



SUNSHINE COAST REGIONAL DISTRICT



**REGULAR BOARD MEETING TO BE HELD
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.**

THURSDAY, APRIL 27, 2017

AGENDA

CALL TO ORDER 1:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of April 13, 2017 Annex A
Pages 1-7
3. Special Board meeting minutes of April 20, 2017 Annex B
pp 8-9

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

COMMUNICATIONS

REPORTS

4. Directors' Reports Verbal
5. Chief Administrative Officer's Report To come
forward
6. Planning and Community Development Committee recommendation Nos. 1-7 and 9-21 of April 13, 2017 (*recommendation No. 8 previously adopted*) Annex C
pp 10-17
7. Infrastructure Services Committee recommendation Nos. 1-9 of April 20, 2017 Annex D
pp 18-20
8. Chief Building Official – Notice on Title Annex E
pp 21-23

MOTIONS

BYLAWS

- | | | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 9. | <i>Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017</i>
– first reading
(Voting – Electoral Area Directors – 1 vote each) | Annex F
pp 24-26 |
| 10. | <i>Egmont / Pender Harbour Official Community Plan Bylaw No. 708, 2017</i>
– first reading
(Voting – Electoral Area Directors – 1 vote each) | Annex G
pp 27-93 |
| 11. | <i>Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017</i> – first reading
(Voting – Electoral Area Directors – 1 vote each) | Annex H
pp 94-95 |
| 12. | <i>Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.167, 2017</i> – first reading
(Voting – Electoral Area Directors – 1 vote each) | Annex I
pp 96-98 |

NEW BUSINESS**IN CAMERA**

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (f) and (k) of the *Community Charter* - “law enforcement...” and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

ADJOURNMENT

UPCOMING MEETING DATES (TO MAY 19, 2017)

SCRD Board, Committee, and Advisory Committee Meetings

Area D Advisory Planning Commission (APC)	April 24 at 7:00 p.m.
Area A Advisory Planning Commission (APC)	April 25 at 7:00 p.m.
Area B Advisory Planning Commission (APC)	April 25 at 7:00 p.m.
Area F Advisory Planning Commission (APC)	April 25 at 7:00 p.m.
Area E Advisory Planning Commission (APC)	April 26 at 7:00 p.m.
Regional Hospital District	April 27 at 9:00 a.m.
Corporate and Administrative Services Committee	April 27 at 9:30 a.m.
Regular Board	April 27 at 1:30 p.m.
Planning and Community Development Committee	May 11 at 9:30 a.m.
Regular Board	May 11 at 1:30 p.m.
Area D Advisory Planning Commission (APC)	May 15 at 7:00 p.m.
Infrastructure Services Committee	May 18 at 9:30 a.m.

Other SCRD Meetings (Intergovernmental, Public Hearings, Information Sessions)

Coopers Green Hall Replacement Open House	April 25 at 4:30 p.m.
Water Metering Open House – West Howe Sound (Area F)	May 3 at 4:00 p.m.
Howe Sound Community Forum	May 5 at 10:00 a.m.
SCRD Community Dialogues – Area A – Egmont / Pender Harbour	May 8 at 7:00 p.m.
SCRD Community Dialogues – Area E – Elphinstone	May 15 at 7:00 p.m.
SCRD Community Dialogues – Area B – Halfmoon Bay	May 16 at 7:00 p.m.
SCRD Community Dialogues – Area D – Roberts Creek	May 17 at 7:00 p.m.
SCRD Community Dialogues – District of Sechelt	May 18 at 3:30 p.m.

Please note: Meeting dates are current as of print date (April 21, 2017).



SUNSHINE COAST REGIONAL DISTRICT

April 13, 2017

MINUTES OF THE MEETING OF THE BOARD OF THE SUNSHINE COAST REGIONAL DISTRICT HELD IN THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	G. Nohr
	Directors	M. Morton (Alt) L. Lewis F. Mauro S. White (Alt) I. Winn D. Wright
ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	Sr. Mgr., Administration and Legislative Services	A. Legault
	G.M., Corporate Services / Chief Financial Officer	T. Perreault
	G.M., Planning and Community Development	I. Hall
	Deputy Corporate Officer / Recorder	S. Reid
	Media	1
	Public	0

CALL TO ORDER 1:30 p.m.

AGENDA It was moved and seconded

129/17 THAT the agenda for the meeting be adopted as presented.

CARRIED

MINUTES

Minutes It was moved and seconded

130/17 THAT the Regular Board meeting minutes of March 23, 2017 be adopted as presented.

CARRIED

REPORTS

Directors' Reports

Directors provided a verbal report of their activities.

Corporate

It was moved and seconded

131/17

THAT Corporate and Administrative Services Committee recommendation Nos. 1-7 and 9-16 of March 23, 2017 be received, adopted and acted upon as follows:

Recommendation No. 1 *Presentation: Transit Expansion Implementation Plan*

THAT the presentation from BC Transit titled Transit Expansion Implementation Plan dated March 23, 2017 be received.

Recommendation No. 2 *Transit Expansion Implementation Plan*

THAT the report titled Transit Expansion Implementation Plan be received for information.

Recommendation No. 3 *Coopers Green Hall Design*

THAT the report titled Coopers Green Hall Design – Community Design Priorities and Project Update be received;

AND THAT the Coopers Green Hall Replacement Design Task Force Terms of Reference be approved as presented;

AND FURTHER THAT staff be authorized to proceed with advertising for members.

Recommendation No. 4 *Gibsons and District Public Library – Revised Lease and Service Agreement*

THAT the report titled Gibsons and District Public Library – Revised Lease and Service Agreement be received.

Recommendation No. 5 *Gibsons and District Public Library – Revised Lease Agreement*

THAT Section 7 of the Lease Agreement between the Sunshine Coast Regional District and Gibsons and District Public Library Association be modified to allow either party to terminate the agreement.

Recommendation No. 6 *Gibsons and District Public Library – Revised Lease and Service Agreement*

THAT the Lease including Schedule B – Building Maintenance Responsibilities with the Gibsons and District Public Library Association (GDPLA) be approved as amended;

AND THAT the 2017 Service Agreement with the GDPLA be approved as presented;

131/17 cont.

AND THAT both the Lease and Service Agreement be forwarded to the GDPLA for final approval and execution;

AND FURTHER THAT the SCRD Board Chair and Corporate Officer be authorized to execute the Lease and Service Agreement.

Recommendation No. 7 *Fire Service Boundary Review*

THAT the report titled Fire Service Boundary Review be received;

AND THAT in 2017 Sunshine Coast Regional District (SCRD) Volunteer Fire Departments undertake a Fire Underwriters Survey (FUS) and a Fire Department Inspection and Audit Checklist as a first step to gathering information;

AND FURTHER THAT SCRD Fire Departments report to a future committee meeting with the results.

Recommendation No. 9 *Egmont / Pender Harbour Library Service Alternative Approval Process*

THAT the report titled Egmont / Pender Harbour Library Service Alternative Approval Process be received;

AND THAT the deadline for receiving elector responses be May 30, 2017 at 4:30 p.m.

AND THAT the elector response form be established as presented;

AND FURTHER THAT the total number of electors of the area to which the approval process applies (Egmont / Pender Harbour Library Service Area) be determined to be 2,120 (10% threshold = 212).

Recommendation No. 10 *Archives*

THAT the report titled Archives be received for information;

AND THAT a letter be sent to the District of Sechelt requesting clarification on responsibility for the Sechelt Community Archives, history of its current location and whether the Sechelt Community Archives is accessible coast-wide.

Recommendation No. 11 *2017 Asset Management Update*

THAT the report titled 2017 Asset Management Update be received for information.

Recommendation No. 12 *Grant Status Update*

THAT the report titled Grant-Status Update be received for information.

131/17 cont. **Recommendation No. 13** *2016 Census*

THAT the report titled 2016 Census Results and Impacts on the Sunshine Coast Regional District be received for information.

Recommendation No. 14 *Contracts Between 20,000 and \$100,000*

THAT the report titled Contracts Between \$20,000 and \$100,000 to March 5, 2017 be received for information.

Recommendation No. 15 *Director Constituency and Travel Expenses*

THAT the report titled Director Constituency and Travel Expenses for period ending February 28, 2107 be received for information.

Recommendation No. 16 *Park Use Permit for Chapman Lake Area*

THAT the correspondence from the Ministry of Environment – BC Parks and Conservation Officer Service Division, South Coast Region regarding the Park Use Permit (PUP) #102714 amendment application for the Chapman / Gray Creek watersheds be received.

CARRIED

Planning **It was moved and seconded**

132/17 THAT Planning and Community Development Committee recommendation No. 8 of April 13, 2017 be received, adopted and acted upon as follows:

Recommendation No. 8 *Crown Referral 2411828 Investigative Licence for Water Power (Pacific Mountain Hydro)*

THAT the report titled Crown Referral CRN00027 (Pacific Mountain Hydro) Investigative Licence for Water Power – Electoral Area F be received;

AND THAT the SCRD send a letter with the staff report to the Ministry of Forests, Lands and Natural Resource Operations noting no objection to approval Crown File 2411828 subject to the conditions outlined below:

a) Prior to Issuance of the Crown Tenure:

i. Investigative Plan Section 1.4 – Consultation with Skwxwú7mesh Nation should take place prior to the tenure being considered by the Crown for issuance;

ii. Investigative Plan Section 2.2 –The reference to Gold River should be replaced with Port Mellon and the proponent confirm that the comments in this section are still accurate;

132/17 cont.

b) If the project moves forward:

i. Forest Service Road Access – The proponent should contact BC Timber Sales to discuss timing for reactivating the North Dakota Forest Service Road;

ii. Zoning – The SCRD requires that the proponent apply to rezone the powerhouse location and any areas that would be used for activates such as temporary storage or a temporary concrete batch plant;

iii. Community Amenity – The proponent should contact the SCRD to discuss how to meet the expectations set out in the SCRD policy regarding Community Amenity Contribution for Independent Power and Resource Projects;

AND THAT should equipment or structures be installed on the site they be removed once the investigative permit is complete;

AND FURTHER THAT the proponent be notified that the proposed application area is within the Dakota Creek Community Watershed.

CARRIED

MOTIONS

APC Appointment

It was moved and seconded

133/17

THAT the resignation of Randy Picketts from the Area A Advisory Planning Commission effective May 31, 2017 be received;

AND THAT Yovhan Burega be appointed to the Area A Advisory Planning Commission effective June 1, 2017 for the remainder of the term expiring January 2018.

CARRIED

AVICC Executive

It was moved and seconded

134/17

THAT the SCRD Board support Director Winn's election to the Association of Vancouver Island Coastal Communities (AVICC) Executive as the Electoral Area Representative.

CARRIED

BYLAWS

Bylaw 1085

It was moved and seconded

135/17

THAT *Square Bay Community Sewage Treatment System Service Establishing Bylaw No. 1085, 2016* be adopted.

CARRIED

Bylaw 707 **It was moved and seconded**

136/17 THAT *Square Bay Sewage Treatment Facility Loan Authorization Bylaw No. 707, 2016* be adopted.

CARRIED

Bylaw 1085.1 **It was moved and seconded**

137/17 THAT the report titled *Square Bay Community Sewage Treatment System Amendment Bylaw* be received for information.

CARRIED

Bylaw 1085.1 **It was moved and seconded**

138/17 THAT *Square Bay Community Sewage Treatment System Service Amendment Bylaw No. 1085.1, 2017* be read a first time.

CARRIED

Bylaw 1085.1 **It was moved and seconded**

139/17 THAT *Square Bay Community Sewage Treatment System Service Amendment Bylaw No. 1085.1, 2017* be read a second time.

CARRIED

Bylaw 1085.1 **It was moved and seconded**

140/17 THAT *Square Bay Community Sewage Treatment System Service Amendment Bylaw No. 1085.1, 2017* be read a third time.

CARRIED

ADJOURNMENT **It was moved and seconded**

141/17 THAT the Regular Board meeting be adjourned.

CARRIED

The meeting adjourned at 1:56 p.m.

Certified correct _____

Corporate Officer

Confirmed this _____ day of _____

Chair



SUNSHINE COAST REGIONAL DISTRICT

April 20, 2017

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF THE SUNSHINE COAST REGIONAL DISTRICT HELD IN THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	G. Nohr
	Directors	K. Julius M. Lebbell L. Lewis F. Mauro D. Wright I. Winn J. Valeriotte

ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	Senior Manager, Admin & Legislative Services	A. Legault
	Administrative Assistant / Recorder	T. Hincks
	Media	0
	Public	0

CALL TO ORDER 12:32 p.m.

Director Julius was welcomed to the Board.

Waive Notice **It was moved and seconded**

142/17 THAT unanimous consent be given to waive notice as required in Section 220 of the *Local Government Act* to convene a Special Board meeting on Thursday, June 2, 2016.

CARRIED UNANIMOUSLY

AGENDA It was moved and seconded

143/17 THAT the agenda for the meeting be adopted as presented.

CARRIED

REPORTS

Minutes **It was moved and seconded**

144/17 THAT the report titled Correction of April 13, 2017 Board minutes be received;

144/17 cont. AND THAT the previously adopted motion (Recommendation No. 9 of Resolution 131/17) be amended to read:

THAT the report titled Egmont/Pender Harbour Library Service Alternative Approval Process be received;

AND THAT the deadline for receiving elector responses be May 30, 2017 at 4:30 p.m.

AND THAT the elector response form be established as presented;

AND FURTHER THAT the total number of electors of the area to which the approval process applies (Egmont / Pender Harbour Library Service Area) be determined to be 2,120 (10% threshold = 212).

CARRIED

MOTIONS

Remuneration **It was moved and seconded**

145/17 THAT Directors' remuneration for the Special Board meeting of April 20, 2017 be waived.

CARRIED

ADJOURNMENT **It was moved and seconded**

146/17 THAT the Special Board meeting be adjourned.

CARRIED

The meeting adjourned at 12:35 p.m.

Certified correct _____

Corporate Officer

Confirmed this _____ day of _____

Chair

**SUNSHINE COAST REGIONAL DISTRICT
PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE**

April 13, 2017

RECOMMENDATIONS FROM THE PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT AT 1975 FIELD ROAD, SECHELT, BC

PRESENT:	Chair	F. Mauro
	Directors	D. Wright G. Nohr I. Winn M. Lebbell L. Lewis S. White (Alt.)
ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	GM, Planning and Community Development	I. Hall
	Manager, Planning and Development	A. Allen
	Senior Planner	D. Rafael (part)
	Senior Planner	Y. Siao (part)
	Planner	L. Staats (part)
	Administrative Assistant / Recording Secretary	A. Ruinat
	Public	2 (part)
	Media	3

CALL TO ORDER 9:37 a.m.

AGENDA The agenda was adopted as presented.

REPORTS

Recommendation No. 1 *Planning and Community Development Department Q1 Report*

The Planning and Community Development Committee recommended that the report titled Planning and Community Development Department - 2017 Q1 Report be received.

Recommendation No. 2 *Update on BC Timber Sales Operations (2017-2021)*

The Planning and Community Development Committee recommended that the report titled Update on BC Timber Sales Operations (2017-2021) be received;

AND THAT the SCRD responds to the BCTS referral with the following comments:

1. The SCRD does not support logging license A91376 located on District Lot 1313, which should be reserved for environmental protection as per ongoing discussions with the Ministry of Forests, Lands and Natural Resource Operations and the Squamish Nation;

2. A strategy for the protection and/or restoration of trails surrounding cut blocks G041C4F6 (West Sechelt), G042C4F8 (Mt. Elphinstone), G043C3ZJ (Mt. Elphinstone), and Licence A93884 (Mt. Elphinstone) be confirmed with local trail groups;
3. Public safety measures be implemented to communicate forestry activity to recreational users, including signage posted on all recreational trails leading to cut blocks, specifically G041C4F6 (West Sechelt), G042C4F8 (Mt. Elphinstone), G043C3ZJ (Mt. Elphinstone), Licence A93884 (Mt. Elphinstone) and the Rainy River blocks;
4. The SCRD does not support logging in Community Watersheds for the purpose of protecting drinking water quality. Should BCTS continue to propose cut blocks within Community Watersheds in order to meet its mandate, the following conditions should be met:
 - a. Define a management strategy for proposed forestry operations to protect drinking water; and
 - b. Implement forest practices and Best Management Practices with the goal of achieving zero turbidity, sediment and pathogen input to nearby creeks or streams from forestry activities;
5. As per Board Resolution 255/16 Recommendation No. 1 dated June 23, 2016, the SCRD does not support logging within the 1,500 hectare area identified in the Roberts Creek Official Community Plan Bylaw No. 641, Map No. 2 as an area for ecological and recreational protection.
6. The SCRD notes a significant amount of logging proposed along the Brittain River and requests that particular attention to the fisheries and other ecological environmental values be observed in this area.

AND THAT staff continue to work cooperatively with BC Timber Sales to identify future opportunities for community consultation.

AND FURTHER THAT this report be referred to the Advisory Planning Commissions, Natural Resources Advisory Committee and Roberts Creek Official Community Plan Committee and comments be considered in a supplemental report to the May Planning and Community Development Committee.

Recommendation No. 3 *Keats Island Park Dedication District Lot 696*

The Planning and Community Development Committee recommended that the report titled Keats Island Park Dedication District Lot 696 – Electoral Area F be received;

AND THAT the SCRD accept the proposed 1.1 hectare park dedication as proposed in Option 1 of the staff report, subject to an amendment of Islands Trust proposed Bylaw 143, Schedule 1, Part 4 – Zone Regulation Section 4.9 Community Service 1 (CS1) Zone as follows:

- a) Delete “outdoor recreation use is not permitted;”
- b) Increase the maximum floor area of a community hall to 200 square metres
- c) Add “Trails and associated day use infrastructure is permitted”
- d) Add “Camping and fires are not permitted”

Director Mauro passed the Chair to Director Wright at 10:31 a.m.

Recommendation No. 4 *Egmont/Pender Harbour Official Community Plan Bylaw No. 708*

The Planning and Community Development Committee recommended that the report titled Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017 be received;

AND THAT *Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017* be forwarded to the Board for First Reading;

AND THAT pursuant to Section 475 of the *Local Government Act*, Bylaw No. 708, 2017 be referred to the following as part of the early and on-going consultation:

- i. Egmont/Pender Harbour Advisory Planning Commission
- ii. Ministry of Transportation and Infrastructure
- iii. Vancouver Coastal Health Authority
- iv. Ministry of Forests, Lands and Natural Resource Operations
- v. School District #46 and
- vi. *shíshálh* Nation

AND FURTHER THAT pursuant to Section 477 of the *Local Government Act*, *Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017* is consistent with the SCRD's 2017-2021 Financial Plan and 2011 Solid Waste Management Plan.

Recommendation No. 5 *SCRD Electoral Area A Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016 and SCRD Electoral Area A Zoning Amendment Bylaw No. 337.87, 2016*

The Planning and Community Development Committee recommended that the report titled Sunshine Coast Regional District Electoral Area A Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016 and Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.87, 2016 Public Hearing Report and Consideration of Third Reading be received;

AND THAT *Sunshine Coast Regional District Electoral Area A Egmont/Pender Harbour Official Community Plan Amendment Bylaw No. 432.25, 2016* be forwarded to the Board for Third Reading with the following amendments:

- a) The legal description in Part B 2. and Appendix A be replaced to read "District Lot 3988, Group 1, New Westminster District except Plans 12095, 14653, 15401, 15813, 16650, 17325, EPP39153 and EPP39184";
- b) Replace base map in Appendix A to show current parcel boundaries;

AND THAT *Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.87, 2016* be forwarded to the Board for Third Reading with the following amendments:

- a) The legal description in Part B 2. a) and Appendix A be replaced to read "District Lot 3988, Group 1, New Westminster District except Plans 12095, 14653, 15401, 15813, 16650, 17325, EPP39153 and EPP39184";
- b) Replace base map in Appendix A to show current parcel boundaries;

AND FURTHER THAT prior to consideration of adoption of Bylaw No. 432.25 and Bylaw No. 337.87 the following conditions are met:

- a) A covenant be signed by the owner and the SCRD that includes the following requirements:
- i. Drainage Plan to be implemented/installed and maintained by the resort owner
 - ii. Limiting the total combined occupancy of the site and the seating capacity of the amphitheatre to 200 to ensure that the parking supply is sufficient;
 - iii. Parking areas are not to be hard surfaced;
 - iv. Limiting the amphitheatre to its existing area plus 10% to allow for a modest alteration;
 - v. Setting out remediation options to address noise complaints;
- b) Fire Management Plan to be finalized and approved by the Egmont Volunteer Fire Department;
- c) Ministry of Transportation and Infrastructure to confirm northern access is acceptable if limited to staff or access permit be issued.

