum as they sought to find a balance, and similar comments were peppered throughout the feedback from the technical professionals and citizens generally:

- Public safety re: steep slopes should be No.1 priority. Views, partial or unobstructed, come last
- Only caution is that efforts to protect eagle and heron habitat should not undermine other City objectives such as the pursuit of infill housing

As we move forward through the consultation process, we have to be realistic and clear about the many competing values and what can be achieved.

## **6. Overarching Concerns about Excessive Bureaucracy and Expense**

The proposed amendments mean increasing regulation in both scope and specificity. Citizens were concerned about added bureaucracy and expense and there was a desire for more time to consider the consequences and question the fairness and necessity of the proposed amendments. These concerns were raised by the City committees and across sectors during the virtual sessions and on the on line survey; examples include:

- It appears that the City is introducing a tree bylaw under the guise of habitat protection
- Every property should have a general biological assessment done subsidized by the City
- The potential for abuse by the City and Qualified Environmental Professional reporting is too great with such a blanket provision
- Who's paying for all of this?
- Local government making onerous and unnecessary demands

As we move forward, the City must be mindful of costs to land owners and streamline processes as much as possible. At the same time, the DPA guidelines must be specific enough to provide adequate direction for technical assessment and ensure consistent high-quality reporting that meets expected professional standards.

## **7. Great Blue Herons and Bald Eagles are Valued**

From the online survey, herons and eagles were valued as important components of the natural community adding to the quality of life of Campbell River citizens. There was strong support for guidelines and regulations to maintain existing and future nesting habitat:

- 83% (of 112 respondents) indicated that eagles and herons living out their lives in Campbell River were either important or very important to them

- 76% (of 115 respondents) supported nesting regulations that help retain and buffer existing and future nest trees with an additional 20% supporting regulations under certain conditions
- Herons and eagles were seen as synonymous with coastal living and tourism (32 comments) and preserving habitat over future development was supported (30 comments)

## **8. Eagle and Heron Buffers May Require Compromise**

Many survey respondents and City committee members recognized that maintaining the full 60 metre nest DPA as a habitat buffer around eagle and heron nest trees is challenging under many circumstances and that compromises are necessary. It is a tight squeeze in the urban containment boundary with small lots, existing development, hazard tree considerations, infrastructure, and servicing requirements. Comments included:

- 79% (of 113 respondents) felt that some level of negotiation between the City and the land owner (relaxing some regulations and modifying development plans) was appropriate when full habitat buffers couldn't be achieved
- 74% (of 114 respondents) supported that nest tree buffer sizes based on 1.5 times the tree height as a good starting point for the size of the setback area (this allows room for whole tree failure and shattering)
- 73% (of 114 respondents) supported some level of environmental monitoring of an additional 100 metre construction "quiet" zone during the nesting season as recommended by provincial Develop with Care, with the power to stop work if nest success was threatened

## **9. Respondents Felt Steep Slope Technical Requirements were Difficult to Understand**

Assessing the risk of landslide is complex and technical. To do it properly, engineering and geoscience skill sets are required and slopes tend to fail when a number of conditions come together. The City is relying on professional evaluation, reference to industry standards and current science to set appropriate development guidelines for human safety. This is difficult to communicate broadly; for example:

- 55% of the total 116 respondents skipped (as opposed to answering no) to the survey question asking if they had any technical information to add to the guidelines; comments included that the document was confusing and needed clarity
- City committee discussion and some public feedback pointed to the need for a greater emphasis on drainage issues arising from improper water management on private land and ageing City infrastructure (water and stormwater) above steep slopes
- Across most sectors, there was general confusion about the role trees play to secure slopes. Often, the mention of trees triggered concerns about misplaced focus on habitat protection under the guise of slope stability, attempts by the City to introduce a tree bylaw, and worries about restricted viewscapes

- “FAQ in layman’s terms would be appreciated”

A FAQ has been developed and the goal is to focus on further explaining key technical aspects during the March public engagement session for steep slopes.

### **10. Differing Opinions on Preserving Viewscapes**

Opinions about the view from the top of steep slopes were strong and mixed. Both City committees recognized that viewscapes were important, cherished and that they needed to be taken into consideration when proposing any tree retention requirements (for any reason, slope stability or otherwise). However, all sides indicated that there is room for some vegetation maintenance and pruning on slopes and this was also supported through the technical review.

- Over 85% (of 115 respondents) felt that evergreen trees on slopes should be retained (although pruning by a certified arborist was acceptable) to improve slope stability even if views were restricted
- About 60% (of 112 respondents) felt that unobstructed views from the top of the slope were either very or somewhat important
- “It is my land and I paid a premium for it. City should not be able to dictate my view.”
- Views will continue to be an evocative topic. The DPA guidelines and the exemptions for tree and vegetation maintenance must be reasonable, clear and consistent with professional best practises and guidance documents. The direct mail out to affected residents will help to broaden the feedback.

### **11. Desire for Regulatory Backup**

In general, there was a desire for the City to follow up when work or development occurs without proper City permissions in place.

- Almost 60% (of 116 respondents) supported ticketing, at least under certain conditions, when development rules or permit conditions were not followed

Currently, automatic ticketing is not the City’s default approach to non-compliance. Each case is evaluated on the site specifics with the goal to bring sites into compliance and address damages as required. In some instances, tickets are warranted.

### **12. Environmental Values on Steep Slopes**

The online survey indicated that there was strong support for maintaining environmental values and habitat on steep slopes.

- 76% (of 116 respondents) voted yes with an additional 19% indicating it was important under certain conditions



- 5% indicated environmental values weren't important on slopes if views or the finances of property owners were affected. Despite this, there was strong
- Feedback from some City committee members, the public and technical professionals indicated that combining safety and the environment was trying to accomplish too much under one DPA designation
- Also noted was that not every steep slope is an environmentally sensitive area and these slopes should be separated out

Nonetheless, we are still asking the public to provide general feedback on the environmental guidelines for future reference, as this information will help to improve the content of the guidelines should Council wish to proceed with these amendments at a future time.

## Next Steps

How we are responding to what we heard:

1. Additional engagement opportunities will be held in March 2022. These events will be advertised by media release, posted in the City Currents section of the newspaper and details will be available on the City website. All participants who have provided contact information will be directly invited.
2. Going forward, consultation for Great Blue Herons and Hazard Conditions (Steep Slopes) will be separated. Frequently Asked Questions (FAQ) documents are being prepared for each and these will be posted on the City website in the New Year along with maps showing the areas for each of the amendments.
3. For Hazard Conditions (Steep Slopes), the City will focus on the guidelines to address slope stability and human safety. The additional guidelines to improve environmental values may be considered by Council in the future as a separate development permit area with additional public consultation opportunities.
4. This *Interim Public Consultation Summary* including the results of the online survey is being shared with Council and is available to the public on the City website.

