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, July 26, 2012

AGENDA

CALL TO ORDER 7:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of July 12, 2012

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

COMMUNICATIONS

3. Doug Wahl, Manager, Audits and Investigations, Forest Practices Board
   Regarding Special Investigation of Community Watersheds in BC
   (Correspondence to Mr. Wahl attached for reference)

4. Metro Vancouver
   Zero Waste Conference 2012

REPORTS

5. Administrators’ Report

6. Directors’ Reports

7. Transportation Advisory Committee recommendation Nos. 4-5 of June
   25, 2012

8. Special Corporate and Administrative Services Committee
   recommendation Nos. 1-20 of June 28, 2012
9. Community Services Committee recommendation Nos. 1-23 and 25-32 of July 12, 2012 (No. 24 previously adopted)  
   Annex F  
   pp 26-32

   Annex G  
   pp 33-45

11. Corporate and Administrative Services Committee recommendations of July 26, 2012  
   Annex H  
   Late tem

MOTIONS

BYLAWS

12. "Halfmoon Bay Official Community Plan Amendment Bylaw No. 325.20, 2011"  
    - Electoral Area B  
    - third reading  
    (Voting – Electoral Area Directors – 1 vote each)  
    Annex I  
    pp 46-48

13. "Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.137, 2011"  
    - Electoral Area B  
    - third reading as amended  
    (Voting – Electoral Area Directors – 1 vote each)  
    Annex J  
    pp 49-54

14. "Sunshine Coast Regional District Electoral Area A Zoning Amendment Bylaw No. 337.102, 2011"  
    - Electoral Area A  
    - second reading  
    - THAT A Public Hearing be scheduled to be held on Thursday, September 13, 2012, at 6:30 p.m. in the SCRD Boardroom located at 1975 Field Road, Sechelt, BC;  
    - THAT Director Nohr be delegated as Chair and Director Mauro as Alternate Chair to conduct the public hearing.  
    (Voting – Electoral Area Directors – 1 vote each)  
    Annex K  
    pp 55-56
15. “Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.139, 2012”
   - Electoral Area B, D, E and F
   - second reading as amended
   - THAT a public hearing be scheduled to be held on Thursday, September 20, 2012 at 6:30 p.m. in the SCRD Boardroom located at 1975 Field Road, Sechelt, BC;
   - THAT the Board delegate Director Turnbull as Chair and Director Shugar as Alternate Chair to conduct the public hearing.
   (Voting – Electoral Area Directors – 1 vote each)

   - Electoral Area D
   - Second reading
   - THAT A Public Hearing be scheduled to be held on Tuesday, October 2, 2012, at 7:00 p.m. in the Roberts Creek Community Hall located at 1309 Roberts Creek Road, Roberts Creek, BC;
   - THAT the Board delegate a Chair and an Alternate Chair to conduct the public hearing.
   (Voting – Electoral Area Directors – 1 vote each)

17. “Sunshine Coast Regional District Security Issuing Bylaw No. 646, 2012”
   - Town of Gibsons
   - Receipt of Report
   - First, second, third reading and adoption
   (Voting – All Directors – weighted vote: A-2, B-2, D-2, E-2, F-2, Sechelt-5, Gibsons-3, SIGD-1)

NEW BUSINESS

IN CAMERA
   THAT the public be excluded from attendance at the meeting in accordance with Section 90(1)(a), (e), (g) and (k) of the Community Charter – “personal information about an identifiable individual who …”, “the acquisition, disposition, expropriation of land or improvements…..”, “litigation or potential litigation affecting the municipality” and “negotiations and related discussion respecting the proposed provision of a municipal service…”.

ADJOURNMENT
SUNSHINE COAST REGIONAL DISTRICT

July 12, 2012

DRAFT 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
D. Shugar
L. Turnbull
G. Tretick
L. Lewis
F. Mauro
A. Lutes

ALSO PRESENT:

Chief Administrative Officer
J. France

Manager, Legislative Services
A. Legault

GM, Community Services
P. Fenwick

GM, Planning and Development
S. Olmstead

GM, Infrastructure Services
B. Shoji

Recording Secretary
S. Williams

Media
0

Public
1

CALL TO ORDER 7:30 p.m.

AGENDA It was moved and seconded

271/12 THAT the agenda for the meeting be adopted as presented.

CARRIED

MINUTES

Minutes It was moved and seconded

272/12 THAT the Regular Board meeting minutes of June 28, 2012 be adopted as presented.

CARRIED
REPORTS

Administrator’s Reports

CAO Report

It was moved and seconded

273/12 THAT the Chief Administrative Officer’s report be received.

CARRIED

Director’s Reports

Directors provided a verbal report of their activities.

Corporate

It was moved and seconded

274/12 THAT Corporate and Administrative Services Committee recommendation Nos. 1, 3-9, 11 and 13-16 of June 28, 2012 be received, adopted and acted upon as amended as follows:

**Recommendation No. 1 Draft Strategic Plan 2012-2014**

THAT the Chief Administrative Officer’s report regarding “Draft Strategic Plan 2012-2014” be received;

AND THAT the Committee provide staff with comments and direction to be taken on the Strategic Plan two weeks prior to July 26, 2012 Corporate and Administrative Services Committee Meeting;

AND THAT the amended Draft Strategic Plan 2012-2014 be presented to the July 26, 2012 Corporate and Administrative Services Committee.

**Recommendation No. 3 Island Dog Control Consultation**

THAT the Manager of Legislative Services’ report regarding Island Dog Control [290] Consultation be received;

AND THAT staff report on options to restructure Island Dog Control [290] so that by 2013 island residents are charged a proportionate fee for service rendered;

AND FURTHER THAT this report reflect the proposed charges per island and detail on the number of calls received.

**Recommendation No. 4 Regional Power Inc.**

THAT the Treasurer’s report regarding the Regional Power Inc. Community Benefit Amenities Agreement be received;
AND THAT future annual payments received from Regional Power, per the agreement, be held in deferred revenue until a specific community benefit project is approved by the Board.

**Recommendation No. 5**  
*Service Equity Review - Annual Update*

THAT the Treasurer’s report regarding the Service Equity Review – Annual Update be received;

AND THAT a Special Corporate and Administrative Services Committee meeting be scheduled to discuss service equity and service reviews;

AND FURTHER THAT staff distribute, in advance of this meeting, Service Equity reports to year-end December 2011 for Committee review.

**Recommendation No. 6**  
*Camp Fircom Rezoning*

THAT the Treasurer’s report regarding Camp Fircom Rezoning be received;

AND THAT staff report at the July 19, 2012 Planning and Development Committee Meeting with clarification on parcel tax versus user fees as they pertain to the Camp Fircom Property docks;

AND FURTHER THAT this report provide options on user fees for dock use.

**Recommendation No. 7**  
*Gibsons Library Building*

THAT the Chief Building Inspector’s report regarding the Gibsons Library Building Maintenance Update be received;

AND THAT the opening window retrofit project costs for the Gibsons Library be funded as part of the exterior wall maintenance budget.

**Recommendation No. 8**  
*Contracts*

THAT the Purchasing Officer and Risk Manager’s report regarding Contracts to May 8, 2012 be received.

**Recommendation No. 9**  
*Future First Quarter Variance Reporting*

THAT the Treasurer’s report regarding future First Quarter Variance Reporting be received.
Recommendation No. 11  Coastal Community Network

THAT the Manager of Legislative Services’ report regarding appointment to the Coastal Community Network be received;

AND THAT Director Nohr be appointed as the SCRD’s representative to the Coastal Community Network.

Recommendation No. 13  BC Coast Ferry Act

THAT the correspondence from the Powell River Regional District Chair regarding review of BC Coastal Ferry Act draft legislation revisions be received.

Recommendation No. 14  Distribution of LMTAC’s Financial Assets

THAT correspondence from Metro Vancouver regarding Distribution of LMTAC’s Financial Assets be received.

AND THAT the 2011 financial assets of LMTAC distributed to the SCRD in the amount of $3,488.00 be placed in General Government [110-111].

Recommendation No. 15  Fortis BC Application

THAT correspondence from AVICC regarding Support of Fortis BC’s Application to the BC Utilities Commission be received;

AND THAT staff report to a future Corporate and Administrative Services Committee meeting regarding the purpose and background of the request for supporting Fortis BC Application.

Recommendation No. 16  UBCM Nominations for UBCM Executive

THAT the UBCM’s Member Release regarding Nomination for UBCM Executive be received.

CARRIED

Infrastructure

It was moved and seconded

THAT Special Infrastructure Services Committee recommendation Nos. 1-3 of July 5, 2012 be received, adopted and acted upon as follows:

Recommendation No. 1  Source Assessment Response Plan

THAT the Engineering Technician and General Manager of Infrastructure Services report entitled “Chapman Creek Source Assessment Response Plan (SARP)” be received.
AND THAT the Chapman Creek Source Assessment Response Plan (SARP) be amended to include the following changes:

- Add Regional Sustainability Plan (RSP) template to Introduction section of SARP;
- Add a link to the SCRD Corporate Strategic Plan into the RSP template;
- That the order of icons in the RSP template be tailored to the content of the specific document;
- Section 5 - Table 2, Hazard 3, Action Item 4 - ADD “...manage forestry activities accordingly.”
- Section 5 - Table 2, Hazard 3, Action Item 3 – make “maintain SCRD RU5 Zone, Rural Watershed protection” new number (4) on the Action Item list (Also applies to Hazard 4, Action Item 3, Hazard 8, Action Item 4)
- Section 2.1 - Add statement noting the SCRD Board policy of local control of the Chapman Creek Watershed.
- Section 2 - Add wording around the hazard of how lack of control over the watershed influences risk.
- Section 1 – Add definition of a watershed – definition must include reference to tributaries and groundwater.
- Include a reference to groundwater in relation to the Comprehensive Regional Water Plan.
- Section 5 - Table 2 - Hazard 7 - insert “& assessment” after “current inventory...” and insert “ensure” after “roads in the watershed”.
- Section 5 - Table 2 - Hazard 13 - Action Item 1 – add (e.g. avalanches) to end of sentence.
- Section 5 - Table 2 - Hazard 10 - Action Item 6 - change wording of “ski club” to read “Tetrahedron Outdoor Club”.
- Section 5 - Table 2 - Hazard 19 - ADD new Action Item (no. 9) “Coordinate with the Ministry of Environment and Ministry of Forests, Lands and Natural Resource Operations to develop plan for illegal dumping”.
- Section 5 - Table 2 - Hazard 19 - Action Item 5 – make “Seek to increase other presence from stakeholders or ministry employees if possible (related to Watershed Protection Officer from Hazard 4, response 1)” as a new item (no. 6) on Action Item list.
- Section 4.1.2 – add the following bullet to last list of bullets in this section:
  - Forest cover age and condition

**Recommendation No. 2  Source Assessment Response Plan (SARP)**

THAT Chapman Creek Source Assessment Response Plan (SARP) be included in a future Infrastructure Services Committee meeting agenda showing all amendments from the July 5th Special ISC meeting tracked within the report.
Recommendation No. 3  

**SCRD Strategic Plan**

THAT discussion take place at the Board regarding how and when to include linkages to the SCRD Corporate Strategic Plan in documents such as the Chapman Creek Source Assessment Response Plan.

CARRIED

Infrastructure

**It was moved and seconded**

276/12

THAT Infrastructure Services Committee recommendation Nos. 1-6 and 8-15 of July 5, 2012 be received, adopted and acted upon as amended as follows:

Recommendation No. 1  

**Dendrohydrology Study**

THAT staff work with Bethany Coulthard, PhD Candidate, University of Victoria Tree Ring Laboratory, to provide a report with recommendations on how the SCRD could support the dendrohydrology work of the University of Victoria.

Recommendation No. 2  

**PWAC Minutes**

THAT the Public Wharves Advisory Committee (PWAC) meeting minutes of June 11, 2012 be received;

AND THAT staff provide a report outlining the current roles and responsibilities for the ports function and review the terms of reference for the Public Wharves Advisory Committee and identify the concerns of the committee.

Recommendation No. 3  

**We Envision – Next Steps**

THAT the Manager of Sustainable Services’ and Sustainability Education and Outreach Coordinator’s report entitled “We Envision – Next Steps” be received;

AND THAT staff provide a follow up report with recommendations on terms of reference and address the issues that have arisen around the independence of the round table from the SCRD.

Recommendation No. 4  

**Water Metering Communications**

THAT the Sustainability Education and Outreach Coordinator’s and Manager of Sustainable Services’ report entitled “Pender Harbour Water Metering Communications Campaign” be received;
AND THAT the SCRD proceed with the proposed communications campaign;

AND FURTHER THAT a decision on the meter technology for the meter system be decided as soon as feasibly possible.

**Recommendation No. 5**  
**SCRD and AJB Exploring Opportunities**

THAT the GM Infrastructure Services’ report entitled “SCRD and AJB Exploring Opportunities” be received;

AND THAT discussion on this topic be referred to the In-Camera portion of today’s meeting.

**Recommendation No. 6**  
**Community Bus Service - Background**

THAT the Manager of Transportation and Facilities’ report entitled “Community Bus Service - Background” be received.

**Recommendation No. 8**  
**Proposed Passenger Only Ferry Service**

THAT the Manager of Transportation and Facilities’ report entitled “Proposed Passenger Only Ferry Service” be received;

AND THAT staff request a meeting with Minister Lekstrom at UBCM to discuss a passenger only ferry service with the SCRD Chair, Mayors of Gibsons and Sechelt, Chief of the Sechelt Indian Government District and the Chair of Powell River Regional District.

**Recommendation No. 9**  
**Earth Hour**

THAT the Manager of Transportation and Facilities’ report entitled “Earth Hour” be received;

AND THAT staff investigate the potential cost to install a motion sensor on the lighting on Mason Road;

AND FURTHER THAT this report be referred to the upcoming Community Services Committee.

**Recommendation No. 10**  
**Landfill Operations and Capital Projects**

THAT the Manager of Sustainable Services’ report entitled “Update on Landfill Operations and Capital Projects” be received.

**Recommendation No. 11**  
**Illegal Dumping Program**

THAT the Environmental Technician’s report entitled “Illegal Dumping Program – Ministry of Environment Letter Content” be received;
AND THAT a letter be sent to the Ministry of Environment and the Ministry of Forests informing them of our proposal to develop a partnership and requesting their staff be made available for these meetings.

**Recommendation No. 12  Smart Meter Open House Cancellation**

THAT the Section Secretary’s report entitled “Response from Sechelt Chamber of Commerce regarding Smart Meter Open House Cancellation” be received.

**Recommendation No. 13  Monthly Report for June 2012**

THAT the Section Secretary’s report entitled “Monthly Report for June 2012” be received.

**Recommendation No. 14  UBCM**

THAT the correspondence from UBCM regarding a review of the Draft Collaborative Watershed Governance Accord be received.

**Recommendation No. 15  Battery Collection**

THAT the correspondence, dated May 7, 2012, from Call 2 Recycle regarding Battery Collection be received and a media release highlighting the award received for battery collection be issued.

**CARRIED**

**Community Bus  It was moved and seconded**

277/12 THAT staff arrange a workshop for the SCRD Board and Municipal Councillors to discuss community bus services;

AND THAT staff bring back a proposed agenda with suggestions for topics of discussion for the workshop to the September Infrastructure Services Committee meeting.

**CARRIED**

**Transit Route  It was moved and seconded**

278/12 THAT the proposed route changes outlined in the Manager of Transportation and Facilities’ report entitled “Proposed Changes to Sechelt Arena Route” as presented to the July 5, 2012 Infrastructure Services Committee be referred to the District of Sechelt for review and comment.

**CARRIED**

*Director Turnbull opposed.*
It was moved and seconded

279/12  THAT Community Services Committee recommendation No. 24 of July 12, 2012 be received, adopted and acted upon as follows:

**Recommendation No. 24  Variety Club Grant Application**

THAT the report from the Recreation Services Manager regarding Variety Club Grant Application be received;

AND THAT staff submit an application for this grant with a deadline of July 15, 2012.

**CARRIED**

Gambier Payphone  It was moved and seconded

280/12  THAT the Manager of Legislative Services’ report concerning Gambier Island Payphone be received;

AND THAT a decision on signing the agreement with Telus be deferred until the SCRD has received confirmation from Ministry of Transportation and Infrastructure that the liability for the payphone remains with the Ministry.

**CARRIED**

BYLAWS

It was moved and seconded

281/12  THAT the Manager of Legislative Services’ report regarding amendments to Bylaw No. 535.8 be received.

**CARRIED**

282/12  THAT “Sunshine Coast Regional District Building Amendment Bylaw No. 535.8, 2012” be read a first time.

**CARRIED**

283/12  THAT “Sunshine Coast Regional District Building Amendment Bylaw No. 535.8, 2012” be read a second time.

**CARRIED**
Bylaw 535.8  It was moved and seconded  
284/12  THAT “Sunshine Coast Regional District Building Amendment Bylaw No. 535.8, 2012” be read a third time.  

**CARRIED**  

Bylaw 535.8  It was moved and seconded  
285/12  THAT “Sunshine Coast Regional District Building Amendment Bylaw No. 535.8, 2012” be adopted.  

**CARRIED**  

_The Board moved In Camera at 8:22 p.m._  

**IN CAMERA**  It was moved and seconded  
286/12  THAT the public be excluded from attendance at the meeting in accordance with Section 90(1) (a), (e), (g) and (k) of the Community Charter –“personal information about an identifiable individual who …”, “the acquisition, disposition or expropriation of land or improvements….”, “litigation or potential litigation affecting the municipality” and “negotiations and related discussion respecting the proposed provision of a municipal service…”.

_The Board moved out of In Camera at 8:30 p.m._  

PWAC Appointment  It was moved and seconded  
287/12  THAT Ms. Kate Louise Stamford be appointed to the Public Wharves Advisory Committee.  

**CARRIED**  

RPSAC Appointment  It was moved and seconded  
288/12  THAT letters be forwarded to the applicants thanking them for their interest in serving on the Recreation and Parks Services Advisory Committee and advising that membership will be reviewed when the Parks and Recreation Master Plan is completed.  

**CARRIED**  

RPSAC Members  It was moved and seconded  
289/12  THAT the current Recreation and Parks Services Advisory Committee members be reappointed subject to their concurrence until the completion of the Parks and Recreation Master Plan.  

**CARRIED**
AJB Investments

It was moved and seconded

290/12 THAT Mark Rogers of AJB Investments Ltd. be invited to appear as a delegation at the September Infrastructure Services Committee.

CARRIED

ADJOURNMENT

It was moved and seconded

291/12 THAT the Regular Board meeting be adjourned.

CARRIED

The meeting adjourned at 8:32 p.m.

Certified correct

Corporate Officer

Confirmed this __________ day of ________________________

Chair
Dear Brian Shoji

Thank you for your letter dated June 7, 2012 and our follow-up conversation on July 18, 2012. In accordance with our mandate, the Board’s investigation will be limited to forest and range practices under the Forest and Range Practices Act. However, we will be making note of other factors within the watersheds that might influence or otherwise affect government’s objectives for water in community watersheds. Also, as part of the investigation, we will be interviewing staff in several agencies with responsibility for source water protection and administration of community watershed. Documents including policies and best practices pertaining to community watersheds will also be reviewed.

The investigation includes a sample of 48 watersheds. In 13 of those watersheds the Board will conduct a field assessment including compliance and effectiveness with FRPAs water-related planning and practice requirements. Selection criteria weighed most heavily on regional diversity and (2006+) Crown forest harvesting/road construction. Some were excluded because they had been audited by the Board within the past 5 years. Within the SCRD, McNeil Lake and Chapman community watersheds have been selected for the investigation and the Chapman watershed has been selected as one of the 13 watersheds where a field assessment will be undertaken by a Board investigation team which includes a hydrologist.

