

The motions recorded in **SRD 865/24 through 868/24** represent the final Board-level approval for a complex residential development at **3983 Appian Way** in Electoral Area D. By approving the **Environmentally Sensitive Area (ESA)** development permit and the site-specific floodplain relaxation for **Jeff and Jenni Frumento**, you have successfully navigated rigorous environmental and engineering standards to facilitate responsible coastal development.

1. Technical Scope: Resolving Siting Hurdles

The Frumento application sought to reduce the required floodplain setback for **Stonefly Creek** from 15.0 metres down to **10.0 metres**.

- **The Constraint:** Due to the small size of the 0.16-hectare oceanfront lot and existing setbacks from both the creek and the marine shoreline, the available buildable width for a home was restricted to just 10 metres.
- **The Relaxation:** The approved 10-metre setback aligns precisely with the established **Streamside Protection and Enhancement Area (SPEA)** boundary, allowing for a functional dwelling footprint while maintaining a strict "no-go" zone for machinery and clearing.

2. Environmental and Engineering Safeguards

The approval of motion **SRD 866/24** was predicated on professional assessments that ensure the safety of the structure and the protection of the surrounding ecosystem 2, 3.

- **Fish Habitat Protection:** Stonefly Creek is a channelized system supporting populations of **wild coho salmon and cutthroat trout**. To protect these resources, all roof runoff must be directed into **engineered rock pits** to promote natural soil infiltration and minimize hydrological impacts on the creek.
- **Flood Resilience:** Because the area lacks standard provincial mapping, the Board required an elevated **Flood Construction Level (FCL) of 5.29 metres** for habitable space, based on 200-year rainfall events and sea-level rise projections to the year 2100.
- **Geotechnical Stability:** Subsurface testing by **McElhanney Engineering** confirmed that while the top sand layer is prone to slumping, the underlying dense till serves as an excellent foundation subgrade.

3. Protecting the Regional District from Liability

A critical component of this approval, recorded in motions **SRD 867/24 and 868/24**, is the requirement for a **Section 219 Restrictive Covenant** to be registered against the property title 703, Query.

- **Indemnification:** The covenant formally releases and **indemnifies the Strathcona Regional District** from any future liability stemming from flooding or erosion.
- **Waiver of Assistance:** It explicitly notifies the current and future owners that no **Disaster Financial Assistance (DFA)** will be available for the building or its contents in the event of flood damage, ensuring that regional taxpayers are not responsible for private coastal risks .

In summary, carrying motions **SRD 865/24 to 868/24** fulfills your commitment to balancing individual property rights with **environmental stewardship** and **fiscal accountability**,

ensuring Electoral Area D remains a stable environment for investment and growth.