# ATTACHMENT 1: ONLINE PUBLIC SURVEY QUESTIONS AND RESPONSES

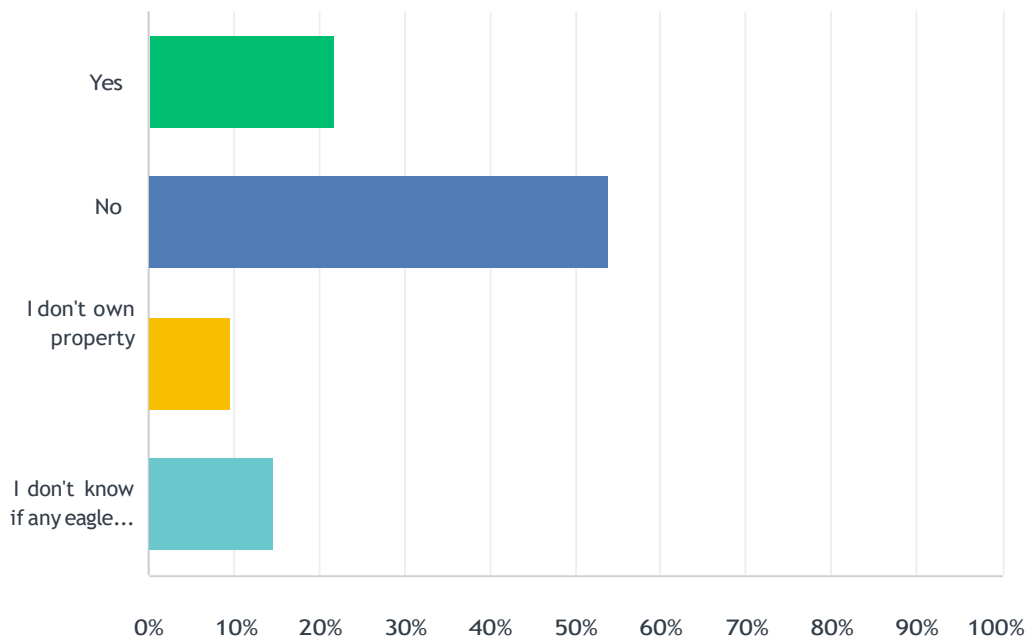
Q1 Please tell us a few details about yourself. All personal information will be kept confidential and any feedback reported to Council will be shared without identifying factors.

Answered: 112    Skipped: 4

ANSWER CHOICES	RESPONSES
Name	100.00%
Address	97.32%
City/Town	99.11%
Email Address	91.96%

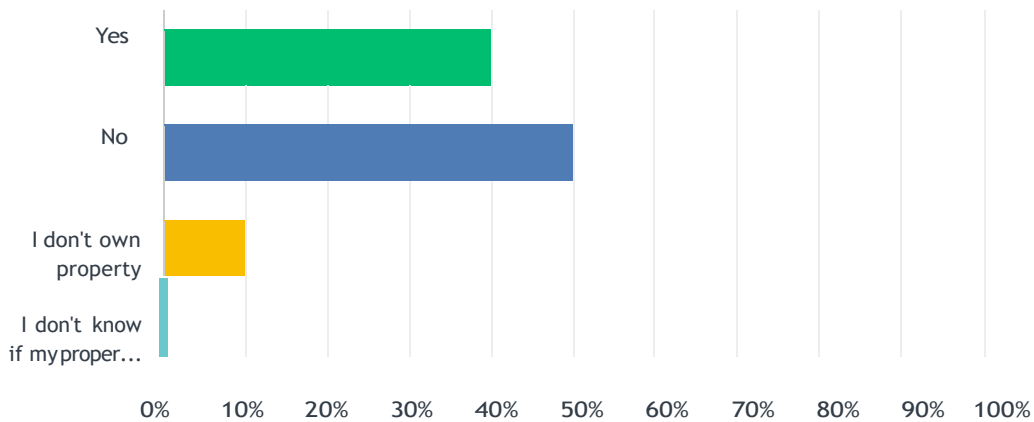
## Q2 Do you own property that is within 60 metres of a Bald Eagle nest tree or Great Blue Heron nest site?

Answered: 115 Skipped: 1



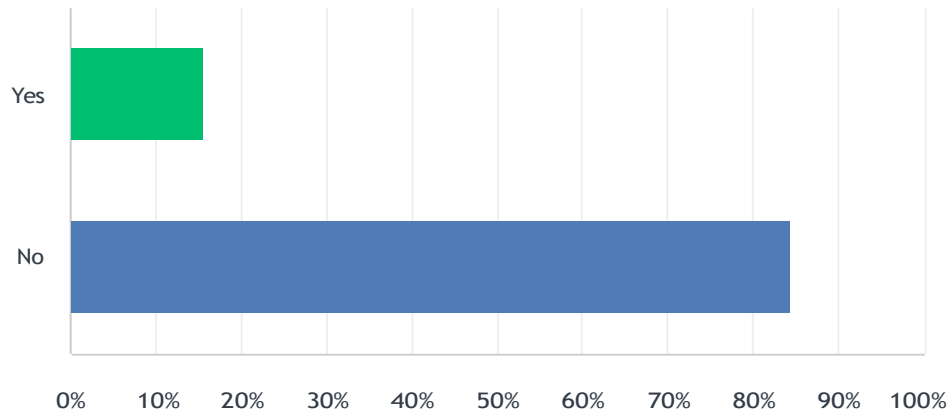
## Q3 Do you own property that is within 20 metres of a steep slope area that is both at least 30 per cent grade and 10 metres high from the crest to the toe?

Answered: 116 Skipped: 0



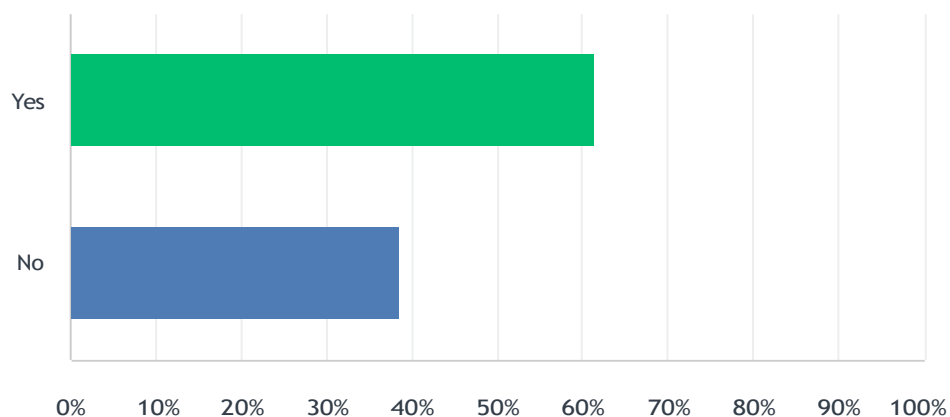
Q4 Do you work in an industry or profession that involves providing advice, services or works related to nest sites or steep slopes? This may include, but is not limited to, jobs such as geotechnical engineer, land developer, real estate agent, land use planner, tree service professional and qualified environmental professional.

Answered: 115 Skipped: 1



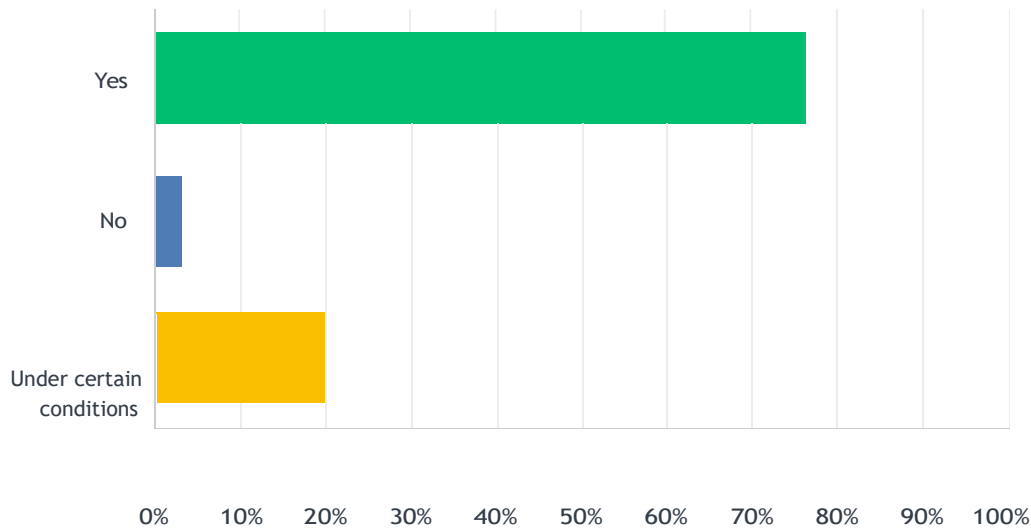
Q5 Would you like to be contacted about attending a group Zoom meeting that will provide information about the proposed changes to the City's development permit areas and opportunities for further discussion?