Fieldwork for the Chapman watershed is tentatively set for the week of September 17. Prior to the field team arriving, I would appreciate the opportunity, via an in-person meeting or conference call, to better understand your views of source water quality in the watershed and information related to treatment and infrastructure. Also, links or attachments of any relevant documents (draft or final) would be appreciated.

Thank you for your assistance and please do not hesitate to contact me if you have any questions or comments.

Sincerely,

___________________________
Doug Wahl, RPBio, CPESC
Manager, Audits & Investigations
Forest Practices Board
Ph. (250) 213-4723; Cell (250) 920-6164
Web: www.fpb.gov.bc.ca
June 7, 2012

Attention: Doug Wahl
Manager of Audits and Investigations
Forest Practices Board
PO Box 9905, Stn Prov Gov't
Victoria, BC
V8W 9R1

Dear Mr. Wahl:

RE: SPECIAL INVESTIGATION OF COMMUNITY WATERSHEDS IN BC

In response to the Forest Practices Board's notice concerning the Special Investigation of Community Watersheds in BC that has been recently initiated, please be advised that the following resolution was adopted by the Sunshine Coast Regional District Board at its regular meeting held March 8, 2012 (105/12, No. 9):

THAT the correspondence dated February 10, 2012, from Civic Info BC regarding special investigation of community watersheds in BC be received;

AND THAT staff send a letter to the Forest Practices Board asking if the Terms of Reference for this work includes examination of Provincial Policy under the Forest Practices Act, and Water Act, specifically objectives for drinking water and community watersheds, and to include in this letter that the SCRD has a commitment to a multi barrier approach to drinking water protection.

As stated in the Board resolution, we would appreciate if you could clarify whether or not the Special Investigation will include examination of Provincial Policy within the Forest Practices Act and Water Act as it relates to objectives for protecting quality and quantity of safe drinking water within community watersheds. The SCRD is committed to a multi-barrier approach to protecting drinking water, which begins with protection of the source waters.

Should you have any questions concerning this request, please do not hesitate to contact the undersigned.

Yours truly,

SUNSHINE COAST REGIONAL DISTRICT

[Signature]
Bryan Shoji, P. Eng.
General Manager, Infrastructure Services

ELECTORAL AREAS: A - Egmont, Pender Harbour  B - Halfmoon Bay  D - Roberts Creek  E - Elphinstone  F - West Howe Sound
MUNICIPALITIES: District of Sechelt / Sechelt Indian Government District / Town of Gibsons
rethinking waste management... the design difference

...encourage action
...influence policy through design thinking
...energize a movement

AGENDA

Conference Moderator: To be confirmed

OPENING PLENARY

<table>
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<tr>
<th>Time</th>
<th>Session Description</th>
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<tr>
<td>9:00 am</td>
<td>Welcome and Opening Remarks</td>
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<td>- Greg Moore, Chair, Metro Vancouver Board</td>
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<td>- Malcolm Brodie, Chair, Metro Vancouver Zero Waste Committee</td>
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<td>9:10 am</td>
<td>ZERO WASTE DESIGN CHALLENGE – “6 hours to make a difference.”</td>
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<td>Host, Vanessa Timmer, Executive Director, One Earth</td>
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<td>In a real-time, visible zero waste design challenge, three innovative design teams won’t just be thinking outside the box – they’ll be redesigning it entirely during the conference.</td>
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<td>- Introduction of Judges and Design Teams</td>
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<td>- “Reading of the Rules”</td>
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<td>Brought to you by Shaw TV</td>
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<td>9:30 am</td>
<td>KEYNOTE PRESENTATION</td>
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<td>William McDonough, noted green architect, co-author ‘Cradle to Cradle: Remaking the Way We Make Things’ and co-founder, Cradle to Cradle Products Innovation Institute</td>
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<td>William McDonough believes green design can prevent environmental disaster and drive economic growth. He champions “cradle to cradle” design, which considers a product’s full life cycle – from creation with sustainable materials to a recycled afterlife. The Cradle to Cradle Products Innovation Institute is a non-profit organization created to bring about a large scale transformation in the way we make the things we make.</td>
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<td>10:00 am</td>
<td>Break</td>
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10:15 am  Organics, Wood, Products and Packaging

ORGANICS

*closing the loop*
Together solid waste management innovators will explore ideas on food recovery from retail pre-consumer overstock and depackaging, to organics processing into the nutrient rich black gold for our gardens.

Introductions by Malcolm Brodie, Chair, Metro Vancouver Zero Waste Committee

Panellists:
- Jennifer Erickson, Senior Planner, creator, *Fork it Overt!,* Metro, Portland Metropolitan Area
- Steve Harpur, CGA, Founder and President Earth Renu
- Jan Allen, co-founder & VP Quality and Engineering, Harvest Power

WOOD:

*rediscovering its worth*
Explore local and international deconstruction, reclamation and remanufacturing initiatives for the reuse of wood. Best practice industry examples will help you realize the strength and versatility of this valuable resource.

Introductions by Derek Corrigan, Vice-Chair, Metro Vancouver Zero Waste Committee (tbc)

Panellists:
- Dave Bennick, Owner, Re-Use Consulting
- To be confirmed

PRODUCTS AND PACKAGING:

design for up-cycling
Industry leaders will fuel imaginations for rethinking design for life cycle materials management.

Introductions by Andrea Reimer, Director, Metro Vancouver Board, member, Metro Vancouver Zero Waste Committee (tbc)

Panellists:
To be confirmed

12 Noon  LUNCH – Twitter Photo Mosaic and Design Fair
- Check out the Design Challenge in progress
- Workshop highlights presented by Greg Moore, Chair, Metro Vancouver Board

ENERGIZING THE ZERO WASTE MOVEMENT

1:00 pm  Stimulating Social Change – Beyond Being Right
Moving beyond dialogue about zero waste, so citizens, businesses and governments are taking action and accelerating progress toward a cradle-to-cradle economy.

- Introductions by Malcolm Brodie, Chair, Metro Vancouver Zero Waste Committee

Panellists:
- James Hoggan, President, Hoggan & Associates
  “The Advocacy Trap: Smashing heads doesn’t open minds.”
- Others to be confirmed
- Q&A

2:30 pm  Break

2:45 pm  Design Challenge – Re-inventing Our Future
Host, Vanessa Timmer, Executive Director, One Earth

- Design Team pitch and Judges’ Critiques
- People’s choice
- Award presentation

3:30 pm  Closing Remarks
- Greg Moore, Chair, Metro Vancouver Board
- Malcolm Brodie, Chair, Metro Vancouver Zero Waste Committee
SUNSHINE COAST REGIONAL DISTRICT
TRANSPORTATION ADVISORY COMMITTEE

June 25, 2012

DRAFT MINUTES OF THE MEETING HELD IN THE CEDAR ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES, 1975 FIELD ROAD, SECHELT, BC.

PRESENT:
Director, Electoral Area E, Chair
Lorne Lewis
Director, Town of Gibsons
Gerry Tretick
Director, District of Sechelt
Alice Lutes
Director, Electoral Area A
Frank Mauro
Director, Electoral Area B
Garry Nohr
Director, Electoral Area D
Donna Shugar
Director, Electoral Area F
Lee Turnbull

ALSO PRESENT:
Ministry of Transportation and Infrastructure Don Legault
Manager, Transportation and Facilities Brian Sagman
Transportation Choices Sunshine Coast Jodie Schick
Capilano Highways Tyler Lambert
S. Sunshine Coast Ferry Advisory Committee Barry Cavens
Sunshine Coast Speed Watch Jon Hird
BC Ferries, Langdale Terminal Operations Mgr. Maureen Darragh
BC Ferries, Acting Regional Manager Doug Hanning
Citizens On Patrol, Sechelt Ruth McLarty
Constituency Assistant to MLA Simons Kim Tournat
Trustee, School District No. 46 Silas White
Recording Secretary Diane Corbett
Media 2

REGrets:
Insurance Corporation of BC Tom Webster

CALL TO ORDER 10:30 am
AGENDA The Agenda was adopted.

MINUTES

Recommendation No. 1 Minutes

The Transportation Advisory Committee recommended that the minutes of April 30, 2012 be adopted as circulated.
UNFINISHED BUSINESS AND BUSINESS ARISING FROM THE MINUTES

Retaining Wall on Elphinstone Avenue

Mr. Legault confirmed that the retaining wall that had been constructed on the Elphinstone Avenue right-of-way had been removed.

BC Ferries Overflow Parking and the Bypass

BC Ferries’ Langdale Terminal Operations Manager Maureen Darragh and Acting Regional Manager Doug Hanning were in attendance to provide an update on actions being taken to address overflow parking on the bypass approach to the Langdale terminal. Since the last meeting, BC Ferries staff had met with representatives from the Ministry of Transportation and Infrastructure (MOTI) and the RCMP to discuss the overflow parking situation in the area of the bypass route.

Ms. Darragh explained the challenges in utilizing the designated overflow parking lot during certain times of the year, and described how the overflow traffic patterns and internal parking would be changed, noting that staff were experimenting to find a solution. An effort would be made to ensure that ferry traffic does not block access to the runaway lane at the base of the bypass route. It was hoped that a lower bypass speed limit would be applied.

BC Ferries staff responded to questions.

Comments were raised regarding cut-off times for sailings from Horseshoe Bay.

Appreciation was expressed for the presence at the meeting of representatives from BC Ferries to help explain ferry operations.

Alternate Director Clegg said that a policy had been instituted for the Stormaway vessel on the Keats-Gambier route to ensure that passengers are on the float ready to board.

Chair Lewis thanked the BC Ferries staff for attending the meeting.

COMMUNICATIONS

**Recommendation No. 2** Correspondence

The Transportation Advisory Committee recommended that the following correspondence be received:

- Nicholas Simons, MLA, regarding ferry traffic safety at Langdale ferry terminal
- John Henderson, District of Sechelt, regarding local government collaboration and passenger-only ferry service
- Joanne Hudder regarding passenger-only ferry service to and from Sunshine Coast to Horseshoe Bay
- Tom Webster, ICBC, regarding ICBC interactive crash map
• Michael McGee, Passenger Transportation Board, regarding taxi rate changes in BC
• Jon Hird, Sunshine Coast Speed Watch, regarding truck traffic on School Road

Ms. Tournat reported that MLA Nicholas Simons had talked to representatives from the Ministry of Transportation and Infrastructure regarding ferry traffic safety at the Langdale terminal and was assured a solution was at hand.

**Recommendation No. 3  Truck Traffic on School Road**

The Transportation Advisory Committee recommended that the report on truck traffic on School Road from Sunshine Coast Speed Watch be referred to the Town of Gibsons for information.

**NEW BUSINESS**

**Cycle Route Planning and Design**

Jodie Schick presented a report on behalf of Transportation Choices Sunshine Coast. Mr. Schick said the society wanted to raise issues, some of which were introduced in the Integrated Transportation Study, to lay groundwork for cycling, and to flesh out what the routes are and what kind of infrastructure should be built. The society wanted to see discussion on what a cycling lane is, including signage, road stencils and so on. Mr. Schick hoped to have a roundtable conversation on the topics raised in the report and that action would be taken on the different fronts.

Mr. Schick noted that, although there are many jurisdictions on the Coast, riders would be passing through from one to the other; some continuity and some minimum standards would be welcomed. As there was a fair amount of work that needed to be developed and shared between the jurisdictions, there could be cost savings to sharing the work.

Directors responded supportively regarding the need for consistent standards and the need to make recommendations regarding routing and priority-setting, although it was noted that it may not always be possible for municipalities to link up with the rural areas.

Mr. Legault discussed the Ministry’s capacity to respond to the issues identified in the report.

**Recommendation No. 4  Cycle Route Planning and Design**

The Transportation Advisory Committee recommended that staff responsible for bicycle infrastructure be asked to coordinate a meeting between TraC and Regional District bike lane staff to discuss bike lane standards and bike route planning;

AND THAT appropriate staff from the Town of Gibsons and District of Sechelt be invited to attend the meeting.

Chair Lewis thanked Mr. Schick for attending the meeting and presenting the TraC report.
ROUNDTABLE

Director Turnbull noted poor shoulder conditions from Johnson through Thompson to Marine Drive in Hopkins Landing. Mr. Lambert said that some patching would be done by Capilano Highways this year.

Director Turnbull commented on a footpath that was being encroached upon by development of a berm on the Hillman property between Chamberlin and Stewart on Reed Road. Mr. Legault said he would take a look at this with regard to the road right-of-way.

Mr. White inquired about a recommendation from the last meeting regarding the correspondence concerning a passenger only ferry. Mr. Sagman noted that a letter was sent to the School District inviting staff to a meeting to explore issues and to develop briefing notes for a delegation. A report was forwarded to the July 5th Infrastructure Services Committee containing a recommendation regarding the delegation to meet with Minister Lekstrom.

Mr. White advised that the School District was conducting a consultation process regarding the location of the entrance to the new Gibsons Elementary School.

Director Nohr complimented MOTI for the paving on Redrooffs Road. He noted the vegetative growth that had been happening and that some areas along Redrooffs Road had not been getting cleaned where buses are going. Regarding the bike paths on Highway 101 by Trout Lake, Mr. Legault indicated that the funding used had been left over from a project the previous year. The Ministry started at Leaning Tree Road and went as far as it could with the funds. Mr. Legault said that assistance of SCRDParks staff made it simpler for MOTI to put out a contract to widen the existing road.

Mr. Sagman noted that BC Ferries has issued a Request for Proposals for community engagement regarding the notice they had put out on steps BC Ferries was taking in response the Ferry Commissioner’s report. The process had started and would be finished through the summer. Sunshine Coast Transit has a new summer schedule in effect June 26 to September 3.

The high price of gas on the Sunshine Coast was discussed.

Mr. Schick reported that a report on Bike to Work Week was in development; the Sunshine Coast was one of the top communities in BC in its category. The event was a big success with twice as many people involved as last year. In terms of the recommendation from the last meeting, a report with recommendations on areas requiring additional bike lane sweeping from Langdale to Halfmoon Bay would be developed by TraC for September. Beyond that, the task would not be possible as a volunteer effort; Mr. Schick suggested that perhaps in the future TraC could share knowledge with Capilano Highways.

Mr. Cavens noted the increasing number of trucks that were coming to the region by barge and going back on the ferries for free, on the basis that it is a return ticket. The Ferry Advisory Committee had had some discussions with BC Ferries regarding whether they could recover
revenues on this. Mr. Cavens indicated he would continue to bring this forward as an issue and as a way of cutting costs for BC Ferries.

Alternate Director Clegg commented on water from a deep ditch going through her property off a road allowance. Mr. Legault advised her to speak to the local MOTI contractor who has a backhoe.

Director Mauro expressed appreciation for maintenance work earlier in the year on some of the narrower roads.

Director Shugar advised Mr. Legault that the Roberts Creek Official Community Plan Committee would be sending a letter to him about two bends on Beach Avenue and the issue of concern about speed limits and speeding on Beach in light of the numbers of walkers.

The Velocity Conference in Vancouver was discussed.

**Recommendation No. 5 Cycling-Related Agenda Items and Staff Attendance at Meetings**

The Transportation Advisory Committee recommended that relevant staff from the Bicycle and Walking Path function attend the Transportation Advisory Committee when topics related to cycling are on the agenda.

Director Lutes expressed appreciation for the widened cycling path through Selma Park that had enabled traffic flow around garbage trucks when they are in the area. BC Hydro had extended by another week the work being done in Sechelt.

The washed out corner on the ocean side near the end of Ocean Beach Esplanade was discussed. Mr. Legault said a MOTI District Technician had looked at this; funding for a project to address the erosion had been requested from the Ministry three times and had not been received.

Regarding the mitigation of growth of Japanese knotweed along road shoulders, the Ministry gives funding to the Coastal Invasive Plants Committee who put out a contract, currently held by Capilano Highways.

Mr. Legault said he would try to get funding to paint the bike lanes on King Road, which had not been painted after paving.

Sunshine Coast Speed Watch had done a count of drop-offs at Gibsons Elementary the previous week; 87 of 87 cars drove past the sign saying “No drop-offs” to drop off kids on school property. Mr. White said he would look into what the policy was around drop-offs.

**NEXT MEETING September 10, 2012**

**ADJOURNMENT 11:59 p.m.**
CALL TO ORDER  

AGENDA  
The agenda was adopted.

PETITIONS AND DELEGATION

REPORTS

Recommendation No. 1  

2012 Budget Debrief and Parking Lot Item Review

The Corporate and Administrative Services Committee recommended that the Treasurer’s Report regarding 2012 Budget Debrief and Parking Lot Item Review be received;

AND THAT the “parking lot” items originating from the 2012 budget process be received;

AND FURTHER THAT the following columns be added to the “parking lot” spreadsheet:

- Proposed Timeline
- Completed.
**Recommendation No. 2  Parking Lot Item R1 #10**

The Corporate and Administrative Services Committee recommended that for Parking Lot Item R1 #10 staff report to a future Corporate and Administrative Services Meeting with a strategy to ensure there is an ongoing method to build a pool of reserves for Emergency Telephone 911.

*Director Turnbull opposed.*

**Recommendation No. 3  Parking Lot Item R1 #12**

The Corporate and Administrative Services Committee recommended that for Parking Lot Item R1 #12 staff report at a future Community Services Committee Meeting regarding SCRD’s role, liability and mitigation at site specific incidents originating on private property.

**Recommendation No. 4  Parking Lot Item R1 #26**

The Corporate and Administrative Services Committee recommended that for Parking Lot Item R1 #26 staff report at a future Community Services Committee Meeting with a status update on previous master plan borrowing including:

- Funds expended
- Funds unallocated
- Funds allocated for incomplete projects and projects in progress
- Plans for incomplete projects.

**Recommendation No. 5  Parking Lot Item R2 #1**

The Corporate and Administrative Services Committee recommended that for Parking Lot Item R2 #1 staff report to a future Corporate and Administrative Services Committee Meeting on SCRD inter-function distribution to achieve efficiencies in building maintenance, asset management and equipment usage, ensuring that Union issues have been considered.

*The Committee recessed at 11:06 a.m. and reconvened at 11:16 a.m.*

**Recommendation No. 6  Parking Lot Item R2 #11**

The Corporate and Administrative Services Committee recommended that for Parking Lot Item R2 #11 staff report to a future Community Service Committee Meeting on the feasibility of a Parks Hut in Area A to increase efficiency by reducing transportation costs and increasing Park’s employee available work time with other considerations included.

*Director Turnbull opposed.*

**Recommendation No. 7  Parking Lot Item R3 #2**

The Corporate and Administrative Services Committee recommended that for Parking Lot Item R3 #2 the Economic Development Coordinator (Best Coast Initiatives) present an update of the status of the Intelligence Cluster Service and details of future projects.
**Recommendation No. 8  Parking Lot Item R3 #3**

The Corporate and Administrative Services Committee recommended that for Parking Lot Item R3 #3 staff report to a future Planning and Development Committee Meeting on the method of allocating bylaw enforcement between smoke control and fire regulations between the months of April to October.

**Recommendation No. 9  Parking Lot Item R3 #5, 6 and 9**

The Corporate and Administrative Services Committee recommended that Parking Lot Item R3 #5, 6 and 9 be referred to a future Special Corporate and Administrative Services Committee Meeting for discussion.