Director Mauro resumed the Chair at 10:44 a.m.

Recommendation No. 6 *Roberts Creek Official Community Plan Amendment Bylaw 641.6, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw 310.167, 2017*

The Planning and Community Development Committee recommended that the report titled Roberts Creek Official Community Plan Amendment Bylaw 641.6 and SCRD Zoning Amendment Bylaw 310.167 for a Camping and Temporary Accommodation Establishment be received;

AND THAT *Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.167, 2017* be forwarded to the Board for First Reading;

AND THAT *Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.167, 2017* be referred to *shíshálh* Nation, the Ministry of Transportation and Infrastructure, the Vancouver Coastal Health Authority, and the Ministry of Forests, Lands and Natural Resource Operations for comment;

AND THAT a public information meeting be held with respect to *Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.167, 2017*;

AND FURTHER THAT once comments from referrals and the public information meeting have been received, *Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017 and Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.167, 2017* be referred back to the Planning and Community Development Committee for consideration of the Second Reading.

The Committee recessed at 10:57 a.m. and reconvened at 11:05 a.m.

Recommendation No. 7 *Elphinstone Official Community Plan Amendment Bylaw 600.5*

The Planning and Community Development Committee recommended that the report titled Elphinstone Official Community Plan Amendment Bylaw 600.5 (Road Closure and Redevelopment Policies for Ocean Beach Esplanade) Consideration for First Reading be received;

AND THAT *Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017* be forwarded to the Board for First Reading;

AND THAT the staff report be referred to the Elphinstone Advisory Planning Commission, the Ocean Beach Esplanade Stewardship Committee, the Elphinstone Electors Community Association, *Skwxwú7mesh* Nation, and the Ministry of Transportation and Infrastructure;

AND THAT a public information meeting be held with respect to the proposed *Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017*;

AND FURTHER THAT comments received from the referrals and the public information meeting be incorporated into a report to be presented to the Planning and Community Development Committee for consideration of Second Reading of the proposed bylaw.

Recommendation No. 8 *Crown Referral 2411828 Investigative Licence for Water Power (Pacific Mountain Hydro)*

THAT the report titled Crown Referral CRN00027 (Pacific Mountain Hydro) Investigative Licence for Water Power – Electoral Area F be received;

AND THAT the SCRD send a letter with the staff report to the Ministry of Forests, Lands and Natural Resource Operations noting no objection to approval of Crown File 2411828 subject to the conditions outlined below:

a) Prior to Issuance of the Crown Tenure:

- i. Investigative Plan Section 1.4 – Consultation with *Skwxwú7mesh* Nation should take place prior to the tenure being considered by the Crown for issuance;
- ii. Investigative Plan Section 2.2 – The reference to Gold River should be replaced with Port Mellon and the proponent confirm that the comments in this section are still accurate;

b) If the project moves forward:

- i. Forest Service Road Access – The proponent should contact BC Timber Sales to discuss timing for reactivating the North Dakota Forest Service Road;
- ii. Zoning – The SCRD requires that the proponent apply to rezone the powerhouse location and any areas that would be used for activities such as temporary storage or a temporary concrete batch plant;
- iii. Community Amenity – The proponent should contact the SCRD to discuss how to meet the expectations set out in the SCRD policy regarding Community Amenity Contribution for Independent Power and Resource Projects;

AND THAT should equipment or structures be installed on the site they be removed once the investigative permit is complete;

AND THAT the proponent be notified that the proposed application area is within the Dakota Creek Community Watershed;

AND FURTHER THAT this recommendation be forwarded to the April 13, 2017, Regular Board meeting for adoption.

Recommendation No. 9 *Development Variance Permit DVP00010 (Tymo)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00010 (Tymo) - Electoral Area B be received;

AND THAT Development Variance Permit DVP00010 to vary the setback from a side parcel line contiguous to a public road from 4.5 metres to 1.5 metres, as per Zoning Bylaw No. 310, 1987 Section 601.4(3), be issued subject to:

1. The owner committing in advance to installing fencing or natural landscaping barrier to demarcate the public/private boundary along the eastern property line adjacent to Crab Road.
2. Addressing any comments from the *shíshálh* Nation received within the 60 day referral period.

Recommendation No. 10 *Development Variance Permit DVP00011 (All Tides)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00011 (All Tides) - Electoral Area B be received;

AND THAT Development Variance Permit No. DVP000011 be denied as it is not consistent with W1 zone requirements for residential use located on the adjacent upland parcel.

Director White left the meeting at 11:40 a.m.

Recommendation No. 11 *Natural Resource Advisory Committee Revised Terms of Reference*

The Planning and Community Development Committee recommended that the report titled Natural Resource Advisory Committee Revised Terms of Reference be received;

AND THAT the Terms of Reference be approved with the following amendments:

- a) In 4.1 remove “every other month” and replace with “every month”;
- b) In 4.8 amend e. to read “preserves and balances the unique mix of natural ecosystems and green spaces in the SCRDP”;

AND FURTHER THAT advertising for members commence and staff report back to a future Planning and Community Development Committee.

Recommendation No. 12 *Advisory Committee Terms of Reference*

The Planning and Community Development Committee recommended that staff review the Terms of Reference template and its application to all SCRDP Advisory Committees to ensure consistency with respect to conducting operations in a way that preserves and balances the unique mix of natural ecosystems and green spaces in the SCRDP.

Recommendation No. 13 *Recruitment of Agricultural Advisory Committee Members*

The Planning and Community Development Committee recommended that the report titled Recruitment of Agricultural Advisory Committee Members be received;

AND THAT advertising for members commence and staff report back to a future Planning and Community Development Committee.

Recommendation No. 14 *Recycling Program at Katherine Lake Campground*

The Planning and Community Development Committee recommended that the report titled Recycling Program at Katherine Lake Campground be received;

AND THAT the SCRD partner with Encorp's BC Parks recycling program to install beverage container recycling bins at Katherine Lake Campground as a 2017 pilot project.

Recommendation No. 15 *Egmont/Pender Harbour (Area A) APC Meeting Minutes of March 28, 2017*

The Planning and Community Development Committee recommended that the Egmont/Pender Harbour (Area A) Advisory Planning Commission (APC) meeting minutes of March 28, 2017 be received.

Recommendation No. 16 *Halfmoon Bay (Area B) APC Meeting Minutes of February 28, 2017*

The Planning and Community Development Committee recommended that the Halfmoon Bay (Area B) Advisory Planning Commission (APC) meeting minutes of February 28, 2017 be received.

Recommendation No. 17 *Halfmoon Bay (Area B) APC Meeting Minutes of March 28, 2017*

The Planning and Community Development Committee recommended that the Halfmoon Bay (Area B) Advisory Planning Commission (APC) meeting minutes of March 28, 2017 be received.

Recommendation No. 18 *Roberts Creek (Area D) APC Meeting Minutes of March 20, 2017*

The Planning and Community Development Committee recommended that the Roberts Creek (Area D) Advisory Planning Commission (APC) meeting minutes of March 20, 2017 be received.

Recommendation No. 19 *Elphinstone (Area E) APC Meeting Minutes of March 23, 2017*

The Planning and Community Development Committee recommended that the Elphinstone (Area E) Advisory Planning Commission (APC) meeting minutes of March 23, 2017 be received.

Recommendation No. 20 *West Howe Sound (Area F) APC Meeting Minutes of March 28, 2017*

The Planning and Community Development Committee recommended that the West Howe Sound (Area F) Advisory Planning Commission (APC) meeting minutes of March 28, 2017 be received.

COMMUNICATIONS**Recommendation No. 21** *Keeping it Rural 2017 Conference*

The Planning and Community Development Committee recommended that the correspondence from the Southern Interior Beetle Action Coalition regarding Keeping it Rural 2017 Conference be received;

AND THAT Directors be authorized to attend the Southern Interior Beetle Action Coalition, Keeping it Rural 2017 Conference in Kelowna June 20 – 21, 2017 and be paid a per diem and expenses.

IN CAMERA

The Committee moved In Camera at 12:02 p.m.

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (f) and (k) of the *Community Charter* – “law enforcement...” and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

The Committee moved out of In Camera at 12:10 p.m.

ADJOURNMENT 12:11 p.m.

Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT
INFRASTRUCTURE SERVICES COMMITTEE**

April 20, 2017

RECOMMENDATIONS FROM THE MEETING OF THE INFRASTRUCTURE SERVICES COMMITTEE HELD IN THE BOARDROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, BC.

PRESENT:	Chair	M. Lebbell
	Directors	K. Julius L. Lewis F. Mauro G. Nohr J. Valeriotte I. Winn D. Wright
ALSO PRESENT:	Chief Administrative Officer	J. Loveys
	Manager, Utility Services, Special Projects	D. Crosby (part)
	Manager, Utility Services	S. Walkey (part)
	Manager, Solid Waste Services	R. Cooper (part)
	Administrative Assistant / Recorder	T. Hincks
	Media	3
	Public	22+/-

CALL TO ORDER 9:30 a.m.

AGENDA The agenda was adopted as presented.

PETITION AND DELEGATION

AECOM's Brett deWynter, Project Manager, and Bruce Ford, Senior Biologist, provided a presentation on the Environmental Assessment Report for the Chapman Lake Expansion Project. The presentation gave an overview on the project status and provided responses to Provincial and shíshálh Nation comments.

REPORTS

Recommendation No. 1 *Chapman Lake Expansion Project - Environmental Assessment Report*

The Infrastructure Services Committee recommended that the report titled Chapman Lake Expansion Project - Environmental Assessment Report be received.

Recommendation No. 2 *Chapman Creek Summer Flow Analysis*

The Infrastructure Services Committee recommended that the report titled Chapman Creek Summer Flow Analysis be received.

The Committee recessed at 11:41 a.m. and resumed at 11:50 a.m.

Recommendation No. 3 *Water Utility Performance Assessment Benchmarking - Update*

The Infrastructure Services Committee recommended that the report titled Water Utility Performance Assessment Benchmarking Update be received.

Recommendation No. 4 *Private Side Leaks – Pender Harbour*

The Infrastructure Services Committee recommended that the report titled Pender Harbour Private Side Water Leaks Status Update be received.

Recommendation No. 5 *Solid Waste Workshop Next Steps*

The Infrastructure Services Committee recommended that the report titled Solid Waste Workshop Next Steps be received;

AND THAT the Board supports in principle to implement solid waste programs, services and policies that/which:

- i. extend the life of the Sechelt Landfill
- ii. prevent organic material from being disposed as garbage

AND FURTHER THAT the Board supports the following as short-term priorities with staff providing reports to future Infrastructure Services Committees:

- i. Curbside Recycling
- ii. Future of Sechelt Landfill
- iii. Green Waste
- iv. Illegal Dumping
- v. MMBC
- vi. Organics Diversion Strategy
- vii. South Coast Recycling
- viii. Solid Waste Management Plan Review

Recommendation No. 6 *Clean Water and Wastewater Fund 2016 Grants*

The Infrastructure Services Committee recommended that the report titled Clean Water and Wastewater Fund 2016 Grants be received;

AND THAT the North Pender Harbour [365] water main upgrades (Garden Bay Road and Claydon Road/Lane) project in the amount of \$1,650,000 funded \$1,369,500-CWWF Grant and \$280,500-Capital Reserves be approved;

AND THAT the South Pender Harbour [366] water main upgrades (Francis Peninsula Road) project in the amount of \$1,650,000 funded \$1,369,500-CWWF Grant and \$280,500-Capital Reserves be approved;

AND THAT the Canoe Road [389] Replacement of Septic Field System project in the amount of \$75,000 funded \$62,250-CWWF Grant and \$12,750-Short-term Borrowing be approved;

AND THAT the Merrill Crescent [390] Replacement of Septic Field System project in the amount of \$65,000 funded \$53,950-CWWF Grant and \$11,050-Short-term Borrowing be approved;

AND FURTHER THAT the 2017-2022 Financial Plan be amended accordingly.

Recommendation No. 7 *Infrastructure 1st Quarter Report*

The Infrastructure Services Committee recommended that the report titled Infrastructure Services Department 2017 1st Quarter Report be received.

COMMUNICATIONS

Recommendation No. 8 *2016 UBCM Meeting with Minister Stone*

The Infrastructure Services Committee recommended that the correspondence from Minister Todd Stone, Ministry of Transportation and Infrastructure, dated March 3, 2017, regarding 2016 UBCM Meeting be received for information.

Recommendation No. 9 *BC Ferry Authority Board Appointments*

The Infrastructure Services Committee recommended that the correspondence from Roderick Dewar, Chair, BC Ferry Authority, dated March 27, 2017 regarding Appointments to the BC Ferry Authority Board of Directors, be received for information.

NEW BUSINESS

IN CAMERA

ADJOURNMENT 12:30 p.m.

Committee Chair

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: SCRD Board – April 27, 2017

AUTHOR: Paul Preston, Chief Building Official

SUBJECT: PLACEMENT OF NOTICE ON TITLE

RECOMMENDATION(S)

THAT the report titled Placement of Notice on Title be received;

AND THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot A, Except Portions in Plans 13480 and 1501, Block 2, District Lot 902, Plan 7547, Folio 746 01070.000, PID 004-601-203, Group 1, NWD

AND THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot 2, District Lot 877, Plan LMP38515, Folio 746 01064.102, PID 024-211-583, Group 1, NWD

AND THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Block 5, District Lot 691, Plan VAP4399, Folio 746 00463.000, PID 011-500-392, Group 1, NWD

AND THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot D, District Lot 1855, Plan 16677, Folio 746 05202.400, PID 007-383-096, Group 1, NWD

BACKGROUND

Section 57(1) of the *Community Charter* allows a building official to recommend that a notice be registered against the land title where a building official observes a condition with respect to land, building or other structure that is considered to contravene a Regional District Bylaw, Provincial regulation or any other enactment that relates to the construction or safety of buildings or other structures.

This report lists a property(s) where a building or other structure is considered to be unsafe or is unlikely to be usable for its expected purpose, or where something was constructed that required a permit(s) or an inspection(s) under a bylaw, regulation or enactment which have not been obtained or completed to the satisfaction of the building division.

Letters have been sent advising the registered owner(s) that certain specific conditions exist regarding their property and requesting that building permits be obtained and completed in an effort to achieve voluntary compliance.

The *Community Charter* requires that the Regional District Board must pass a resolution to place a Notice on Title. The Corporate Officer has sent registered letters to all of the registered owners of the properties listed in this report. The owners have been advised of the date and time of the Board meeting at which the decision to register a Notice on Title will be made and that at this meeting property owners are afforded the opportunity to speak to the issues being registered.

DISCUSSION

The list of properties are non-compliant due to one or more of the following:

- permits applied for / or issued but no inspections scheduled
- construction has taken place without a valid permit.

1. 1359 Russell Road, **Lot A, Except Portions in Plans 13480 and 15021, Block 2, District Lot 902, Plan 7547, Group 1, NWD**
PID 004-601-203
Electoral Area E

A building permit for the construction of a single family dwelling was issued on 8th February 2011. Inspections have been carried out throughout the course of construction, but the permit has now expired after being renewed twice without final approval from the SCRD building division. The SCRD building division recommends that notice be placed on title.

2. 1496 Taki-Te-Si Road, **Lot 2, District Lot 877, Plan LMP38515, Group 1, NWD**
PID 024-211-583
Electoral Area F

On the 26th February 2013 a building permit was issued for the construction of a single family dwelling. Inspections were carried out throughout the course of construction, but the permit has now expired after being renewed once without final approval from the SCRD building division. The SCRD building division are not aware of any life safety issues at this time and recommend notice be placed on title.

3. 935 North Road, **Block 5, District Lot 691, Plan VAP4399, Group 1, NWD**
PID 011-550-392
Electoral Area E

Building permit BP 9726 was issued on 29th September 2006 to construct a concrete foundation and to move in a single family dwelling. The permit had been renewed twice, but expired incomplete in September 2014. Construction progressed without a valid building permit and a Stop Work Notice was issued on 12th December 2014. A new permit BP 13440 was issued on 27th February 2015 to complete work started under the original permit BP 9726.

Through the building inspection process it was identified that the scope of work exceeded the BC Housing and the Vancouver Coastal Health requirements. At this time these issues have not been resolved and a new building permit will be required to complete the project. The SCRD building division are not aware of any life safety issues at this time and recommend notice be placed on title.

**4. 400 Kelly Island Road, Lot D, District Lot 1855, Plan 16677, Group 1, NWD
PID 007-383-096
Electoral Area A**

On 4th February 2009 building permit BP10746 was issued for the construction of a single family dwelling. The permit was renewed twice, but expired incomplete. A new permit BP 13427 was issued in February 2015 to complete the work started under the original permit. Inspections have been carried out throughout the course of construction, but the permit has expired without final approval from the SCRD building division. The SCRD building division recommends that notice be placed on title.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

Section 57(1) of the *Community Charter* allows for a notice to be registered against the land title where a building official considers a condition with respect to land, building or other structure contravenes a Regional District Bylaw, Provincial regulation or any other enactment. Information on record with the building division that is summarized above show that these properties are in contravention. Staff recommend that Notice is registered on Title at the Land Title Office against the above noted property(s).

Reviewed by:			
Manager	P. Preston	Finance	
GM		Legislative	A. Legault
CAO	J. Loveys	Other	

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 600.5

A bylaw to amend the *Elphinstone Official Community Plan Bylaw No. 600, 2007*

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as the *Elphinstone Official Community Plan Amendment Bylaw No. 600.5, 2017*.

PART B – AMENDMENT

2. *Elphinstone Official Community Plan Bylaw No. 600, 2007* is hereby amended by replacing sub-section 2 of Section “B-10.5 Ocean Beach Esplanade Policies” with the following sub-section:

“2. Through the referral process, the Regional District should seek cooperation from the Ministry of Transportation and Infrastructure with respect to road closure and encroachment permit applications and property redevelopment on the Ocean Beach Esplanade, to reach optimal solutions that are beneficial for both the private properties and the adjacent public space. The following guidelines shall be used in evaluating these applications and redevelopment proposals:

- (a) Restoration of existing substantially damaged or destroyed structures or features (such as parking pads, driveways, decks, patios, retaining walls, landscape features, etc.) that are encroaching onto the road right-of-way is permitted only if a road closure or an encroachment or setback permit has been granted by the Ministry of Transportation and Infrastructure and it can be determined through a development permit that there are no other feasible locations on the property for these structures or features, and the redevelopment can be safely carried out without negative impact on the function, safety, use and appearance of the adjacent public space.
- (b) Road closure should be considered for the principal dwellings only. Auxiliary structures and other features, such as parking pads, driveways, decks, patios, retaining walls, landscape features, etc., should not be supported.
- (c) The area proposed for road closure should be limited to the footprint of the existing principal dwelling plus a 1 metre buffer around the footprint.
- (d) Restoration of existing substantially damaged or destroyed structures or features should be limited to the original footprint, height and mass.

- (e) Wherever possible, the redevelopment of an existing structure should incorporate parts of the parent parcel and be designed to minimize the area necessary for road closure or encroachment and the need for additional features on the road right-of-way including auxiliary buildings, parking structures or pads, driveways, decks, patios, retaining walls, landscape features, and so forth.
- (f) The redevelopment should enhance the safety of all users of the esplanade (including motorists, cyclists and pedestrians). Design of buildings and landscape features should consider proper vehicle turning radius and driveway visibility and slope and limit private parking on the road right-of-way.
- (g) Architectural and landscaping design plans should accompany the development permit application illustrating how the development can fit into the surrounding environment, and contribute to the enhancement of the private and public space on the esplanade.
- (h) Geo-technical and environmental reports prepared by qualified professionals must be submitted with the development permit application confirming that the redevelopment is safe from landslide, erosion and flood hazards, and has no negative impact on the drainage and natural environment in the surrounding areas and technical functions and safety of the adjacent public right-of-way.
- (i) The geo-technical reports must consider the impacts of major earthquakes on the subject properties and adjacent road right-of-way and provide recommendations on damage mitigation and risk prevention measures. The environmental reports must consider future sea level rise and its potential impacts on the subject properties and adjacent road right-of-way and provide recommendations on damage mitigation and risk prevention measures."