Answered: 114 Skipped: 2



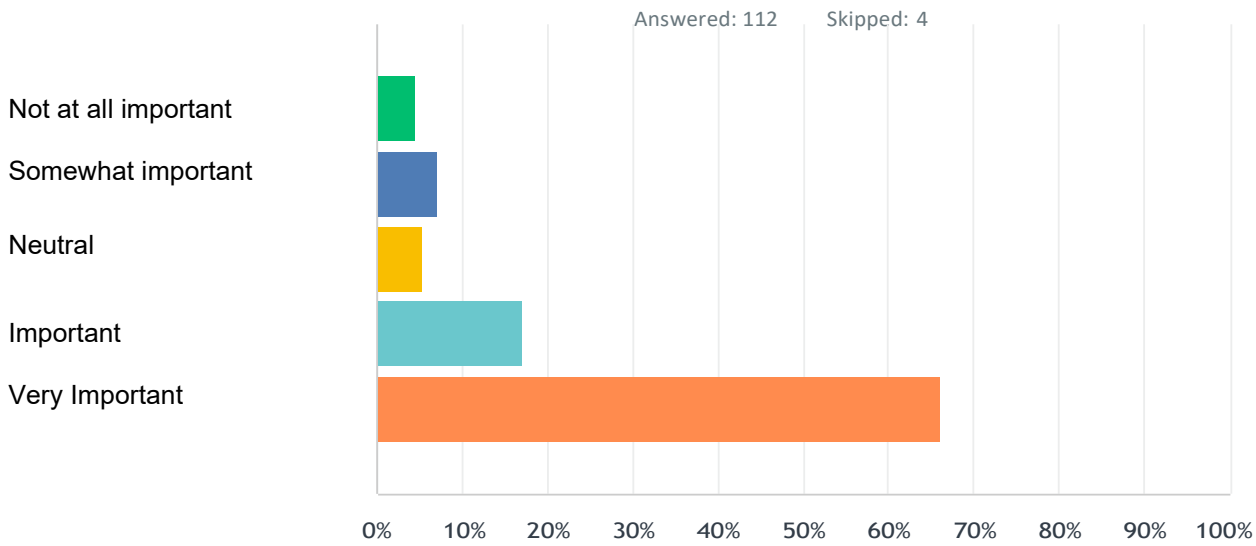
**Q6 Bald Eagles and Great Blue Herons.** Biologists have identified that nesting habitat for Bald Eagles and Great Blue Herons is in increasingly short supply in coastal urban areas. Land development and tree removal, especially near active nests, can disturb nesting birds and remove current and potential future nest tree habitat. These losses are often permanent. Generally, do you support regulations that help to retain trees to buffer existing nest sites and provide future nesting habitat?

Answered: 115 Skipped: 1



Q6: Support for buffering trees for nest sites?		
Yes 76%	No 3%	Somewhat 20%
Protect the environment (and save trees in general)	Too inconvenient for land owners; blocks views	Existing nest sites yes, but not for "possible" new sites, or infill areas
(18)	(2)	(6)
Do what is best for the birds	Not even a species at risk (SARA)	Allow some modifications that don't kill the tree or harm the nests
(14)	(2)	(2)
Leave protections as-is		Property values are important too
(3)		(4)

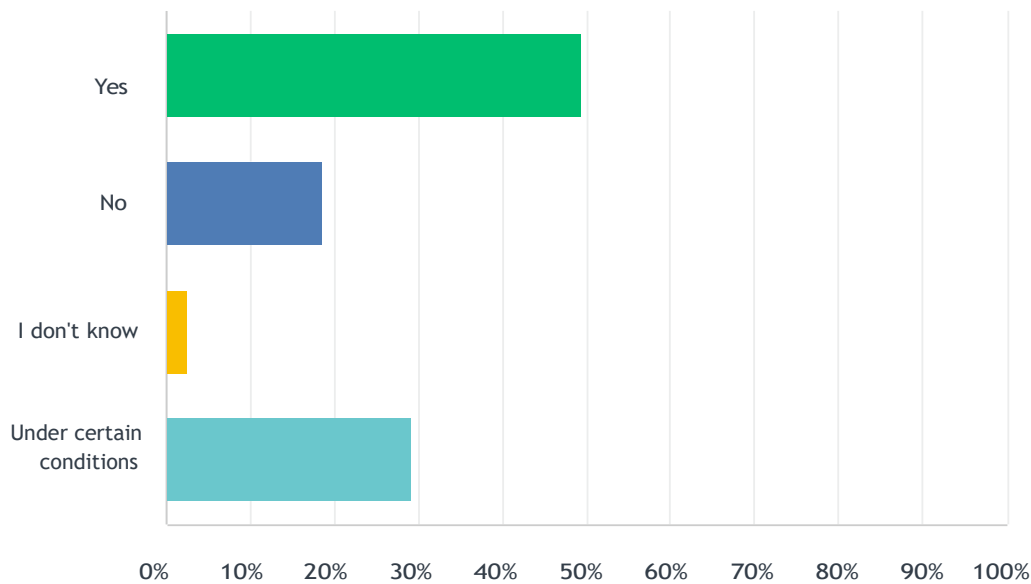
### Q7 How important is it to you that eagles and herons can nest, feed, and live out their lives in Campbell River?



Q7: Importance that Eagles and Herons can live out their lives in Campbell River?		
Not at all important		5%
Somewhat important		7%
Neutral		5%
Important		17%
Very Important		66%
Not at expense of existing views	Not in existing urban areas	Eagles and Herons are synonymous with Campbell River life / tourism
I (1)	IIII (5)	IIII IIIII IIIII IIIII II (22)
Urban development should not interfere wherever possible	Protect animals within urban areas / preserve natural habitat over future development	
II (2)	IIII IIIII IIIII IIIII IIIII IIIII (30)	

**Q8** When new development is proposed, sometimes there isn't room to maintain the full 60-metre naturally vegetated habitat area around nest trees that is recommended in the development permit guidelines. Compromises are often required on both sides. The City may reduce front and side yard setbacks, and land owners may be asked to re-orient or scale down the size of their development to reduce habitat loss. Is this a fair approach?