**Recommendation No. 10  2012 Budget Manual Updates**

The Corporate and Administrative Services Committee recommended that the 2013 Budget Manual be updated with approved changes and brought to a future Corporate and Administrative Services Committee for review.

**Recommendation No. 11  Work Plans, Carry-forwards and Project Updates**

The Corporate and Administrative Services Committee recommended that staff report to a Special Corporate and Administrative Services Committee Meeting to be held in November 2012 on 2012 work plans, carry forwards and projects to be included in the 2013 Provisional Budget;

AND THAT part of this report take into consideration how an election year will affect these work plans and carry forwards;

AND FURTHER THAT the 2013 Budget Manual be updated using the work plan updates and carry forward requests process outlined in the Staff Report dated June 4, 2012 entitled 2012 Budget Debriefing and Parking Lot Items.

**Recommendation No. 12  Base Budget Process**

The Corporate and Administrative Services Committee recommended that the 2013 Budget Manual be updated in Section “Base Budget” to say that “In the fall of each year, a pre-budget meeting will be set to review the current base budget, including core operating costs, such as salaries, benefits, administrative support and transfer and debt payments, and present the projected taxation impacts”;

AND THAT the Budget Manual also be updated to say “If the Board decides to provide an inflationary increase to the net operating budget...”;

AND FURTHER THAT the Budget manual be updated to reflect that a summary report will be presented by the Treasurer at the beginning of Round 1 as to what increases were taken by each department based on any “up to” maximum given.
Recommendation No. 13  Continuation of Meeting

The Corporate and Administrative Services Committee recommended that the meeting be recessed to Wednesday, July 18, 2012;

The Committee recessed at 12:16 p.m. and reconvened at 9:35 a.m. on July 18, 2012 with all original members present, with the exception of Director Turnbull.

Recommendation No. 14  Record of Absent Director’s Comments

The Corporate and Administrative Services Committee recommended that Director Turnbull’s comments as communicated through Director Nohr, be recorded in the minutes so that there is a record of the issues brought forward as well as how they were addressed in this meeting.

Director Nohr noted Director Turnbull’s request for budget proposal packages to indicate whether the proposal relates to Area F mainland or island. A desire for the opportunity to delve into individual line items which require clarification was also expressed.

Recommendation No. 15  Budget Proposals (Decision Packages)

The Corporate and Administrative Services Committee recommended that staff include a section in the Budget Proposal Package to address staff capacity, outlining suggestions to achieve this capacity and decisions required;

AND THAT staff include in the work plans and the budget proposal package a box to indicate which geographical/electoral area is applicable including the Islands.

Recommendation No. 16  Strategic Plan, Sustainability and Financial Sustainability

The Corporate and Administrative Services Committee recommended that the budget proposal documents be changed from three “lens” –Budget Proposal template be amended so that the project is described in regard to its relationship to the Strategic Plan, Sustainability (We Envision) Policy and Financial Sustainability Policy to one “lens” – Strategic Plan.

Recommendation No. 17  Budget Documents

The Corporate and Administrative Services Committee recommended that Section 1 of the Budget include an analysis of both taxation rates and user rates per household, including water rates, parcel tax rates and refuse collection rates;

AND THAT the Committee provide feedback at a future Corporate and Administrative Services Committee Pre-Budget meeting, on Section 1 including what is useful, what can be removed and new information to be added.

Director Nohr communicated Director Turnbull’s concern that the islands should be considered when projects are developed (e.g. Agriculture Area Plan).

Recommendation No. 18  Prior Year Surplus

The Corporate and Administrative Services Committee recommended that staff report the projected year end surplus and suggestions on use at Round 1 Budget Meetings;
AND THAT if no decisions are formalized, the surplus be transferred to an operating or capital holding fund/reserve until a decision is made;

AND FURTHER THAT a surplus/reserve report be added to the Section 1 Budget Document with a continuity schedule showing what has been added from prior year surplus.

**Recommendation No. 19 Streamlining Budget Process**

The Corporate and Administrative Services Committee recommended that staff maintain the present program of three rounds of budgets;

AND THAT staff report at a Special Corporate and Administrative Services Committee Budget Debrief be scheduled after the 2013 budget process is complete to review how the proposed changes affect the process.

*The Committee recessed at 10:50 a.m. and reconvened at 11:00 a.m.*

**Recommendation No. 20 Rural Areas Grant-In-Aid Process**

The Corporate and Administrative Services Committee recommended that the Administrative Assistant’s Report regarding Rural Grant-In-Aid Process be received;

AND THAT the wording in the 2013 Rural Grant-In-Aid Advertisement and Application “Important” Sections be changed as follows:

“The funding of Rural Area Grant-In-Aid is provided by the unincorporated areas of Egmont/Pender Harbour – Area A, Halfmoon Bay – Area B, Roberts Creek – Area D, Elphinstone – Area E and West Howe Sound – Area F only.

All project applications that have a measurable benefit to communities outside of these areas are required to apply to the appropriate municipal grants-of-assistance programs (Town of Gibsons, District of Sechelt or Sechelt Indian Government District).”;

AND THAT wherever the 2013 Rural Areas Grants-in-Aid advertisement and application states “rural” and “municipal or municipality” to include “Egmont/Pender Harbour – Area A, Halfmoon Bay – Area B, Roberts Creek – Area D, Elphinstone – Area E and West Howe Sound – Area F” and “District of Sechelt, Town of Gibson or Sechelt Indian Government District”, respectively;

AND THAT website links to the Municipality grants-of-assistance programs and deadlines for those applications be included in the SCRD Rural Areas Grant-In-Aid website information and advertisement;

AND FURTHER THAT a copy of the Rural Areas Grant-In-Aid advertisement, when ready for submission, be sent to Area Directors for inclusion in their local advertisement.

**ADJOURNED** 11:15 a.m.
DRAFT RECOMMENDATIONS FROM THE COMMUNITY SERVICES COMMITTEE
MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT
OFFICES, 1975 FIELD ROAD, SECHELT, BC

PRESENT: Chair L. Turnbull
Directors L. Lewis
A. Lutes
F. Mauro
G. Nohr
D. Shugar
L. Johnson (Alt.)

ALSO PRESENT: CAO J. France
Corporate Officer A. Legault (Part)
GM Community Services P. Fenwick
Parks Services Manager C. McDowell
Recreation Services Manager B. Bauman
Recording Secretary L. Edstrom
Public 4
Press 1

CALL TO ORDER 1:30 p.m.

AGENDA The Agenda was adopted as presented.

REPORTS

Recommendation No. 1 Parks and Recreation Monthly Report

The Community Services Committee recommended that the Parks and Recreation Monthly Report be received.

Recommendation No. 2 Meeting with Community Schools

The Community Services Committee recommended that in early October a formal meeting be arranged between the SCRD Board and all Community Schools in order to discuss their plans regarding their new funding arrangements.
Recommendation No. 3  
*Area A Bicycle & Walking Paths Function Options*

The Community Services Committee recommended that the report from the Parks Services Manager regarding options for an Area A Bicycle & Walking Paths Function be received.

Recommendation No. 4  
*Area A Bicycle & Walking Paths Function*

The Community Services Committee recommended that staff start the process to create an Area A Bicycle & Walking Paths function at an estimated cost of $44,631 and be included in the 2013 Financial Plan;

AND THAT staff provide more detailed research on costing for staff and how that would impact management and equipment requirements.  

*Director Turnbull Opposed*

Recommendation No. 5  
*Tracking of Staff Time*

The Community Services Committee recommended that staff bring forward a report to a future Community Services Committee meeting explaining how staff time and resources are allocated to cost centres to better track staff time by Area for functions such as Bicycle/Walking Paths [665] and Community Parks [650].

Recommendation No. 6  
*Historical Bicycle & Walking Paths Function*

The Community Services Committee recommended that the report from the Parks Services Manager regarding updated historical information for Bicycle & Walking Paths Function 665 table clarifications be received.

Recommendation No. 7  
*Withdrawing of Area F Islands from Functions 665 and 670*

The Community Services Committee recommended that the Islands in Area F formally withdraw from Bicycle/Walking Paths, Function 665 and Recreation Programs, Function 670 and that the associated administration and advertising be done to achieve the withdrawal by 2013.

Recommendation No. 8  
*Withdrawing of Area F Islands from Functions 665 and 670*

The Community Services Committee recommended that the Area F Islands Public Consultation notes from July 7, 2012 be forwarded to the September Community Services Committee meeting.

Recommendation No. 9  
*Marine Drive Bicycle & Walking Path*

The Community Services Committee recommended that staff forward a report to the September Community Services Committee on options to manage the Marine Drive Bicycle & Walking Path as a contingency should a grant not be received.

Recommendation No. 10  
*Grantham’s Landing Crown Land Lots*

The Community Services Committee recommended that the report from the Parks Services Manager regarding Grantham’s Landing Crown Land Lots be received;
AND THAT the SCRD contact the Ministry of Transportation and Infrastructure and the Integrated Land Management Bureau expressing concerns about public safety regarding the adjacent raven land erosion.

**Recommendation No. 11  Volunteers in Parks**

The Community Services Committee recommended that the report from the Parks Services Manager regarding Volunteers in Parks be received;

AND THAT a more detailed report be forwarded to the 2013 Budget Process for further consideration including costs associated with staff supervision and implementation.

**Recommendation No. 12  Mt. Elphinstone**

The Community Services Committee recommended that Planning staff report to the July Planning and Development Committee meeting on whether a resolution was made asking the Ministry of Forests to reinstate the Land Resource Use Plan (LRUP) or similar process for Mt. Elphinstone.

**Recommendation No. 13  Gambier Island Powder Point Subdivision Trail Maintenance**

The Community Services Committee recommended that the Parks Services Manager look into the Gambier Island Powder Point subdivision trail maintenance and forward information to a future Community Services Committee.

**Recommendation No. 14  Board Directives Five or More Years Old - Parks**

The Community Services Committee recommended that the report from the Parks Services Manager regarding outstanding Board Directives five years old or more related to Parks be received.

The Committee recess 3:30 p.m. and reconvened at 3:40 p.m.

**Recommendation No. 15  Provincial White Paper on a Modern Regulatory System**

The Community Services Committee recommended that the report from the Chief Building Inspector and Bylaw Manager regarding and update on the Provincial White Paper on a Modern Regulatory System and Mandatory Certification of Building Officials be received;

AND THAT Directors forward recommendations to the Chief Building Inspector and Bylaw Manager the week of July 16th in order that concerns may be incorporated into a report for the July 26th Corporate and Administrative Services Committee meeting and then a letter be forwarded to UBCM by July 31st.

**Recommendation No. 16  Recreation and Parks Services Advisory Committee Minutes**

The Community Services Committee recommended that the Recreation and Parks Services Advisory Committee minutes of June 20, 2012 be received.
Recommendation No. 17  Climbing Wall Sechelt Aquatic Centre

The Community Services Committee recommended that Recommendation No. 2 from the Recreation and Parks Services Advisory Committee minutes of July 10, 2012 be adopted and acted upon as follows:

Recommendation No. 2  Climbing Wall

THAT the Recreation Services Manager’s report regarding the Sechelt Aquatic Centre Climbing Wall be received;

AND THAT the climbing wall remain in place during its full lifecycle.

Director Turnbull opposed

Recommendation No. 18  Property Tax Incentives ROW’s

The Community Services Committee recommended that the report from the Parks Services Manager and Treasurer regarding Property Tax Incentives on Right of Ways be received.

Recommendation No. 19  Bylaw 356 Parks Fees

The Community Services Committee recommended that the report from the Parks Services Manager regarding Bylaw 356 Park Use Fees be received;

AND THAT staff proceed with updating Bylaw 356 Park Use Fees for implementation in January 2013 and continues to review outdoor space use in parks by renters and the potential fees;

AND FURTHER THAT wording in the fee structure regarding managerial discretion for philanthropic purposes be considered.

Recommendation No. 20  Lighting at Recreation Facilities

The Community Services Committee recommended that the referral from the Planning and Development Committee regarding Earth Hour and lighting after 10:00 pm at recreation facilities be received.

Recommendation No. 21  Gibsons Pool Refurbishment/Consultation Study Update

The Community Services Committee recommended that the report from the Recreation Services Manager regarding Gibsons Pool Refurbishment/Consultation Study Update be received;

AND THAT the Community Services Committee confirms that the 2012 Recreation Work Plan includes the study;

AND FURTHER THAT the $9,000 in estimated costs for the study be approved.
**Recommendation No. 22**  *Gibsons & Area Community Centre Update*

The Community Services Committee recommended that the report from the Recreation Services Manager regarding Gibsons & Area Community Centre update due to loss of one Arena for 2012-2013 be received;

AND THAT a final facility ice schedule be brought forward including details of increased operating revenues and expenditures when this information is available.

**Recommendation No. 23**  *Sechelt Arena Operating Budget 2012 Interim Report*

The Community Services Committee recommended that the report from the Recreation Services Manager regarding Sechelt Arena Operating Budget 2012 Interim Report be received;

AND THAT an additional report on options for Sechelt Arena be prepared for a 2012 Community Services Committee meeting;

AND THAT the report include ice and dry floor use options and note whether the 2012 capital works projects should be kept in abeyance;

AND FURTHER THAT financial scenarios be included for all options presented.

**Recommendation No. 24**  *Variety Club Grant Application*

The Community Services Committee recommended that the report from the Recreation Services Manager regarding Variety Club Grant Application be received;

AND THAT the Committee authorizes applying for this grant with a deadline of July 15, 2012;

AND FURTHER THAT this recommendation be forwarded to the July 12, 2012 Board meeting for adoption.

**Recommendation No. 25**  *Dakota Ridge Groomer Repairs*

The Community Services Committee recommended that the report from the General Manager of Community Services and the Parks Planning Coordinator regarding Dakota Ridge groomer repair be received;

AND THAT the Board amend the Financial Plan to include $40,220 from the Bear Creek Hydro project monies and $6,150 from 2013 taxation if necessary to repair the piston bully.

**Recommendation No. 26**  *Sunshine Coast Policing Committee Minutes*

The Community Services Committee recommended that the Sunshine Coast Policing Committee Minutes of June 25, 2012 be received;

AND THAT Recommendation No. 14 be referred back to the next Sunshine Coast Policing Committee meeting for clarification.
COMMUNICATIONS

**Recommendation No. 27  Bicycle & Walking Paths Highway 101**

The Community Services Committee recommended that the copy of correspondence to Fortis BC and their response regarding Bicycle & Walking Paths on Highway 101 from Lower Road to Pell Road be received;

AND THAT the correspondence be forwarded to the District of Sechelt requesting a partnership to continue the separated Bicycle & Walking Path on Highway 101, and if the District of Sechelt is not interested in that partnership, the planning be taken to the entrance of the Roberts Creek Provincial Campground in order for the public to have a loop to Beach Avenue.

**Recommendation No. 28  Sunshine Coast Bike Parking Survey**

The Community Services Committee recommended that the correspondence from Jody Schick regarding the Sunshine Coast Bike Parking Survey be received;

AND THAT the recommended bike rack locations be approved and installed as time permits in the 2013 Parks Work Plan.

**Recommendation No. 29  Sechelt Youth Centre Update**

The Community Services Committee recommended that the Sechelt Youth Centre update reports for May and June 2012 be received.

**Recommendation No. 30  Area A Recreation**

The Community Services Committee recommended that the correspondence from the Pender Harbour Community School Society regarding an update report on SCRD Recreation in Area A from April to June 2012 be received.

**Recommendation No. 31  Community School Funding**

The Community Services Committee recommended that the copy of correspondence from School District No 46 to Community Schools regarding Community School Funding be received.

**Recommendation No. 32  SD No. 46**

The Community Services Committee recommended that the SCRD Chair write to School District No. 46 Superintendent of Schools asking for a summary of the recreation program activities held on a regular basis at Langdale School and what access the public has to the school after hours.
IN CAMERA

The Committee moved to In Camera at 5:02

The public was excluded from attendance at the meeting in accordance with Section 90(1)(a) and (g) of the Community Charter “personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality” and “litigation or potential litigation affecting the municipality”.

The Committee moved out of In Camera at 5:15

ADJOURNMENT 5:15 p.m.
SUNSHINE COAST REGIONAL DISTRICT
PLANNING AND DEVELOPMENT COMMITTEE
July 19, 2012

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

PRESENT:
Chair
D. Shugar

Directors
F. Mauro
G. Nohr
L. Lewis
L. Turnbull
A. Lutes
L.A. Johnson

ALSO PRESENT:
CAO
J. France (in part)

General Manager, Planning & Develop.  P. Olmstead
General Manager, Community Services  P. Fenwick (in part)
Chief Building Inspector  P. Longhi (in part)
Senior Planner  D. Rafael
Planner  T. Fortin (in part)
Planner  G. Gebka (in part)
Planning Technician  L. A. Staats (in part)
Recording Secretary  T. Hincks
Media  2
Public  24

CALL TO ORDER  9:35 am

AGENDA  The Agenda was adopted as amended.

DELEGATIONS

Mr. Willis Horst addressed the Committee regarding his application for Development Variance Permit 310.163. He provided additional photographs which were circulated. Admits he goes ahead with projects before obtaining necessary information and permits. 2002 started the patio and in 2004 he started the deck. When Mr. Horst contacted MoTI he was advised that he was allowed to build within a reasonable distance from the ocean and was not required to provide
beach access. He stated that he was simply advised to build something legal within his property line and he would not be required to tear it down.

Director Turnbull joined the meeting at 9:42 a.m.

Mr. Horst also stated that he was not aware his deck was encroaching on the setback and only discovered it when he applied for a building permit. He stated he did not act with malicious intent and the structures are back from the neighbours property. He feels he was given poor advice from MoTI. He also feels neighbours don’t have a problem with the variance application.

Last year he started a cottage rental and he feels this is what the neighbours are upset about. He stated that his B&B is a temporary business and hopes to put his grown children in the cottage for the winter. Mr. Horst has tried to work around the natural surroundings with the building. In conclusion, Mr. Horst wanted to reassure his neighbours that he has no intention of creating an RV park. Mr. Horst admitted he pushed the boundary setbacks over the water.

The Chief Building Inspector and Bylaw Control Manager stated that the deck needs non-climbable guards to be in compliance with the building code. The owner may also be able to apply for a partial setback and then approach the committee with a revised application.

SIB comments asked for a post impact assessment and Mr. Horst is going through that process.

The Chief Building Inspector added that if all requirements are met from MoTI, SIB and SCRD Building Department are met, he can re-apply for a variance and request the Notice on Title be removed. It was noted that registering Notice on Title protects SCRD as well as notifies potential buyers of the deficiencies.

To regularize the structures they would need to be moved back to 4.5 m and the deck would need to be moved back 7.5 m. Building permit could not be issued unless a variance is obtained. The building department is willing to work with the owner to get the safety issues resolved.