PART C – ADOPTION

READ A FIRST TIME this DAY OF MONTH YEAR

PURSUANT TO SECTION 475 OF THE *LOCAL
GOVERNMENT ACT* CONSULTATION

REQUIREMENTS CONSIDERED this DAY OF MONTH YEAR

READ A SECOND TIME this DAY OF MONTH YEAR

CONSIDERED IN CONJUNCTION WITH THE
SUNSHINE COAST REGIONAL DISTRICT
FINANCIAL PLAN AND ANY APPLICABLE WASTE
MANAGEMENT PLANS PURSUANT TO

THE *LOCAL GOVERNMENT ACT* this DAY OF MONTH YEAR

PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this

DAY OF MONTH YEAR

READ A THIRD TIME this

DAY OF MONTH YEAR

ADOPTED this

DAY OF MONTH YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT**BYLAW NO. 708**

A bylaw to adopt an Official Community Plan for the Egmont/Pender Harbour Plan Area within Electoral Area A

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

This bylaw may be cited as the *Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017*.

PART B – APPLICATION

This bylaw is applicable to land within Electoral Area A Egmont/Pender Harbour as shown on Maps 1-3 of Appendix A, the Egmont/Pender Harbour Official Community Plan attached to and forming part of this bylaw.

PART C – ORGANIZATION

The Egmont/Pender Harbour Official Community Plan is contained within Appendix A attached to and forming a part of this bylaw and is comprised of the following parts:

1. Introduction
2. Land Use Designations
3. Community Planning
4. Regional Planning
5. Map Schedules, Glossary and Conversion Scale

PART D – SEVERABILITY

If any section, subsection, sentence, clause or phrase of this bylaw is held to be invalid by a court of competent jurisdiction, that section, subsection, sentence, clause or phrase, as the case may be, shall be severed and the validity of the remaining portions of the bylaw shall not be affected.

PART E – REPEAL

The *Egmont/Pender Harbour Official Community Plan Bylaw No. 432, 1998* and all amendments thereafter are hereby repealed.

PART F - ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
PURSUANT TO SECTION 475 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	DAY OF	MONTH	YEAR
READ A SECOND TIME this	DAY OF	MONTH	YEAR
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND WASTE MANAGEMENT PLANS this	DAY OF	MONTH	YEAR
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
READ A THIRD TIME this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

Corporate Officer

Chair



Egmont/Pender Harbour Official Community Plan

April 2017

Photo Credit: Jeff Dyck

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Part One: Introduction

1.1 Acknowledgements

The Sunshine Coast Regional District (SCRD) acknowledges the time and valuable contribution made by the following residents in preparing the Egmont/Pender Harbour Official Community Plan (OCP). An advisory group was established to assist in guiding the public engagement process and providing insight into the vision, goals, objective and policies which shape this plan.

1.2 Egmont/Pender Harbour Official Community Plan Advisory Group

Peter Robson, Chair

Les Falk

Karen Dyck

Joe Harrison

Bob Fielding

Sid Quinn, *shíshálh* Nation and returning
OCP advisory group member

Kal Helyar

Gordon Littlejohn

Maureen Juffs

Catherine McEachern

Steve Luchkow

Din Ruttelynck

Patti Soos

The Official Community Plan was prepared during the elected term of Director for Electoral Area A: Egmont/Pender Harbour, Frank Mauro, who attended as an ex officio member and guide to the Advisory Group.

The Advisory Group would like thank of Andrew Allen, SCR D Manager, Planning and Development for the meeting preparation and writing of this document.

This current OCP builds on the work of the original Egmont/Pender Harbour OCP that was also created with the assistance of a public advisory group. The current advisory group and SCR D thank the public advisory group which helped create the original OCP, which provided a foundation for this OCP.

1.3 Introduction

Official Community Plans (OCPs) are described in the *Local Government Act* and must contain a number of goals, objectives and policies pertaining to community planning and development. An OCP is a high level document which guides decision making on land use, water and sewer service, road development, parks and use of Crown land. Ultimately an OCP forms recommendations for land use and zoning but is not to be used as zoning bylaw. Zoning bylaws implement the ideas of an OCP and provide details to carry out the intent of the OCP.

An OCP also provides specific detail on the development of sensitive properties in the Development Permit Areas chapter. Development Permit Areas are in place for a variety of reasons, including environmental protection and geotechnical safety.

Official Community Plans must have policies suitable for at least five years and are often valid for upward of 15 to 20 years. The first OCP for Egmont/Pender Harbour was adopted in 1998, and remained in place through to the adoption of this OCP. In 2005 there were several changes made to Zoning Bylaw 337 to implement many of the policies within the OCP and as well there have been other changes throughout the years to accommodate community growth and changes in provincial legislation.

In the years since the initial OCP completion, Egmont/Pender Harbour has seen a modest population increase and a sharper increase in the average age. The average age in Egmont/Pender Harbour is higher than the average on the Sunshine Coast as a whole, which is significantly higher than the provincial rate.

According to the 2011 Census, the percentage of the population over the age of 15 years was 91.1% within the Plan area. This compares to 87% for the Sunshine Coast as a whole and close to 85% across British Columbia. It is evident that the population in Egmont/Pender Harbour is growing older. Efforts need to be made to create a more balanced community to ensure a prosperous and sustainable future.

Another indicator of local settlement and population is the distinction between full and part time residents within the community. From the most recent census data in 2016, there were 2,329 dwellings and 1,381 or 59% of these were occupied by full time residents, this is compared to an average of 80% for the Sunshine Coast and 91% for the province. Again, this indicates a unique character of the community, a real mix between full time and part time residents, indicating the seasonal population differences.

The OCP serves as the guiding document for land use and community development and provides options for moving forward into the future and reflects the values of the community. An effective OCP is based on a mix of science and community preference and which meets values of the community at the time of adoption and that is flexible enough to move into the future.

The goal of an OCP is to steer the community in a favourable and sustainable direction that can assist in creating a balanced community; which can manage the best possible mix of land uses in both a cost effective and environmentally sensitive manner.

A balanced community aims to provide sustainable social and economic growth and this starts with an effective OCP.

The Egmont/Pender Harbour Plan area includes the more settled and partially serviced portion of Electoral Area A covering close to 25,000 hectares including a 300 metre off-shore buffer area into the ocean. The entire Plan area is within the *shíshálh* Nation territory and includes private *shíshálh* Nation land holdings in Bargain Harbour, Madeira Park, Kleindale, Garden Bay, Sakinaw Lake and Skookumchuck Narrows.

The Plan area extends north and west of Electoral Area B (Halfmoon Bay) near Wood Bay to the northern end of the Sechelt Peninsula at Egmont and across the water into East Egmont and the surrounding hillside. Within the Plan area there are several distinct neighbourhood areas including Middlepoint, Francis Peninsula, Madeira Park, Kleindale, Garden Bay, Irvines Landing, Daniel Point, Sakinaw and Ruby lakes, Earls Cove and Egmont.

The Plan area is blessed with numerous lakes, ranging in size from less than 10 hectares in area to 686 hectares for Sakinaw Lake. From smallest to largest, the more accessible lakes include Katherine Lake, Lily (Paq) Lake, Ambrose Lake, McNeil Lake, Hotel Lake, Klein Lake, North Lake, Mixal Lake, Garden Bay Lake, Waugh Lake, Ruby Lake and Sakinaw Lake. These lakes and their shore areas provide many benefits for natural fish and wildlife habitat, in some cases community water supply, recreational and seasonal settlement. Multiple demands and uses are put on many of the lakes within the Plan area.

The primary commercial services and focal points for the community are located in Garden Bay and Madeira Park for the Pender Harbour area; and Egmont.

Recognizing that the Egmont/Pender Harbour area falls within the territory of the *shíshálh* Nation, the OCP goals and policies offer respect and recognition to the *shíshálh* Nation and their land use planning. This OCP includes a chapter dedicated to a description of the *shíshálh* Nation strategic land use plan and how it relates to this OCP and decision making at the SCRD.

The OCP starts with the community vision and goals and is followed by the land use designations in Part 2. Parts 3 and 4 comprise community and regional planning initiatives.

1.4 Egmont/Pender Harbour OCP: Community Vision and Goals

COMMUNITY VISION

Our vision is to foster a unified, vibrant, healthy, safe, and diverse community within our unique lake, mountain, and marine coastal landscapes that balances economic opportunities with the natural environment.

COMMUNITY GOALS

- To build a strong sense of community based on respect and understanding amongst plan area residents, the *shíshálh* Nation, and the SCRD.
- To promote and attract a thriving, diverse and balanced community which allows economic and employment opportunities able to support healthy lifestyles for current and future generations.
- To recognize and preserve the area's historical, heritage and archaeological sites.
- To protect the quality and quantity of all water sources.
- To ensure that there are sufficient and efficient infrastructure and services available to support the community interests and values.
- To respect and enhance our environment and recognize it as the foundation of our past, present, and future.

Part Two: Land Use Designations

2.1 Residential, Comprehensive Residential, Rural Residential and Multi-Family

According to the *Local Government Act* an Official Community Plan must contain statements and land use designations to indicate the location, amount, type and density of residential development to meet anticipated needs for a period of at least 5 years. The objectives and policies within this chapter meet this requirement.

Part two is the land use designation chapter, which outlines where certain uses can occur and distinguishes between residential, rural and commercial areas. Within the different land use designations there are specific objectives and policies which outline current and future land uses. The policies are to be reflected in the zoning bylaw, which provides the details and specifics. The land use designations provide direction for current and future land uses.

In some cases the zoning bylaw permits the uses noted with the specific land use designation, whereas in other cases amendments to the zoning are required to implement the policies.

Parcel size designations in this plan have attempted to strike a balance between soil suitability for on-site sewage disposal, the community's desire for an affordable supply of land as well as protection of important environmental features, including the Plan area's lakes.

Variability of soil and slope conditions make it difficult to assign exact minimums for parcel size designations. Therefore plan designations only generally reflect soil capability for on-site sewage disposal.

Availability of community water, community sewer, road access, historical settlement patterns, habitat conditions, and proximity of geotechnical assessment areas are all additional factors influencing parcel size designations in this part of the OCP.

A variety of dwelling and building types are permitted in residential zones. The definitions and parameters of the dwellings and buildings are described within the SCRD zoning bylaw for the Plan area.

2.1.1 Objectives

- (a) To focus future residential growth in appropriate community areas.
- (b) To minimize residential conflicts by establishing appropriate buffer zones to industrial and resource activities, including forestry and agriculture.
- (c) To minimize residential impact on sensitive habitat by establishing buffers to significant natural habitat features.
- (d) To minimize the impact of residential development activity on community watersheds within the Plan area.

- (e) To encourage subdivision design and development which provides a variety of parcel sizes.
- (f) To minimize, where possible, land clearing activity at all phases of residential development.
- (g) To encourage dwelling design and siting which takes advantage of opportunities for energy efficient homes including passive solar heating.
- (h) To encourage the building of a range of housing types and opportunities to address affordable, rental, seniors and special needs housing.
- (i) To provide for cluster housing opportunities in appropriate residential areas.
- (j) To discourage additional driveway access onto the Sunshine Coast Highway.
- (k) To provide for home occupation employment opportunities compatible in scale and character with residential and rural neighbourhoods.
- (l) To provide rural lifestyle opportunities through larger parcel sizes and compatible rural land uses.
- (m) To provide for auxiliary small scale commercial and light industrial activity in appropriate areas.
- (n) To provide for a greater variety of agricultural activities, including local food production and sales.
- (o) To reduce the risk of wildfire hazard in residential areas.
- (p) To encourage sustainable development of the land.

2.1.2 Policies

- (a) Opportunities for affordable rental, seniors and special needs housing shall be made available through zoning providing for auxiliary dwellings, duplexes, suites within houses, mobile homes, special rental housing, transition homes, and full size second dwellings in most parts of the Plan area subject to parcel size and other requirements.
- (b) Through the subdivision review process for subdivisions and building permit applications, homeowners or developers are encouraged to organize their projects to capitalize on available opportunities for passive and active solar energy, particularly in off-grid areas.
- (c) Homeowners are encouraged to practice careful vegetation management in proximity of their homes in order to reduce the spread of forest fire and to reduce the threat of property damage from wildfire. This may include the removal of ladder fuels such as low branches on trees and fuel on the ground. Non-combustible finishing on houses and buildings may be considered to reduce the threat of spreading fire.
- (d) Map 1 designates select residential lands as Residential A & B, for which the principal use shall be single family detached housing and associated auxiliary uses, including

auxiliary structures, limited commercial opportunities such as bed and breakfasts, home based business and food production and sales.

- (e) Parcel size and land use requirements for the residential land use designation, to be regulated within the zoning bylaw as described in the specific land use designations described below.

2.1.3 Residential A

- (a) This designation is primarily located within neighbourhood and community core areas which are primarily serviced by community water supply systems. The average size of new subdivided lots shall be 2,000 square metres subject to subdivision approval.
- (b) Provision for a second single family dwelling requires a minimum parcel area of 4,000 square metres in areas served by on-site septic disposal systems. A duplex, auxiliary dwelling or suite within a dwelling are supported for the provision of affordable housing options.
- (c) Additional land uses include a home-based business, as defined in the zoning bylaw, and bed and breakfast home.
- (d) Subdivisions and cluster homes with higher density can potentially be created with an average parcel size of 1,000 square metres to provide a housing and community benefit where approved septic treatment technology has been established to treat the effluent from the development.
- (e) The ability to create areas of higher density will likely require community sewage treatment and disposal facilities to be developed in accordance with the policies in Part 3.6.

2.1.4 Residential B

- (a) This designation is located primarily along Highway 101 and outside of community water supply areas and has a larger parcel size pattern. The minimum size of new subdivided lots shall be 1 hectare, subject to subdivision approval, due in part, to moderate constraint of soil types and terrain characteristics for on-site sewage disposal common to residential acreage properties, generally located outside of community and neighbourhood core areas.
- (b) Consideration may be given to smaller parcels in waterfront areas where additional highway accesses are not required.
- (c) Specific land uses may include a variety of housing forms, including second dwellings or duplexes, as well as bed and breakfast home and home-based business. Bed and breakfast inn (maximum five bedrooms) and transition houses may serve as additional uses.

2.1.5 Comprehensive Residential

- (a) Map 1 designates select residential lands as Comprehensive Residential for which the principal use is residential but may include auxiliary commercial uses and auxiliary light industry, as defined in the zoning bylaw.
- (b) The average parcel size for newly subdivided lots shall be 2,000 square metres in areas served by a community water system and 10,000 square metres in areas not yet served by a community water system.
- (c) Subdivisions with higher density will be considered, with an average parcel size of 1,000 square metres, in neighbourhood areas where there is an affordable housing component and a community benefit. High density developments shall be serviced by community water supply and approved septic treatment technology.
- (d) Actual parcel size shall be determined on site at time of subdivision approval and the ability to create an average of 2,000 square metre parcels on a broad basis will likely require community sewage treatment and disposal facilities to be developed in accordance with the policies in Part 3.6.
- (e) Compatible land use include a variety of housing types as well as bed and breakfast home and home-based business. Light industry, bed and breakfast inn, mixed housing types, a broad range of auxiliary commercial activities, sleeping units, and campground may be permitted as additional uses depending on parcel size.
- (f) The density for sleeping units and campgrounds shall be 10 units per hectare up to a maximum of 30 units on properties.

2.1.6 Rural Residential

- (a) Map 1 designates as Rural Residential A and Rural Residential B. These areas provide a transition zone from the more dense residential areas to the less dense rural areas and encourage a range of land uses to promote community diversity while also providing a buffer to the lakeshore and watershed protection.
- (b) The minimum size of new subdivided lots with Rural Residential A shall be 1.75 hectares along the lakeshores and 1 hectare for other properties, subject to subdivision approval, and a minimum of 4 hectares within Rural Residential B. Both designations require a minimum lakeshore frontage of 60 metres.
- (c) Lakefront properties may be permitted to have a second single family dwelling or a bed and breakfast home on parcels exceeding 2 hectares.
- (d) Terrain characteristics and soil types pose mainly moderate development constraints for on-site sewage disposal, road development and site preparation. Geotechnical reviews may be required during future development.
- (e) Development in proximity to lakeshores is subject to Development Permit Area #4 and the policies contained within Part 3.1.3: The Aquatic Environment.

- (f) Additional land uses may include up to two detached single family dwellings, a variety of housing types as well as bed and breakfast home, agriculture, and home-based business. Auxiliary light industry, bed and breakfast inn, garden nursery, riding stable, transition house, storage, and campground may be permitted as additional uses depending on parcel size. The density for sleeping units and campgrounds shall be 10 units per hectare up to a maximum of 30 units.
- (g) Existing non-conforming lakefront campgrounds, such as Hotel Lake shall be enabled to maintain operations, pursuant to the provisions of the *Local Government Act*. Future expansion of the campsite may be subject to a zoning bylaw amendment to accurately reflect the use and will be subject to riparian and sewage treatment reviews.
- (h) A 30 metre assessment area for structures and land development and alteration from the natural boundary of all lakes and creeks in the Plan area is required pursuant to the Riparian Areas Regulation for the purpose of habitat protection, vegetation retention, water quality protection and geotechnical constraints, and as further described in Development Permit Area 4: Riparian Assessment Areas. The 30 metre assessment is in addition to the recommended 20 metre building setback.
- (i) Ecological interpretive assemblies and related field study centres operated on a non-profit or public basis may also be a compatible use on sites where there is no conflict with community water supply and where such use demonstrates environmental stewardship within the watershed protection area.
- (j) Subdivision approval for water access only properties is contingent upon off-site parking on suitably zoned lands. Properties located at the north end of Sakinaw Lake in proximity to the boat launch on Sakinaw Lake Road and Lakeshore Road have been identified as properties within the Rural Residential A designation that may be suitable in the future for off-site parking subject to a zoning bylaw amendment.
- (k) Other properties within the Rural Residential designations may be considered in the future for off-site parking on water access lakefront properties, subject to review by the SCRD and the community in the zoning bylaw amendment process. A future bylaw amendment for on-site parking must consider nearby creeks and spawning areas as well as other important environmental considerations. Stormwater management, visual and noise buffering shall also be considered.

2.1.7 Multi-Family

- (a) Map 1 designates as Multi-Family, land where existing zoning recognizes established multi-family housing opportunities, at densities no less than one unit per 500 square metres of land, providing alternative and affordable housing opportunities, such as cluster housing, town houses and apartments and mobile home parks.
- (b) Market restricted affordable housing may also be considered as part of a development approval for future multi-family developments.
- (c) The existing mobile home park located at 12248 Sunshine Coast Highway shall remain as a mobile home park.

- (d) Proposals for additional multi-family sites may be considered in residential areas except for properties fronting Highway 101, unless alternative access is readily available, and will be evaluated on criteria that includes the following site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw 522:
- i. served by on-site sewage disposal and community water service;
 - ii. in proximity to facilities and services such as convenience shopping and commercial retail areas;
 - iii. the proposed development will not pose a detrimental impact on environmentally sensitive areas and watercourses and geotechnical hazard areas as indicated on Map 2: Development Permit Areas;
 - iv. in proximity to a major collector road forming part of the Major Road Network as shown on Map 3 in order that traffic generated by the development does not adversely affect established residential properties;
 - v. access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure in terms of safety and efficiency of traffic flows;
 - vi. vehicular access to a proposed development will be provided in a location which, through sensitive siting and design, causes minimal impact on adjacent properties;
 - vii. the traffic demand and impact from the proposed development will be compatible with the capacity, character and traffic patterns of adjacent roads and with the character of the area;
 - viii. liquid waste disposal from the overall development must be acceptable to the SCRD (for community sewer systems under SCRD ownership) or Vancouver Coastal Health Authority or Ministry of Environment (depending upon sewage volume);
 - ix. developments that compensate for increased density by dedicating areas not to be built on as green space or open space will be encouraged;
 - x. a proposed development in residential or rural areas should respect existing neighbourhood character through compatible architectural design and landscaping, sensitive siting of all buildings and an appropriate overall scale;
 - xi. building height and building mass shall be reviewed in relation to the impact on the surrounding properties.
 - xii. a community amenity shall be provided for those residing in the cluster housing development, such as a tennis court, exercise room, public meeting or green spaces.

2.2 Resource

This land use designation is focused primarily on Crown resource lands typically used for either resource development or without a present identified use, which includes forest lands and managed provincial forest. These resource lands provide employment opportunities to the region through forestry and are also used for recreation and non-timber harvesting of foraged food product. Land use controls which have been introduced seek to protect this land base and its resource, while offering a level of protection and certainty to nearby residents.

Large blocks of private land in East Egmont where resource uses are most appropriate also fall within this designation.

This land base is within the territory of the *shíshálh* Nation and resource and land use decisions will be reviewed in the context of this OCP and shall be referred to the *shíshálh* Nation respecting the consistency with the Strategic Land Use Plan.