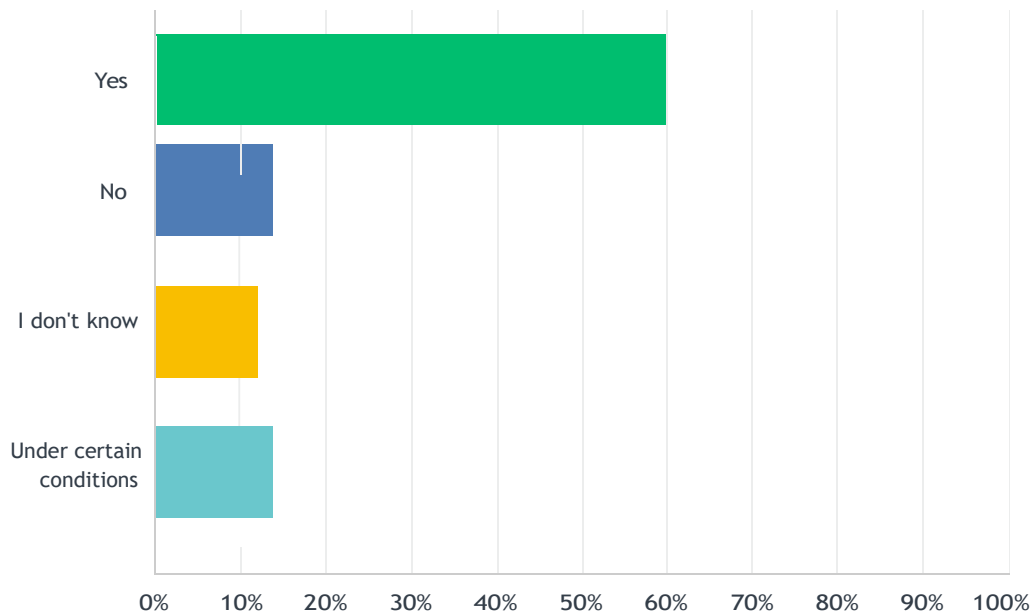
Answered: 113 Skipped: 3



Q8: Compromises if 60m setback not obtainable		
Yes		49%
No		19%
I don't know		3%
Under certain conditions		29%
Full disclosure at time of property sale	Removal of nesting tree in close proximity to project is acceptable	Focus on reducing urban sprawl instead
II (2)	IIIIII IIIII II (12)	IIIIII IIIII IIII (14)
Change tax system to promote density and dissuade disuse	Too lenient with developers / too much development happening	No - should be a non-debateable minimum setback
I (1)	IIIIII IIIII II (12)	IIIIII IIIII IIII (18)
Due diligence done by purchasers prior to submitting proposals	Compromise and mitigation by monitoring during construction process by expert	Replace old dying trees with new ones to maintain habitat
II (2)	IIIIII IIIII II (12)	II (2)

**Q9 Retaining undeveloped habitat areas around a buffered nest tree helps ensure that if the whole tree fails, there won't be damage to structures nearby (such as houses, sheds or patios, etc.) and this greatly reduces hazard potential and premature tree removal. Tree service professionals recommend a minimum distance of 1.5 times the height of the tree to provide room for the tree to shatter if it falls. Is this a reasonable consideration?**

Answered: 114 Skipped: 2

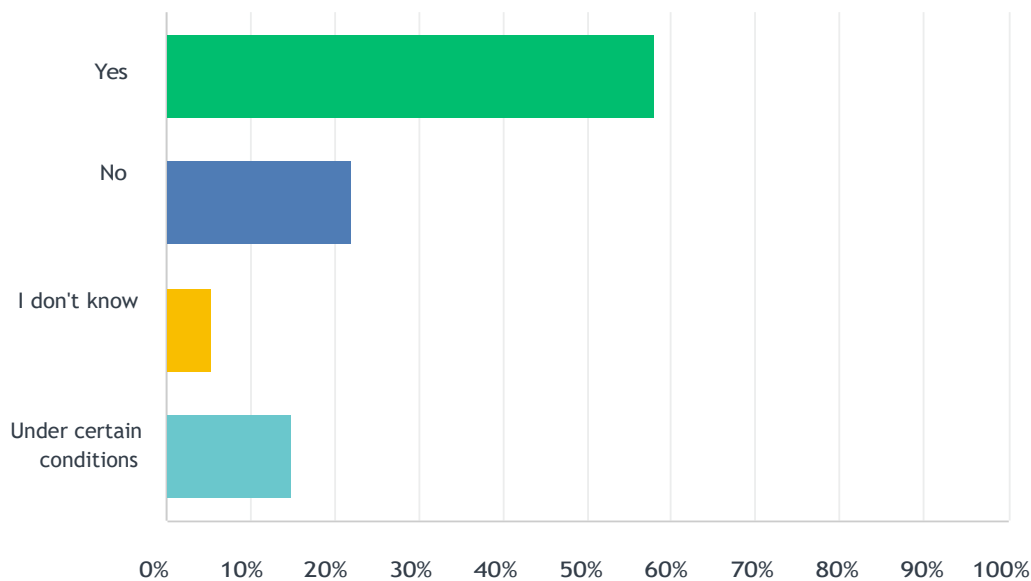


Q9: Retaining buffer area of at least 1.5 times the height of the tree to prevent hazard potential, etc - reasonable consideration?		
Yes		60%
No		14%
Don't know		12%
Under certain conditions		14%
Homeowners should manage their own trees	Landowner should be compensated	If there is a risk tree it should be addressed whether there is a building or not
IIII II (7)	I (1)	II (2)
Wind direction / weather conditions should be factored in	Not in Urban properties.	Appeal process for those affected
IIII I (6)	I (1)	I (1)
Distance is reasonable but could be improved on / experts to weigh in		
IIII I (6)		



**Q10** In addition to the 60-metre naturally vegetated habitat area, the Government of British Columbia’s Develop with Care documents recommend adding an additional buffer of up to 100 metres between heron or eagle nests and machinery to allow for quiet zones during the breeding season (January through September). Should the City require that developers hire Qualified Environmental Professionals to monitor development sites, and should those professionals have the power to stop work at a construction site if loud noises are interfering with nesting eagles or herons?

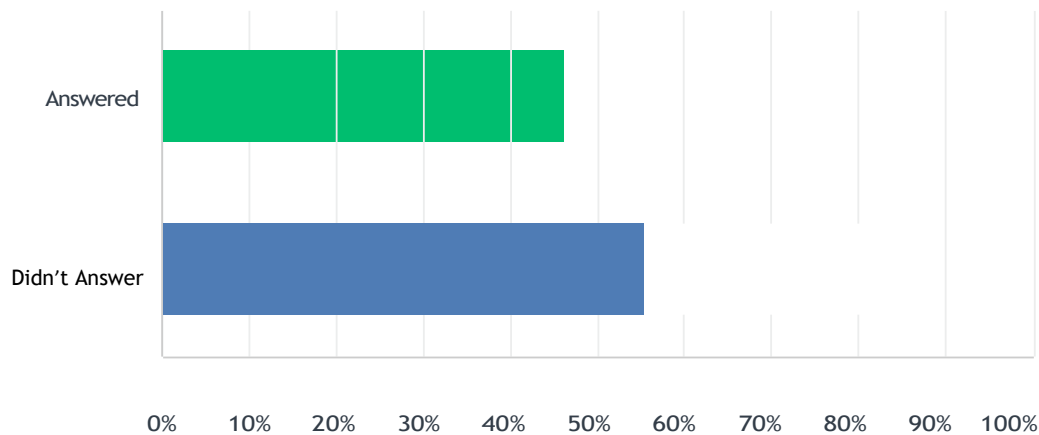
Answered: 114 Skipped: 2



Q10: Additional buffer of 100m quiet zone during breeding season		
Yes		58%
No		22%
I don't know		5%
Under certain conditions		15%
Building permits should restrict building periods	Only if City pays cost of specialist and compensates land owner	Only if an active nest is present
IIII (5)	I (1)	IIII II (7)
Not if construction in underway	Buffers only work in rural areas	Too expensive
II (2)	II (2)	IIII I (6)
Monitoring by specialists		
IIII II (7)		

**Q11 Steep Slopes, Human Safety and Slope Stability.** Some of the proposed changes to the Hazard Conditions guidelines for steep slopes are intended to improve slope stability and increase human safety, and are based on detailed technical advice from a landslide expert. The guidelines currently require that reports from qualified professionals meet the standards set out in the guidelines developed by the Association of Professional Engineers and Geoscientists of BC, and emphasizes the role that trees—especially older, live evergreen trees—play in slope stability. Looking at the proposed Steep Slope Development Permit Area guidelines that address slope stability and are highlighted in grey, do you have any technical information to add?