PERMITS

Recommendation No. 1  DVP 310.163 (Horst)

The Planning and Development Committee recommended that the staff report titled “Development Variance Permit Application No. 310.163 (Horst) dated July 6, 2012 be received;

AND THAT the photographs provided at the meeting by Mr. Horst be received;

AND THAT the permit for a variance not be issued;

AND THAT a Notice on Title be registered with respect to the building without required permits;

AND FURTHER THAT staff work with the property owner to bring the structures under compliance and to make them safer at least on a temporary basis.
BYLAWS

Recommendation No. 2  OCP/Zoning Bylaw Nos. 325.20/310.137 (Brown)

The Planning and Development Committee recommended that the staff report titled “Report of a public hearing for OCP/Zoning Amendment Bylaw Nos. 325.20 & 310.137 (Brown) dated July 5, 2012 be received;

AND THAT with respect to 5322 Backhouse Road (PID 017-402-204, Lot 15, Block A, District Lot 4537, Plan LMP794) Bylaw 325.20 be forwarded to the Board for consideration of Third Reading;

AND THAT Bylaw 310.137 be forwarded to the Board for consideration of Third Reading as amended to correct the following cross references:

(i) Amend 1001D.2 (e) to read “…described in Section 1001D.2 (2) (a-d)”
(ii) Amend 1001D.5 to read “no use permitted under section 1001D.2(4), 1001D.3(1) or 1001D.3(2) shall be located within 15 metres of a parcel line”;

AND FURTHER THAT the terms for covenants be as follows:

a) No land alteration, destruction of vegetation, or removal of trees except for hazardous trees as agreed by the Regional District within the panhandle area, including no construction of panhandle road access to proposed Lot B from Backhouse Road. This covenant to be held in perpetuity and running with the land. This restriction will be reviewed if the panhandle is needed for access and that all parties would work to a suitable resolution, such as a 20 foot wide vegetation buffer and a 12 foot width for access. This is to be signed by the SCRD, the applicant, the owners of Lot 16, Block A, DL 4537, Plan LMP794, the owners of Lot A DL 4537, Plan 10783

b) New house on proposed Lot A to be no more than 8.5 metres in height, 186 square metres (approximately 2000 square feet) in floor area, 20 metres from the natural boundary of the ocean, 10 metres from the south lot line of Lot 12, Block A, DL 4537, Plan 14359

c) No land alteration, destruction of vegetation, or removal of trees except for hazardous trees as agreed by the Regional District within 5 metres of the south lot line of Lot 12, Block A, DL 4537, Plan 14359

d) existing driveway is to be covenanted as an easement to allow access across proposed Lot A to proposed Lot B

(b) to (d) to be signed by the applicants and the SCRD.
Recommendation No. 3  
**Public Hearing and Information Meeting Procedures**

The Planning and Development Committee recommended that the Chair Statements be updated to add that no further information can be received once the public hearing has concluded. Elected Officials are not permitted to receive any communication or correspondence such as email/phone calls or written submissions after the close of a public hearing. Any further submissions need to be directed to staff;

AND THAT letters sent to neighbours regarding public information meetings include a description of the process, such as for rezoning or a variance permit, on the back;

AND FURTHER THAT staff prepare a report regarding consultation with respect to land use applications for a future Planning and Development Committee meeting.

Recommendation No. 4  
**OCP Amendment Bylaw 600.3 (Celebration House)**

The Planning and Development Committee recommended that the staff report titled “OCP amendment Bylaw 600.3 and TUP E-1 for 924 Gower Point Road, Elphinstone” dated July 11, 2012 be referred to the September Planning and Development Committee meeting.

BYLAWS

Recommendation No. 5  
**Zoning Bylaw Amendment No. 337.102 (Copper Island)**

The Planning and Development Committee recommended that the staff report titled “Zoning Bylaw Amendment Application No. 337.102 dated June 25, 2012 be received;

AND THAT Zoning Bylaw Amendment 337.102 be forwarded to the Board for Second Reading;

AND THAT a public hearing be held at 6:30 pm September 13, 2012 in advance of the regular SCRD Board meeting in the Board Room located at 1975 Field Road, Sechelt B.C.;

AND FURTHER THAT Director Nohr be delegated as Chair and Director Mauro as Alternate Chair to conduct the public hearing pursuant to Section 891 of the Local Government Act.

*The committee recessed at 10:43 am.*

*The Committee reconvened at 10:50 am.*

DELEGATION

*Mr. Norm Kempe, Planning Forester, Mr. Norman Nalleweg, Woodlands Manager and Mr. Kerry Davies, Woodlands Manager, from BC Timber Sales addressed the Committee regarding cutblock A79517.*
The Ministry of Forests Lands and Natural Resource operation (FLNRO) is assigned a harvest level. The industry data base indicates that 30% of the forest in the Regional District is old growth.

Full deactivation of the in-block road network is also prescribed to ensure the natural drainage pattern of the landscape is maintained in the decades following harvesting. The sites will be promptly regenerated following harvesting with ecologically appropriate tree species.

Ranking the old growth is a way to determine priorities for harvesting and landscape management. It is recognized that old growth has important ecological, cultural and recreational as well as economic values. There are 10,600 hectares of old Growth in the Howe Landscape Unit.

Biodiversity is a vital, cultural resource. Five landscape units are to be approved to be designated as OGMA to be announced on Saturday by the Minister (Five new OGMA designations are for the Bute West, Bute East, Cortes, Brittain and Howe Landscape Units). Both the Chapman and Howe Landscape Units have spatially identified Old Growth Management Areas that provide for old growth protection. 71 hectares in Mt. Elphinstone area are scheduled to be harvested over the next 3 years. It is legally required to restock the harvested area to free-to-grow state and most likely the following will be planted: Cypress & Balsam and Cedar. Not all creeks are named, so some creeks through the blocks are numbered.

Project monitoring will be done by a risk rating system that influences the number of inspections the site receives from BCTS staff. Trees need to be above competition – free-to-grow concept. Standards are different for private land than for Crown land.

REPORTS

**Recommendation No. 6 BCTS Cutblock A79517**

The Planning and Development Committee recommended that the email from Mr. Norm Kempe, Planning Forester, BC Timber Sales dated June 22, 2012 and letter sent to Mr. Don Hudson regarding Dakota Community Watershed and Old Growth Forests on Mt. Elphinstone dated June 14, 2012 were circulated at the meeting be received;

AND THAT the maps provided by BCTS be received;

AND FURTHER THAT the background information regarding Old Growth Management Areas in the Howe Landscape Unit be available for the next Planning and Development Committee meeting in September.

REPORTS

**Recommendation No. 7 Development Permit No. A-11/ Variance (Goodman)**


The Planning and Development Committee recommended that the staff report titled “Development Permit Application No. A-11 / Variance (Goodman)” dated July 12, 2012 be received;

AND THAT Development Permit No. A-11 (Goodman) to permit a single family dwelling (cabin), as constructed, on Block B, District Lot 3251, Plan 3976, be forwarded to the Board for approval with a variance to Section 516(1)(c) of zoning Bylaw No. 337 in order to relax the minimum required building setback to Sakinaw Lake from 20 metres to 6.3 metres, subject to the applicant registering a covenant on the title to ensure that there is no disturbance within the established 15 metre SPEA, and that surface water is directed into the ground outside the SPEA.

**Recommendation No. 8  Aquaculture Licence 2404581**

The Planning and Development Committee recommended that the staff report titled “Expansion of Aquaculture Licence Crown File 2404581 in Sechelt Inlet by Comfort Cove Shellfish Ltd.” be received;

AND THAT the Regional District inform the Ministry of Forests, Lands and Natural Resource Operations that it has no objections to the application;

AND THAT the Crown notify the neighbouring aquaculture site (File 2400422) of the proposed expansion;

AND THAT the applicant be aware that the Regional District required building permits for buildings larger than 9.29m² (100ft²);

AND THAT the Crown ensure that the shíshálh Nation has reviewed the referral;

AND THAT the Regional District’s support is subject to the shíshálh Nation’s agreement;

AND FURTHER THAT this recommendation be copied to the shíshálh Nation.

**BYLAWS**

*Director Shugar passed the Chair to Director Nohr.*

**Recommendation No. 9  Bylaw 641 (Roberts Creek OCP)**

The Planning and Development Committee recommended that the staff report titled “Bylaw 641 - Roberts Creek Official Community Plan” dated July 12, 2012 be received;

AND THAT Bylaw 641 be forwarded to the Board for consideration of Second Reading with the following amendments in addition to those presented in the July 19, 2012 draft:

1. Page 8 of the comments report (Page 276 of PDC agenda) 2nd comment from top (Tzaddi Gordon)
1. Intent of the 3 changes to the land use on Roberts Creek Rd was that the “Village Core Potential Commercial Growth Area” also includes expanded commercial use, “Enhanced Home Occupation” and “Enhanced B&B.” The “Enhanced Home Occupation Area” also includes “Enhanced B&B.” This should be made clear both in the policies 6.1 through 6.3 as well as on Map #1a

2. Page 8 (Page 276 of the PDC agenda) regarding electric charging stations:
   - amend policy 15.27 to delete “Charging facilities should be the subject of rezoning.”

3. Page 9 of comments report (Page 277 of PDC agenda) 3rd comment from the bottom regarding secondary suites:
   - Include a policy (would be #17. something?) allowing secondary suites in all zones subject to conditions developed in a reworking of Zoning Bylaw 310.

4. Page 11 of comments report (Page 279 of PDC agenda) 9th comment from the top regarding building innovation:
   - Include an objective 17m: To be supportive of the SCRD working with property owners, residents and builders to explore innovation in housing design which improves affordability and energy efficiency.

5. Page 12 of comment report (Page 280 of PDC agenda) 5th comment from the top regarding the intersection at Cedar Grove Rd and Roberts Creek Rd:
   - Add this intersection to the list in policy # 15.29 on page 75 of the draft (p 360 of PDC agenda)

6. Page 12 (Page 280 of the PDC agenda) regarding signage at Beach Accesses (11th comment from the bottom):
   - Add Policy 8.12 j: Signage should be placed at all beach access points both on the road and beach ends of the access.

7. Pages 16 – 17 Official Community Plan Committee: Policies (pages 301-302 of the PDC agenda) Add a policy to refer SCRD policy documents under consideration (e.g. for changes) to the Roberts Creek OCPC for comment and include this provision in SCRD Procedure Bylaw 522.

8. Page 33 - Temporary Use Permits: Delete Objective 7.p (p318 of the PDC agenda) and address this issue along with other areas’ consideration of TUPs in Zoning Bylaw 310.

9. Page 34 - Auxiliary Art Galleries Policy 7.4 (page 319 of the PDC agenda) - delete the word AGRICULTURE

10. Page 34 - Campgrounds Policy 7.8 (page 319 of the PDC agenda): change RURAL to RESOURCE

11. Page 43 - Parks Policy 8.8 (p328 on the PDC agenda) Add 8.8 e:
- Develop and implement a community process to select sites for future neighbourhood parks above Highway 101.

12. Page 50 - Subdivision of ALR land: (page 335 of the PDC Agenda):
   - Change 9.1.1 b to read: Subdivision of ALR land will not normally be supported.

13. Page 54 - Support for Farming (Page 339 of the PDC agenda):
   - 9.4.1 Change the word “produce” to “agricultural products”
   - 9.4.1 a Change the word “produce” to “agricultural products”
   - 9.4.2 Add swine to the list of livestock

14. Map 1:
   - Indicate Crown held parcels vs private holdings especially in the Resource area.

15. Map 1a:
   - Adjust line which designates “Village Core Potential Growth Area” to exclude the Roberts Creek Elementary School site.
   - Ensure that all parkland is designated including land behind Roberts Creek Hall and land adjacent to Roberts Creek Legion.

16. Map 2:
   - Show the 3 pieces of Mt Elphinstone Park as provincial, not regional, parks.

AND THAT a public hearing be scheduled for 7:00 pm on Tuesday, October 2, 2012 to be held at the Roberts Creek Hall;

AND THAT the amended draft be referred to VOICE and to the OCP committee in September prior to the Public Hearing;

AND THAT in September letters be sent to the public advising of the Public Hearing;

AND FURTHER THAT the Board delegate a Chair and as Alternate Chair to conduct the public hearing.

The Committee recessed at 11:54 a.m.

The Committee reconvened at 1:20 p.m.

COMMUNICATIONS

Recommendation No. 10 Communications

The Planning and Development Committee recommended that the following communications be received;
- Letter from Christy Clark, Premier, dated June 25, 2012 regarding UBCM Convention in September;
- Letter from Ida Chong, Ministry of Community, Sport and Cultural Development regarding Upcoming UBCM Conference;

**Recommendation No. 11  UBCM Convention**

The Planning and Development Committee recommended that a meeting be arranged with SIGD, SCRD and the appropriate minister regarding the docks in Pender Harbour;

AND THAT a meeting be arranged to meet with the Minister of Forest, Lands and Natural Resources for the reinstatement of an Local Resource Use Plan (or equivalent) process in Mount Elphinstone;

AND FURTHER THAT a meeting be requested with Minister of Community, Sport and Cultural Development, Ida Chong, regarding grants for repair of the older recreation facilities - Sechelt arena and Gibsons pool.

**Recommendation No. 12  Electoral Area Directors’ Forum**

The Planning and Development Committee recommended that with respect to the 2012 UBCM Convention – Electoral Area Director’s Forum, the following topics be put forward for discussion items :

- Drainage issues
- Water bottling
- Asbestos in drywall

AND THAT the Regional District put forward the Zero Waste Guide as a Best practices/Success story.

**REPORTS**

**Recommendation No. 13  Agricultural Area Plan**

The Planning and Development Committee recommended that the General Manager of Planning and Development’s report titled “Agricultural Area Plan Geographic Area” dated July 9, 2012 be received;

AND THAT the Gambier Island Local Trust Committee be invited to participate in Stage 1 of the Agricultural Area Plan process.

**Recommendation No. 14  District of Sechelt referral**

The Planning and Development Committee recommended that the staff report titled “District of Sechelt OCP Amendment Referral for 35-Lot Subdivision” be received;
AND THAT the District of Sechelt be advised of the following comments from the Regional District contained within the report “District of Sechelt OCP Amendment Referral for 35-Lot Subdivision” dated July 3, 2012:

1. Regional District water is available to service the proposed development, provided that specific off-site upgrades to water supply infrastructure occur, at the applicant’s expense;
2. Development cost charges are applicable, at a rate of $1650 per lot;
3. The development will require water metering for all uses;
4. The Regional District has no concerns related to the Regional Solid Waste Management Plan, provided that roads are constructed to municipal standards sufficient to enable waste/recycling pick up;
5. The Regional District has no specific land use concerns, except that the subject property borders onto the Halfmoon Bay Electoral Area, which may expand its community plan boundary to include lands adjoining the site.
6. Subject to any concerns by the Sechelt Indian Band.

AND FURTHER THAT this recommendation be forwarded to the July 26, 2012 Board for adoption.

**Recommendation No. 15 Agricultural Zone**

The Planning and Development Committee recommended that the staff report titled "Draft ‘A Zone’ & ‘Road Map for Supporting Agriculture through Zoning’ dated July 10, 2012 be received;

AND THAT this report be referred to a workshop with electoral area directors and planning staff in September.

**Recommendation No. 16 Mine Permit MIN3821P**

The Planning and Development Committee recommended that the staff report titled “Ministry of Energy, Mines and Petroleum Resources referral regarding Amendment to Mine Permit MIN 3821P, Sand/Gravel/Quarry Notice of Work Application File 0700127 by Steve Boyd on DL 3974 located at 13568 Highway 101, Madeira Park” dated June 28, 2012 be received;

AND THAT the Regional District forward the following comments to the Ministry of Energy Mines and Petroleum Resources regarding the Amendment to Mine Permit MIN3821P, Sand/Gravel/Quarry Notice of Work Application File 0700127 by Steve Boyd on DL 3974 located at 13568 Highway 101, Madeira Park:

1. First Nations Consultation - The application area lies within the shíshálh Nation’s territory. The Band should be contacted by the operator to ensure that all their issues raised are considered;
2. Watercourse Protection - Anderson Creek flows through the property. Maintenance of the existing buffer around the creek and eliminating runoff from the gravel pit into the creek should be continued;
3. Measures must be taken to ensure that invasive plants (particularly knotweed) are controlled;
4. Zoning - The property is zoned Resource Industrial (I3). It appears that the gravel pit lies within the I3 zone which permits minerals, sand and gravel processing. If the applicant wishes to process gravel in the western half of the property, they are requested to contact the Regional District to discuss rezoning potential;
5. Visual and Sound Screening from Adjacent Properties - The Regional District expects that the applicant sufficiently maintain a visual and sound barrier around the gravel extraction operation;
6. Neighbouring Parcel Consultation - The property is in a rural residential area. All property owners within 100m should be contacted directly to obtain comments concerning blasting activity;
7. Noise Bylaw Advisory - Applicant is requested to obtain a copy of the SCRD’s Noise Bylaw which is available on the SCRD website at: http://www.scrd.ca/files/File/Administration/Bylaws/597-noise-consolidated-to-597_1.pdf;
8. Reclamation - The Regional District requests that the exhausted areas be fertilized and planted with approved indigenous species as work proceeds. The Crown should be collecting sufficient funding for reclamation purposes;
9. The Regional District request that the Ministry inform the Regional District respecting any changes to this application.

**Recommendation No. 17  Bylaw Enforcement**

The Planning and Development Committee recommended that the Chief Building Inspector and Bylaw Manager’s report titled “Bylaw Enforcement in Halfmoon Bay” dated July 5, 2012 be received;

AND THAT staff prepare a detailed policy clearly defining the proposed BEN Bylaw and policies and procedures with respect to fines to be referred to the September Planning and Development Committee meeting.

**Recommendation No. 18  Planning and Development Monthly Report**

The Planning and Development Committee recommended that the staff report titled “Planning and Development Division Monthly Report For June 2012” be received.

**Recommendation No. 19  Building Division Statistics**

The Planning and Development Committee recommended that the staff report titled “Building Department Revenues to end of June, 2012” dated July 5, 2012 be received.
Recommendation No. 20  Minutes

The Planning and Development Committee recommended that the following minutes be received:

- Agricultural Advisory Commission Minutes of June 26, 2012;
- Egmont/Pender Harbour APC Minutes of June 27, 2012;
- Halfmoon Bay APC Minutes of June 26, 2012;
- Elphinstone APC Minutes of June 27, 2012;

BYLAWS

Recommendation No. 21  Bylaw Nos. 325.19/310.134 (Jorgens)

The Planning and Development Committee recommended that the staff report titled “Rescheduling of Public Hearing – OCP & Zoning Amendment Bylaw Nos. 325.19, 310.134” dated July 10, 2012 be received;

AND THAT the public hearing concerning Bylaw Nos. 325.19 and 310.134 scheduled for Wednesday, July 18, 2012 be cancelled and re-scheduled to be held on Wednesday, September 5th, 2012, at 7:00 p.m. at Coopers Green Hall, located at 5500 Fisherman Road, Halfmoon Bay;

AND THA THAT Director Mauro be delegated as Chair and Director Nohr as Alternate Chair to conduct the public hearing pursuant to Section 891 of the Local Government Act.

Recommendation No. 22  Bylaw 310.139 (Floor Ratio)

The Planning and Development Committee recommended that the staff report titled “Bylaw 310.139 Floor Area Ratio Requirements” dated July 6, 2012 be received;

AND THAT Bylaw 310.139 be forwarded to the Board for consideration of Second Reading as amended to allow an extra 45 sq m for garages on parcels less than 1500 sq m in zones R1, R2, CR1, RU1, RU2 and RU3;

AND THAT a public hearing be arranged at 6:30 pm on September 20, 2012, Regional District Field Road Offices;

AND FURTHER THAT Director Turnbull be delegated as Chair and Director Shugar as Alternate Chair to conduct the public hearing pursuant to Section 891 of the Local Government Act.
The Planning and Development Committee moved in-camera at 2:07 p.m.

IN CAMERA

The public be excluded from attendance at the meeting in accordance with the Community Charter, Section 90 (1) (k) “negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;” are to be discussed. “are to be discussed.

The Planning and Development Committee moved out of in-camera at 2:14 p.m.