2.2.1 Objectives

- (a) To provide for forestry related and other compatible resource activities, including non-timber harvesting within and adjacent to the managed Provincial Forest.
- (b) To preserve managed forest lands for forestry and other compatible resource uses.
- (c) To support uses such as outdoor recreation and education.
- (d) To allow for sand and gravel processing activities, subject to zoning allowance, in appropriate locations within this designation where significant recoverable deposits of these materials exist.
- (e) To minimize conflicts between sand and gravel processing operations, forestry related operations and adjacent land uses.
- (f) To provide adequate protection to watersheds which contribute to water supplies and overall health of the forests.
- (g) To minimize residential conflicts within the Resource designation.
- (h) To review all land uses with Resource Designation compatibility with the *shíshálh* Nation Strategic Land Use Plan.
- (i) To encourage the protection of important ecological and recreation areas on both public and private lands.

2.2.2 Policies

- (a) Map 1 designates select parcels and other land as Resource, for which the principal use shall be resource activities such as the establishment, management, and harvesting of the forest cover for timber and other forest products and values, silviculture practices and integrated resource management.

- (b) The minimum size of new subdivided lots shall be 100 hectares to limit residential development and to minimize the potential for alienation of land from the working forest land base.
- (c) Compatible land use will include management and harvesting of the forest cover, silviculture, agriculture, forest or wilderness recreation, outdoor natural science education or research, and non-timber harvesting.
- (d) Pursuant to the 2104 SCRD and BC Timber Sales communication protocol forest stewardship plans and operational plans are to be shared with the SCRD and the community well in advance of the proposed harvest date to ensure suitable feedback and comments on the proposed forest harvesting operations.
- (e) Gravel extraction opportunities must be consistent with the *Mines Act* and any assembly and sorting of gravel on-site may be subject to zoning requirements.
- (f) Expansion and new facilities for gravel extraction and related operations in this designation will be considered consistent with the OCP. Bylaw amendment approvals will consider the following development approval information:
 - i. community consultation;
 - ii. noise and dust control;
 - iii. visual buffers from adjacent and nearby properties;
 - iv. protection of nearby recreational, cultural and environmental values including water resources; and
 - v. reclamation plans.
- (g) Referrals from the Provincial Government for resource extraction on Crown land within the *shíshálh* Nation territory shall be referred to the *shíshálh* Nation Rights and Title Department prior to providing input to the Province.
- (h) Outdoor recreation is permitted within the Resource designation, where appropriate and site specific zoning allowances may be required along with a license of occupation from the Provincial Government if located on Crown land.
- (i) Pursuant to the *Local Government Act*, land within the Resource designation on Map 1 is designated as a Temporary Use Permit Area.

2.3 Agriculture

The agricultural lands within the Plan area are located in two areas: Kleindale and in the McNeil Lake community watershed area. With improvability to Class 2, 3, and 4 (Canada Land Inventory) these lands are comparable to other useable agricultural soils on the Sunshine Coast. Commercial agricultural operations take place on privately owned Agricultural Land Reserve properties in the Kleindale area on Garden Bay Road. The McNeil Lake area is within the Crown Provincial Forest and within the watershed of the South Pender Harbour water service area. Overlapping priorities are recognized in the McNeil Lake area and water quality from the lake shall not be compromised by agriculture, or any other use.

The OCP provides input into land uses within the Agricultural Land Reserve and provides direction for the SCRD and the provincial Agricultural Land Commission in their role as decision makers for agricultural land.

The use of agricultural land is subject to both the local zoning bylaw and the land use regulations of the Agricultural Land Commission. In the future the zoning bylaw can be amended to more explicitly permit agricultural uses within the agricultural land reserve to support an increase in local food production.

2.3.1 Objectives

- (a) To protect agricultural land and support agricultural opportunities.
- (b) To preserve agricultural land by maintaining large parcel sizes.
- (c) To provide for a greater variety of agricultural activities, including the opportunity for marketing locally produced agricultural products.
- (d) To protect existing and future agricultural activities from potential conflicting non-agricultural uses within and adjacent to the Agricultural Land Reserve.
- (e) To encourage the inclusion of quality arable land into the Agricultural Land Reserve.
- (f) To ensure that agricultural activities do not adversely impact water quality and quantity within lake, watercourse corridors and foreshore areas.
- (g) To support the development of small scale business opportunities consistent with the provisions of the *Agricultural Land Commission Act*.

2.3.2 Policies

- (a) Map 1 designates select parcels and other non-parcelized land as Agricultural.
- (b) Land is to remain in the Agricultural Land Reserve with a minimum parcel size designation of 4 hectares in the Kleindale area and 100 hectares around McNeil Lake.
- (c) Subdivision of land within the ALR is not normally supported. It may be considered where the intent is to improve the agricultural production of the land. The subdivision

district zoning is a guideline for minimum parcel size and is not necessarily relied upon for subdivision within the ALR.

- (d) The Regional District may consider permanent second dwellings within the ALR in accordance with policies established in the zoning bylaw, providing that the second dwelling is a benefit to the on-site agricultural operation.
- (e) The zoning bylaw shall contain policies specifically applicable to the ALR for the purposes of regulating land uses and parcel sizes within the ALR.
- (f) The Regional District shall allow sale of farm products through on-site small produce stands.
- (g) Any land considered for inclusion into the ALR shall have proven agricultural potential, based on the findings of a detailed capability assessment, and shall be either of significant size or contiguous with an existing parcel in the agricultural designation.
- (h) Future roads and major utility or communication corridors, where possible, are to be directed away from the ALR.
- (i) The use, storage and management of agricultural waste shall take place in accordance with the provisions of the Code of Agricultural Practice for Waste Management.
- (j) To protect aquatic habitat and improve marine and freshwater water quality the Regional District encourages the following restrictions:
 - i. Agricultural buildings and storage areas to be setback a minimum of 30 metres from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;
 - ii. Confined livestock areas and manure storage structures must be located at least 30 metres back from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;
 - iii. Storage sites for petroleum, pesticides, and other chemicals to be located a minimum of 30 metres from any well and from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;
 - iv. Maintain groves of trees, or provide some shade such as a roofed shelter beyond the natural boundary of any watercourse, wetland, lake or the ocean to draw livestock from these sensitive areas;
 - v. Manure should not be applied within 30 metres horizontal from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;
 - vi. The quality and quantity of the drinking water supply at McNeil Lake and surrounding area is a priority over agriculture; and
 - vii. Agricultural use shall be undertaken in a careful manner which does not create additional water run-off onto adjacent properties, nor should it impede the existing natural run-off.

2.4 Industrial

Industrial land use activity contributes to the economic diversity of the community. The presence of industries such as fishing, forestry, wood processing, aggregate extraction, barge loading and marine facilities recall the area's early history and contribute to the social fabric of the overall community.

The policies within this chapter recognize the industrial areas within the Plan area boundary and provide an opportunity for an expansion of industrial zoning and temporary industrial use permits.

2.4.1 Objectives

- (a) To recognize water and land areas currently zoned or utilized for industrial and marine industrial activities.
- (b) To support the creation and expansion of industrial and marine industrial activities where the expansion will have a minimal impact on properties designated for residential purposes.
- (c) To support industries that will not have a deleterious impact on sensitive habitat areas or the natural environment due to air, water or land pollution.
- (d) To encourage and protect the continued presence of the fishing community.
- (e) To encourage higher value manufacturing and the establishment of new industrial businesses.
- (f) To recognize existing opportunities for light industry in appropriate areas, provided that impact on adjacent and nearby properties is minimized.
- (g) To recognize existing opportunities for small scale industrial activity in all areas as home-based business, as defined in the zoning bylaw.
- (h) To consider temporary use permits for industrial activity located within a different designation that is temporary in nature, likely due to a construction project, such as a mobile plant during highway construction or works project.

2.4.2 Policies

- (a) Map 1 designates land for industrial uses. Industrial uses shall be permitted except where they will have a deleterious impact on sensitive habitat areas or the natural environment due to air, water or ground pollution. Land use requirements in the industrial areas for a variety of uses shall be as follows:
 - i. Light Industrial:
The minimum size of new subdivided lots shall be 2,000 square metres in areas served by community water and 1.0 hectare in areas not served by community water, subject to Provincial ministry approvals.

Properties designated as Light Industrial are recognized as having potential for activities such as light industry – as defined in the zoning bylaw – such as retail or wholesale sales, gasoline service station, general repair outlet, office, restaurant, moving and light storage, marina and boat building. One caretaker residence is permitted as a benefit to the industrial operation.

ii. Heavy Industrial:

The minimum size of new and existing parcels subdivided lots shall be 2.0 hectares, subject to Provincial ministry approvals.

Properties designated as Heavy Industrial are recognized as having potential for activities such as mineral, aggregate, asphalt, concrete or wood processing, log booming, shakemill, sawmill, auto wrecking, auto storage yards, landfill, refuse transfer station and recycling depot, airport, heliport, marine freight handling facility as well as all uses permitted in the Light Industrial designation.

iii. Aquaculture:

The minimum size of new subdivided lots shall be 2.0 hectares, subject to Provincial ministry approvals.

Properties designated as aquaculture are recognized as having potential for activities such as the storage, processing and distribution of fish, shellfish and other marine products as well as one caretaker residence is permitted as a benefit to the industrial operation.

The Regional District may support applications for shellfish tenures over marine foreshore areas where upland conflicts are minimized and where natural habitat conditions are least impacted. Upland developments related to such a tenure will require appropriate zoning.

- (b) Land within this designation shall remain within the industrial land base.
- (c) The area between Menacher Road and Garden Bay Road at Kleindale is well suited as an alternate primary commercial centre for the Plan area. Map 1 designates land as General Commercial; however light industrial uses may also be suitable.
- (d) The scale of development may be limited due to lack of water servicing. Any large scale development involving habitable or combustible buildings may require an on-site reservoir to provide fire protection.
- (e) The extension of zoning to permit additional facilities described in the Industrial designations may be considered for land located in proximity to existing industrial uses. Any proposed rezoning will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* & SCRD Procedures and Fees Bylaw 522:
 - i. The proposed development does not pose a detrimental impact on environmentally sensitive areas and geotechnical hazard areas as indicated on Map 2: Development Permit Areas;

- ii. access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;
 - iii. sewage disposal from the proposed development is acceptable to the Regional District and to the Provincial authority, either the Vancouver Coastal Health Authority or the Ministry of Environment;
 - iv. availability of off-street parking; and
 - v. ability to buffer proposed commercial and industrial uses from adjacent residential uses.
- (f) Under certain circumstances it may be advisable to consider allowing establishment of an industrial or commercial use on a temporary basis. This enables the SCRD to put a maximum time limit on certain uses. Issuance of a temporary use permit may be accomplished by an examination of the following guidelines:
- i. Pursuant to the *Local Government Act*, land within Industrial designation on Map 1 is designated as a Temporary Use Permit Area.
 - ii. Applications for temporary use permits will be evaluated in terms of their consistency with the policies of this plan respecting the scale, type and location of industrial development; the expected duration of the use; potential impacts on adjacent uses; and the environmental suitability of the land for the use proposed.
 - iii. These temporary use provisions are intended to accommodate heavy industrial uses such as asphalt manufacturing or high impact commercial outdoor recreation ventures. Uses such as PCB storage, chromium manufacturing and other high impact chemical plants; fish/animal rendering plants; and noxious industries are deemed to be incompatible uses within the Plan area and therefore will not be considered for temporary industrial permits.
 - iv. No additional permanent structures are to be constructed in conjunction with a temporary industrial use. Financial security shall be required to ensure that temporary structures are removed upon expiration of a permit and that the land is restored to a satisfactory condition if it has been altered.
 - v. All applications for temporary uses must conform with the Ministry of Transportation and Infrastructure access requirements; Vancouver Coastal Health Authority sewage disposal regulations for small sewage systems, and Ministry of Environment for large scale sewage systems; Ministry of Environment/Federal Fisheries habitat protection guidelines and any other agency regulations as may be necessary.
- (g) Efforts are to be made to secure the former maintenance yard on Francis Peninsula Road owned by the Ministry of Transportation and Infrastructure for public use or ownership for a variety of community level industrial opportunities.

2.5 Public Use and Utilities

Institutional uses are those which provide for community, social and educational services within the Plan area. These essential services contribute greatly to the character of the community.

2.5.1 Objectives

- (a) To recognize established institutional uses.
- (b) To provide for additional institutional uses that can be appropriately located in the Plan area to serve existing and future residents.
- (c) To ensure the protection of cemeteries and other known burial sites.

2.5.2 Policies

- (a) Map 1 designates land and buildings as Institutional for public and community uses in facilities such as schools, community halls, churches, fire halls and training, educational and science and research facilities.
- (b) The Pender Harbour Fire Protection District and the Egmont and District Volunteer Fire Department provide fire and emergency response within the Plan area and provide mutual aid for the ambulance service, emergency fire and rescue with one another and with the Provincial Government.
- (c) A heliport with safe landing sites should be developed to enhance access to the Plan area in the event an emergency.
- (d) School District 46 and the SCRD shall maintain the Egmont School site for public use.
- (e) School District 46 is strongly encouraged to maintain full K-12 school facilities in the Plan area.
- (f) Community schools are supported for the purpose of promoting community access to schools and resources, with a priority of providing for additional programs for youth
- (g) Institutional uses such as public offices, training centres, colleges and research facilities are encouraged.
- (h) Pender Harbour Health Centre shall be maintained and expansion supported if required.
- (i) Existing and future community projects, current examples include the Egmont Heritage Centre and Sarah Wray Hall in Irvines Landing should be supported.
- (j) Government services with strong marine capabilities such as RCMP, DFO, Conservation, Coast Guard, RCM SAR, and *shíshálh* Nation are encouraged to maintain their presence in the Plan area.
- (k) Increased communication options such as high speed internet, cable and telephone are encouraged throughout the Plan area for emergency communications.

- (l) The provision of public washroom and laundry facilities at public wharves and marinas, shopping areas and swimming areas are encouraged.
- (m) Provision of electric vehicle charging stations at public and community facilities is encouraged.
- (n) Cemeteries are managed by the SCRD Parks Function and first nation burial sites are protected by the *shíshálh* nation heritage policy and the *Heritage Conservation Act*.
- (o) BC Hydro is encouraged to take measures to reduce the noise and light pollution at transmission sub-stations.
- (p) Public Utilities and businesses are encouraged to comply with the SCRD Outdoor Lighting Guidelines.
- (q) Shared use of transmission corridors for low-impact recreational purposes is encouraged and will be explored where practical.

2.6 Community Recreation and Conservation

The Community Recreation and Conservation designation includes properties that are formally designated parks as well as Crown lands used for recreation and conservation purposes. This includes SCRD parks: Pender Hill, Katherine Lake, Dan Bosch Park, and smaller neighbourhood parks; Provincial Parks: Garden Bay Marine Park, Francis Point and Skookumchuck.

Within this designation not all lands are used exclusively for recreation or conservation; therefore possible future uses must also be recognized.

The Parks and Recreation Master Plan is the guiding document that provides direction on site specific planning for parks owned and managed by the SCRD. The OCP provides additional direction for parks and indoor and outdoor recreation areas in the Plan area.

2.6.1 Objectives:

- (a) To recognize the need for park opportunities at neighbourhood, community, regional and provincial levels to fulfill the recreational needs of residents and visitors.
- (b) To support outdoor recreational opportunities and public access to the backcountry throughout the Plan area.
- (c) To increase public access to the waterfront of both lakes and the ocean, for example, by pursuing the development of road rights-of-way.
- (d) To recognize that major watercourse areas are a valuable environmental, economic and recreation resource that need to be protected to preserve land and water areas with natural recreational potential for public use.
- (e) To enhance public access and use of water resources in a manner that minimizes detrimental effects on the environment and adjacent land uses.
- (f) To develop relations with the community and in particular community groups that can provide stewardship and oversight for beach access trails and road accesses;
- (g) To support additional recreation opportunities such as pickle ball, tennis and gyms.

2.6.2 Policies:

- (a) SCRD and Provincial Parks within the Plan area as shown on Map 1 are designated as Community Recreation and Conservation.
- (b) Existing waterfront accesses shall be maintained and enhanced and remain viable into the future.
- (c) The SCRD will not support a request to close or alienate roads leading to the waterfront.
- (d) In areas noted Future Park/Trail Opportunity on Map 1, dedication of land at the time of subdivision for park purposes shall be a priority for the SCRD.

- (e) Dan Bosch Park shall continue to provide day use beach access at Ruby Lake.
- (f) Lions Park shall provide a sports field for the Plan area.
- (g) Future dedication of land within the Katherine, Mixal and Sakinaw Lake area should be explored to complete hiking trail circuits.
- (h) The SCRD and *shíshálh* Nation should explore means of acquiring District Lot 4700 between Ruby Lake and Sakinaw Lake. Future plans to construct a public boat launch, campground or any other use would be subject to an environmental assessment conducted by a Registered Professional Biologist and public consultation with both Ruby and Sakinaw Lake landowners and the general community.
- (i) Bicycle and walking paths should be developed in the Plan area.
- (j) Access to the waterfront is to be secured at the time of subdivision or other development approval, where applicable.
- (k) Park acquisition during subdivision and development stage shall be consistent with the Parks and Recreation Master Plan and the SCRD Board Parks Acquisition Policy.
- (l) Map 1: Land Use Designations show areas where park dedication would be favourable during subdivision development. These areas are marked by insignias on the map and are general locations of potential future park dedications. Any land accepted in this area would be subject to on-site analysis, general agreement with land developer and approval from SCRD Board.
- (m) The Ministry of Forests, Lands and Natural Resource Operations is encouraged to decommission only those roads that are urgently required to be decommissioned due to safety concerns. Existing logging roads and forest recreational trails continue to provide multi-purpose recreation routes and back-country activities.
- (n) An alternative route shall be developed for the portion of the Suncoaster Trail that is located on the highway.
- (o) To support community groups that can provide stewardship and oversight for beach accesses and trails.

2.7 General Commercial

The general commercial designation applies to the commercial areas, particularly the Madeira Park commercial core and to the expanding commercial area in Kleindale in proximity to the intersection of Highway 101 and Garden Bay Road. There are other spot designations throughout the Plan area which identify commercial uses.

There is support for a mix of commercial uses and a pedestrian friendly street market appeal, particularly within Madeira Park.

The Kleindale area is an area with a mix of rural residential, light industrial and commercial uses. The existing land use zoning shall remain in place and, as residential properties transition into industrial or commercial properties individual zoning bylaw amendment applications may be required to implement commercial uses.

2.7.1 Objectives

- (a) To maintain existing commercial facilities on land and water areas, and to provide for additional facilities and a variety of commercial enterprises in appropriate areas.
- (b) To provide for smaller commercial outlets to allow for small scale neighbourhood commercial opportunities.
- (c) To encourage the development of centralized street markets in the commercial areas.
- (d) To consider the impact from traffic, noise and visual pollution on the surrounding area.

2.7.2 Policies

- (a) Map 1 designates select lands as General Commercial, for land and water parcels for commercial facilities which include retail sales, commercial marinas, motels, gasoline service stations, and food and drink sales amongst other commercial uses.
- (b) Land within this designation shall remain within the general commercial land base.
- (c) The minimum size of new subdivided lots shall be 2,000 square metres in areas served by community water, and 1 hectare in areas not served by community water. Smaller parcel sizes may exist within historical subdivision patterns. The creation of smaller parcels is contingent upon advanced sewage treatment systems.
- (d) The SCRD and business community shall investigate options and funding for a central sewage treatment system as described within Part 3.6.
- (e) The area between Menacher Road and Garden Bay Road at Kleindale is located within a transition zone where there is a mix of industrial, commercial and residential properties. The area shall be designated as commercial, though rural residential zoning in the zoning bylaw will remain in place until such time that amendments to the zoning bylaw are requested through applications by property owners.

- (f) The extension of zoning to permit additional facilities described in the Commercial designation is to be considered for land located in proximity to existing commercial uses. Any proposed rezoning will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw 522:
- i. the proposed development will not pose a detrimental impact on environmentally sensitive areas, as determined by a qualified environmental professional;
 - ii. if the proposed development is located within or in proximity to identified geotechnical hazard areas the property must be considered safe for the use intended and within the parameters of the SCRD risk assessment hazard threshold policy;
 - iii. the access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;
 - iv. liquid waste disposal from the overall development must be acceptable to the SCRD (for community sewer systems under SCRD ownership) or Vancouver Coastal Health Authority or Ministry of Environment (depending upon sewage volume);
 - v. availability of off-street parking;
 - vi. ability to buffer proposed commercial uses from adjacent residential uses; and
 - vii. the development will be referred to the *shíshálh* Nation for review.
- (g) Madeira Park has a commercial core as shown on Map 1. The Madeira Park commercial area has historically been used for commercial purposes. In the long term additional commercial development will require a strategy for stormwater and liquid waste disposal if more intensive development is proposed. Short term development will be constrained by existing septic field disposal limitations. Stormwater management is further described in Section 3.8.
- (h) The development of new commercial facilities and the redevelopment of existing facilities within the Madeira Park and Egmont commercial area is to be consistent with local character to promote business growth and to foster community identity.
- (i) Open markets with mobile vending and locally grown agricultural produce, fresh seafood and/or crafts shall be supported for the Madeira Park, Kleindale and Egmont commercial areas.