Answered: 52 Skipped: 64



Q11: Steep Slopes, Human Safety and Slope Stability - Any additional technical information?		
No	Affected homeowners should have option of specialist to use	Document is confusing - needs clarity
IIIIII IIIII IIIII IIIII IIIII IIIII IIIII (35)	I (1)	IIIIII (5)
Separate Bird and Slope issues - both require different specialists		
IIIIII II (7)		

8 responses had technical, or somewhat technical, content:

a) Public access is important. Connectors from upper streets to the Sea Walk has never been prioritised, but it's important. There are some fairly natural places where connectors with stairs and bike flats should be installed.

b) 259 Carnegie street. This can not be generalized like this. Slope stability will depend on composition. I do not support this statement. There are multiple slopes created by road works that has a more pronounced gradient than the slopes in front of our properties with no trees on it. Only grass. Again, the slope condition depends on the composition of the slope. We have a compacted bed formed by classier movement with great drainage and huge rocks. Most of the pines has a surface root system and creates a bigger danger in falling on structures and buildings.

c) Much of the steep slopes within the city are comprised of highly erodible soils so this type of planning and protection is warranted. These live older conifer trees should not be topped as this can create decay and over time degrade the integrity of these trees.

d) In some cases trees need to be topped. If trees are topped they should be required to have trimming done every few years to ensure they remain safe.

e) The steep slope changes need to be revisited with an inclusive approach.. the roll out has been hidden behind the heron and eagle nesting cover . It should seek out a way to accomplish the local government needs while minimizing impact on quality of life and property values of the community taxpayers

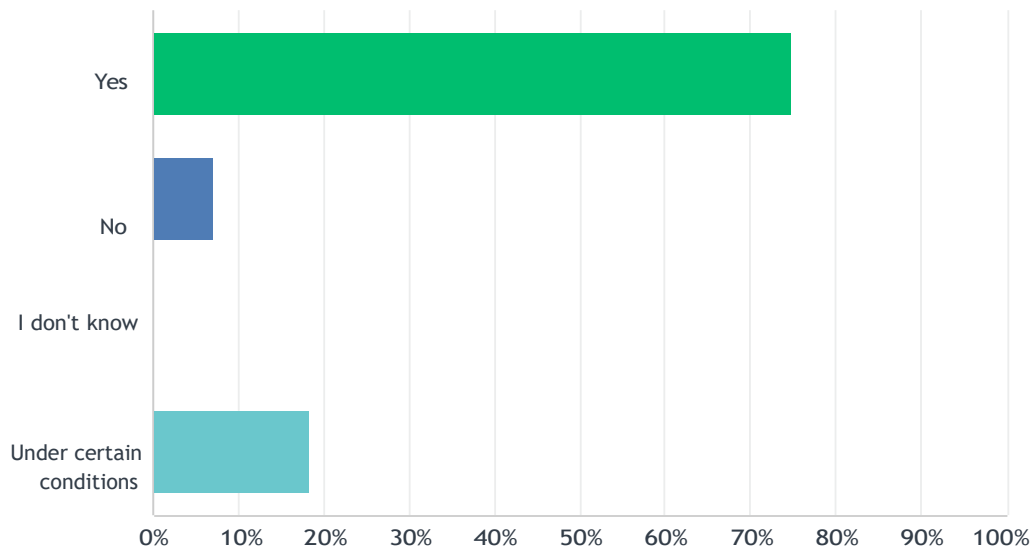
f) None, except to note that these changes are in alignment with comparable guidelines for development in local governments.

g) I recommend specific clauses be added to regulate landfilling, earthworks and retaining walls on any slope within 250 metres of watercourses, ocean and lake shores or uphill of any residential or public assembly zone in the city as well as in the Strathcona Regional District Area D. Infrastructure requires engineering standards to control drainage and protect downstream habitats and lower downhill developments that are on the receiving end of rain and snowmelt runoff.

h) I would need to comb through more to better say, - I would suggest that combining such things as birds and slopes into one document is problematic. These are 2 separate issues that need separate specialists and separate consideration.

**Q12 Do you support the retention of large, live evergreen trees to improve slope stability and human safety, even if it means that views from the top of a slope may be impacted? (Some pruning under a certified arborist's guidance would be permitted in order to improve views).**

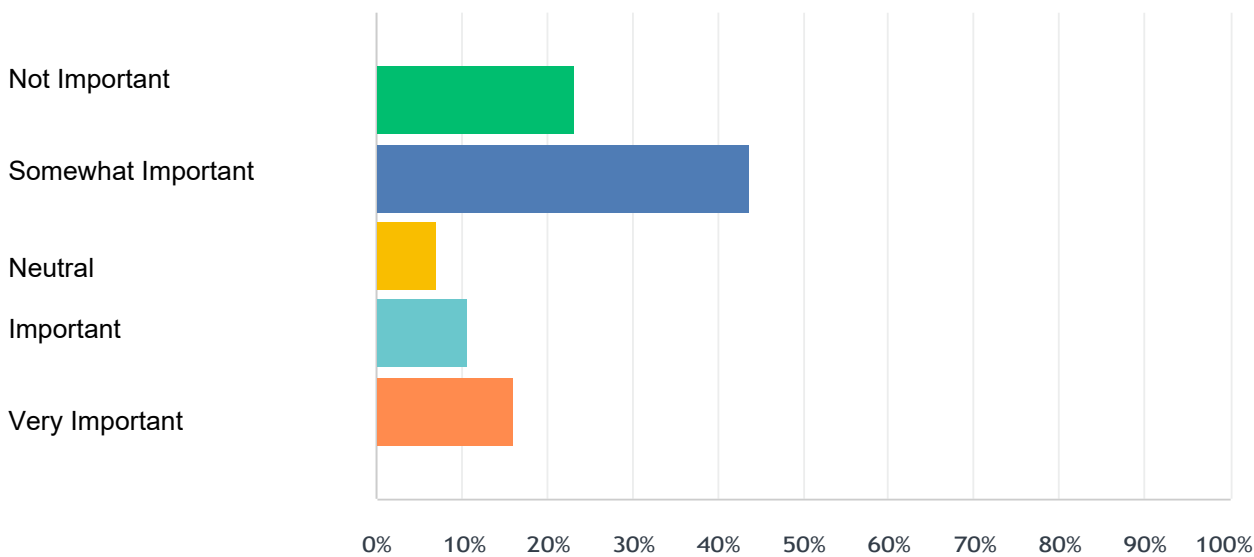
Answered: 115 Skipped: 1



Q12: Retain evergreen trees even if views are restricted		
Yes		75%
No		7%
I don't know		0%
Under certain conditions		18%
Homeowner should be allowed to prune without obtaining permit / paying \$700	Healthy trees should remain standing - slope stability	Some "pruning" / topping
IIII (5)	IIII IIIII IIIII IIIII I (21)	IIII II (7)
Deciduous Trees - pruning ok		
II (2)		