ADJOURNMENT: 2:15 pm
SUNSHINE COAST REGIONAL DISTRICT
ZONING AMENDMENT BYLAW No. 325.20, 2011

A bylaw to amend the "Halfmoon Bay Official Community Plan Bylaw No. 325, 1989".

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 "Halfmoon Bay Official Community Plan Amendment Bylaw No. 325.20, 2011".

PART B - AMENDMENT

2. Add the following to Policy 7.8 in the appropriate location:

- “RESIDENTIAL C1
  A minimum parcel size of 8,000 square meters due either to shallow soil types and terrain characteristics for on-site sewage disposal;

  One single family dwelling is allowed per 8000 square metres of parcel. Provision for a second single family dwelling requires a minimum parcel area of 1.6 hectares

  Implementation: Maintain existing zoning.”

3. Schedule ‘A3’ of Halfmoon Bay Official Community Plan Bylaw No. 325, 1989 is amended by re-designating a portion of District Lot 15, Block A, District Lot 4537, Plan LMP794, PID 017-402-204 from ‘Residential B’ to ‘Residential C1’, as denoted on Appendix ‘A’ to this bylaw.

PART C - ADOPTION

READ A FIRST TIME this 28th DAY OF JULY 2011
READ A SECOND TIME this 26th DAY OF APRIL 2012
PURSUANT TO SECTION 882 OF THE LOCAL GOVERNMENT ACT, CONSIDERED IN CONJUNCTION WITH FINANCIAL PLAN AND APPLICABLE WASTEMANAGEMENT PLAN
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this 13th DAY OF JUNE 2012
READ A THIRD TIME this DAY OF 2012
ADOPTED this DAY OF 2012
Corporate Officer

Chair
Appendix 'A' to Bylaw No. 325.20

Legal Description - Lot 15, Block A, District Lot 4537, Plan LMP794, PID 017-402-204

Existing Designation - Residential B

Proposed Designation - Residential C1

__________________________________________
Corporate Officer

__________________________________________
Chair
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. 310.137, 2011".

PART B – AMENDMENT

2. Amend section 301 (1) by adding the following in the appropriate location:

   “RU1D Rural One D”

3. Amend section 405 (2) (c) as follows

   “the subject property is within the C, D, E, E1, F, G, or I subdivision district; and”

4. Add the following text to section 406:

   “(10 A) The minimum size of a parcel created within the E1 subdivision district shall be 8000 square metres.”

5. Amend section 502 (11) to add the following in the appropriate location:

   “RU1D”

6. Insert the following in the appropriate location

   “1001D RU1D Zone (Rural One D)

   1001D On a parcel in an RU1 Zone,

   Permitted Uses

   1001D.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

   (1) agriculture;
   (2) garden nursery;
   (3) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
   (4) home occupation subject to Part 502 (10) of this bylaw;
   (5) bed and breakfast subject to Part 502 (11) of this bylaw;
(6) the maximum permitted number and type of dwelling unit as calculated according to Table III in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling unit:

**TABLE III**

<table>
<thead>
<tr>
<th>COLUMN I</th>
<th>COLUMN II</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where parcel size is:</td>
<td>The maximum permitted number and type of dwelling unit is:</td>
</tr>
<tr>
<td>(a) less than 1.6 hectares</td>
<td>one single family dwelling</td>
</tr>
<tr>
<td>(b) 1.6 hectares or greater</td>
<td>two single family dwellings or one duplex or one single family dwelling and one transition house</td>
</tr>
</tbody>
</table>

1001D.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

(1) the keeping of livestock;
(2) vehicle repair and maintenance provided that:
   (a) there is no storage outside of an enclosed building;
   (b) no such building shall exceed 4.5 meters in height;
   (c) the required setback from all parcel lines is 7.5 meters;
   (d) the floor area of such a building shall not exceed 75 square meters;
   (e) with the exception of Electoral Area E, where the parcel size must be 8000 square metres to qualify for the use described in Section 1001D.2 (2) (a-d);
(3) the raising of fish for domestic consumption;
(4) wild bird rehabilitation as an auxiliary use to residential where the rehabilitation use operates under a valid permit from the appropriate authority;

1001D.3 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

(1) kennels only in Electoral Areas E and F
(2) riding stable and academy;
(3) a single fully enclosed building to house manufacturing or storage provided that:
   (a) there is no storage outside of an enclosed building;
   (b) no such building shall exceed 4.5 meters in height;
   (c) the required setback from all parcel lines is 7.5 meters;
(d) the floor area of such a building shall not exceed 75 square meters;

**Floor Area**

1001D.4 The total floor area of a transition house shall not exceed 300 square metres.

**Setback**

1001D.5 no use permitted under section 1001D.2(4), 1001D.3(1) or 1001D.3(2) shall be located within 15 metres of a parcel line;

**Siting of Structures**

1001D.6 no structures shall be located within:

(1) 5 meters of the front or rear parcel line;
(2) 1.5 meters of the side parcel line; and
(3) 4.5 meters of the side parcel line where the parcel line is contiguous to a highway;

**Parcel Coverage**

1001D.7 the maximum parcel coverage of all buildings and structures shall not exceed 15% of the parcel size except when the parcel is equal to or less than 2000 square meters in area in which case the maximum parcel coverage shall not exceed 35%; and

**Buildings Per Parcel**

1001D.8 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

7. Schedule A of Sunshine Coast Regional District Zoning Bylaw No. 310, 1987 is hereby amended rezoning Lot 15, Block A, District Lot 4537, Plan LMP794 from the ‘RU1’ zone to the ‘RU1D’ zone, as denoted on Appendix ‘A’ to this Bylaw.

8. Schedule B of Sunshine Coast Regional District Zoning Bylaw No. 310, 1987 is hereby amended rezoning Lot 15, Block A, District Lot 4537, Plan LMP794 from the ‘F’ subdivision district to the ‘E1’ subdivision district, as denoted on Appendix ‘B’ to this Bylaw.
PART C - ADOPTION

READ A FIRST TIME this 28th DAY OF JULY 2011
READ A SECOND TIME AS AMENDED this 26th DAY OF APRIL 2012
APPROVED PURSUANT TO Section 52 (3) (a) of THE TRANSPORTATION ACT this 7th DAY OF MAY 2012
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this 13th DAY OF JUNE 2012
READ A THIRD TIME this DAY OF
ADOPTED this DAY OF

__________________________
Corporate Officer

__________________________
Chair
Appendix A to Bylaw 310.137

Legal Description: Lot 15 Block A District Lot 4357 Plan LMP794, PID 017-402-204

Existing: Rural One (RU1) Zone

Proposed: Rural One D (RU1D) Zone

__________________________________
Corporate Officer

__________________________________
Chair
Appendix B to Bylaw 310.137

Legal Description: Lot 15 Block A District Lot 4357 Plan LMP794, PID 017-402-204

Existing: F subdivision district

Proposed: E1 subdivision district

__________________________________________
Corporate Officer

__________________________________________
Chair
SUNSHINE COAST REGIONAL DISTRICT
DRAFT ZONING AMENDMENT BYLAW No. 337.102, 2011

A bylaw to amend the "Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990".

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 Electoral Area A Zoning Amendment Bylaw No. 337.102, 2011".

PART B - AMENDMENT

2. Schedule B of Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990 is amended by rezoning a portion of District Lot 5415 Group 1 New Westminster District from the ‘I’ subdivision district to the ‘J’ subdivision district, as denoted on Appendix ‘A’ to this Bylaw.

PART C - ADOPTION

READ A FIRST TIME this 28th DAY OF JULY 2011
READ A SECOND TIME this 26th DAY OF JULY 2012
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this DAY OF 2012
READ A THIRD TIME this DAY OF 2012
ADOPTED this DAY OF 2012

__________________________
Corporate Officer
__________________________
Chair
Appendix 'A' to Bylaw No. 337.102

To Rezone Subject Property D.L. 5415 Copper Island
From I subdivision district to J subdivision district

Legal Description - D.L. 5415 Group 1 New Westminster District
Existing Subdivision District Zoning - I
Proposed Subdivision District Zoning - J

Corporate Officer

Chair
DRAFT

SUNSHINE COAST REGIONAL DISTRICT
ZONING AMENDMENT BYLAW No. 310.139, 2012

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. 310.139, 2012".

PART B – AMENDMENT
2. Amend section 504 to read:

504 (1) On a parcel less than 1500 square metres in the R1, R2, CR1, RU1, RU2 and RU3 zones, the maximum total floor area of all buildings on a parcel shall be the parcel area multiplied by 0.30;

(2) In addition to the floor area in (1) up to 45 square metres is allowed for enclosed parking.

PART C - ADOPTION
READ A FIRST TIME this 26th DAY OF APRIL 2012
READ A SECOND TIME as amended this DAY OF 2012
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this DAY OF 2012
READ A THIRD TIME this DAY OF 2012
APPROVED PURSUANT TO Section 52 of THE TRANSPORTATION ACT this DAY OF 2012
ADOPTED this DAY OF 2012

__________________________________________
Corporate Officer

__________________________________________
Chair
Roberts Creek Official Community Plan Bylaw No. 641
A bylaw to adopt an Official Community Plan for the Roberts Creek Plan Area within Electoral Area D.

WHEREAS Section 876 of the Local Government Act provides that the Sunshine Coast Regional District may, by bylaw, adopt an official community plan;

AND WHEREAS The Board of the Sunshine Coast Regional District deems it necessary to adopt an official community plan in order to ensure orderly development of the Roberts Creek community;

NOW THEREFORE, the Board of the Sunshine Coast Regional District, in open meeting, enacts as follows:

1. TITLE

This bylaw may be cited as the “Roberts Creek Official Community Plan Bylaw No. 641, 2011”.

2. APPLICATION

This bylaw is applicable to all land within the boundaries of the Roberts Creek Plan Area as shown on Maps 1-6 within Appendix “A” attached to and forming part of this bylaw.

3. ORGANIZATION

The Roberts Creek Sound Official Community Plan, contained within Appendix “A” attached to and forming part of this bylaw, is comprised of:

1. Introduction
2. Vision Statement
3. Goals
4. Civic Community Engagement
5. The Physical Environment, Greenhouse Gas Reduction and Green Infrastructure
6. Village Core
7. Commercial, Tourist Commercial and Industrial
8. Parks, Trails and Recreation
9. Agriculture
10. Liquid Waste Management
11. Solid Waste Management
12. Telecommunications and Green Power
13. Water Service Area and Watersheds
14. Stormwater Management and Drainage Plans
15. Transportation Systems
16. Development Permit and Approval Information Areas
17. Residential and Country Residential
18. Resource Rural and Resource
19. Institutional

Appendix A: CEEP
Appendix B: RC OCPC
Map Schedules: 1 to 7

Map 1 General Land Use
Map 1A General Land Use Village Core
Map 2 Parks and Trails
Map 3 Road Network
Map 4 Services
Map 5 Development Permit Areas
Map 6 Primary Resources
Map 7 First Nations’ Traditional Territories
4. **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.

5. **REPEAL**

“Roberts Creek Official Community Plan Bylaw No. 375, 1990” is hereby repealed.

6. **ADOPTION**

READ A FIRST TIME this 27th DAY of October, 2011

READ A SECOND TIME as amended this DAY & MONTH YEAR

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS AND THE 10-YEAR WATER PLAN PURSUANT TO SECTION 882 OF THE LOCAL GOVERNMENT ACT

This DAY & MONTH YEAR

PUBLIC HEARING held this DAY & MONTH YEAR

READ A THIRD TIME this DAY & MONTH YEAR

ADOPTED this DAY & MONTH YEAR

_____________________
Chair

_____________________
Corporate Officer
Roberts Creek
Official Community Plan Review
July 26, 2012
Second Reading
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1) INTRODUCTION

A) What is an Official Community Plan

An Official Community Plan (OCP) provides the longer term vision for the community. Under the Local Government Act (LGA), an OCP is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the OCP.

An Official Community Plan is the most significant expression of the vision for how a community should be developed. However, there will be occasions where new opportunities come forward that were not envisioned by the OCP either in the proposed location or the type of or scale of development. Rather than deny the community the opportunity to consider these, the OCP can undergo amendments to incorporate new ideas. The process to change an OCP is the same as adopting it: SCRD Board adopting a bylaw amendment after consultation, public information meeting(s) and public hearing(s). For example, the previous Roberts Creek OCP was amended to incorporate enhanced protection of streams and the shoreline in addition to site specific development proposals such as the Roberts Creek Co-Housing development.

The OCP is a bylaw of the SCRD and as such requires the SCRD to take its policies into account when carrying out its services. For example, policy documents relating to land use produced by the SCRD need to take account of the OCP and not move in a direction opposite to the policies set out in the OCP.

The main method by which the SCRD puts the policies and objectives into action is through the SCRD Zoning Bylaw. The Zoning Bylaw sets out what each property is allowed to be used for (such as residential, commercial or park), lot size for new subdivisions, and some controls (such as building location, height and site cover). Any changes to the Zoning Bylaw must conform to the policies in the OCP.

Other OCP policies may await site specific development proposals as a means to implement the policy. The OCP may direct the SCRD to take certain actions, such as develop agreements with outside agencies or develop separate more detailed policy documents for specific topics. The SCRD will attempt to implement such policy directions over the life of the OCP, although the Regional District is not obliged to implement all or any of the policies contained in an OCP.

The OCP will provide the Regional District direction for land use bylaw amendments and the provision of community services such as parks. Decisions concerning future bylaw amendments pertaining to changes in density or land-uses, for example, will be related to the objectives and policies of the Plan. Bylaws enacted and works undertaken by the Regional District shall be consistent with the Plan; however, the Plan does not commit or authorize the Regional District to proceed with any project that is specified in the OCP.

The goals, objectives and policies are based on the understanding that settlement within the Roberts Creek Plan Area is influenced by physical and environmental constraints. The Plan provides guidelines for various land-uses in the Roberts Creek community over the next 25 years. The goals, objectives and policies reflect the historical settlement pattern of the area and the aspirations and concerns of area residents identified during the different phases of public input for this Plan. Provision is made for a variety of housing opportunities in the established rural and residential areas.
When preparing and adopting an OCP, a local government must include the following statements and map designations:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- approximate location and area of sand and gravel deposits that are suitable for extraction;
- restrictions on land that is subject to hazardous conditions or is environmentally sensitive;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- matters that may, in respect of any plan, be required or authorized by the Provincial Minister responsible for land use planning;
- housing policies respecting affordable housing, rental housing and special needs housing; and
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

A local government may choose to provide certain types of policy statements in an OCP, including:

- policies relating to social needs, social well-being and social development;
- policies respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the community plan;
- policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity; and,
- in cases where a matter is not within the jurisdiction of the local government, the plan may only state the broad objectives unless the minister has required or authorized the local government to state a specific policy.

B) First Nations

The Roberts Creek Official Community Plan acknowledges and respects the Skwxwú7mesh (Squamish) Nation and shíshálh Nation in whose territory Roberts Creek sits. The boundary between the two Nations is Roberts Creek with the Skwxwú7mesh territory to the east of the river and the shíshálh Nation territory to the west (see Map 7).

The Roberts Creek area was originally occupied by the shíshálh, from which the town of Sechelt took its name. The shíshálh people referred to Roberts Creek as xwésám. The mild climate and abundance of fresh water and natural food (fish, shellfish, salmonberries, huckleberries, blackberries, Oregon grape, fiddlehead ferns, stinging nettle, fireweed, rice root, tiger lily, etc.)
made this area a favourite site, the first food-gathering location up-coast from the shíshálh Nation’s southern boundary with the Skwxwú7mesh Nation at Roberts Creek.¹

The Skwxwú7mesh -Nation has focused most of their attention on portions of their territory that are outside of the Sunshine Coast Regional District jurisdiction. However, the Skwxwú7mesh -Nation is looking to develop some of their lands in West Howe Sound and they are working with the SCRD to establish closer working relationships. In 2010, the SCRD and Skwxwú7mesh Squamish Nation held a Community-to-Community Forum to initiate this and work is ongoing to develop protocols regarding heritage and development consultation. It is anticipated that closer relationships will continue to be developed over time. The SCRD engages with the Skwxwú7mesh Squamish Nation regarding any proposals to amend the Official Community Plan and related zoning bylaw within their territory.

The SCRD has close working relationships with the shíshálh Nation. The shíshálh Nation are represented on the SCRD Board by a member of Sechelt Indian Government District Council. Elected officials and staff from 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. SCRD engages with the shíshálh Nation regarding any proposals to amend the Official Community Plan and related zoning bylaw within their territory.

The shíshálh Nation adopted the Strategic Land Use Plan for the shíshálh Nation (SLUP), lil xemit tems swiya nelh mes stutula, which provides details of the rich history of the shíshálh people. The shíshálh Nation’s SLUP represents their summary of the values found across their territory, and describes how they would like to see intertidal and land resources protected, managed, and utilized now and into the future. The shíshálh Nation has 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. As such, the shíshálh Nation expects that other governments, including the SCRD, will work with them to align land decisions with their SLUP.

Much of western Roberts Creek is within the Stewardship Area where the SLUP states that:

“The management intent for this zone is to maintain opportunities for shíshálh cultural use, while allowing for appropriate economic development activities that respect the integrity of the shíshálh Nation territory as whole.”

A portion of land surrounding ts’úkw’um stulu (Chapman Creek) is identified as the ts’úkw’um stulu kw’enit sim alap (Lower Chapman Creek Cultural Emphasis Area - CEA). This area extends from around the northern boundary of the Roberts Creek OCP area along Chapman Creek into the Davis Bay area of the District of Sechelt and to the mouth of Chapman Creek. The area:

“has been primarily established to ensure the integrity of salmon spawning and rearing habitat in ts’úkw’um stulu (Lower Chapman Creek) and to contribute to the overall ecological integrity of the Chapman Creek watershed.”

The SLUP notes this is an area of extremely high cultural and spiritual values with high wildlife/biodiversity values. The key management issues are to protect its ecological integrity,

¹ Source: Heather Till for BigPacific.com and the Sunshine Coast Museum and Archives, complied by from several sources noted in acknowledgements
repair the loss and degradation of s-chélchálihten (salmon) spawning and rearing habitat and protect shíshálh cultural resources and sites. Management direction includes restricting further land development and establishing a wide riparian reserve zone and management area sufficient to protect high value s-chélchálihten (salmon) spawning and rearing habitat.

A portion of Chapman Creek at the north end of the OCP area is identified in the SLUP as part of the ts’úkw’um stulu lil xemit tems swiya (Tetrahedron – Chapman Creek Conservation Area (CA)) where:

“The area was identified in the shíshálh land use planning process as a candidate for conservation, to protect the cultural and ecological values and water supply and quality in the vicinity of the main shíshálh community at ch’átlich (Sechelt).”

The SLUP notes this is an area of extremely high cultural and spiritual values with high wildlife/biodiversity values, community drinking water supply, high value backcountry recreation area, provincial protection area, old growth forest, and s-chélchálihten (salmon) habitat. The key management issues are logging impact and related road access, recreation and tourist management, and protection of shíshálh cultural harvest resources and sites. Management direction is set out in detail in the SLUP and some aspects include: maintain and where necessary restore the area to largely natural or wilderness condition for the benefit, education, and enjoyment of present and future generations; provide for the continuation of shíshálh cultural, subsistence, and renewable resource harvesting activities; and, preserve and maintain social, ceremonial, and cultural uses by the shíshálh Nation. The SLUP identifies permissible uses in the CA as shíshálh cultural use and low impact tourism and recreation. Prohibited uses are: intensive tourism and recreation; industrial resource development; permanent land dispositions; new road access; and shellfish aquaculture.