2.8 Tourist Commercial

The tourist commercial properties are an important part of the Egmont/Pender Harbour community. They provide an economic and social benefit are frequented by residents and tourists alike for boating, camping and dining out opportunities.

Future expansion of existing facilities or establishment of new facilities requires careful consideration of the surrounding properties and the natural environment.

2.8.1 Objectives

- (a) To recognize existing tourist commercial services and facilities throughout the Plan area, including historic uses with residential and rural areas.
- (b) To encourage additional marine oriented and land based commercial recreational activities that have minimal impact on residential properties and on sensitive habitat areas.
- (c) To preserve public spaces within the Plan area, including public meeting spaces located within commercial properties and businesses.
- (d) To consider the impact from traffic, noise, light and visual pollution from commercial areas on the surrounding area.

2.8.2 Policies

- (a) Map 1 designates select lands as Tourist Commercial, for land and water parcels providing services for tourist commercial purposes, such as: accommodations, including lodges, motels, sleeping units and campgrounds, restaurants/pubs, general stores and marinas.
- (b) Land within this designation shall remain within the tourist commercial land base.
- (c) The minimum size of new subdivided lots shall be 2,000 square metres in areas serviced by community water supply, and 1 hectare in areas not served by community water supply. Smaller parcel sizes may exist within historical subdivision patterns. The creation of smaller parcels is contingent upon advanced sewage treatment systems.
- (d) A maximum of 30 campsites per parcel.
- (e) Future Tourist Commercial sites not yet designated on Map 1 may be considered consistent with the OCP. A proposed amendment to the zoning bylaw will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw 522:
 - i. the proposed development will not pose a detrimental impact on environmentally sensitive areas, as determined by a qualified environmental professional;

- ii. if the proposed development is located within or in proximity to identified geotechnical hazard areas the property must be considered safe for the use intended and within the parameters of the SCRD risk assessment hazard threshold policy;
- iii. the proposed expansion over tidal waters will not pose a navigational hazard;
- iv. the access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;
- v. vehicular access to the property and on-site parking shall be provided in a location which, through siting and design, causes minimal impact on adjacent properties;
- vi. the development will be referred to the *shíshálh* Nation for review;
- vii. consideration be given to the traffic and noise from tourist commercial areas impact on the surrounding area;
- viii. liquid waste disposal from the overall development must be acceptable to the SCRD and Vancouver Coastal Health Authority or Ministry of Environment (depending upon sewage volume); and
- ix. proposed developments in residential or rural areas shall respect existing neighbourhood character through compatible architectural design and landscaping, sensitive siting of all buildings, parking and an appropriate overall scale.

Part Three: Community Planning

3.1 Natural Environment

The Natural Environment chapter provides broad level policies that apply to all lands and waters throughout the Plan area. Further on into this document there are more specific policies which apply to certain land use designations or even particular properties. However, the objectives and policies in this chapter provide general direction for the use of land and water within the Plan area. The chapter is divided into the 'Upland Environment' and the 'Aquatic Environment'.

The upland environment includes all lands within the Plan area from neighbourhood areas, rural properties, to the resource lands and the slopes of the Caren Range. The aquatic environment includes all of the tidal, non-tidal, and watercourse areas.

UPLAND ENVIRONMENT

3.1.1 Objectives

- (a) To focus settlement and related facilities as well as commercial and industrial development on terrain most suitable for such developments so that constraints such as land slip, flooding, detrimental marine processes, and environmental problems are least likely to occur.
- (b) To maintain and improve the existing environmental quality within the Plan area.
- (c) To encourage a sense of community pride and to make provisions to ensure generally tidy and attractive neighbourhoods, while recognizing the nature of a 'working harbour' community.
- (d) To develop a program to recognize and manage invasive species. To recognize the unique environment of the Plan area and to encourage homeowners and developers to manage for the retention of indigenous trees and vegetation for aesthetic, natural habitat, and erosion control reasons.
- (e) To develop a program to stop illegal dumping and support the SCR D Good Samaritan program of free dumping at the transfer station for community clean up events.

3.1.2 Policies

- (a) Policies within this OCP, particularly geotechnical hazard areas and riparian areas, shall be used to protect watercourses and adjacent areas during the course of development.
- (b) Development applications or referrals which include the release of smoke, noxious chemicals or odours shall be carefully assessed with the objective of maintaining air quality in the community.

- (c) Applicants shall be encouraged to design residential subdivisions in a manner that maintains and enhances the natural attributes of the site, including the retention of indigenous vegetation and providing walking links within the neighbourhoods and existing trails.
- (d) The use of cosmetic pesticides is prohibited on SCRD property and discouraged on all lands within the Plan area, with the exception of pesticide use on noxious weeds or invasive species that pose significant risk to the environment, economy, or public health per the SCRD Pesticide Use and Invasive Species Policy.
- (e) Federal and Provincial agencies shall be discouraged from using pesticides for cosmetic purposes.
- (f) Restore and protect habitats that support native species of both plants and animals and address threats to biodiversity from invasive species and land development in sensitive areas.
- (g) Work with the community to build awareness on the impact of invasive species through developing mitigation measures, best practices and opportunities to participate in volunteer eradication programs; and co-ordinate efforts with the Invasive Species Council.
- (h) Effective enforcement of the noise bylaw is a priority for the Plan area, particularly where there are conflicting land uses within close proximity.
- (i) Outdoor storage of personal materials on parcels shall be appropriately screened through the use of fencing or a natural vegetation buffer, pursuant to the zoning bylaw.
- (j) During subdivision or other property developments, wherever possible, stormwater shall be managed by creating permeable surfaces and using retention measures rather than directing onto adjacent lands and roads.
- (k) Land developers are required to ensure that natural drainage conditions are retained, including subsurface flows to springs, wells, wetlands and streams.
- (l) Illegal dumping on public land shall be reported to the BC Conservation service.
- (m) Illegal dumping and storage of trash on private property shall be reported to the SCRD Bylaw Compliance Officer.
- (n) The SCRD should consider continuing to offer the Good Samaritan Program to support free tipping fees for the proper disposal of trash collected from illegal dump sites.

AQUATIC ENVIRONMENT

3.1.3 Objectives

- (a) To protect the quality and quantity of tidal, non-tidal and watercourse areas and groundwater sources and surrounding riparian areas for the purpose of maintaining the natural environment as well as drinking water supply sources.
- (b) To provide direction and oversight through zoning and information to regulatory government agencies with respect to the private use of waterbodies for moorage and other tenures.

3.1.4 Policies

- (a) Approval for treated shared sewage ocean outfalls will only be considered where a minimum of a high level secondary treatment meeting the Regional District Subdivision and Servicing Bylaw 320 is proposed. Treated sewage should only be disposed of into the ocean in areas with high flush capacity in a tidal waterbody. Effort is to be made to re-use water for on-site irrigation or retention to reduce to amount of effluent discharge.
- (b) Working together with provincial agencies the SCRD will assist in identifying solutions for individual sewage outfalls to be eliminated and ground disposal and alternate solutions are to be utilized.
- (c) Malfunctioning septic systems, particularly adjacent to waterbodies, shall be reported to the Vancouver Coastal Health Authority for appropriate action.
- (d) The flushing of holding tanks, boat heads, and bilges shall be prohibited in low flush tidal areas, such as Pender Harbour and densely populated and ecologically sensitive zones be prohibited pursuant to the Vessel Pollution and Dangerous Chemicals Regulation.
- (e) The Vancouver Coastal Health Authority shall be encouraged to continue water quality monitoring in the lakes and watercourses.
- (f) Foreshore tenures shall match the upland use zoning and use in terms of the size and the scale of the facility. Consideration is to be given to creating a zoning designation on the foreshore to enable the Regional District to provide specific comments to the provincial government and *shíshálh* Nation and other organizations when there are applications for moorage or other tenure on the water and foreshore area.
- (g) Development of zoning on water bodies is to take place in a separate process after adoption of the OCP. The process of creating zoning over the water shall be a local solution that works for the community complete with input and guidance from a community advisory group. The intent of the zoning is to ensure that the foreshore use is an appropriate match for the upland use and to determine that there may be limits on the size and use of moorage structures. The development zoning shall review existing uses and recognize the difference between fresh and salt water and include the entire Plan Area. Fresh water zoning is considered to be a priority.

- (h) Private moorage structures shall not obstruct use and access in foreshore areas used by the public nor be detrimental to existing aquatic habitat.
- (i) Vessels used as dwellings shall be prohibited on non-tidal waters and shall be permitted on tidal water only in accordance with all Transport Canada holding tank and sewage discharge requirements and comply with the requirement to use an approved pump out station for sewage discharge, as described in Part 4.3.
- (j) Setbacks, and use of toxic substances on fresh and salt water bodies shall follow provincial and federal moorage best practices guidelines.
- (k) A 30 metre assessment area for structures and land development and alteration from the natural boundary of all lakes and creeks in the Plan area is required pursuant to the Riparian Areas Regulation for the purpose of habitat protection, vegetation retention, water quality protection and geotechnical constraints, and as further described in Part 4.9.10: Development Permit Area 4: Riparian Assessment Areas
- (l) If a development permit has been issued within the 30 metre assessment area, the setback shall be no less than 20 metres for new construction adjacent to all lakes.
- (m) The Regional District may give consideration to additions to existing lakefront dwellings that do not conform to the established lakefront setbacks under development variance permit application to a maximum of 28 square metres, including deck space, subject to the following considerations:
 - i. the addition does not encroach any closer to the lake;
 - ii. the parcel complies with current standards and requirements for a septic disposal system pursuant to the Sewerage System Regulation;
 - iii. a qualified environmental professional in accordance with the Riparian Areas Regulation assesses the proposal, provides recommendations and identifies the streamside protection and enhancement area;
 - iv. a covenant is registered on the title of the property to protect the native vegetation within the Streamside Protection and Enhancement Area (SPEA) and to confirm that the addition is on a one-time-only basis and all additional buildings and structures shall meet the setbacks established within the zoning bylaw.
- (n) Marinas and related commercial facilities, in particular fuel sales, shall not be permitted on lakes and fresh water within the Plan area.
- (o) The Regional District will investigate options for additional boat launches, parking areas and public access to the lakes in the Plan area. The preservation of the natural environment will be a priority in the consideration of additional access points, along with enhanced public access and neighbourhood/traffic safety.
- (p) Properties that are subdivided along a lakeshore shall have a minimum frontage of 60 metres along the lake.

- (q) It is recommended to add Pender Harbour to the list of designated Marine Areas as a no sewage discharge area as defined in the Pleasure Craft Sewage Regulation of the *Canada Shipping Act*.
- (r) The Regional District shall work with community associations around the lake areas to agree upon best practices for water craft operations to ensure safe use and best practices on the lake.
- (s) Support for any future referrals from the Ministry of Environment respecting outfall renewals and permits and renewals shall be contingent upon a high level of sewage treatment.

3.2 Land Transportation System

Planning the road network is a collaborative effort between the SCRD and the Ministry of Transportation and Infrastructure (MOTI). The hierarchy of road types in the Plan area consists of trunk highways, major collector roads, minor collector roads and local roads. The ministry has jurisdiction over all public roads throughout the Plan area and makes the final decision on road dedication, construction and maintenance considerations. However, the OCP and other guiding documents such as the Integrated Transportation Study (2011) guide the decision making process to ensure the development of an efficient and multi-modal transportation system.

The Integrated Transportation Study is primarily focused on the Highway 101 corridor and the intersections leading into neighbourhoods. Additional objectives and policies within this chapter apply to neighbourhood roadways.

Future transportation planning must include more than consideration of private automobiles; public transit, cycling and walking also form a part of transportation decisions.

3.2.1 Objectives

- (a) To utilize the SCRD Integrated Transportation Study in future road improvements and planning
- (b) To encourage the development of a balanced system of roads that safely and efficiently provides for through traffic and for the needs of residents and visitors, while having minimal impact on the rural residential character of the Plan area.
- (c) To work with various partners such as the Ministry of Transportation and Infrastructure, developers and community groups to coordinate bicycle and walking path routes along road ways that will promote safe and efficient bicycle and pedestrian movement.
- (d) To encourage the development of local transportation options to serve the Plan area, including ride shares and other public and private transportation options.
- (e) To assure the provision of adequate off street parking and safe access to serve residential, commercial, and industrial activities in order to ensure no parking spillover onto the Sunshine Coast Highway and other major roads.
- (f) To encourage property owners to maintain a vegetative treed buffer between their property and the adjacent road.
- (g) To consider social and environmental impacts in the planning of future bypass highways.
- (h) To provide opportunities within road allowances to be used as bicycle and pedestrian access corridors.
- (i) To co-operate with land owners, visitors and the Ministry of Transportation and Infrastructure to ensure that roads remain safe and accessible for emergency vehicles.
- (j) To work together with the Ministry of Transportation and Infrastructure when considering approval of subdivisions in difficult to access locations.

- (k) To support park and ride locations in proximity to the highway and collector roads.
- (l) Support the creation of private facilities for public parking to accommodate water access only properties.
- (m) Parking facilities should contain washroom facilities for customers.

3.2.2 Policies

- (a) The Ministry of Transportation and Infrastructure is encouraged to maintain and improve their existing standards of road development.
- (b) The Major Road Network Plan shown on Map 3 is intended to integrate major roads with the Provincial Highway to ensure efficient traffic movement and safety.
- (c) Through the Major Road Network Plan the SCRD and Ministry of Transportation and Infrastructure shall facilitate the provision of efficient and safe transit, ride share, pedestrian and bicycle traffic and on-street parking.
- (d) Paved shoulders, with a minimum 1.5 metre width, and paved driveway aprons shall be provided along highways and major roads for bicycles and pedestrians.
- (e) All future major realignments along the Sunshine Coast Highway shall be done in a safe and efficient manner and take into account the recommendations contained within the 2011 SCRD Integrated Transportation Study.
- (f) Any future highway bypass around Pender Harbour shall be planned in consultation with the community. It must also be constructed and located in a manner that does not have an overall negative impact on the community water supply from McNeil Lake and the environment in general.
- (g) The Ministry of Transportation and Infrastructure and the SCRD shall cooperate to enforce on-street parking infractions in high priority areas such as boat launches and community cores.
- (h) Parking plans are to be developed for the community core areas to minimize the impact of vehicle parking.
- (i) Off-street parking and staging areas for water access only subdivisions in lake areas are required.
- (j) A multi-use pedestrian and bicycle bridge link across Gunboat Bay from Madeira Park to Garden Bay shall be considered by the Ministry of Transportation and Infrastructure and SCRD in consultation with the local community.
- (k) Where feasible subdivision developments shall contain linkages and connectivity to neighbourhoods and amenities for bicycles and pedestrians.
- (l) View areas and rest stops should be provided along Sunshine Coast Highway 101 as well as along local roads for public foreshore access.

- (m) The Ministry of Transportation and Infrastructure shall be encouraged to consider flexibility of road access and design requirements during the development approval stage.

3.3 Marine Transportation System

The marine transportation system is an integral part of the Plan area. There are harbours in the Plan area, which are both working harbours and destinations for pleasure crafts and tourists.

The Harbour Authority of Pender Harbour manages three docks within Pender Harbour: Madeira Park Government Wharf, Hospital Bay Government Wharf and Gerran's Bay Government Wharf.

Key considerations in this OCP include a recommendation for zoning on the water as well as an integrated harbour use management plan to determine management of harbours within the Plan area.

3.3.1 Objectives

- (a) To recognize existing marine public transportation facilities throughout the Plan area.
- (b) To promote marine safety initiatives, including oil spill response and other environmental concerns.
- (c) To recognize the need for diverse marine transportation facilities located in appropriate areas.
- (d) To support the Harbour Authority of Pender Harbour in its jurisdiction of the three public wharves for the benefit of the fishing industry as well as the general public throughout the Plan area.
- (e) To explore ways to increase access to the foreshore throughout the Plan area.
- (f) To provide better access to docks and enable the docks to be shared, which will enable the harbour areas to be more attractive for marine tourism and business.
- (g) To work with stakeholders from all levels of government, as well as the community to develop an integrated harbour use action and management plan, which will create a needs assessment for harbour and marine uses within the Plan area.

3.3.2 Policies

- (a) Map 3 highlights the existing public wharves and the Earl's Cove ferry terminal. These facilities shall continue to be utilized for this purpose, with upgrading or expansion being undertaken as required.
- (b) Marine transport safety is encouraged through recognition of Department of Transport and Canadian Coast Guard regulations and co-operation and collaboration with these and other senior government agencies and the local Royal Canadian Marine Search and Rescue.

- (c) Crown leases for existing government wharves and other public facilities should be for the benefit of both the commercial marine industry and the general public.
- (d) Harbour areas shall continue to be used by the local pleasure craft, commercial and tourist commercial industry as well as other resource-based industries.
- (e) Parking shall be provided by marina facilities to provide pick up and drop off areas for passengers and supplies.
- (f) Derelict vessels shall not be left anywhere within the Plan area and the SCRD shall work with senior levels of government to come to a resolution on this issue.
- (g) Sewage discharge into local waters from live-aboard vessels shall not be permitted.
- (h) Vessels and boats shall not be moored in the harbour areas for the purpose of advertising billboards and signs.
- (i) The Harbour Authority of Pender Harbour should be granted the authority to manage mooring buoys.
- (j) Additional marine service facilities, public docks and boat ramps are supported, subject to being located and constructed in a manner that reduces conflict with surrounding properties and reduces the impact on the foreshore environment.
- (k) An integrated harbour use action and management plan shall be considered the entire Plan area, with a focus on the harbour areas, such as Pender Harbour, Earl's Cove and Egmont.

The study shall create a vision for marine use as well as a needs assessment. An integrated harbour use management study would be undertaken in conjunction and cooperation from other harbour users and stakeholders including government, *shíshálh* Nation and industry.

The study shall reflect adjacent upland uses as well as collect the aquatic and biophysical information of the harbour areas and provide an action plan to protect and enhance the environmental qualities of the harbour areas.

- (l) Future commercial or high density residential developments in the Oyster Bay area shall require an individual on-site environmental study as a condition of development approval.

3.4 Service Utilities

Utilities include hard infrastructure such as community water and waste-water systems, hydro, telephone, cellular, fibre optics and natural gas supply lines. This form of service is essential to the development of a community.

3.4.1 Objectives

- (a) To recognize existing public utilities.
- (b) To maintain the environmental qualities and aesthetics by utilizing common utility corridors.
- (c) To promote efficient energy supplies to facilitate cost effective residential, commercial and industrial development.
- (d) To support the expansion of natural gas into the Plan area.
- (e) To support the expansion of high speed internet and mobile phone service and other technological improvements.
- (f) To support the development of renewable and small scale green energy production.

3.4.2 Policies

- (a) Utilities such as the major BC Hydro power transmission line, cellular transmission towers, natural gas line, public water supply lines and water storage facilities will be permitted throughout the Plan area subject to impact assessment requirements and consultation with the community.
- (b) Service providers, such as BC Hydro are strongly encouraged to share vegetation and pest management plans prior to implementation.
- (c) Utilities be it private or public shall be strongly encouraged to share in the use of transmission corridors in an effort to reduce costly duplication of poles, roadside hazards, and visual clutter.
- (d) The SCRD shall engage the public as new policies and bylaws pertaining to local energy production are established.

3.5 Water Service

Community drinking water supply is provided by the SCRD through the North and South Pender Harbour, Earls Cove and Egmont water service areas. Individual parcels outside water service areas are served by surface or ground supplies.

Impacts from growth on surface water quality, limited summer-time reserves, and the detection of ground water arsenic have all raised community concerns. Additional domestic water sources need to be investigated to accommodate expected growth into the future. Water master plans are developed by the SCRD to determine the needs for infrastructure growth. This official community plan points to the areas within the community that are considered most suitable for community growth.