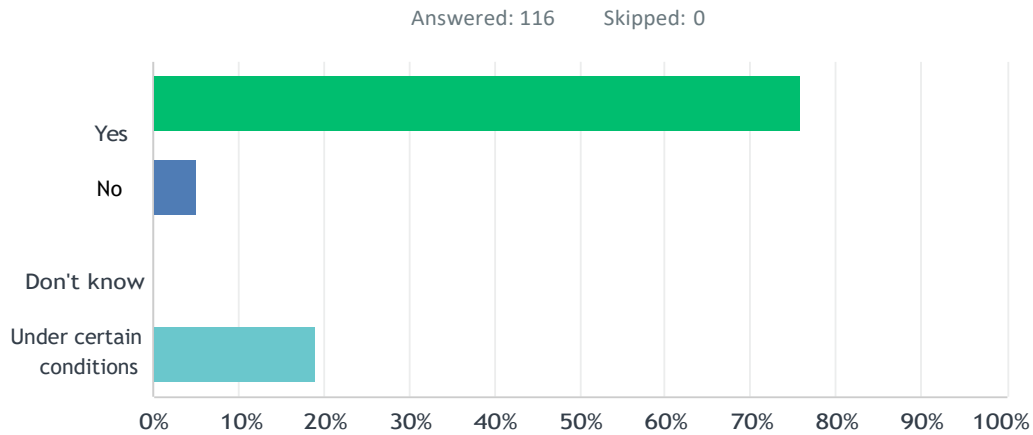
**Q13 Steep Slopes, Environmental Values.** Some of the proposed changes to the Hazard Conditions guidelines for steep slopes are intended to consider the environmental values of the retention of undeveloped habitat on slopes and ridges. Looking at the proposed Steep Slope Development Permit Area guidelines that address environmental values and are highlighted in green, please comment on the following: How important is it for people living at the top of steep slopes to have an unobstructed view, with no trees in the way?

Answered: 112 Skipped: 4



Q13: How important is it for people living at the top of steep slopes to have an unobstructed view?		
Not Important		24%
Somewhat Important		43%
Neutral		7%
Important		10%
Very Important		16%
Restricting homeowners ability to self manage adds significant costs to an already excessive tax base	Pruning over removal	Sacrifice trees if appropriate natural vegetation can be used
IIII III (8)	I (1)	IIII (4)
Trees and safety take precedence over small amount of homes with views	Partial views obtained under pruning by qualified arborist should be allowed	
IIII IIIII IIIII IIIII IIIII (25)	II (2)	

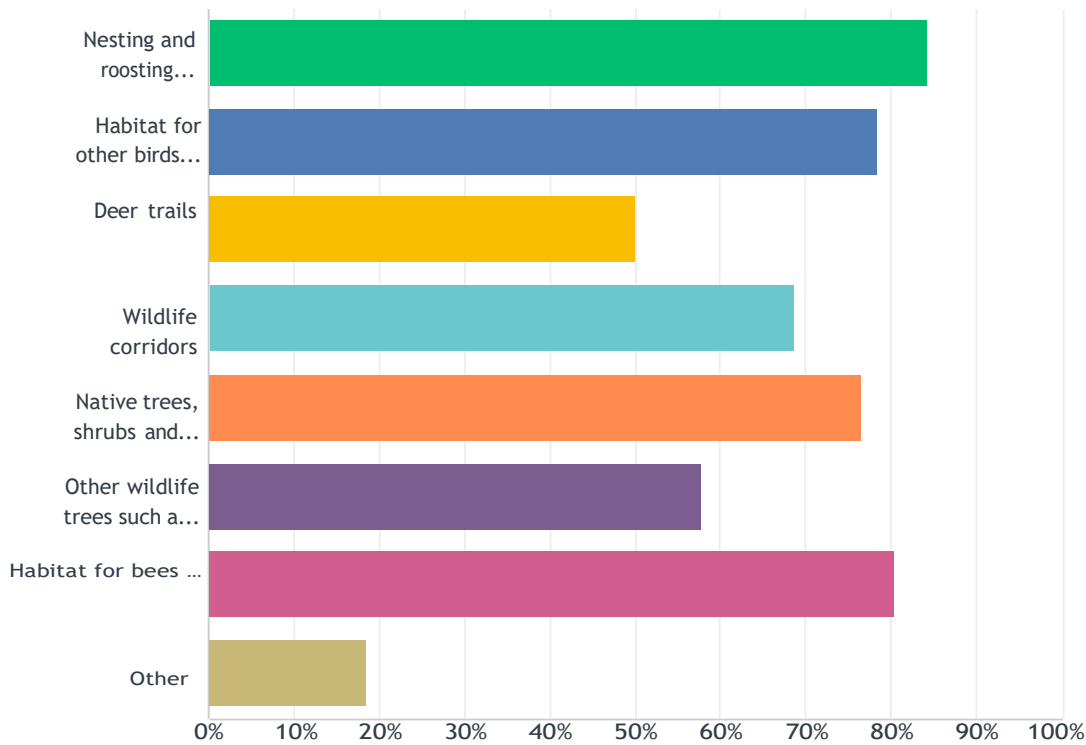
### Q14 Overall, do you think it is important to maintain environmental values and habitat on steep slopes?



Q14: Maintain environmental values on steep slopes		
Yes 76%	No 5%	Somewhat 19%
Respect and protect nature	Not if views or finances of property owner are affected	Should be specific to each site
IIII IIII (9)	IIII I (6)	III (3)
Important	Stability and human safety only	Specific conditions (only shrubs/bushes, don't create sprawl, don't remove invasive)
II (2)	IIII (4)	IIII (4)
	Keep things as they are	
	I (1)	

### Q15 If you selected “yes” or “under certain conditions,” what specific environmental values from the list below are important to you on steep slopes (check all that apply):

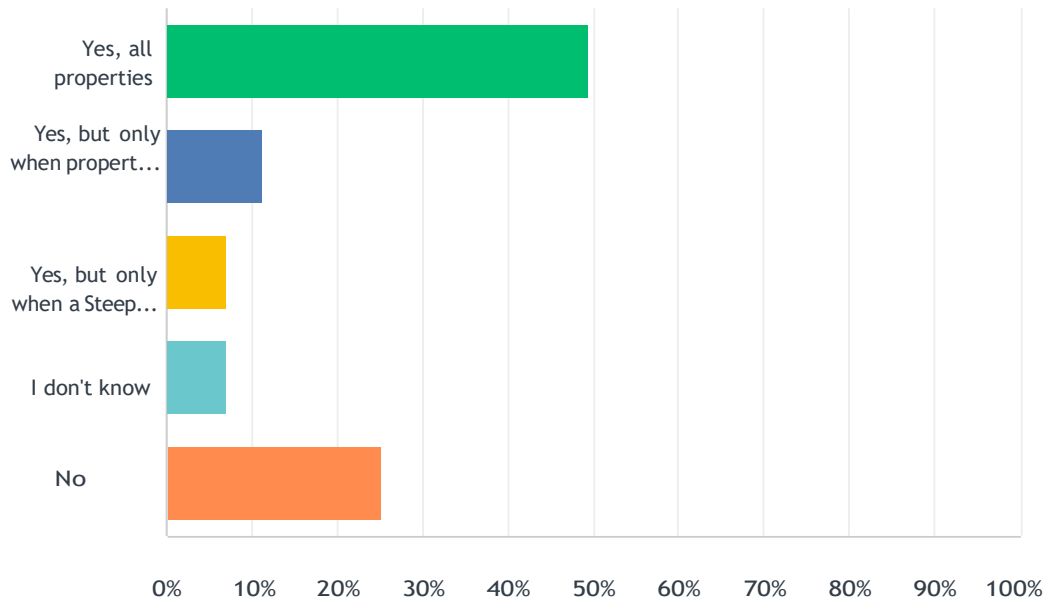
Answered: 102 Skipped: 14



Q15: What specific environment values are important to you on steep slopes?		
Nesting and roosting habitat for eagles and herons		85%
Habitat for other birds		78%
Deer trails		60%
Wildlife corridors		69%
Native trees, shrubs and other plants		76%
Other wildlife trees such as snags used by birds and other animals		58%
Habitat for bees and other pollinators		80%
Other		19%
City costs prohibitive to obtain reports - easier to just "do it"	Safety issues should be prioritized	Deer trails be limited so as to not impact erosion
I (1)	IIII (4)	III (3)
Trees and safety take precedence over small amount of homes with views	Partial views obtained under pruning by qualified arborist should be allowed	
IIII IIIII IIIII IIIII IIIII (25)	II (2)	

### Q16 Do you support the proposed environmental guideline that at least 25 per cent of the slope on any given property should be maintained with native tree cover?