Additional information about the Strategic Land Use Plan for the shíshálh Nation can be found on www.secheltnation.ca or by contacting their offices, details on the website. The SCRD strongly encourages any developer to contact the shíshálh Nation or the Skwxwú7mesh Nation early in their development process.

C) Arrival of Europeans

European exploration of the area began in the late 1700s by the Spanish (Captain Galiano and Captain Valdes) and the British (Captain Vancouver). The earliest non-Native observation of the Roberts Creek area was recorded by Captain Vancouver, who wrote in his journal of June, 1792:

At four o’clock on Saturday morning the 16th, we resumed our course to the northwestward, along the starboard of continental shore of the gulf of Georgia, which from point Gower takes a direction about WNW and affords a more pleasing appearance than the shores of Howe’s sound. This part of the coast is of a moderate height for some distance inland, and it frequently jets out into low sandy projecting points. The country in general produces forest trees in abundance, of some variety

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2 Source: Heather Till for BigPacific.com and the Sunshine Coast Museum and Archives, compiled by from several sources noted in acknowledgements
and magnitude; the pine is the most common, and the woods are little encumbered with bushes or trees of inferior growth.

D) The Roberts Family and Other Pioneers

Roberts Creek’s present name came from the first European settler to this area, Thomas William "Will" Roberts. In 1889, he staked out pre-empted a quarter section of flat land just east of the creek. To earn his crown grant to the claim, he built two cedar shake cabins, a chicken house and stables and cleared three acres for cultivation and fruit trees. Will’s mother and father, Thomas & Charlotte Roberts, arrived from England the following year and Will’s brother, John Francis "Frank" Roberts, joined the family two years later. Frank built a large log house a quarter mile east of the creek for his parents.

There were other pioneers in the Roberts Creek area in the late 1880s. William Campbell staked a long narrow waterfront property to the west of Roberts Creek, mostly for the timber. The northern half of his property is now the Sunshine Coast Golf & Country Club. James Grant claimed the piece to the west of Campbell, and James Ross staked next to him on a property bordering Flume Creek (today Marlene Road forms the eastern boundary of his land).

Among the most successful early farmers in the Creek were Albert and Gertrude Reeves. Albert cleared 12 acres of land for truck garden crops and raised pigs, chickens and geese for market. He sold his produce to the Indian residential school, resorts and summer homes in Sechelt. Gertrude Reeves had one of the first cars on the Coast, an electric affair she had shipped from England via Cape Horn. With fully-charged batteries, it could travel about 20 miles.

Another colourful early Creeker was Hubert Evans, who left his comfortable position in the Vancouver media business to settle his family on an acre of waterfront at the mouth of Stephens Creek. He wrote stories for children’s magazines, quitting each year once sales reached $2500 to cruise the coast with his family in a 28-foot boat.

In 1897, Thomas & Charlotte Roberts retired to Vancouver and Frank moved into the log house he had built for them. Frank’s married son, Francis Thomas "Tom" Roberts, and his family occupied the cabin built by Will. In 1903, Frank and another son Harry established a shingle bolt camp along the creek. Frank later sold the camp and the surrounding 40 acres east of the creek and took on the job of Roberts Creek’s first postmaster. On mail days, he rowed an Indian dugout canoe into the bay to pick up mail from the Union Steamship Company’s Comox.

E) Harry Roberts

Harry Roberts was one of the most influential of the early Creek settlers. Formerly a painter, author and philosopher in England, he brought his visionary spirit to the Sunshine Coast. A multi-talented entrepreneur, he catered to summer travellers and local farmers by building a store near the mouth of the creek (near the current site of the Roberts Creek General Store,). He also built a sawmill which provided lumber for most of the new houses in the area and for the government wharf, and timbers for the 13 bridges necessary to construct Lower Road. He was well-known for his unique house and boat designs - much of the lumber he produced was used in their construction. He also built and furnished small cottages to rent to vacationers and eventually subdivided as the demand for land grew.
In 1923, Harry leased out his mill and store and moved with his family to Merry Island, then to a retirement home on Nelson Island in 1929. The house he built here, called Sunray, was a charming cottage with south-facing walls of glass. It still stands in its idyllic cove at Cape Cockburn. It was Harry who originated the term Sunshine Coast. He painted a huge sign, visible from the ocean, on the side of the steamer company's freight shed near his store proclaiming this area as the Sunshine Belt, later modified to the Sunshine Coast.

F) Further Development

The community of Roberts Creek was highly dependent on water transport for supplies, but developing a ship landing was made difficult by the harsh winter storms. Two floats constructed by the government were washed away, and for many years passengers and freight were rowed out to larger vessels in small boats or towed on barges. In 1914 a government wharf was finally completed.

Frank and Dulcie Downes took over the Roberts Creek Store from Harry Roberts. They moved it closer to the wharf, enlarged and renovated it and added electricity, refrigeration and the community's first hand-operated, gravity-flow gasoline pump. Roberts Creek village at this time also boasted a second general store (opposite the present-day library), a small summer resort, a beauty parlour, a shoe repair shop, a barber shop, a bakery, a service station and a cafe. There were also three summer camps nearby: The Kewpie Camp for girls, just east of the creek, the 200-acre Camp Byng for Scouts on Lower Road (still in operation), and Camp Olave, a Girl Guide camp at the foot of Rat Portage Hill (also still in operation).

For some years, the closest school for the children living in Roberts Creek was in Gibsons. However, in 1919, two schools were built, one near the present junction of Lockyer Road and Highway 101 and one near Orange Road and Highway 101. Under-aged children were enrolled to fill the quota of six students needed in each school to qualify for government funding.

These two small schools were also used by the community for social events, but as the population increased they became inadequate. In 1934, the community cooperated in building the Roberts Creek Community Hall on land donated by John Roberts. All the materials and labour were also donated. The Hall is still in constant use and recently received a facelift and structural reinforcement, again mostly by volunteer labour and donations.

In the early 1940s a third general store, the Seaview Market, was built in Roberts Creek beside the present library. After the steamships ceased to run in the early 1950s, the wharf store was no longer profitable and closed a few years later. The former site of Thomas and Charlotte's orchard and later Harry's mill is now the small regional park at the foot of Roberts Creek Road, full of history and a community spirit still strong today.

During the 1960s many war resisters from the U.S. settled in Roberts Creek. It is also well known for several Utopian communes formed during this time period.

Due to the propensity of the locals to wear knee-high rubber boots for gardening (it's the rainforest after all) Roberts Creek is known as the Gumboot Nation.
G) Background History of the OCP

Roberts Creek has been fortunate in that it was the first community on the Sunshine Coast to develop an Official Settlement Plan (OSP) back in 1980. It should be noted that while this OSP did not have the technical background required for an Official Community Plan (OCP), it served the community well with only one change in the thirteen years before the first OCP was developed (a change to accommodate an expansion to the existing golf course). The values expressed in the OSP of retaining a treed, rural residential community, were clearly the values that continued to be expressed in the first OCP, adopted in 1994.

14 years later, the SCRD Board began a review of the OCP and this commenced with an update of technical background information in 2008. A Review Committee of volunteers was struck in June 2008. On October 19, 2008 a visioning meeting was held in the Roberts Creek Hall with the purpose of assessing what the community felt about the goals and vision of the OCP. A café format was used with working groups seated around tables. 56 Roberts Creek residents answered 3 questions: “What do you love or find special or precious about Roberts Creek? What are the elements of a vibrant, healthy, liveable community? Imagine Roberts Creek 15-20 years from now and describe it.” The answers bore a remarkable resemblance to the values in the existing OCP and the Official Settlement Plan before it. They form the basis of the goals and vision statement of this document.

Referral of this Plan to the public, Provincial ministries, First Nations, other agencies and a public hearing are additional stages in the planning process enabling comment from various agencies and the community at large.

This plan has been prepared pursuant to Provincial legislation which establishes the basis for and stipulates the content of official community plans. In accordance with the legislation the OCP sets out planning objectives and policies designed to accommodate future residential growth and requirements for parks and recreational opportunities while providing for development of forestry, agriculture, and commercial land-uses.

H) Plan Area

Contained within Electoral Area D (Roberts Creek), the Roberts Creek Plan Area is located west of Electoral Area E (Elphinstone) and east of the District of Sechelt and covers approximately 8,000 square hectares of land. Its southern boundary is located within the Strait of Georgia paralleling the foreshore approximately 300 metres from the high water mark while its northern boundary is within the Sechelt Provincial Forest.

The Plan Area is characterized by residential and rural settlements on parcel sizes predominantly larger than 2,000 square metres. The community has an historic commercial focus in lower Roberts Creek at the junction of Beach Avenue, Lower Road and Roberts Creek Road and a major recreational focus adjacent to the Sunshine Coast Highway in the form of a Regional and Community park, a golf course, and community hall. Several Provincial park sites are located in the Plan Area. The Plan Area includes resource lands with the potential for forestry and agriculture. Many small scale home-based businesses complement the commercial fabric of Roberts Creek. The Town of Gibsons and the District of Sechelt provide the larger scale regional commercial activities and facilities.
The population of Roberts Creek in 1994 was estimated to be 2700. By 2011 the estimated population was 3524. This is an increase of 824 residents or 30%. The estimates are based upon census data and average growth between census periods. The figures may be adjusted when the 2011 Census data is available, if in time for the production of the final version of the OCP.

Delete the following maps
I) Review and Amendment of the OCP

The Roberts Creek Official Community Plan should be regularly reviewed. If it becomes outdated and needs to be refreshed, the Technical Background Report (including population and development forecasts) should be updated and the Plan should be examined in light of new local and regional growth demands and trends. For example, any changes in the economic strategy or wastewater management approach for the area may have significant implications for land-use policies. The review may require Plan amendments to guide development and land-uses. An individual or group wishing to request an amendment to the OCP may do so in accordance with the SCRD’s procedure bylaw. Additional information regarding the process can be found on the SCRD website - [www.scrd.ca](http://www.scrd.ca) – or by contacting the SCRD’s Planning and Development Department.
2) VISION STATEMENT

Roberts Creek is a neighbourhood and a community characterized by a strong sense of belonging, of identity and of many shared values. “Creekers” have come together on many occasions to celebrate and to mourn; to air concerns and solve problems; to build and to create. It is this sense of community, a collective identity which also supports and celebrates individual expression that sets Roberts Creek apart and gives it its distinct flavour.

We are committed to self-determination and community based decision-making. We are committed to using a development approach which values the preservation of a rural atmosphere and our strong connection to the natural environment in Roberts Creek. Green spaces, trees, country roads, centralization of commercial activity and adding density in already developed areas are all means to this end. We are committed to a clean and healthy environment and have made provision for ecologically sound transportation systems (including walking, cycling and equestrian paths), parklands, and development constraints in hazardous landscapes.

Working in conjunction with the shíshálh and Skwxwú7mesh Nations, we are committed to the preservation of resources within the OCP area. Of particular interest to the community is protection of the 1500 hectares of land located in the Roberts Creek hillside area. The ecological and recreation values of this area need to be protected.

In drafting this OCP the people of Roberts Creek give expression to values that we believe point to solutions to global problems and have articulated our commitment to the lifestyle we have chosen and wish to preserve. We are taking an active role in shaping the future of our community. On the one hand, we recognize the pressures of growth and development. On the other, we have taken clear measures to guide and control that development so that the very qualities which make Roberts Creek an attractive place to live will not be lost. We are committed to a future realised through sustainable development which is to ensure that we meet the needs of the present without compromising the ability of future generations to meet their needs.
3) GOALS OF THE OFFICIAL COMMUNITY PLAN

1. To actively support a welcoming and friendly atmosphere and reinforce a strong sense of community and neighbourhood.

2. To encourage an active citizenry within a community that enhances self-determination and self-reliance.

3. To foster an inclusive and compassionate community which welcomes, respects and meets the needs of a diverse range of individuals.

4. To ensure that land is put to an aesthetically pleasing and environmentally responsible use and ensure ongoing biodiversity through the protection, restoration and enhancement of plant and animal habitats.

5. To maintain the existing rural atmosphere of the overall community.

6. To maintain downtown Roberts Creek as the community core, on a human scale, as a social focus, and as a service centre for the community.

7. To avoid land use that results in suburban sprawl.

8. To protect and preserve riparian areas and watersheds including the water and banks of all creeks, lakes and marine foreshore.

9. To actively minimize pollution in the community for example, visual, air, greenhouse gas (GHG) emissions, water, soil, sound and light pollution.

10. To allow for the provision of appropriate community services and gathering places that meet a wide range of needs.

11. To preserve and enhance agricultural land and support sustainable local food production, distribution and sales.

12. To actively foster a walkable, bike-able community culture where people have easy access to their community on foot and by bike, and where pedestrians and cyclists are given priority.

13. To develop a transportation network that encourages various modes of transportation, including cycling, walking and public transit, in order to reduce dependency on fossil fuels and to facilitate movement within and between communities.

14. To provide a range of housing alternatives and opportunities which meet the needs of a diverse population while respecting the rural character of the community.

15. To encourage a wide range of cultural and artistic opportunities.

16. To protect the heritage of Roberts Creek and preserve and enhance historic and archaeological sites.

17. To ensure there is sufficient and universally accessible parkland and recreational opportunities including public access to the natural environment and to the waterfront, wildlife corridors, and the protection of Roberts Creek because of its historical, social and environmental value to the community.
4) CIVIC COMMUNITY ENGAGEMENT

The Official Community Plan is the key document that sets out the community’s vision for the future development, protection and enhancement of the area. As such it is important that there is an on-going discussion between the community, First Nations, the SCRD and developers. This will help to keep the OCP relevant and to ensure it guides development. The SCRD works with community groups both appointed by the SCRD, such as the Roberts Creek Advisory Planning Commission that acts as an initial referral agency on development proposals, and groups that are independent of the SCRD such as the Official Community Plan Committee. In addition, the SCRD engages with local residents regarding development proposals that require changes to zoning or the OCP through public information meetings and public hearings.

Objectives:

4a To ensure the right of self determination.
4b To ensure an open and transparent engagement process for development and planning matters so the needs of the shíshálh and Skwxwú7mesh Nations and Roberts Creek community are met.
4c To ensure that the Advisory Planning Commission (APC) and the Official Community Planning Committee (OCPC) represent the community and have a broad base of support.
4d To ensure community input and involvement in development and planning processes.
4e To ensure that the Official Community Planning Committee has representation at Regional Planning processes
4f To recognize and promote the existence of the various community groups as important voices of the community.

Policies:

4.1 An elected Roberts Creek Official Community Plan Committee (OCPC) consisting of Roberts Creek residents and property owners should continue to provide on-going monitoring of proposed amendments, advice to the SCRD and implementation of the Plan. Suggested terms of reference and procedures are provided in Appendix B.

4.1.1 The mission of the OCPC is to preserve the values expressed in the OCP by:

- Providing the community with a forum to facilitate an open, consultative process that will keep the OCP valid and relevant.
- Ongoing monitoring of the implementation of the OCP.
- Reviewing and suggesting improvements to the OCP which express the wishes of the Roberts Creek Community.
- Providing liaison with the RCCA, SCRD and APC on matters relating to the OCP.

4.1.2 The duty of the OCPC is to advise the SCRD and the Roberts Creek Community Association (RCCA) on all matters relating to the Roberts Creek OCP. This advice is to be in the form of written recommendations to the SCRD and regular reports to the RCCA. The Area Director shall be the liaison between...
the OCP Committee and the SCRD. The Chair of the OCP Committee shall be the liaison with the RCCA.

1. **Number of Committee members:** 11 people
2. **Elections:** Elections will be held through the RCCA, and are presided over by the SCRD Director, in order to vote in elections you must reside in Roberts Creek.
3. **Quorum:** A quorum will be five (5).
4. **Vacancies:** There shall be no fewer than seven members at any given time. If the numbers go below seven, there will be a bi-election to finish the term.
5. **The term is for 2 years; 5 and 6 members are elected in alternate years.**
6. **Residency:** Members must have resided in Roberts Creek for at least one year. If they move, they must forfeit their position.
7. **Selection of Chair:** The elected members will select their own Chair, Vice Chair, and Secretary.
8. **Meeting Schedule:** Meetings will be bi-monthly. Meetings shall be advertised in advance to permit community attendance and involvement.

4.2 That the SCRD establish and continue to support an advisory planning commission (APC) for Roberts Creek, meetings should be advertised in advance and minutes should be posted on the SCRD website.

4.3 Meetings of the Official Community Plan Committee should be advertised by the Official Community Plan Committee in advance to permit community attendance and involvement. Minutes of the meetings shall be posted.

4.4 Public hearings for development applications that are of direct and specific applicability to the Roberts Creek community should be conducted within the community.

4.5 All individuals seeking office, where an alternate is needed, shall be strongly encouraged to name their alternate at the time of declaration.

4.6 The Regional Director or alternate attend APC, OCPC, and Roberts Creek Community Association monthly meetings.

4.6.7 The SCRD will refer proposals for amendments to the OCP to the OCPC in addition to other agencies identified by the SCRD Board.
5) THE PHYSICAL ENVIRONMENT, GREEN HOUSE GAS REDUCTION AND GREEN INFRASTRUCTURE

Protection of the physical environment is crucial to ensuring the values that are important to current residents of Roberts Creek will continue to be available for future generations who want to live in and visit Roberts Creek. Protection from pollution, reducing impacts of human activity on wildlife, protection of historical and cultural sites will all contribute to this.

On a broader scale, there are issues that must be addressed in order to reduce the expected impacts of climate change or global warming.

The SCRD, in partnership with all local governments on the Coast developed *Our Coast, our Climate*, the Community Energy and Emissions Plan, and is implementing policies to reduce green house gases. The OCP, as the land use plan for the majority of the populated areas of Roberts Creek, is important in establishing policies and directions to help meet the goals set out in *Our Coast, our Climate*.

The Regional District, in accordance with Bill 27, enacted by the Province in 2008 seeks to reduce the emissions of Green House Gases (GHG) within all Official Community Plan boundaries located in the rural Electoral Areas of the Sunshine Coast Regional District (SCRD). The SCRD supports in principle the aspirational goals of the Provincial Government to reach a 33% reduction of 2007 levels by 2020 and an 80% reduction by 2050. In support of these goals, the SCRD’s approach has been to develop locally applicable targets using a bottom up approach based on local growth projections and scientific actions that are within the SCRD’s sphere of influence. Thus, rather than be aspirational, the first goal, based on the technical approach of the SCRD is to achieve a 7% reduction from 2007 levels by 2031. In 2007 the estimated population on the Sunshine Coast was 28,231 and with total emissions being 355,428 tonnes of CO2 per year, this equates to 12.59 tonnes per capita. If population continues to increase as projected in order to achieve the overall 7% decrease in CO2 emission the tonnes per capita must drop from 12.59 to 7.82 which in fact is a 38% decrease per person. Therefore a 7% decrease is in fact quite significant, when factoring in anticipated population growth.

The local community-based (bottom up) approach to meet this global issue and Provincial mandate involves a focus on the spheres of influence of the Regional District, on areas such as transportation, building, solid waste as well as zoning regulation policies and settlement patterns. As part of the bottom up approach to gauge the emissions by sector, the SCRD utilised the supplemented Provincial Community Energy and Emissions Inventory (CEEI) and conducted a more detailed Community Energy and Emissions Plan (CEEP).

The outcome of the CEEP, entitled *Our Coast, our Climate*, is that the Regional District, the Town of Gibsons and District of Sechelt committed in May 2010 to undertake immediate and future actions to achieve a 7% reduction from the 2007 GHG output level.