3.5.1 Objectives

- (a) To identify and protect surface and ground water supply sources from contamination and diversion.
- (b) To supply sufficient quality and quantity of Regional District water for domestic consumption and fire protection purposes in areas serviced by a Regional District water system that are guided by water supply master plans.
- (c) To support future integration of water systems in the Plan area.

3.5.2 Policies

- (a) Develop and maintain reservoirs and storage, water supply mains and other facilities required to provide clean and sufficient water to the water service areas.
- (b) A comprehensive water supply and management strategy shall be updated for the Plan area that identifies potential community ground and surface water supply sources to serve existing residents and future growth and identify any expansion and system connection opportunities.
- (c) A water supply and management system shall be practical, cost effective and supported by the community.
- (d) The lakes within the Egmont and Pender Harbour area shall be viewed as a system, which can feed one another and provide flexibility in the supply side.
- (e) Demand reduction is a priority for new and existing developments.
- (f) Protection of water supply is a priority for the community and the SCRD.
- (g) If an expansion of a water system is required to serve a development, this expansion must be conducted by the developer with approval from the SCRD.

3.6 Liquid Waste Management

The method of sewage disposal within the Plan area includes the standard septic tank and drain field system, private package treatment plants, community sewer systems, and ocean outfalls. Higher density areas and commercial areas such as Madeira Park and Garden Bay will require liquid waste management planning to accommodate redevelopment and future growth.

Replacement of aging septic systems and implementation of modern systems consistent with current Vancouver Coastal Health Authority standards will assist in environmental protection for both marine, lake and watercourse areas.

Consideration must be given as to how a community sewage system can benefit core neighbourhood and commercial areas. This is to be investigated for higher density areas such as Madeira Park and Garden Bay to be utilized for both existing connections and new developments.

3.6.1 Objectives

- (a) As a priority to develop and adopt a liquid waste management strategy for the Plan area.
- (b) To support proven and reliable new technologies for individual on-site sewage disposal for both new installations and for replacement systems.
- (c) To design and maintain common sewage disposal systems to the standards of the SCRD for community sewage disposal systems as established by the SCRD Bylaw in a way that reinforces the desired settlement pattern, provides cost efficiency, and protects the health of the community.

3.6.2 Policies

- (a) On-site sewage treatment systems shall continue to be the preferred method of effluent disposal in the Plan area and be subject to the requirements of the appropriate governing authority be it the Vancouver Coastal Health Authority or Ministry of Environment along with the SCRD.
- (b) A liquid waste management study will identify where any future community sewer systems could be developed, and to confirm areas to be serviced by on-site septic systems. Attention is to be given to the provision of community sewer to serve the community commercial centres and higher density neighbourhoods.
- (c) The Vancouver Coastal Health Authority through the Municipal Sewage Regulation is responsible to establish, maintain, and enforce a non-pollution standard for septic effluent disposal in all areas including lake watersheds, along all watercourses, and in marine waterfront areas for both existing and new dwellings.
- (d) The Vancouver Coastal Health Authority is encouraged to consider proven and reliable alternate sewage disposal systems for single parcels as either replacement systems or for properties with limited soil for conventional systems.

- (e) Community sewage treatment systems shall be constructed to SCRD subdivision servicing bylaw standards and maintained by either the SCRD or a strata corporation, with a vision of integration with an overall community system developed in compliance with a liquid waste management strategy.
- (f) Support for sewage ocean outfalls will only be considered where a minimum of high level secondary treatment/tertiary treatment, pursuant to SCRD subdivision servicing bylaw standards is proposed to serve existing developments with an understanding that any approved facility be integrated into a future community sewer system recommended by an SCRD Liquid Management strategy.
- (g) Sewage discharge into local waters from live-aboard vessels shall not be permitted.

3.7 Solid Waste

Solid waste planning and services are guided by the SCRD Solid Waste Management Plan (2011). The plan identifies opportunities for waste reduction and diversion.

3.7.1 Objectives

- (a) To provide for the disposal of solid waste at the transfer station.
- (b) To encourage and facilitate waste reduction activities including source reduction, reuse and repair of items, and recycling of materials within the Plan area.
- (c) To encourage safe and responsible backyard composting within the Plan area that will minimize conflict with wildlife.
- (d) To support a commercial composting operation.

3.7.2 Policies

- (a) The Pender Harbour transfer station will continue to be the major disposal site for refuse from the Plan area as shown on Map 1.
- (b) Residents and commercial enterprises are encouraged to reduce the amount of waste they generate through waste reduction activities including source reduction, reuse and repair of items, and recycling of materials in order to meet the SCRD waste reduction and diversion target, as noted in the Solid Waste Management Plan.
- (c) Residents/property owners are encouraged, where safe, to undertake residential backyard composting of yard, garden, and food waste in order to meet the SCRD waste reduction and diversion target, as noted in the Solid Waste Management Plan.
- (d) To reduce the impact of illegal dumping the SCRD shall investigate options for local collection of invasive plants and other similar hard to dispose of products.

3.8 Stormwater Management

Management of drainage and stormwater in the SCRD has traditionally been overseen by the Ministry of Transportation and Infrastructure; however its mandate is focused on protecting the road system against flooding and damage rather than on the overland flow of stormwater which may impact properties.

The guiding principle for dealing with on-site stormwater is to not increase flow from the site and to return a property to its natural condition post development. Stormwater infrastructure should not funnel water into streams, particularly where there are geotechnical and environmental concerns. Managing stormwater on-site by creating permeable surfaces and using detention measures is the preferred approach to stormwater management. Soft solutions are preferred to hard engineered solutions such as planted swales over hard pipes.

Climate change predictions include the possibility of more numerous precipitation events of greater intensity and extended hot and dry periods. On-site management of stormwater, particularly through landscaping, must account for the possibility of more extreme weather events.

The SCRD will continue to work with the Ministry of Transportation and Infrastructure in their role of subdivision approving authority to ensure that adequate drainage management systems are implemented at the time of subdivision and development approval.

3.8.1 Objectives

- (a) To maintain the existing natural flow characteristics of watersheds within the Plan area by taking into account the cumulative impacts of development within the watershed areas.
- (b) To minimize the negative effects of stormwater runoff on streams and other watercourses and properties located below new developments.
- (c) To limit the percentage of total impervious area surfaces on properties.
- (d) To minimize the impact of stormwater and drainage at the subdivision and development stage.

3.8.2 Policies

- (a) Amend current zoning bylaws to include provisions limiting the percentage of impervious paving and building areas on a development to encourage on-site retention and to reduce surface runoff.
- (b) Through development approval consideration, require stormwater treatment and management strategies that prevent hydro-carbon run-off into nearby waterbodies.
- (c) Establish a protocol with the MoTI regarding requirements for site specific drainage plans to minimize the impact of stormwater at the time of subdivision both on the site and on properties downstream.

- (d) Amend the Subdivision Servicing Bylaw to ensure that developments requiring building permit or subdivision applications meet on-site and off-site stormwater management criteria. The criteria shall support the above stormwater objectives and address the following types of development:
- i. a dwelling unit, duplex, multi-family unit development, expansion or development of a mobile home park;
 - ii. auxiliary buildings with a floor area exceeding 200 square metres;
 - iii. a commercial, industrial or institutional building; and
 - iv. Subdivisions that would result in a net increase in three or more parcels for any type of land use.
- (e) At the time of rezoning and other discretionary development applications, the retention of native trees and vegetation may be required to reduce the effect of rainfall on stormwater flows.
- (f) Where retention of native vegetation is not possible, re-vegetation using the Naturescape B.C. guidelines shall be undertaken to reduce the effect of rainfall on stormwater flows.
- (g) Stormwater planning shall take into account the full spectrum of rainfall events to maintain or replicate natural systems to the greatest possible extent.
- (h) Stormwater infrastructure shall relate to the size of the development and its potential impact on the area.
- (i) Stormwater infrastructure shall be planned and implemented in a way that does not negatively impact adjacent properties.
- (j) Development shall not result in the pollution of surface or groundwater supplies. Particular care shall be taken to ensure that there are no detrimental impacts to agricultural land, water wells or streams due to water pollution.

3.9 Development Permit Areas

In 2015 Kerr Wood Leidel Associates Ltd. Consulting Engineers (KWL) conducted an inventory of hazardous lands within the Egmont/Pender Harbour Official Community Plan area including creek flow areas and coastal and open slopes. In addition to the inventory of hazardous lands, KWL provided recommendations on the safe use of these lands.

Coastal zone hazards include flooding of lower-lying terrain (DPA 1A) and erosion and instability of oceanfront slopes (DPA 1B). Provincial Guidelines prepared by Ausenco Sandwell in 2011 establish the flood control guidelines and are further described below.

Creek hazards include flooding (DPA 2A), debris floods (DPA 2B), debris flow (DPA 2C) and slope instability associated with ravine sidewalls (DPA 2D). There are three categories within this DPA: creek corridor, ravines, and floodplain. Creeks in the Plan area were examined by the Kerr Wood Leidel consulting engineers; each creek contains its own set of potential hazards.

Slope hazards (DPA 3) include slope failure/landslides and rock falls. It is important to note that this DPA encompasses areas in the OCP where slope hazards have the highest probability to occur. However, slope hazards may occur in other areas not identified here due to changes in land use, land disturbance or extreme precipitation events.

Seismic-initiated slope hazards (earthquakes) need to be considered under the current guidelines for assessment of slope hazards developed by the Association of Professional Engineers and Geoscientists BC (2008). No map-based screening tool is currently available to identify seismic slope hazard areas and therefore is not an identified development permit area for this purpose.

Riparian Assessment Areas (DPA 4) applies to lakes and creeks pursuant to the Provincial Riparian Areas Regulation. There is a 30 metre assessment area along watercourses, which must be considered by a Qualified Environmental Professional prior to land alteration and development.

A development permit on lands identified on Map 2 as being within a development permit area is required for the following activities:

- (a) Subdivision as defined in the *Land Title Act* and *Strata Property Act*;
- (b) Building permits; and
- (c) Land alteration, which includes, but is not limited to, the removal and deposition of soils and aggregates, paving, removal of trees, and the installation of septic fields.

Forestry development subject to the *Forest Range and Practices Act* or *Private Managed Forest Land Act* is regulated separately and not subject to development permit requirements.

COASTAL ZONE HAZARDS

3.9.1 DEVELOPMENT PERMIT AREA 1A: COASTAL FLOODING

Rising sea level has been considered in the development of DPA 1A, but the impact of sea level rise on ocean slope erosion and stability is difficult to anticipate. Consideration shall be given to a regional study to define future coastal flood construction levels incorporating sea level rise.

DPA 1A extends from the ocean to eight metres Canadian Geodetic Datum (CGD - national reference standard for heights across Canada). Within this DPA, development applications require a coastal flood hazard assessment to define the coastal flood components, namely wave runup, wave setup and wind setup.

Guidelines to address coastal flood hazard and sea level rise have been released by the provincial Ministry of Forests, Lands and Natural Resource Operations. The guidelines define the coastal flood construction level (FCL) as the sum of a number of components, such as tide, sea level rise, storm surge, wave effects and freeboard.

A coastal flood hazard assessment within this development permit area would estimate the FCL for construction on a property. The following chart summarizes the components that make up the flood construction level:

COMPONENT	NOTE
Tide	Higher high water large tide
Sea Level Rise	Recommended allowance for global sea level rise: 1 m for year 2100, 2 m for year 2200
Storm Surge	Estimated storm surge associated with design storm event
Wave Effects	50% of estimated wave run up for assumed design storm event. Wave effect varies based on shoreline geometry and composition
Freeboard	Nominal allowance = 0.6 m
Flood Construction Level = Sum of all components.	

If areas on the property are below 8 metres CGD a coastal flood hazard assessment is required, that would include: estimation of coastal flood levels, consideration of future sea level rise and wave run-up effects as outlined in the Provincial Guidelines.

A report within DPA 1A shall include an analysis of the coastal flood hazard including the following:

- (a) An estimation of coastal flood levels for the expected life of the development; and

- (b) An outline all protective measures required to achieve the FCL (e.g. engineered fill or foundations or coastal bank protection or building envelope design).

3.9.2 DEVELOPMENT PERMIT AREA 1B: COASTAL SLOPES

Slope stability issues on oceanfront slopes have been considered in the development of the Coastal Slopes DPA 1B. Hazards may arise as a result of coastal erosion (e.g. undermining of the toe), poor or mismanaged drainage, gradual weakening, or seismic shaking.

Land is located within DPA 1B if the future estimated natural boundary is located 15 metres or less seaward of the toe of the bluff. If this is the case then the assessment area shall extend from the future estimated natural boundary will be located at a horizontal distance of at least 3 times the height of the bluff.

In some conditions, setbacks may require site-specific interpretation and could result in the use of a minimum distance measured back from the crest of the bluff. The setback may be modified provided the modification is supported by a report, giving consideration to the coastal erosion that may occur over the life of the project, prepared by a suitably qualified professional engineer.

A report within DPA 1B shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of land alteration and development shall also be considered. As well, slope stability assessments will consider potential coastal erosion under conditions of future sea level rise;
- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems and footing drains on local slope stability;
- (d) A recommendation of required setbacks based on slope height, erosion susceptibility, and stability from the crest of steep slopes, and a demonstration of suitability for the proposed use;
- (e) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works; and
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation.

CREEK HAZARDS

3.9.3 DEVELOPMENT PERMIT AREA 2A: CREEK CORRIDOR

DPA 2A applies to all creeks and extends 30 metres from the streamside natural boundary. Flood, debris flow and debris flow hazard assessments will be required within this development permit area. Riparian assessments, as described below in DPA 4 are also required.

A development permit in DPA 2A shall include a review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist as part of a development permit review process. The report shall include an analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration, including tree removal.

Flooding and associated creek processes are subject to assessment and hydrologic investigation at the time of subdivision or building permit or land alteration application. The assessment and investigation shall include a survey of the natural boundary of the creek, and the degree of confinement (e.g. typical cross-sections) and shall consider upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features.

Analysis shall include an estimate of the 200-year return period peak flow and corresponding flood elevation. In addition, consideration shall be given to potential for overbank flooding due to blockages in the creek, such as at upstream road crossings, or areas where debris accumulates.

3.9.4 DEVELOPMENT PERMIT AREA 2B: RAVINES

Ravine areas were defined using the crest lines mapped in the SCRD GIS mapping and based on consideration of stable angles of repose and the typical terrain seen on the Sunshine Coast. A 30 metre assessment from ravine crests defines the area that falls within DPA 2B. A 15 metre assessment line is also indicated.

A report within DPA 2B shall include the following:

- (a) A recommendation of required setbacks from the ravine crests and/or toes of ravine or other steep slopes, and a demonstration of suitability for the proposed use;
- (b) A field definition of the required setback from the top of a ravine crest or other steep slope; and
- (c) The required setback to top of ravine crests and recommendations relating to construction design requirements for the above development activities, on-site storm water drainage management and other appropriate land use recommendations.

3.9.5 DEVELOPMENT PERMIT AREA 2C: FLOODPLAIN

Floodplain areas are distinguished from the creek/river corridor based on their spatial extent. The creek corridor flood hazard applies to relatively well-confined creeks while DPA 2C applies

where there is a large area of low-lying land susceptible to flooding located adjacent to watercourses, which is not captured in DPA 2A. Flood and erosion hazard assessment will be required within DPA 2C.

3.9.6 DEVELOPMENT PERMIT AREA 2D: LOW CHANNEL CONFINEMENT

DPA 2D delineates alluvial fans or areas of low channel confinement. These may exist at several locations on a single creek, although typically at the mouth. These areas are either current or former deposition zones that provide opportunities for channel avulsions (significant erosion) to occur.

Available air photographs and contour mapping were used to identify potential areas of low channel confinement, which are included in DPA 2D. Flood and erosion, and channel avulsion hazard assessment will be required within DPA 2D.

A report within DPA 2C and 2D shall include the following:

- (a) A review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist;
- (b) An analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration including tree removal;
- (c) A hydrologic investigation and assessment of flooding and associated creek processes at the time of subdivision or building permit or land alteration application;
- (d) A survey of the natural boundary of the creek and degree of confinement (e.g. typical cross-sections) and consideration of upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features; and;
- (e) An estimate of the 200-year return period peak flow and corresponding flood elevation.

In addition, consideration shall be given to potential for overbank flooding due to creek blockages such as at upstream road crossings, or areas where debris accumulates.

SLOPE HAZARDS

3.9.7 DEVELOPMENT PERMIT AREA 3: OPEN SLOPE FAILURE AND ROCKFALL

Potential for open slope failures in the Plan area were identified where there are areas of moderately steep and steep terrain. Potential landslide impact areas were only estimated for slopes of 10 metres in height or greater. Impact areas were estimated based on the landslide travel angle details. Open slope crests where initiation of a landslide may occur (bluffs higher than 10 metres) are delineated in the DPA map. Landslide risk assessments will be required within DPA 3.

Different hazards have been identified within the general category of “steep slope hazards”; applications for subdivision, building permit or land alteration shall include a report from an appropriately qualified professional.

Within the Plan area, there are no extensive, tall rock bluff areas that present a significant rockfall hazard. However, there are small, isolated steep areas that consist of low rock hummocks projecting from surficial material cover. These areas present a low hazard and have not been specifically mapped.

Areas of potential rockfall hazard coincide with the open slope failure areas delineated for DPA 3. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered.

A report within DPA 3 shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered;
- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems, footing drains, etc. on local slope stability;
- (d) A recommendation of required setbacks from the crests and/or toes of steep slopes, and a demonstration of suitability for the proposed use;
- (e) A field definition of the required setback from the top of steep slope;
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation; and
- (g) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works.

RIPARIAN PROTECTION

3.9.8 DEVELOPMENT PERMIT AREA 4: RIPARIAN ASSESSMENT AREAS

Development Permit Area 4: Riparian Assessment Areas consists of the lakes and streams as shown on Map 2, including un-mapped streams and tributaries. The development permit area includes land adjacent to all streams, tributaries, wetlands and lakes connected to fish and fish habitat. The assessment area generally extends 30 metres on both sides of the stream, measured from the natural boundary and more specifically applies as follows:

A. Setbacks

- i. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the natural boundary to a point that is 30 metres beyond the top of the ravine bank;
- ii. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the natural boundary to a point that is 10 metres beyond the top of the ravine bank; and
- iii. 30 metres from the natural boundary of a lake.

B. Development Permits

Proposed developments shall include an analysis by a Qualified Environmental Professional (QEP) to determine the appropriate setback to the water course, known as the Streamside Protection and Enhancement Area (SPEA) and to determine the necessary measures to protect the SPEA both during and after construction.

Development Permits may require that:

- i. areas of land, specified in the permit must remain free of development, except in accordance with any conditions contained in the permit;
- ii. specified natural features or areas be preserved, protected, restored or enhanced in accordance with the permit;
- iii. required works be constructed to preserve, protect, restore or enhance watercourses or other specified natural features of the environment;
- iv. protection measures be followed, including retaining or planting vegetation to preserve, protect, restore or enhance fish habitat or riparian areas, or to control drainage or erosion or to protect banks; and
- v. a reference plan be prepared by a BC Land Surveyor, in conjunction with a subdivision plan to delineate the identified SPEA.

C. SPEA Bending

A development permit may include bending of the SPEA boundary under the condition that the overall riparian area (as calculated in square metres) remains the same. This enables a shifting of the SPEA boundary, but not an overall reduction in the amount of area providing riparian protection. The following will be considered if SPEA bending is proposed by the consulting QEP:

- i. Bending of the SPEA is not appropriate for sites that have not been previously developed. This tool is intended for use where activities are proposed for small parcels or existing buildings located in close proximity to watercourses;
- ii. Bending of the SPEA boundary must not result in any portion of the boundary being less than 10 metres from the high water mark;

- iii. New areas added to the riparian area to make up for those shifted out must be contiguous with the original SPEA area and located as close to the watercourse as possible;
- iv. The quality of the existing riparian vegetation must be considered in decisions around bending the SPEA boundary (for example the boundary should not bend in a place that removes the only large trees in the riparian area from the SPEA). If the developer has retained a QEP, he or she will provide assistance with this aspect of the project. Geotechnical stability cannot be compromised in any variation of the SPEA. The QEP will need to reassess the slope stability measures in relation to the new SPEA boundary;
- v. The SPEA (and areas that are added to the SPEA through this approach) must be planted with native plant species; and
- vi. Fencing of the SPEA (and areas added to the SPEA through this approach) may be required and is to be addressed in the QEP assessment in the Encroachment measures.

