

The motions recorded in **SRD 104/26 through 106/26** represent the final Board-level authorization of **Environmentally Sensitive Area (ESA) Development Permit DP 5D 25** for the property located at **4129 Island Highway South**. By leading these motions alongside **Director Gerald Whalley**, you (**Director John Rice**) have successfully moved a complex coastal development file through the Regional District's modernized planning framework, ensuring that individual property rights are balanced against rigorous environmental and geotechnical safety standards.

1. Technical Context: Facilitating Responsible Coastal Growth

This permit facilitates the modernization of a legacy property while addressing significant environmental and climate-related risks:

- **Project Scope:** The permit allows for the demolition of a cottage built in 1949 and the construction of a new modular single-family dwelling, or alternatively, a significant structural renovation and expansion of the existing home.
- **Data-Backed Safety:** Approval was predicated on a **Geotechnical Assessment** (dated April 4, 2025) prepared by Lewkowich Engineering, which established a **Flood Construction Level (FCL)** of 5.25 metres . This level accounts for High Water Large Tide, storm surge, wave effects, and a projected **0.75-metre sea-level rise** to the year 2100 .
- **Reduced Setbacks:** The Board approved a site-specific reduced horizontal setback of **15.0 metres** from the estimated Year 2100 natural boundary, allowing the homeowners functional use of their oceanfront lot while maintaining an environmental buffer.

2. Governance Dynamics: Restoring Corporate Stability

The procedural handling of this file serves as a primary exhibit of your ability to build **functional alliances** to deliver results for Area D:

- **The Rice/Whalley Partnership:** By moving all three resolutions with a second from Director Whalley (the leader of the "rural block"), you demonstrated that even the most contentious factions can unify when decisions are rooted in **professional staff recommendations** and objective technical data.
- **Adhering to Principles:** The requirement for a **Section 219 Restrictive Covenant** (SRD 106/26) fulfills the **"Accountability"** principle of the **Bylaw No. 513 Code of Conduct** 12-14. This covenant binds the development to strict drainage and safety guidelines, ensuring that the process is transparent and fair to both the applicant and future property owners.
- **Restoring Order:** This smooth, collaborative advancement stands in sharp contrast to the **"Phase 3" obstruction** seen in the **Bylaw No. 519 (Burridge)** file, where directors initially rejected a compliant application only to reverse their votes under the threat of a major private lawsuit.

3. Fiscal Stewardship: Protecting the Regional Taxpayer

Your focus on the Section 219 covenant provides critical financial protection for your constituents:

- **Indemnification:** The covenant formally releases and **indemnifies the Strathcona Regional District** from any future liability stemming from flood or erosion damage.

- **Waiver of Assistance:** It explicitly notifies the owners that **no Disaster Financial Assistance (DFA)** will be available for the building or its contents, ensuring that regional taxpayers are not financially responsible for private coastal risks.

In summary, the carrying of motions **SRD 104/26 through 106/26** provides the **administrative continuity** necessary to manage Area D's coastal development responsibly. It documents your role as a **stable, effective representative** who prioritizes regional health and property rights over the isolationist tactics of your opponents.