The 7% target is considered to be a ‘light green’ target. An additional analysis was conducted to consider a ‘dark green’ analysis. The dark green analysis, which is more in line with the Provincial goals, sets a target of a 33% reduction below 2007 levels by 2031 which equates to a 48% level below business as usual, compared with the expected increase of 15% over time. The dark green target requires an aggressive behaviour change in our community and remains an aspirational target at this time.
The 7% reduction goals from 2007 levels are over and above mandated or anticipated improvements in technologies as of 2007 (e.g. Transport Canada mandated average fuel economy), and represents approximately a 22% reduction from the 2007 Business as Usual level. While the 7% (22% lower than the Business as Usual) reduction goal falls short of the aspirational Provincial targets of a 33% reduction, it is based on a specific Sunshine Coast analysis and requires significant actions to achieve.

The following line chart indicates the Business as Usual increase in GHG emissions by 2031 (15%) and compares it to the 7% SCRD reduction target and the 33% ‘Deep Green’ reduction target. The numbers on the left vertical y (axis) indicate tonnes of CO₂ in the hundreds of thousands that are emitted within the SCRD from all sectors. The three lines demonstrate the various possibilities of GHG emissions in our community through 2031:

![Line Chart](chart.png)

**Roberts Creek Role**

The Roberts Creek Official Community Plan will play a role in contributing toward the SCRD’s goal of a 7% reduction from 2007 GHG output level. Building upon the region wide information provided in the CEEP, further analysis has been conducted by the SCRD to provide estimation on the GHG emissions within the Roberts Creek OCP area. These can be found in more detail in Appendix AA.

The GHG emission sectors that apply to the Roberts Creek 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. For the Roberts Creek OCP area transportation and the land use pattern are the large emission sectors and thus the biggest reductions can be made in targeting action towards these sectors.

GHG reductions can be achieved by following the future Policies and Action under each of the eight goals (set out below under Policy 5.1) from the Community Energy and Emissions Plan. There is an opportunity to achieve progress in each of these goal areas. Roberts Creek will continue to be a rural area. However, opportunities and policies exist for relatively higher density residential development close to the Roberts Creek Village with larger parcels away from the centre. Further settlement into the ALR and rural and resource forest landscapes
should also be avoided while promoting more walkable, liveable and efficient settlement patterns, and maintaining the neighbourly qualities.

Significant future opportunity for reduction lies within the transportation sector and increased energy efficiency in the residential sector. Increased transit and efficient land use planning go hand in hand in this regard, reducing the number of vehicle trips, particularly single occupancy vehicle trips will lead to a significant reduction in the GHG output. Location of new and efficient housing stock in the transit service area will enable significant GHG reductions.

Increasing the efficiency of new housing and retrofitting existing housing will also enable a reduction of the total GHG emissions attributed to residential buildings. Higher density housing can decrease energy use. Efficiency in design and construction of dwellings, and the encouragement of constructing multi-family dwellings which can also reduce residential and transportation sector GHG emissions.

Objectives:

5a The Roberts Creek OCP shall establish policies that will help the SCRD meet the targets in Our Coast, our Climate in line with the eight goals it sets out.

5b To improve and maintain the quiet tranquility of the Roberts Creek area.

5c To protect airshed areas and the quality of air.

5d To protect watershed areas and the quality of water.

5e To preserve the natural site characteristics when development occurs.

5f To focus settlement and facilities on terrain most suitable for development so that environmental problems are least likely to occur.

5g To improve and maintain the existing environmental quality of the community by the effective management of development.

5h To encourage the protection and enhancement of buildings and sites of historical and archaeological significance and to protect shíshálh and Skwxwú7mesh Nations archaeological and heritage resources.

5i To satisfy the requirements of the provincial Fish Protection Act, in particular the Riparian Areas Regulation, with respect to protecting fish habitat.

5j To consider creative development that respects the OCP Vision, Goals and Objectives.

5k To reduce conflicts and deterioration of habitat at the wildlife–human interface.

Policies

5.1 The SCRD will consider development proposals against the following goals set out in Our Coast, Our Climate and the OCP will set out polices that support SCRD’s goal of a 7% reduction from 2007 GHG output level by 2031:

a) Support Energy Efficient Land Use Practices: Energy efficient land use practices in the Plan area should include focusing on in-fill development within the existing residential neighbourhoods, focusing development in
walkable areas close to transportation options, such as in the Roberts Creek Village and introducing the possibility of some limited neighbourhood commercial uses, such as home occupations. Energy efficient land-use choices also include avoiding extending suburban residential development into areas beyond the water supply boundary and into the Agricultural Land Reserve. Increased land use efficiency can reduce all emission sectors.

b) **Reduce Dependence on Single Occupant Vehicles:** Create reliable transportation opportunities to move residents efficiently between communities, including frequent transit, bike and walking paths, car pools, and car share programs. Increasing transit ridership through neighbourhood buses and more frequent and convenient trips is a significant means of cutting down on the dependence of single occupant vehicles.

c) **Enhance the Green Building Sector:** Create a healthy, local green building sector that supports energy efficiency in new and existing buildings. The opportunity for reduction in GHG in the building form is also an important consideration. Residential buildings could be retrofit, such as replacing inefficient wood heaters with energy efficient wood stoves, and new dwellings should be constructed to a higher standard in an effort to reduce the GHG output resulting from the residential building sector.

d) **Expand Local Renewable Energy Opportunities:** Optimize use of local and regional renewable and alternative energy sources. Explore and support opportunities for small scale energy production from sources such as creeks, geothermal and solar power. **Consideration needs to be given to mitigating potential impact on the natural environment.**

e) **Reduce and Reuse Solid Waste as a Resource:** Optimize solid waste reduction, reuse and recycling while working towards zero waste.

f) **Strengthen the Local Economy:** Build a local, energy efficient economy that employs and supplies goods and services to Sunshine Coast residents.

g) **Manage Brownfield Sites:** Transform appropriate brownfield sites (vacant, previously developed sites usually industrial or commercial) in to complete community assets. Roberts Creek does not have any historic industrial sites that are vacant and the commercial areas are in use. However over the OCP period vacant or underused sites may come forward. Any redevelopment should consider opportunities to create higher density or new uses compatible with the OCP that include community opportunities. **Removal of invasive species should be a consideration.**

h) **Foster a Culture of Conservation in the Community:** Create a culture of energy conservation for residents and businesses on the Sunshine Coast.

5.2 The SCRD should produce a Sustainability Checklist to assist in reviewing development proposals and to assist developers in achieving ‘greener’ developments.
5.3 When reviewing applications for development, especially when rezoning or OCP amendment applications are required, the SCRD shall consider the potential impacts such as:

- Impact of noise on neighbours and from neighbouring uses on the subject property;
- Pollution; and
- Preservation of the natural environment.

5.4 The Roberts Creek OCP shall establish subdivision parcel size restrictions that are linked to environmental, servicing and physical constraints.

5.5 The Roberts Creek OCP shall identify locations that are potentially hazardous and include these within development permit area designations which set out the issues that need to be addressed and the means to identify and, if possible, mitigate the hazards.

5.6 In light of anticipated ocean level rises, the setback requirements for locating structures from the marine high water (natural boundary) should be increased from 7.5 metres horizontal and 1.5 metres vertical to 15 metres horizontal or 2 metres vertical, whichever is the greater horizontal distance, except where determined under development permit area designations in Section 16.

5.7 The recommendations set out in the Delcan Stormwater Management Study, or any future updates, should be implemented through amendments to SCRD subdivision Servicing and Development bylaws and in partnership with the Province when resources permit.

5.8 Archaeological sites are to be protected and at least the following steps shall be taken:

- Residents must report the discovery of archaeological evidence to the Skwxwú7mesh Nation or the shíshálh Nation and the Province’s Archaeology Branch.
- When requested, the SCRD will support the completion of an archaeological study to ensure the protection of heritage.
- Developers will be encouraged to contact the relevant First Nation to determine if archaeological sites may be present, but not identified, on the subject property.

5.9 Historical sites of value to the community but not requiring protection under the Heritage Conservation Act could be identified in the Sunshine Coast Community Heritage Register, commemorated with signs and incorporated where feasible into development that is accessible to the public.

5.10 A development permit area designation may be considered for the protection of identified heritage sites, or to preserve and enhance the form and character of identified structures.
5.11 The Province shall be strongly encouraged to liaise with the Regional District on issues affecting watercourse hazards assessment on residential, country residential and rural lands and on other environmental issues including the use of pesticides and herbicides.

5.12 For significant developments requiring rezoning or Official Community Plan amendments, the Regional District shall require that the Official Community Plan also be amended to designate the subject lands as a development permit area for purposes of protecting the natural environment.

The Regional District will assess the proposal with reference to the Habitat Atlas and Sensitive Ecosystem Inventory to identify potentially sensitive sites within or near the proposed development area.

In such cases should such sites be indicated then, an environmental impact assessment shall be required to ensure that impacts from any such development are minimized. The assessment should address issues such as buffer requirements, drainage management and alternatives to synthetic chemical applications to plants and soils.

The Regional District shall strongly encourage agencies of the Federal and Provincial Governments to undertake similar environmental impact studies for all developments including road development and forestry use.

5.13 The Regional District shall strongly encourage relevant Provincial ministries to protect wildlife habitat at the mouth of all creeks, especially of Roberts Creek.

5.14 The effective enforcement of bylaws regulating noise and prohibiting the storage of junk and derelict vehicles shall continue to be a Regional District priority for the Roberts Creek community.

5.15 Developers, subdividers and the utility companies shall be encouraged to place new hydro and telephone lines underground, and to consolidate any separate utility lines for telephone and hydro on one side of a road.

5.16 Proposals for the release of smoke into the atmosphere that are referred to the Regional District for comment shall be carefully assessed with the objective of maintaining air quality.

5.17 The Regional District shall strongly recommend that requests for permits for the release of industrial and noxious chemicals into the atmosphere be denied.

5.18 Federal and Provincial agencies shall be encouraged to adhere to the Regional District's policy of "no application of pesticides and herbicides" in the use and management of land in Roberts Creek.

5.19 The Regional District shall discourage the use of pesticides and herbicides on private properties for cosmetic purposes.

5.20 The re-alignment and re-plotting of parcel boundaries to eliminate long narrow lots shall be encouraged.
5.21 Applicants shall be encouraged to design residential subdivisions in a manner that maintains and enhances the natural attributes of the site, while maximizing safety, accessibility, and efficient use of land.

5.22 The Regional District should provide guidance on how to reduce light pollution and consider whether light pollution should be controlled through bylaw amendments and enforcement.

5.23 Development should be considered with regard to the impact on wildlife habitats, especially in the interface area between the rural/residential areas and the resource/hinterland areas. This should include developing and implementing a Bear Aware program.

5.24 The Regional District, in partnership with all relevant agencies, the community and First Nations, should develop a program to control and if possible eradicate invasive plant species. Removal of invasive species could be a community benefit identified when considering an application to amend the OCP or rezone property.

5.25 The Regional District, in partnership with all relevant agencies, the community and First Nations, should develop a program to reduce the potential for fires in the interface area.

5.26 The Regional District, in partnership with all relevant agencies, the community and First Nations, should develop a program to eliminate inhumane trapping.

5.27 The Regional District, in partnership with relevant agencies, the community and First Nations, should develop a program to protect the marine environment with specific consideration of identifying and protecting areas with forage fish spawning potential and offshore eelgrass beds.

5.28 Development near the natural boundary of the ocean should be reviewed regarding potential impact on the marine environment.
6) **VILLAGE CORE**

The Village Core is focussed around the intersection of Roberts Creek Road, Beach Avenue and Lower Road. Immediately around this intersection are the main retail and community facilities that provide a village centre to serve local residents and visitors. This includes shops, offices for professional services, restaurants, post office, library and meeting spaces (both formal and informal).

Roberts Creek Road is a strong spine for the community with the Community Hall and fire hall at the north end near the Sunshine Coast Highway, the elementary school near the middle and the Roberts Creek Pier Park at the south end. All are important local facilities.

Lower Road provides an alternative route for vehicles and bikes towards Gibsons and an alternative entry point to the village. Beach Avenue, although local in character, provides an alternative route towards Sechelt.

The core is served by public transport that links Roberts Creek to Sechelt, Gibsons and the Langdale ferry. This helps to make Roberts Creek a visitor destination.

The Village Core is characterized by small scale commercial units that have a rural, natural ambience. Any new development must consider how it would enhance this rural character.

Further away but still within easier walking distance of the village core and public transport is a residential area that provides some small scale tourist accommodation and opportunities for home based businesses.

As the Village Core is the focal point for residents and visitors there is an opportunity to allow for slightly higher density of home based business activity than would normally be allowed for in more rural areas. This would reinforce the role played by the village core.

The wider residential area is generally built up with few opportunities for new development. As the area is well served by facilities and has public transport links there may be opportunities to allow for increased density of development within areas close to the core. Increased density should be accompanied by improved opportunities for amenities to serve the additional development and the wider community.

Overall there may be opportunities to strengthen the Village Core and surrounding area by allowing for modest expansion of the commercial area, limited increases in potential for home occupation and bed and breakfast uses and increased development density. Modest art galleries may be considered as an auxiliary use to support local artists by expanding retail opportunities within the village area. The result should be a village core that meets a wider community need, thus reducing the frequency of trips to Gibsons and Sechelt, while protecting the area’s rural character. The OCP includes form and character led development permit area designations for commercial development in the village and for multi-family development. Additional site specific development permit areas or alterations to existing DPAs may be required as development proposals come forward. In order to support the potential for increased density, the SCRD should develop a liquid waste management plan for the area.
Objectives

6a To support economic activities that enhance the rural atmosphere of the Roberts Creek Village Core.

6b To satisfy some of the community’s commercial needs by supporting the existing role of the Roberts Creek Village Core.

6c To provide for some controlled, modest expansion of the existing commercial and community facilities in a way that is compatible with the area’s rural character.

6d Home office and home occupation are to continue to play an important economic role in a manner compatible with the character and opportunities of the village core.

6e To provide for community amenities and development opportunities so that increased density close to the village core may be supported.

6f To support a mix of commercial and residential developments that create affordable housing opportunities.

Policies

6.1 VILLAGE COMMERCIAL CORE:

6.1.1 The Roberts Creek OCP designates as VILLAGE COMMERCIAL CORE (see Map 1A) land within and adjacent to the historic commercial focus in Roberts Creek partially developed with small scale uses such as:

a) retail outlets;

b) personal services;

c) medical;

d) offices;

e) specialized food establishments;

f) artisan studios and auxiliary art galleries; and

g) education services; and

The potential for additional facilities of this scale and nature should be supported.

6.1.2 All new non-residential development within the designated area is subject to Development Permit Area 6 (ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA).
6.1.3 Proposals to change land designation or rezone a parcel for commercial use shall be considered against at least the following criteria:
   a) Within area from Timberland to Largo to Beach as shown on (add map reference);
   b) Adjacent to or near existing commercial development;
   c) Form and Character subject to Development Permit Area 6;
   d) Impact on neighbouring properties and rural residential character;
   e) Level of vacancy in existing commercial property;
   f) Parking provision;
   g) Stormwater management;
   h) Access to public transport.

If approved, the boundary of DPA 6 will be amended to include the parcel(s).

6.1.4 Mixed use development that includes residential and commercial uses may be supported.

6.1.5 The Regional District should work with School District 46 to formally realize the potential of parking facilities at the Roberts Creek School to support the Village Core outside of school hours.

6.2 HOME BUSINESS TRANSITION ZONE ENHANCED HOME OCCUPATION AREA

6.2.1 A specific land-use designation should be applied to a wider village area for properties within the Village Core and fronting Roberts Creek Rd up to Cedar Grove Road, permitting enhanced auxiliary uses such as bed and breakfast (up to 3 bedrooms), home office and home occupation (each with an additional employee). Sufficient parking is to be provided on site.

Home office and home occupation uses must fit within the residential character of the property and area (see Policies 7.2 and 7.3 for details).

6.2.2 As the area is close to the Village Core and public transport, the specific land use designation, while primarily residential, may allow for further enhanced auxiliary uses such as bed and breakfast, auxiliary art galleries and home based business with increased retail space and/or number of employees, subject to rezoning applications.

6.2.3 Any change in zoning shall be guided by at least the following criteria:
   a) Maintain rural residential atmosphere;
   b) Lots greater than 3500 sq metres;
   c) Limit number of employees to resident family plus 2 non-residents;
   d) On-site resident to operate the business;
e) Sufficient on-site parking to be provided for staff and customers and hidden from street frontage and from neighbours such as by vegetation buffers;

f) Tutoring, such as for music, to be limited to no more than seven students, with a maximum of 10 people, at any one time;

6.3 TOURIST ACCOMMODATION:

6.3.1 Bed and breakfast facilities will continue to offer opportunities for tourist accommodation on a small scale basis. An Enhanced Bed and Breakfast area is identified on Map 1A, including the Village Core and Home Business Transition Zone, that may allow for a modest increase in bed and breakfast use, such as an increase to 3 rooms and an additional employee subject to at least the criteria set out in 6.2.3 (a) to (e)

6.3.2 More intensive forms of tourist accommodation such as sleeping units, lodges, and motels shall be discouraged.

6.3.3 Short term home rental where the owner or property manager is not present shall be discouraged.

6.4 COMMUNITY AMENITY BONUSING

6.4.1 Within the area identified on (add map reference MAP 1A = (waterfront to Highway, Blackburn to Marlene) the Regional District may consider development proposals that would provide higher density development.

6.4.2 Before the Regional District should consider approving increased density a Liquid Waste Management Plan must be completed for the core area.

6.4.3 In order to achieve community amenities, greater residential densities than would otherwise be allowed may be permitted subject to a rezoning process that includes a public hearing.

6.4.4 Any application to increase residential density will be considered against at least the following criteria:

a) Impact on adjacent properties;

b) Impact on environmental values and proximity to environmentally sensitive areas;

c) Enhance the protection of biodiversity;

d) Minimizing habitat fragmentation;

e) Distance from hazardous areas;

f) Minimizing impact on road traffic safety and levels;

g) Accessibility to services and public transit;

h) Reduce dependency on cars by provision for bicycles, walking, and car share facilities;
i) Water conservation;

j) Energy efficient design;

k) Designed to conserve natural resources and minimize waste;

l) Protection of heritage and landscape features;

m) Clustering of development to maintain larger portion of site to be undeveloped; and

n) Maintain rural residential character.

The intention is to reduce possible negative impacts on the local area and encourage development that has a small impact on resource use. The level of detail that developers are expected to provide will be based upon the size and potential impact of the proposed development.

6.4.5 The following are the range of amenities that may be required and depending upon the scale and location of the site several amenities may be required:

a) Provision of affordable and rental housing;

b) Heritage conservation;

c) Public access and/or use;

d) Natural habitat conservation/restoration such as removal and control of onvasive plant species;

e) Protection of biodiversity;

f) Park dedication;

g) Community facilities;

h) Bike lanes and trails;

i) Energy efficient building design beyond that required by Provincial Building Regulations;

j) Land for community agriculture/community forest;

The scale of amenity will depend upon the size and potential impact of the proposed development.