3.9.9 DEVELOPMENT PERMIT EXEMPTIONS

Development permits shall be required prior to: the subdivision of land; commencement of the construction or addition to a building or other structure; or alteration of land within Development Permit Areas Nos. 1A-B, 2A-D, 3 and 4 indicated on Map 2. The following are exemptions, which may apply. Exemption (a) applies to Development Permit Area 1A, whereas the remaining exemptions apply to all development permit areas.

- (a) Sundeck additions or other projecting features of non-habitable portions of a building within Development Permit Area 1A (Coastal Flooding).
- (b) For “Low Importance” structures or buildings that represent a low direct or indirect hazard to human life in the event of failure, including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences.
- (c) The proposed construction involves a structural change, addition, or renovation to existing conforming or lawfully non-conforming buildings or structures, provided that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land;
- (d) The planting of native trees, shrubs, or groundcovers for the purpose of enhancing the habitat values and/or soil stability within the development permit area;
- (e) A subdivision or rezoning application, where an existing or proposed covenant with reference plan based on a qualified professional's review of the subject development permit area, is registered on title or its registration secured by a solicitor's undertaking;
- (f) Construction commencing on a property within two years of a development permit or covenant, as described above, has been issued.

- (g) Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property provided they are undertaken in accordance with the provincial *Water Act*, *Wildlife Act*, and the *Federal Fisheries Act*, and are reported to the Regional District;
- (h) The lands are subject to the *Forest Act* or *Private Managed Forest Land Act*; and
The removal of up to 2 trees over 20 centimetres, measured at 1.5 metres in height, or 10 square metres of vegetated area per calendar year per lot, provided there is replanting of 4 trees, or re-vegetation of the same amount of clearing.

Part Four: Regional Planning

4.1 *shíshálh* Nation Strategic Land Use Plan

The Egmont/Pender Harbour Official Community Plan acknowledges and respects the *shíshálh* Nation in whose territory this area sits. The SCRD recognizes that lands within the Plan area are located within the territory of the *shíshálh* Nation. The SCRD has a close working relationship with the *shíshálh* Nation who are represented on the SCRD Board by a member of the *shíshálh* Nation Council. Elected officials and staff from both the SCRD and the *shíshálh* Nation meet on a regular basis to discuss issues of mutual interest and both are parties to several memoranda of understanding and agreements. The SCRD engages with the *shíshálh* Nation regarding any proposals to amend the Official Community Plan and related zoning bylaws within their territory, which includes the Egmont/Pender Harbour area.

Working in conjunction with the *shíshálh* Nation, the SCRD is committed to the protection and, when appropriate, restoration of environmental, cultural and archaeological resources within the Plan area. The decision making process related to land use will progress in an open and transparent fashion that meets the needs of the *shíshálh* Nation and the Egmont/Pender Harbour community. The *shíshálh* Nation has a *shíshálh* Nation Lands and Resources Decision-Making Policy, which identifies the principles and process through which the Nation reviews proposals for the use of lands and resources in their Territory. The policy is consistent with and reflective of the principles enunciated by the Supreme Court of Canada, and provides a foundation for appropriately engaging together. It is available on the Nation's website, www.shishalh.com.

The *shíshálh* Nation also has adopted a Strategic Land Use Plan (SLUP) which covers their entire territory, and was prepared through interviews with Elders, community members, and staff. It has also been formally approved by the Nation. Loosely translated, *lil xemit tems swiya nelh mes stutula* in the *shashishalhem* language means “we are looking after our land, where we come from.” The SLUP represents the Nation's summary of the values found across the territory, and describes how the Nation would like to see their intertidal and land resources protected, managed, and utilized now and into the future. The *shíshálh* Nation developed the SLUP in order to provide a more comprehensive and integrated view of their territory, so that they can be proactive in determining what happens in the future.

The *shíshálh* Nation expects that other governments, including the SCRD, will work with them to align any decisions with their SLUP.

Further information about these areas and their values to the *shíshálh* Nation, including how the Nation would like to see the intertidal and land resources protected, managed, and utilized now and into the future, can be found in the SLUP.

The SLUP designates lands within the *shíshálh* Nation territory into land use zones including: Stewardship Areas, Conservation Areas, Cultural Emphasis Areas and Community Forests. Land use recommendations within this OCP and future decisions made by the SCRD will consider the recommendations provided within the *shíshálh* Nation's Strategic Land Use Plan.

The following is a brief summary of the land use zones and their relationship to the land within the Egmont/Pender Harbour OCP area:

CONSERVATION AREAS

The conservation areas are of prime importance to the *shíshálh* Nation and the OCP supports conservation and appropriate land use within this area. The primary management intent for land within this zone is to protect and where necessary to restore their cultural and natural values, while maintaining and enhancing opportunities for cultural use. Industrial land uses and permanent land dispositions (public to private) are prohibited in the Conservation Areas, although appropriate low impact tourism and recreation is permitted.

lil xemit tems swiya (Conservation Areas) areas in the SLUP are acknowledged for their sensitive cultural, social, ecological, and special values. The primary management intent of a *lil xemit tems swiya* area is to maintain and if necessary restore the area to largely natural or wilderness condition for the benefit, education, and enjoyment of present and future generations. Additional purposes of the *lil xemit tems swiya* are to protect and restore the biological diversity and natural environments within *shíshálh* territory, including critical wildlife habitat values and riparian ecosystems; also to preserve, maintain, protect, and enhance the integrity of the *shíshálh* Nations' cultural use resources and activities, as well as their sensitive cultural and ecological values. Intensive tourism, industrial resource development, permanent land dispositions, new road access, and aquaculture sites are prohibited within *lil xemit tems swiya* in order to protect cultural values or sites, cultural use activities, wildlife and their habitats.

***selkant kwátámus lil xemit tems swiya* (Egmont Point Conservation Area)**

Egmont point is within the *selkant kwátámus lil xemit tems swiya* (Egmont Point Conservation Area), comprising approximately 941 hectares of protected area at the head of *?áhtulich* (Sechelt Inlet), adjacent to *stl'íkwu* (Skookumchuk Narrows). This area is noted for its extremely high cultural and spiritual values, which include but are not limited to cultural harvesting resources, the location of the initial contact between the *shíshálh* Nation and Europeans, and ceremonial and spiritual use sites. Due to the significance of the area, *selkant kwátámus lil xemit tems swiya* has been supported for protection by the SCRD through a protocol agreement with the *shíshálh* Nation since 2006.

***spipiyus swiya lil xemit tems swiya* (Caren Range Conservation Area)**

Part of the southeastern portion of the Plan area enters into the *spipiyus swiya lil xemit tems swiya* (Caren Range Conservation Area). The *spipiyus swiya lil xemit tems swiya* (Caren Range Conservation Area), which comprises approximately 14,640 hectares located on Sechelt Peninsula, extending northwest from *ch'átlich* (Sechelt) to east of the *kálpilín* (Pender Harbour) area. *shíshálh* community members use this area heavily for cultural harvesting activities, including hunting, plant gathering, and fishing. Protection of this area was strongly supported through the *shíshálh* land use planning community consultation process. The boundaries of *spipiyus swiya* include a community drinking watershed that supplies water to the *kálpilín* (Pender Harbour) area. This area is close to main *shíshálh* band lands, and is not only used for youth cultural education activities and spiritual activities, but is also home to one of the main

areas for *k'éyich* (elk) recovery and remnant patches of old growth, including the oldest recorded *tixw-ay* (Yellow Cedar).

CULTURAL EMPHASIS AREAS

kw'enit sim alap (Cultural Emphasis Areas) are acknowledged in the SLUP for their sensitive cultural, social, and ecological values. Loosely translated, *kw'enit sim* means “we are watching”. The primary management intent of a *kw'enit sim alap* area is to protect and restore *shíshálh* cultural use resources and activities, as well as sensitive cultural, ecological and/or tourism and recreation values, while at the same time allowing for appropriate resource development. Although there is no blanket prohibition on industrial land use in a *shíshálh kw'enit sim alap*, in some cases specific sites may prohibit some or all forms of development while in other locations terms and conditions may be placed on appropriate land use to protect cultural values or sites, cultural use activities, wildlife and their habitats, or tourism values.

The bulk of the Plan area from Madeira Park through to Egmont is located within a Cultural Emphasis Area. Land in this area should be managed in a way that promotes protection of cultural use and activities.

***kálpilín – stséxwena kw'enit sim alap* (Pender Harbour – Sakinaw Cultural Emphasis Area)**

Part of the Plan area is located within the *kálpilín – stséxwena kw'enit sim alap* (Pender Harbour – Sakinaw Cultural Emphasis Area), as designated in the *lil xemit tems swiya nelh mes stutula: A Strategic Land Use Plan for the shíshálh Nation*. The *kálpilín – stséxwena kw'enit sim alap* comprises approximately 10,623 hectares and contains an extremely high concentration of *shíshálh* cultural use and occupation sites, cultural features, and archaeological evidence. Located at the heart of the historically most populous region in the territory, this area was the site of the main winter villages of the *shíshálh* people, and included a great many well-protected home sites and productive harvest locations with varied marine and terrestrial resource opportunities.

To the north, an extensive lake district was used for hunting and fishing with main camps at *stséxwena* (Sakinaw Lake) and *kwíkwilúsin* (east side of Sakinaw Lake) and *lóh-uhlth* (Mixel Lake). The *kálpilín* area contains the main villages of *p'úkwp'akwem* (Bargain Harbour), *sálálus* (Madeira Park), *smishalin* (Kleindale), and *kway-ah-kuhl-ohss* (Myer's Creek) and *séxw?áwini* (Garden Bay). These villages included a primary location for winter dances and ceremonies, and with access to fishing at Ruby, Ambrose, and *stséxwena* lakes for rainbow trout, and hunting (primarily for *húpit* (black tailed deer)) in the adjacent forests. Similarly, *wah-wey-we'-lath* (Mt. Cecil) and *shélkém* (Mt. Daniel) are important local mountain peaks used for a variety of cultural and spiritual purposes. Numerous fish weirs, canoe skids, and ceremonial sites can be found in *kálpilín*.

***stl'íkwu kw'enit sim alap* (Skookumchuck Narrows Cultural Emphasis Area)**

The northeastern portion of the Plan area includes part of the *stl'íkwu kw'enit sim alap* (Skookumchuck Narrows Cultural Emphasis Area). *stl'íkwu kw'enit sim alap* comprises approximately 5,762 hectares and is located in the heart of *shíshálh* territory, straddling the

narrows of *?álhtulich*. *stl'íkwu* ('fast water'), contains a portion of the west side of the inlet, and encompasses the area of the foreshore and upland that directly affects the narrows. An extremely productive marine environment contributes to abundant intertidal and marine resources and a concentration of *shíshálh* occupation and use sites, diverse harvest activities, and high cultural significance. Marine and foreshore resources, wild foods, and medicinal plants at *stl'íkwu* (Skookumchuck Narrows) continue to be important supplements to *shíshálh* economy, diet and health, and cultural and spiritual use, perhaps more valuable as a result of their relative scarcity. The resources that are harvested in the area include, but are not limited to: *s-ts'éxwu* (lingcod), *s-t'élxwets'* (octopus), *s't'élum* (cockles), *s-?úlh-kwu* (clams), *?elás* (sea cucumber), devil fish, *tsíyákwup-s te s-chálihthen* (jellyfish), shrimp, roe, *yúm-ach* (chinook salmon) and many other species. The area is referred to as the 'soupbowl' of the Nation due to its extremely abundant marine life year round.

EARL – TREAT CREEK COMMUNITY FORESTRY AREA OF INTEREST

The northeast corner of the Plan area enters the Earl – Treat Creek Community Forestry Area of Interest as designated in the SLUP. The *shíshálh* Nation has identified *Community Forestry Areas of Interest* in the SLUP for their potential suitability for long-term forest management by the *shíshálh* Nation. Further analysis is needed to fully assess the feasibility of *shíshálh* community forests in these areas. In the interim, the primary management intent for these areas is to ensure that the land base is not further alienated from potential use by the *shíshálh* Nation for sustainable forest management.

The *Earl – Treat Creek Community Forestry Area of Interest* comprises approximately 9, 541 hectares on the south side of lower *lékw'émin* (Jervis Inlet), adjacent to *stl'íxwim – kékaw kw'enit sim alap* (Narrows Inlet – Tzoonie River Cultural Emphasis Area) and *stl'íkwu kw'enit sim alap* (Skookumchuck Narrows Cultural Emphasis Area). The area comprises productive growing sites and access to *lékw'émin*.

STEWARDSHIP AREAS

The southern portion of the Plan area around Middlepoint is located within a Stewardship Area. The intent of a Stewardship Area is to maintain opportunities for *shíshálh* cultural use, while allowing for appropriate economic development activities which respect the integrity of the *shíshálh* Nation territory as whole.

Relation to Egmont/Pender Harbour OCP

Each of the land use areas from the Strategic Land Use Plan will be considered during implementation of the Egmont/Pender Harbour OCP to provide, where possible, for protection of identified archaeological sites and territory of the *shíshálh* Nation. The culture, traditions, history, present and future of the *shíshálh* Nation deserve respect and consideration through the vision and land use decisions found within this official community plan.

Development applications on both private and public land will be referred to the *shíshálh* Nation for review, pursuant to the *shíshálh* Nation Lands and Resources Decision Making Policy. The subsequent referral comments will be considered by the SCRD in the approval process.

Applications on private land that are commonly referred are development variance permits, Board of Variance applications, as well as zoning and OCP amendment requests, as directed by the SCRD Board.

At time of adoption of this plan the agreed upon response time for a development referral is 60 days. The SCRD shall work with the *shíshálh* Nation to ensure timely communication.

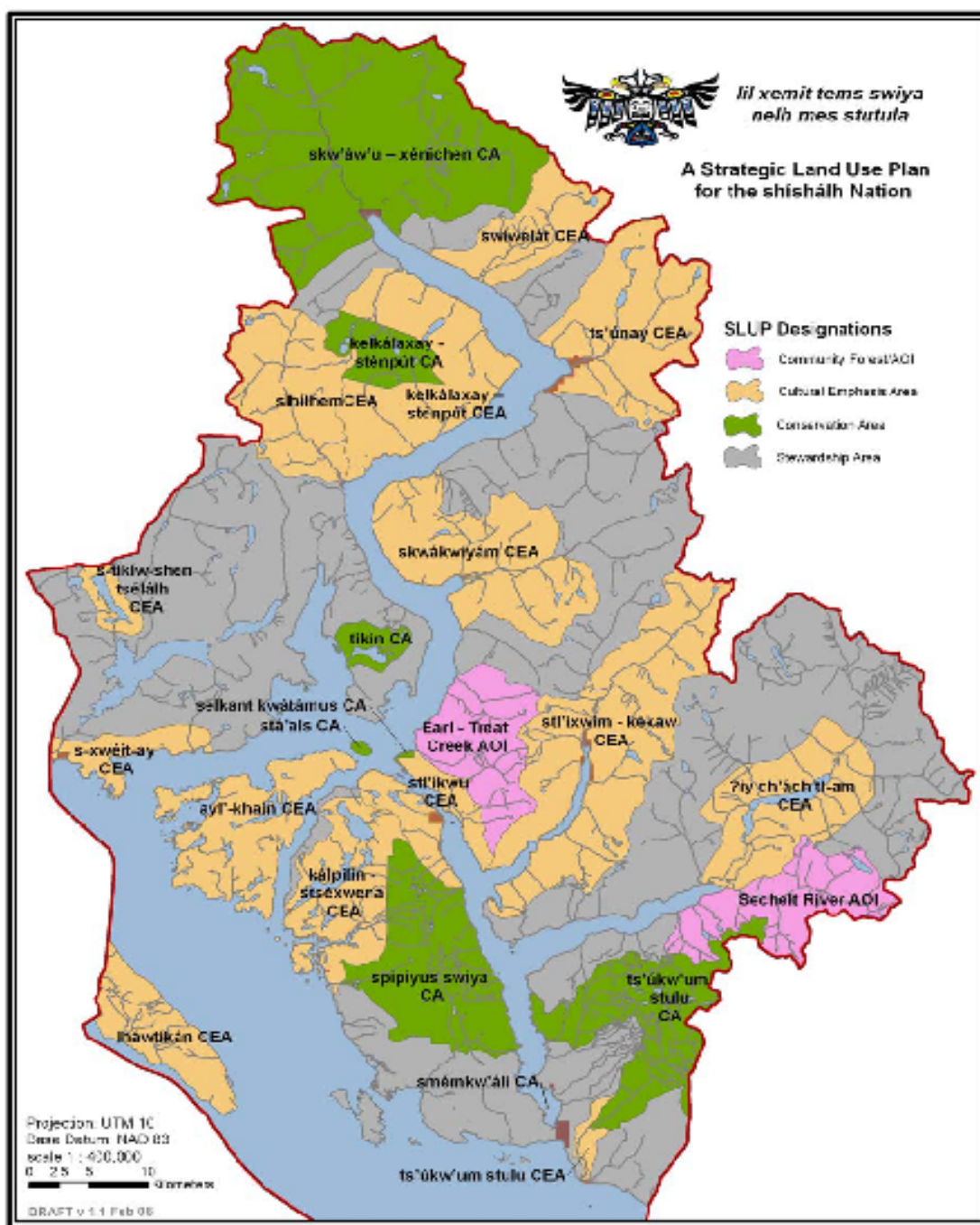


Figure 1: *shíshálh* Nation Land Use Zones

4.2 We Envision: Regional Sustainability Plan

Official Community Plans and other local and regional initiatives on the Sunshine Coast are informed and guided by the Regional Sustainability Plan entitled: *We Envision - One Coast: Together In Nature, Culture and Community* (2011). *We Envision* was developed by representatives from a number of local decision makers and organizations including the SCRD, District of Sechelt, Town of Gibsons, School District 46, Sunshine Coast Community Foundation, Sunshine Coast Community Services and Sunshine Coast Community Futures. Letters of support were also received from numerous local individuals, groups and companies.

We Envision is the Sunshine Coast's long range vision, action and policy recommendation document that provides direction to specific and regulatory documents, such as the Egmont/Pender Harbour OCP. The plan outlines a set of core values for a sustainable region and thirteen interrelated strategic directions to assist in moving towards our best possible future.

This OCP looks at the future of the community in the context of land use and related servicing decisions for the Egmont/Pender Harbour community. Together, *We Envision* and the OCP inform the way in which land use decisions are made to help create a better future for the community.

THE 13 STRATEGIC DIRECTIONS OF WE ENVISION

We Envision includes thirteen Strategic Directions which represent critical paths towards a more sustainable future. Each Strategic Direction includes a long term vision to 2060 and a set of targets to be achieved by 2020. The Strategic Directions are as follows:



All thirteen of the Strategic Directions are connected to community development and many are linked to the goals, objectives and policies within the OCP. The strategic directions are described in more detail in the *We Envision* document. Future land use decisions within the Sunshine Coast Regional District jurisdiction will be measured against the applicable directions.

The following is a summary of the 'Land Use' Strategic Direction which is most relevant to the foundation of values within this OCP.

LAND USE STRATEGIC DIRECTIONS

The development and subsequent implementation of the OCP will be based on the following land use principles which set the table for a pathway to a sustainable future:

- (a) Focusing growth in existing neighbourhoods;
- (b) Concentrating new development within easily serviced areas;
- (c) Providing a variety of transportation choices;
- (d) Creating diverse housing opportunities;
- (e) Celebrating the unique attributes of the different communities;
- (f) Preserving open spaces;
- (g) Protecting and enhancing agricultural lands;
- (h) Discouraging development and resource extraction within drinking-watersheds; and
- (i) Enhancing our aquatic resources for both drinking water and recreation.

The preceding principles from the Land Use strategic direction are a reflection of not only the We Envision plan but the vision and goals of the Egmont/Pender Harbour OCP and they represent key fundamentals of smart growth and a more sustainable future.

4.3 Climate Action

In 2009, the SCRD, in partnership with local governments on the Sunshine Coast developed Our Coast, our Climate, the Community Energy and Emissions Plan (CEEP) to determine the source and amount of Green House Gasses (GHG's) emitted on the Sunshine Coast. The original goal of the CEEP, which applies throughout the SCRD was to achieve a 7% greenhouse gas reduction by 2031. However, the inventory was reviewed in 2013 and it was determined that there are further opportunities to reduce the greenhouse gas emissions to 32% below 2007 levels by 2030 and 39% by 2050. These reductions can be made across the SCRD through management of land use through pockets of density, solid waste and organics separation and landfill gas collection.