Answered: 115 Skipped: 1

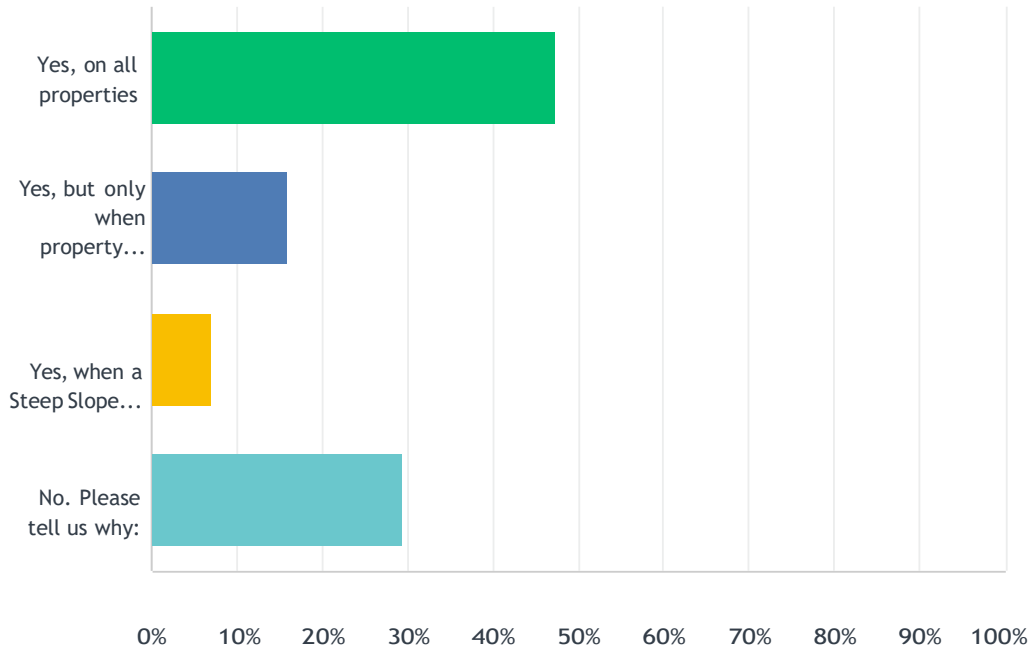


Q16: 25% of a steep slope should have trees		
Yes - on all properties		50%
Yes, but only when properties are in the process of redevelopment and a Hazard Conditions DP for steeps slopes is triggered		11%
Yes, but only when a Hazard Conditions DP for steeps slopes is triggered, AND when property owners want to maintain vegetation on the slope that would normally fall under the exemption criteria		7%
I don't know		7%
No		25%
Unnecessary costs for reforestation should be avoided	Blackberries stabilize bank	Guidelines are fine as is
I (1)	II (2)	II (2)
Environmental Assessment too costly for homeowner	Tree cover evaluated on a case by case basis	Views come first
I (1)	IIII III (8)	III (3)
Rules should apply only to new or redevelopment		
I (1)		



### Q17 Do you support the proposed environmental guideline that invasive plant cover must be limited to no more than 20 per cent of the slope on any given property?

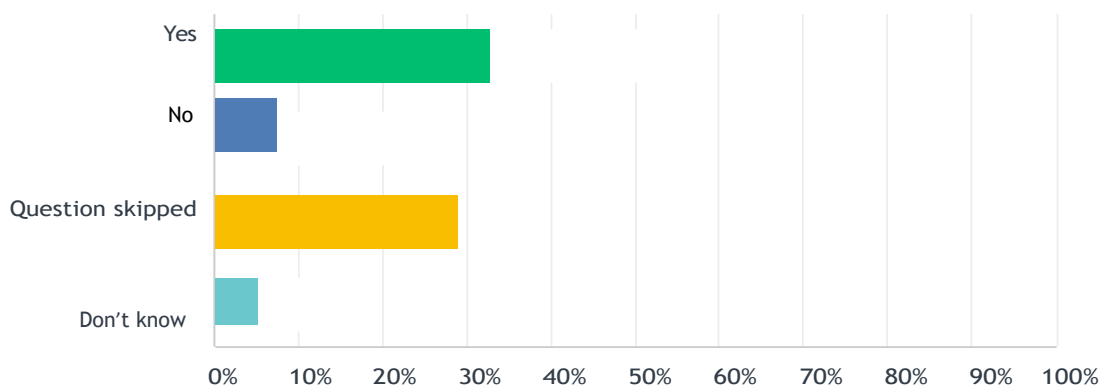
Answered: 112 Skipped: 4



Q17: Support guidelines re: invasive plants limited to 20% of slope?		
Yes, on all properties		46%
Yes, but only when properties are in the process of redevelopment		17%
Yes, when SSDP is triggered, AND when homeowners want to maintain vegetation on slope that would normally fall under the exemption criteria		7%
No		30%
Hard to remove and monitor, expensive to homeowner	Invasive plants need to be completely removed	Proposal is too rigid, every property is different
IIIII I (6)	IIIII I (6)	IIIII (5)
Some plants (Blackberries) stabilize bank	Use of herbicides to completely eradicate will Poison environment	
IIII (4)	III (3)	

**Q18 Exemptions.** There are a number of proposed changes or new exemptions to the Development Permit Areas, including: 1. On steep slopes, vegetation maintenance can only occur during the window of least risk for breeding birds (between September 1 through to February 28) to support federal and provincial legislation. 2. On steep slopes, vegetation maintenance can only occur once a City exemption form is completed (to ensure there is a written record and that permissions are consistently administered). 3. Prior to geotechnical investigation in any Environmentally Sensitive Development Permit Area (including steep slopes, foreshore, streamside, Bald Eagle and Great Blue Heron nest tree areas), an environmental management plan that meets the City’s approval must be in place. 4. On existing lots with steep slopes, a development permit would not be required when a technical report that meets the Guidelines for Legislated Landslide Assessments has already been received in conjunction with an application for a building permit for a single family residence. Are these exemptions reasonable? Please tell us your thoughts about these changes:

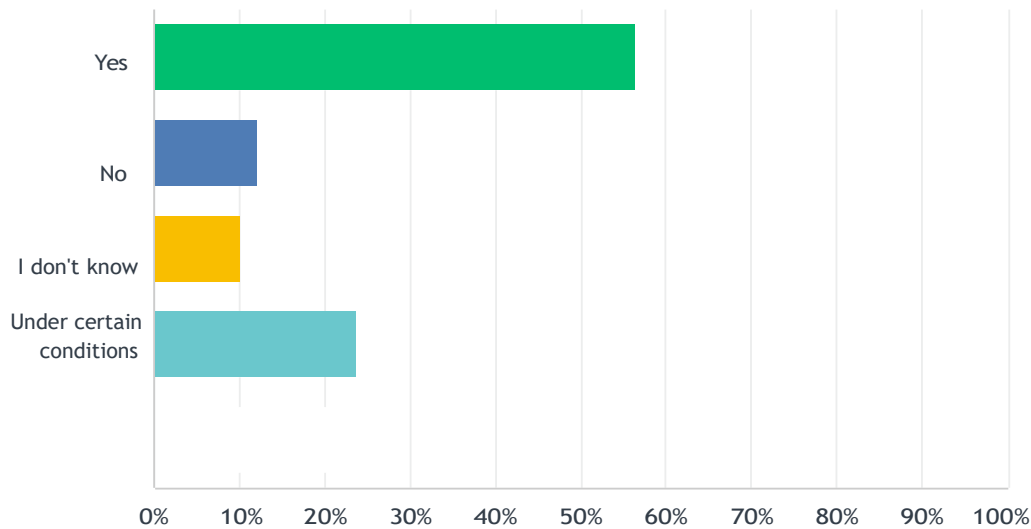
Answered: 82 Skipped: 34



Q18: Exemptions - do you agree?		
Yes		32%
No		7%
Question Skipped		29%
Don't Know		4%
#2 - impossible to police	Existing views should be maintained without exorbitant permit costs	Permits, paperwork etc. - time and costs are unreasonable
IIII (4)	I (1)	IIII IIIII IIIII I (16)
There should be limitations period on technical reports		
III (3)		

**Q19 Environmental Protection Bylaw.** Proposed changes to the Environmental Protection Bylaw include added sections to address steep slopes and Great Blue Heron nest trees. The reference to “development permits” in the Streamside and Bald Eagle Nest Tree sections has been removed and replaced with a proposed reference to “written approval”. This proposed change was needed because a development permit is only one type of approval with environmental conditions that may be needed during development. Other examples of written approvals include a works on city land and infrastructure permit, building permit, soil deposition or removal permit, and signed engineering drawings for erosion and sediment control. Do you think that a ticket should be issued when work or development occurs that does not comply with the environmental conditions associated with the written approval received by the City?

Answered: 116 Skipped: 0



Q19: Should tickets be issued when work or development occurs that doesn't comply with environmental conditions associated with written approval received by the City?		
Yes		56%
No		11%
I don't know		10%
Under certain conditions		23%
Steep Slope and environmental rules should be separated	Any non-compliance should be subject to enforcement - high fines	Unreasonable to compel homeowner to provide perfect environment for Wildlife
I (1)	IIIIII IIII III (13)	III (3)
Environmental conditions should be clear, concise and applicable across the board	No tickets, remediation and restoration instead	Future repercussions for non-compliance i.e. no future permits
III (3)	II (2)	II (2)

## Q20 In regards to the updates and changes, what other comments, questions or concerns do you have?

Answered: 67

Skipped: 49

Disposing of grass clippings on slopes should not be restricted and neither should pruning of small branches
No changes are required for steep slopes. Current property owners on steep slopes should be able to maintain them to keep their view.
Restrictions on steep slope pruning are restrictive to the extreme. Homeowners deserve a voice in determining the future of their homes and community
Its my land and I paid a premium for it. City should not be able to dictate my view.
We need the buffer zones (larger preferred) to protect our wildlife as much as possible.
We need to preserve and protect the development of the waterfront and green/wild spaces for public use and recreation
Concerned about erosion, floods and potential fires and air quality. Grateful for the trees but it needs constant maintenance.
Off leash dogs on beaches scare away herons from their hunting grounds. More education and enforcements is required to attain a balance in regards to off leash dogs on beaches.
With climate change it is more important than ever to protect eagles, herons and their habitat.
We should be making the non-human life a priority.
Public safety re: steep slopes should be No. 1 priority. Views, partial or unobstructed, come last.
Only caution is that efforts to protect eagle and heron habitat should not undermine other City objectives such as the pursuit of infill housing.
Every property should have a general biological assessment done subsidized by the city. Just a rough professional estimate not a detailed report. Include a general and maintenance guideline.
Permits are expensive and time consuming to obtain. Guidelines rely on opinion of one person and may not be ethical. Landowners opinion is not heard. Homeowners do not understand ramifications of purchasing a property with a nest on it.

<p>These kinds of proposals are encouraging homeowners to take matter into their own hands now before they come into effect. The potential for abuse by the City and QEP reporting is too great with such a blanket provision.</p>
<p>Easier to understand guidelines for homeowners to follow and access to funds for homeowners who would develop their current properties to support these guidelines.</p>
<p>Costs and time will be an issue when "improving" a property</p>
<p>Who's paying for all of this? Sounds like a lot of money to spend on maintenance. What about new builds cutting down trees for selfish views?</p>
<p>If restrictions are too strict, people/developers will knock down the tree and pay the fine. It should be more flexible.</p>
<p>Process by City has been too secretive. Most homeowners don't have any idea what the City is up to regarding this issue.</p>
<p>These types of surveys should be done in person - taken to the seawalk, shopping centres, coffee houses etc. Currently reads like a survey for developers and current landowners, not the population at large</p>
<p>I live on a steep slope but am not sure how my or my neighbours properties might become restricted by the new rules. Wasn't aware of meeting so didn't attend!</p>
<p>Was just confused about the whole survey, mapping and marketing of this issue.</p>
<p>Currently live on steep slope and have not been informed by the City about these potential changes. Geological survey will be about \$4,000. Engineer said it's a waste of money. Local government making onerous and unnecessary demands.</p>
<p>City appears to be trying to slip this through quietly with as little public participation as possible.</p>
<p>Concerned as a homeowner with a steep slope that I may not be able to manage vegetation that is a safety concern for home and people. Also concerned about having to undergo significant bureaucratic process and costs.</p>
<p>City has not kept residents informed and properly explained these new proposals.</p>
<p>Steep Slope proposal is incomplete and comes across as a power grab. Needs to be separate from other issue and have a more inclusive approach.</p>
<p>Am happy to see the City consider the environment seriously.</p>

<p>Many "Forestry towns" have implemented a Tree Bylaw. Campbell River should move into this progressive stance on sustainability.</p>
<p>Eagles have been nesting on developed sites for decades. Why does the new buffer have to be so big.</p>
<p>City needs to stop pandering to developers and developers have to be part of the solution.</p>
<p>City must have sufficient staff to oversee building projects. Witnessed too much tree removal and natural vegetated areas an at exponential rate. Areas have become fragmented because of tree, vegetation, and soil removal.</p>
<p>When a new development is proposed, it should be required to have a green space with mature trees and also be required to have allocated green space in proportion to size of development</p>
<p>Multi dwelling development has scarred the natural beauty of Campbell River and there seems to be little regard to aesthetics and protection of natural areas being developed.</p>
<p>Recent events (flooding, landslides and fires) are issues Campbell River faces as well and have been lucky enough so far to escape. Don't allow dangerous exemptions for developers in an already fragile environment to dictate our future.</p>
<p>Developers are only building high end unfriendly housing which is destroying environmentally sensitive areas and trees. We need environmentally and animal/people friendly developments with green corridors and natural vegetation.</p>
<p>Developers run this town and City Council panders to them. Surprised this is even being discussed, should have happened years ago. Doubt anything is going to seriously change though.</p>
<p>Do not allow new development to be clear cut without any thought to maintaining some suitable level of green space and viable wildlife habitat.</p>
<p>Steep Slope and Eagles/Herons are two different issues. Steep Slope bylaw is far too stringent based on our personal experience</p>
<p>FAQ in layman's terms would be appreciated</p>
<p>Separate the issues. Also prescribed percentages are too restrictive. Should be a case by case basis.</p>
<p>Guidelines should only be for old growth evergreens and nesting trees.</p>