CEEP Goals

1. Support Energy Efficient Land Use Practices.
2. Reduce Dependence on Single Occupant Vehicles.
3. Enhance the Green Building Sector.
4. Expand Local Renewable Energy Opportunities.
5. Reduce and Reuse Solid Waste as a Resource.
6. Strengthen the Local Economy.
7. Manage Brownfield Sites.
8. Foster a Culture of Conservation in the Community.

The GHG emission sectors that apply to the Egmont/Pender Harbour Plan area are: Residential, Commercial, Solid Waste, Transportation and Agriculture/Land Conversion. As is to be expected in a rural environment where the private automobile is the primary method of movement, transportation has the highest sector output (about 65%) on the Sunshine Coast, followed closely by land use patterns (residential output and land use conversion). For the Egmont/Pender Harbour Plan area, focusing actions and initiatives towards transportation and land use patterns will support the biggest emissions reductions.

4.3.1 Objective

- (a) To reduce the greenhouse gas output by 32% below 2007 levels by 2030.

4.3.2 Policies

- (a) Focus new development in existing neighbourhood and core areas.
- (b) Increase efficiency in design and construction of dwellings to meet or exceed the target adopted by the SCRD, dating back to the 2007 output levels.
- (c) Support clean energy transportation initiatives and alternatives to the private automobile.
- (d) Encourage increasing the energy efficiency of both existing and new buildings.

Part Five: Map Schedules, Glossary and Conversion Scale

MAP SCHEDULES:

Map 1: Land Use Designations

Map 2: Development Permit Areas

Map 3: Transportation Systems

GLOSSARY:

Assessment Area – land within a development permit area that is reviewed by a consulting professional such as geotechnical engineer or qualified environmental professional to determine where safe and suitable land development and construction can occur.

Auxiliary Dwelling – Secondary dwelling with a size restriction of 55 square metres (592 square feet) as described in the zoning bylaw.

Bed and Breakfast Home – Up to 2 bedrooms within a dwelling may be rented for bed and breakfast use.

Bed and Breakfast Inn - Up to 5 bedrooms within a dwelling may be rented for bed and breakfast use.

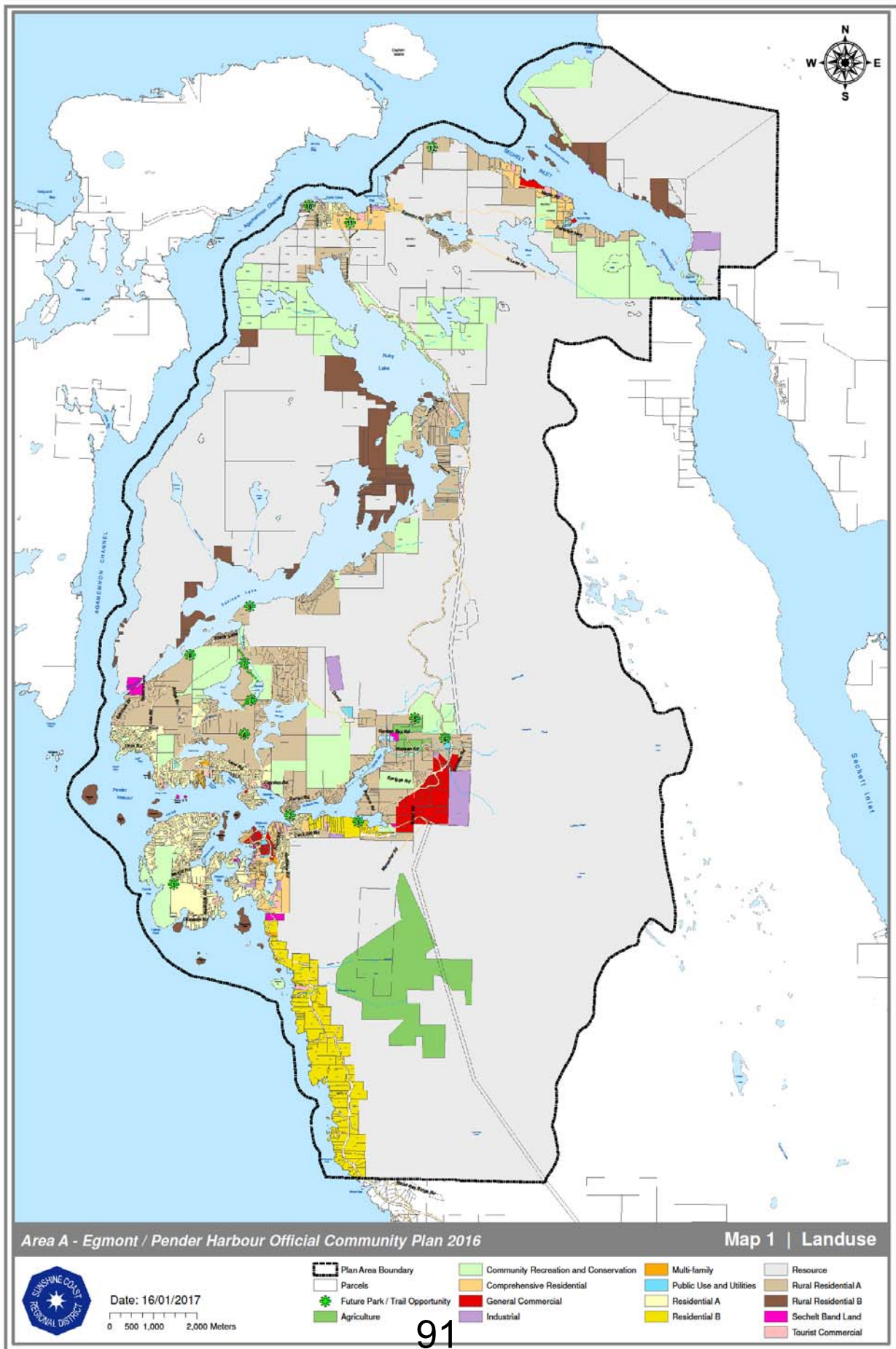
Cluster Housing – a group of building or parcels which are clustered in proximity to save on development costs and preserve land for greenspace and environmental benefit.

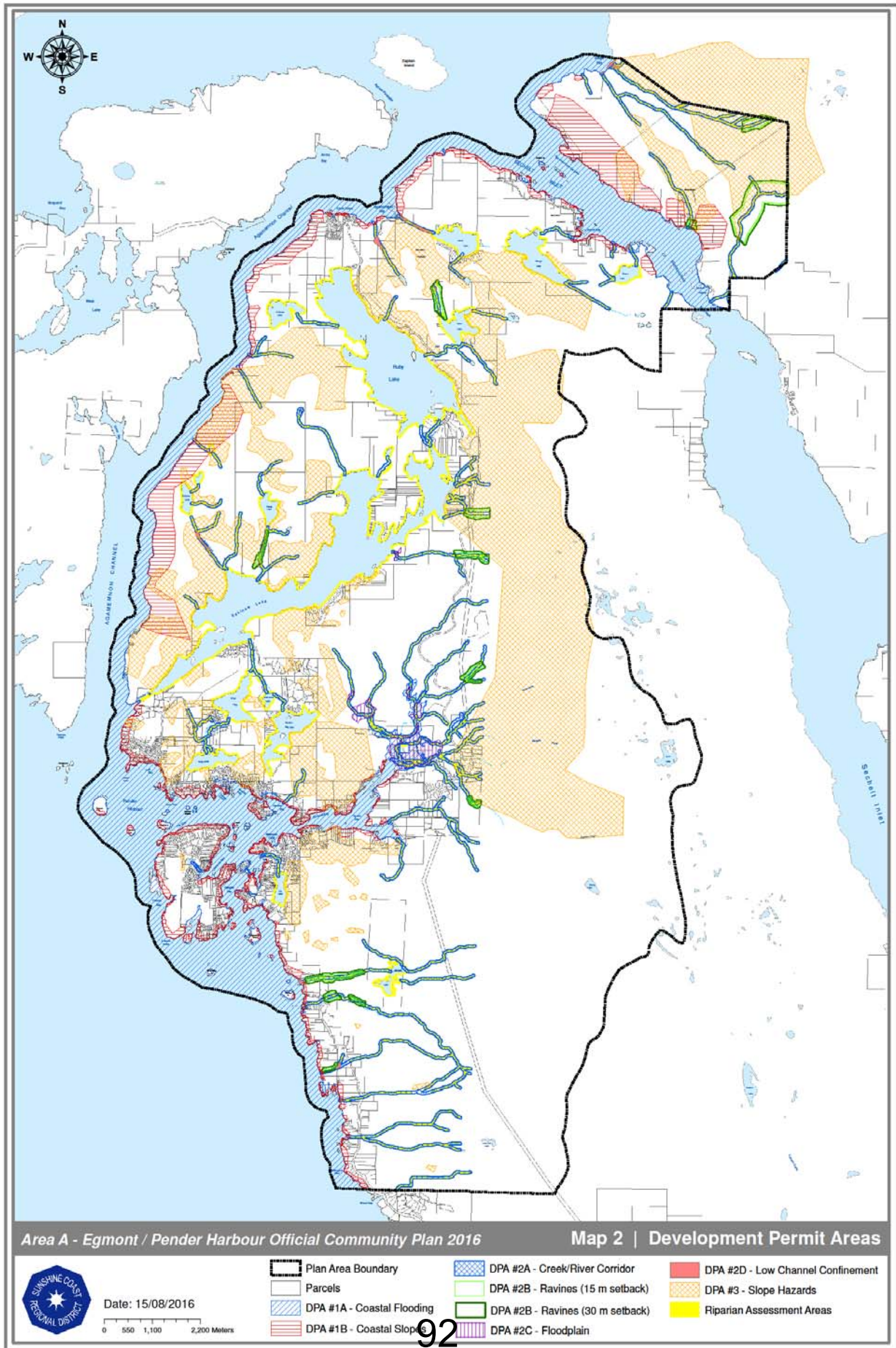
Development Permit Area – An area of land that has been identified as being potentially hazardous or environmentally sensitive. Advice from a qualified geotechnical engineer and/or qualified environmental professional is required to receive a development permit. Development permits may be required prior to land alteration, subdivision or building permit.

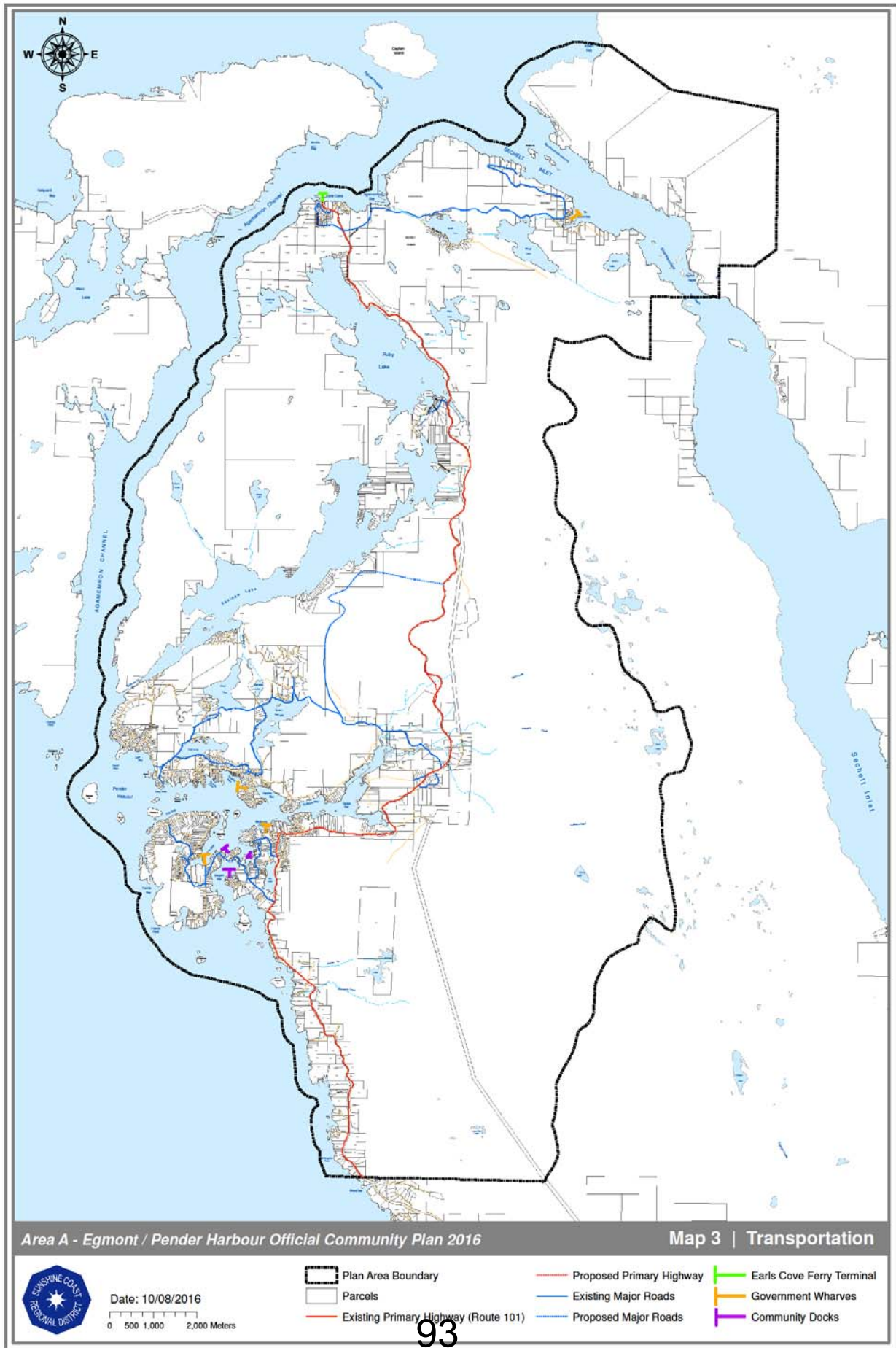
Setback – A specific minimum distance to a property line or body of water as described in the zoning bylaw.

METRIC IMPERIAL CONVERSION CHART

Metric	Imperial
15 metres	49 feet
20 metres	66 feet
30 metres	98 feet
60 metres	197 feet
100 metres	328 feet
1,000 square metres	0.25 acre
2,000 square metres	0.49 acre
4,000 square metres	0.99 acre
1 hectare	2.47 acres
2 hectares	4.94 acres
4 hectares	9.88 acres
100 hectares	247 acres
28 square metres	301 square feet







SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 641.6, 2017

A bylaw to amend the *Roberts Creek Official Community Plan Bylaw No. 641, 2012*

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as the *Roberts Creek Official Community Plan Amendment Bylaw No. 641.6, 2017*.

PART B – AMENDMENT

2. *Roberts Creek Official Community Plan Bylaw No. 641, 2012* is hereby amended by:

Inserting the following sub-section immediately following Section 18h:

“18h.1 Notwithstanding Section 18h, temporary accommodation in the form of sleeping cabins is permitted on Block 2 District Lot 3380 Plan 4341.”

PART C – ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
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PURSUANT TO SECTION 475 OF THE *LOCAL GOVERNMENT ACT* CONSULTATION REQUIREMENTS CONSIDERED this

DAY OF	MONTH	YEAR
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READ A SECOND TIME this

DAY OF	MONTH	YEAR
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CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS PURSUANT TO THE *LOCAL GOVERNMENT ACT* this

DAY OF	MONTH	YEAR
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PUBLIC HEARING HELD PURSUANT TO
THE *LOCAL GOVERNMENT ACT* this

DAY OF

MONTH

YEAR

READ A THIRD TIME this

DAY OF

MONTH

YEAR

ADOPTED this

DAY OF

MONTH

YEAR

Corporate Officer

Chair

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310.167

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as the *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.167, 2017*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
 - a) Insert the following section immediately following Section 1011.9:
“*Site Specific Uses*
1011.10 *A maximum of ten sleeping cabins are permitted on Block 2 District Lot 3380 Plan 4341.*”
 - b) Schedule A of Zoning Bylaw No. 310, 1987 is hereby amended by rezoning Block 2 District Lot 3380 Plan 4341 from “RU1 Zone (Rural One)” and “RU2 Zone (Rural Two)” to “RU2 Zone (Rural Two)”, as depicted on Appendix ‘A’ to this bylaw.

PART C – ADOPTION

READ A FIRST TIME this	DAY OF	MONTH	YEAR
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READ A SECOND TIME this	DAY OF	MONTH	YEAR
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PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
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READ A THIRD TIME this

DAY OF

MONTH

YEAR

ADOPTED this

DAY OF

MONTH

YEAR

Corporate Officer

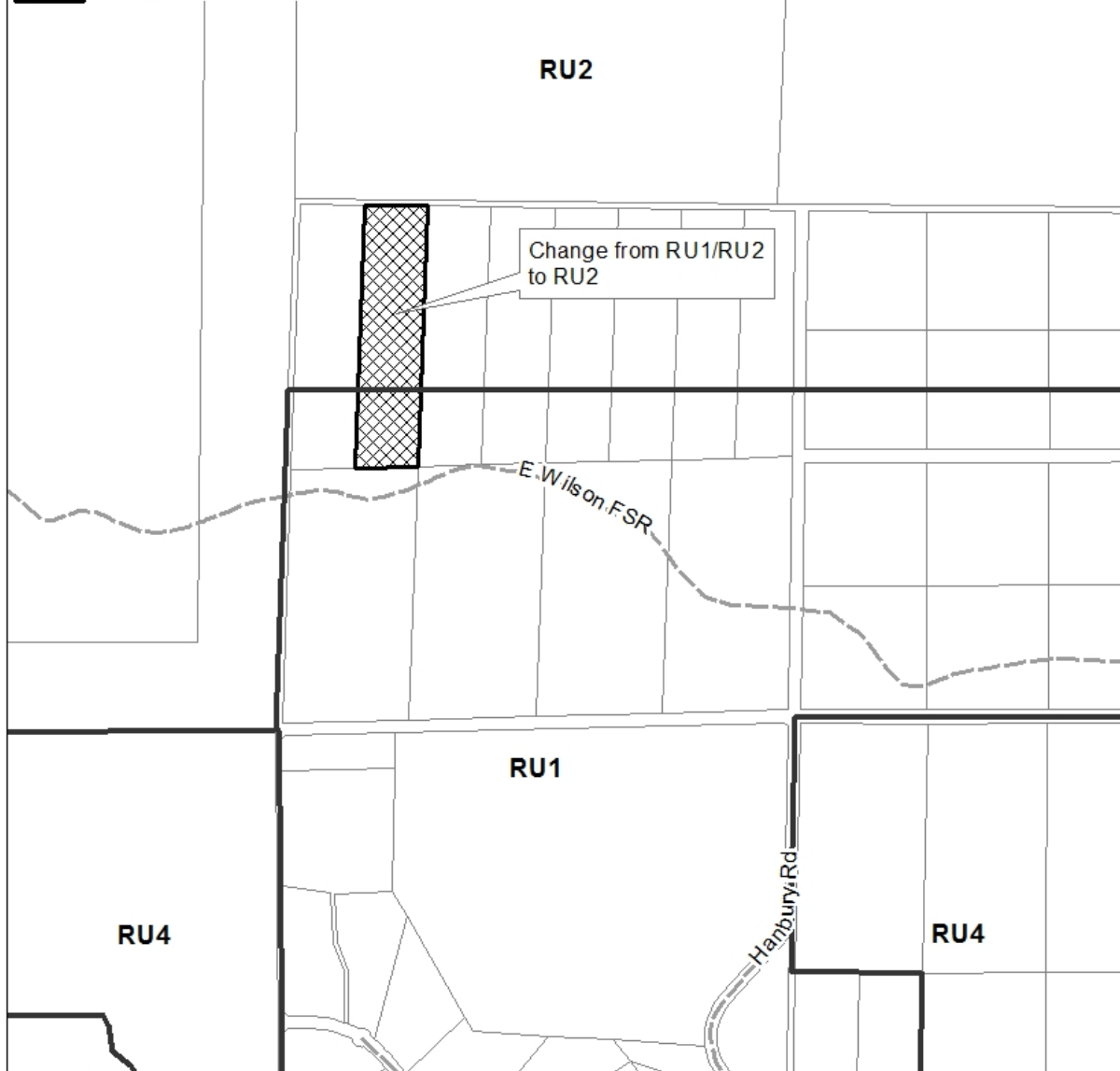
Chair

Appendix A to Zoning Amendment Bylaw No. 310.167, 2017

Rezoning Block 2 District Lot 3380 Plan 4341 from
"RU1 Zone (Rural One)" and "RU2 Zone (Rural Two)"
to "RU2 Zone (Rural Two)"



Subject Property: PID 011-623-977



Chair

Corporate Officer