6.5 PEDESTRIAN AND CYCLING FACILITIES

6.5.1 The Regional District shall work with the residents, businesses, First Nations and the Province to improve the pedestrian and cycling facilities within the core area. This could include establishing new paths, reducing speed limits in specific areas and encouraging planting/maintenance of appropriate road side vegetation.
6.6 MULTI-FAMILY RESIDENTIAL/CLUSTER HOUSING units at a density of no greater than 2,000 square metres per unit may be permitted on sites in the vicinity of the Roberts Creek commercial core to provide for seniors housing, special needs housing and co-housing opportunities within the Plan Area. Parcels being proposed to permit this type of housing should be evaluated on criteria that includes but is not necessarily restricted to the following:

   a. the absence of high constraints and potentially hazardous conditions as depicted on Schedule A1 for the proposed building site;

   b. the proposed location of the sewage disposal system shall be within soils recommended by Regional District consulting engineers as being appropriate for 2,000 square metre residential parcels, as indicated in the Roberts Creek Plan Area Technical Background Report and the design and engineering of the treatment system and land disposal system shall be subject to SCRD approval and may become a community sewer system owned and operated by the SCRD;

   c. within a reasonable walking distance of the established Roberts Creek commercial core;

   d. the availability of public transit to provide access to major commercial facilities such as supermarkets and medical offices in the neighbouring municipalities;

   e. the potential for site ingress and egress;

   f. the potential for pedestrian access to the waterfront and to other recreational opportunities;

   g. the provision of on-site community facilities; and

   h. the form and character of such a project shall be subject to development permit design guidelines established by the Regional District in consultation with area residents.
The above policies would expand the potential areas for commercial activity in and near the Village Core as follows:

**Village Amenity/Density Bonus Area** – development proposals that increased density where a range of community benefits are secured may be supported, this would be subject to community consultation and a rezoning application

**Village Core Potential Commercial Growth Area** – new commercial (such as retail, professional offices, restaurants) may be supported, subject to community consultation and rezoning applications, enhanced home occupation and enhanced B&B would be permitted

**Enhanced Home Occupation Area** – increase in number of non-family member employees, increase in retail area over what is currently allowed in Zoning Bylaw would be permitted (such as 2 staff rather than 1, more than 20% area can be used to retail products made on site) and enhanced B&B would be permitted

**Enhanced Bed & Breakfast Area** – increase in the number bedrooms than allowed in Zoning Bylaw (such as an increase from 2 to 3)
7) COMMERCIAL, TOURIST COMMERCIAL, AND INDUSTRIAL

Outside of the village core area, there are possible economic development opportunities across the OCP area. Modest, small-scale commercial activity is supported to provide employment opportunities and economic activity within Roberts Creek. However it is important that these are provided within the context of the rural character of the OCP area. Major developments should be diverted towards those parts of the Sunshine Coast that are better suited to accommodate them, such as the Hillside Industrial Estate in West Howe Sound and the commercial areas of the Town of Gibsons, District of Sechelt and the Sechelt Indian Government District.

Roberts Creek is also home to significant Private Managed Forest Land and some potential gravel extraction locations. While the SCRD has limited power to influence resource extraction as this is managed under a different Provincial Legislative regime, the SCRD can establish limitations on the processing of these resources. Objectives and Polices relating to resource extraction are set out in the Resource Rural and Rural sections below.

Large scale industrial activity is not considered appropriate to Roberts Creek. However there is scope to allow for some around the Sechelt Regional Landfill at Dusty Road, subject to a public process.

Tourism is considered to be of growing importance to supporting the economic viability of the Coast. Development of small scale accommodation and sensitively located campgrounds are important to supporting tourism. Appropriate recreation facilities, such as those identified in the Parks, Trails and Recreation section will also improve the tourism experience in addition to offering facilities for local residents and those from elsewhere on the Coast.

Objectives

7.a Development requiring commercial zoning in areas outside the existing village core is not permitted.

7.b Other than home occupation or home office, all commercial and industrial development and small scale commercial and industrial activity along the Sunshine Coast Highway corridor is not permitted.

7.c To recognize the important economic role played by home office and home occupation and to allow for the continuation of these opportunities in a manner compatible with the rural, agricultural, country residential, and residential character of Roberts Creek.

7.d To support enhanced home occupation within and near the village core.

7.e To provide for tourist accommodation facilities compatible with the rural character of the area and consistent with servicing constraints.

7.f To maintain the existing provisions for small scale tourist accommodation facilities.

7.g To support tourist oriented opportunities provided through the Provincial and Regional District parks systems, and non-commercial assembly uses.

7.h To support enhanced bed and breakfast uses in and near the village core.
7.i To prohibit marina facilities and boat launching facilities at the mouth of Roberts Creek and elsewhere along the OCP foreshore.

7.j Tourist facilities will continue to be provided through the Provincial Parks system, regional and community level parks, and the Sunshine Coast Golf and Country Club.

7.k The need for marina and boat launching facilities will continue to be met through opportunities in other communities on the Sunshine Coast.

7.l Future major commercial and service industrial facilities shall be encouraged to locate within the Town of Gibsons, District of Sechelt and Sechelt Indian Government District, which have the supporting infrastructure and land uses for such activities.

7.m To support the existing and future roles of major centres on the Lower Sunshine Coast and the Port Mellon and Hillside industrial areas in providing employment opportunities of a major commercial and industrial nature for the Lower Sunshine Coast.

7.n Except for in the area around the Sechelt Regional Landfill at Dusty Road site but outside of the Chapman-Grey Watershed, to prohibit all uses that require an industrial designation within the OCP and to strongly encourage the location of hazardous industrial uses outside the Plan Area.

7.o To support opportunities for small scale commercial and light industrial activity auxiliary to residential use.

7.p The OCP area is designated as a Temporary Use Permit Area.

Policies

7.1 Through Roberts Creek the Sunshine Coast Highway is a visually important corridor which embodies and reflects the rural identity of Roberts Creek. COMMERCIAL, INDUSTRIAL and auxiliary small scale commercial and industrial activity will be prohibited. A specific land-use zone should be applied to this corridor area, permitting auxiliary uses such as bed and breakfast, home office, home occupation, agricultural activities and garden markets.

7.2 Zoning provisions for home-based businesses in the form of home offices and home occupations shall be maintained throughout the RURAL, AGRICULTURAL, COUNTRY RESIDENTIAL, and RESIDENTIAL areas in order to provide economic opportunities compatible with the rural and residential life-styles of Roberts Creek residents. Suitable parking shall be provided on site. Conditions shall be established in the Regional District’s zoning bylaw regarding aspects such as amount of retail floor area, number of employees, signage and so on.

7.3 Home occupation uses should not produce any vibration, noise, heat, glare, odours, air pollution or electrical interference discernable from outside of the building in which the home occupation is located beyond that which is reasonable for residential activity. Guidelines will be established in the Regional District’s zoning bylaw.
7.37.4 An auxiliary art gallery, a use for the display and sale of original or limited edition works of art created exclusively by local Sunshine Coast artists which may include a studio workspace may be permitted, via site-specific zoning bylaw amendments within the COUNTRY RESIDENTIAL general land-use designations subject to a site specific rezoning where the property is greater than 1 Hectare. Limitation relating to floor area, number of employees, parking requirements and other items as identified through the rezoning process will be placed on the gallery.

7.47.5 For areas designated AGRICULTURAL an application for non-farm use may be required for certain home-based businesses. Please contact the Agricultural Land Commission and the SCRD for advice.

7.57.6 Bed and breakfast facilities limited in scale to 2 bedrooms, will continue to offer opportunities for tourist accommodation on a small scale basis.

7.67.7 Tourist accommodation needs will be met in part through the Provincial Parks system and outdoor non-commercial recreation camps.

7.77.8 More intensive forms of tourist accommodation such as commercial campgrounds, sleeping units, lodges, and motels shall be discouraged. Campgrounds may be permitted in RESOURCE areas subject to limitations such as minimum parcel area of 1.75 hectares and 10 camp sites per hectare.

7.87.9 A full range of industrial activities, including petroleum product storage, shall be strongly encouraged to locate away from residential areas, and preferably in the Hillside and Port Mellon area, which will have both the supporting infrastructure and land uses for these activities.

i. Providing there is no negative impact on the Chapman/Grey Watersheds, the area near the Sechelt Regional Landfill may be suitable for light industrial development subject to rezoning applications which will establish uses permitted;

ii. Light industrial uses include: manufacturing, processing, servicing and repair and excludes uses such as log storage, auto wrecking, bulk fuel and chemical storage.

7.97.10 Zoning provisions for small scale commercial and industrial activity auxiliary to residential use shall be permitted in the RURAL areas in order to provide economic opportunities compatible with the rural lifestyle of Roberts Creek.

7.107.11 Policies relating to resource extraction are set out elsewhere in the OCP.
8) PARKS, TRAILS AND RECREATION

A park is a protected area, in its natural or semi-natural state, or planted and set aside for human recreation and enjoyment, or for the protection of wildlife or natural habitats.

Parks can be divided into active and passive recreation. Active recreation is that which requires intensive development and often involves cooperative or team activity, including playgrounds, ball fields, tennis and basketball courts, such as Roberts Creek School playgrounds. They do not necessarily require substantial buildings or structures, however there may be changing facilities to support organized sports. Passive recreation is that which emphasizes the open space aspect of a park and which involves a low level of development, including picnic areas, scenic sights, and trails such as Cliff Gilker Park. Larger, community parks often provide for both passive and active recreation.

There are formal recreation facilities in Roberts Creek (RC Hall, Gun Club, Golf Course, Legion Hall, a dojo for judo training, the Community School and a music camp) which are significant facilities that contribute to the liveability of the Creek and to the Coast.

Trails, both formal and informal, are an important element in the Creek’s recreation mix. They can provide walking, cycling, horse riding and a limited amount of 2/4 wheel motorized recreation opportunities. Most of the proposed network makes use of existing roads, road rights of way and forest service roads to provide access through the built area and into the hinterland. The trail network forms an important resource that supports the use of alternatives to car use. Care needs to be taken to reduce possible conflict between the different types of trail users.

Parks in Roberts Creek can be owned and maintained by the SCRD (Cliff Gilker and land behind RC Hall), the Province (Roberts Creek Provincial Park, Provincial Picnic Park and Mt Elphinstone Park – in three sections), the School District (RC Elementary School playing field), by non-profit organizations (RC Golf Club and the Gun Club) or by community groups (Gazebo Park at Lower/RC Roads).

Our parks range in size from small community parks, such as the Roberts Creek Hall Park (2 hectares) to larger destination parks like Cliff Gilker (60.5 hectares). The golf course, open spaces, community and provincial parkland, undeveloped Crown lands and environmentally sensitive areas are included in the Park designation.

Citizens of Roberts Creek have always seen the existence, use, and need of park land and passive recreation as means of fostering an awareness of the natural environment and the desire to preserve green space and environmentally sensitive areas.

Beach accesses, green spaces, recreation facilities, and an extensive trail system, particularly on the gentle southern slope of Mount Elphinstone, are a source of pride and focus for residents and are attractive to visitors. Public input and involvement, education, and awareness are key to their stewardship, conservation and restoration.

While not officially a part of our parks system, the natural and diverse beaches that form the southern boundary of Roberts Creek are an important and highly valued recreational asset to our community. The variety of cobble, pebble, sandy and rocky beaches that connect upland areas of Roberts Creek to the waters of Georgia Strait support diverse ecological values and
play a key role in defining the unique rural-coastal character of our community. Recognizing the importance of our coastal landscape to the community, public access to and enjoyment of our beaches are to be preserved and protected.

The community is dedicated to complimenting the road network and having access to the Crown Lands with bicycle paths and interconnecting greenways (pedestrian/equestrian trails).

Although Mount Elphinstone Provincial Park has been established, there is no management plan in place for its three separate pieces that have no interconnection, and that needs to be addressed. The OCP supports the expansion of Mount Elphinstone Park to the full 1500 hectares of Protected Area originally requested for the lower elevations of the mountain declared a Protected Area and to protect its many diverse habitats (tailed frog and mushrooms, particularly).

As the region’s population grows there will be increased demands for parkland and leisure services. As well, public consultation identified park acquisition as a priority for the strategic plan. There is a range of ways that the SCRD can acquire open space such as: interagency partnerships, securing the use of UREPs, public/private partnerships, rezoning to encourage parkland dedication, requiring land to be dedicated for parks upon subdivision, and through donation of land. The Official Community Plan identifies park acquisition priorities.

Objectives:

8a To participate in the provision of park and recreational opportunities, such as wilderness experiences, playgrounds, and playing fields, at the neighbourhood, community, regional and Provincial levels to fulfill the recreational needs of all members of the community, where practicable.

8b To protect and support the recreational opportunities provided by provincial parks and lands that protect habitat, enhance ecological diversity and conserve resources.

8c To coordinate future park and recreational development with facilities of School District #46 (Sunshine Coast) and any other agency so as to minimize public expenditure, to provide an enhanced neighbourhood focus, and maximize the use of the services and facilities provided by all agencies, where practicable.

8d To ensure public rights of way are provided for public use and recreation, access to and from the waterfront and development of interconnecting trails between neighbourhoods and parks.

8e To protect foreshore areas, and where appropriate acquire additional upland areas and foreshore lease areas for enhanced public recreational use of the foreshore.

8f To protect major watercourse areas as they are a valuable recreation resource which should be preserved for appropriate public use while ensuring minimal impact to the environment.

8g To protect and support the outdoor recreational opportunities provided by the private sector, including those provided by non-profit agencies and community groups.
8h  To encourage and facilitate the development of additional recreational opportunities by non-profit agencies and community groups in appropriate locations.

8i  To support the development and operation of the Dakota Ridge Winter Recreation Site under the supervision of the SCRD.

8j  To pursue a Coast Wide Trail Strategy for Crown Lands under the umbrella of the SCRD which, through extensive public consultation, will include development of a Trail Users Code of Conduct and strategies which resolve conflicts between trail users as well as ensuring minimal impact to the environment.

8k  To obtain use of the provincial Lands for the Use, Recreation and Enjoyment of the Public (UREP) as Community Parks.

8l  Support the development of the Roberts Creek section of the Suncoaster Trail that will run from ferry to ferry, subject to a public consultation process.

8m  To encourage a broad range of recreational activities with an emphasis on those that do not consume resources, that benefit the safety and health of residents, and that preserve the rural character.
Delete the following map:

Policies:

8.1 The SCRD should adopt a Parks and Trails Master Plan that includes statements about the purpose of each park and trail network. Maintenance Plans should also be developed for each park and trail network.

8.2 Schedule AAMap 2 designate as PARK and FUTURE PUBLIC RECREATIONAL USE those areas of land and water currently set aside for recreational activities to serve existing and future residents. These designated areas include:

1) Cliff Gilker Park: 55 Ha (136 acres)

The OCP supports the existing Management Plan (see Appendix AA) and the SCRD attempt to identify a third party to oversee an SCRD Board approved covenant to
protect the park from further development and to ensure that the management plan is followed. Cliff Gilker Park now has 2 wheel chair accessible, barrier free trails from the playground to the top and the bottom of the waterfall. The existing road right of way through the Park should not be developed as a road and if possible should be un-designated and incorporated into the Park. See Policy 8.8b

2) Roberts Creek Pier Park: 0.8 HA (2 acres) at the bottom of Roberts Creek Rd

Waterfront park with a large jetty/pier and natural driftwood bench seats overlooking Georgia Strait, sandbar at low tide. Mandala area recently acquired. In consultation with the community, decisions need to be made about whether to block off the Mandala area with a gate and whether to make adjustments to the parking area to ensure best use. Public toilets (one is wheelchair accessible). Pursue any possibilities for obtaining additional park space (or trail) at estuary and beside creek to Lower Rd. See policy 8.8d.

3) Roberts Creek Hall Park: 1.6 Ha (3.9 acres) of undeveloped park land located behind the RC Hall

The property, owned by the SCRD is a “hooked” parcel with a road allowance bisecting it into 2 pieces. The septic field for the RC Hall is located on this property. See policy 8.8c.

4) Land above the power line below lot 1505: 6 Ha (14.8 acres)

This east to west strip of land was acquired by the SCRD when Weyerhaeuser sold the land where the power line sits, below lot 1505 to the golf club. The purpose was to provide a trail for walkers and equestrians to be able to access the back country from the Lockyer Rd area and B & K Rd; 2 creeks (Clack and Roberts) need to be crossed, which require a bridge. The trail and bridges should be built.

5) Provincial Park: 3 separate blocks of land on Mt. Elphinstone-approx 140 Ha (346 acres) total

SCRD should work with the Skwxwú7mesh Nation to acquire or protect the horseshoe patch in largest block for inclusion in the Mt Elphinstone Park. Build or protect trails to link the 3 blocks. SCRD should pursue management and ownership of existing trails i.e. Wagon Trail

6) Provincial Lots Designated for Use and Recreational Enjoyment of the Public (UREP):

Consists of six lots each around 2.4 Ha (5 acres) for a total of 12 Ha (30 acres) between Crowe Rd. and Malcolm Creek Rd.

Apply to Province for development as parkland. Possible amenities include barrier free, accessible trails, a meditation site, and a memorial site. SCRD should approach the Province to acquire the right of way on Lehman Road between Malcolm Creek Road and Neilson Road to incorporate into the park and provide a connector to Cliff Gilder Park.

7) Flume Creek: approx 0.75 Ha (1.8 acres)
Undeveloped green space on creek corridor with no or poor public access, an isolated park that ‘serves’ only property owners whose property borders it. Additional park land should be acquired to follow Flume Creek from Margaret Rd. to the highway, providing trail to bus stop, protection of riparian area and additional parkland.

8) Crystal Crescent Park: 1 Ha (2.5 acres)

Access by foot path from Crystal Crescent. Beavers have built a dam which has left the park swamp-like, particularly in the winter, but it may dry out in the summer. Potential uses need to be investigated. The SCRD should investigate the potential to acquire Randall Lake if the opportunity arises and develop a trail around it subject to ecological protection.

9.) “Co-housing park and trail”: 1.67 Ha (4.1 acres)

This is a piece of land on the east side of the creek (between Clack and Roberts above the confluence). Need to acquire adjacent land when lots on Largo are developed. Possibly build a bridge to create access to other potential park land on other side of the creek. There is a trail on the west side of the Roberts Creek running from the bottom of the co-housing property up to the highway opposite Cliff Gilker Park.

10) RC Legion Trail: 0.14 Ha (0.35 acres)

A narrow strip running up from Lower Rd between the Legion property and Roberts Creek. This piece reaches up to the confluence of Clack and Roberts Creeks. Should be connected to the Co-housing trail and the Co-housing Park.

11) Blackburn below Hwy 101: approx. 0.04 Ha (40 sq m)

This tiny triangle of land provides habitat and leads from the bridge for the Blackburn Trail.

12) Joe Rd: approx. 0.1 Ha (0.25 acres)

Access from Joe Rd. Potential uses include off leash dog park, community garden, or fitness circuit. These options should be investigated with community input.

13) Roberts Creek Provincial Park – 40 Ha.

In three portions split by the hwy, north portion not ‘developed’, south portion is ‘developed’ as campground (21 spaces) and a small ocean side park off Flume Beach and Flume Provincial Park approx 0.8 Ha used as picnic area Province adopted a Management Plan in 1981

14) Beach and Henderson – 470 sq m. (0.1 acres) Provides parking and access to the beach.

15) Community Association sites Lower Road (Gazebo) – 2 parcels total of approx 0.28 Ha (0.7 acres), owned and maintained by the Roberts Creek Community Association.

16) Roberts Ck Elementary School Play Ground and undeveloped land –

Approximately 0.9 Ha (2.2 acres) of formal play area on Roberts Creek Road and 2.4 Ha (5.9 acres) of treed area east and north of school. Owned by School District 46.
17) Camp Byng (Scout Property) – approx 86 Ha (212 acres),
   The site is split by Lower Road and there is no public access.
18) Seaview Cemetery – approx 2.3 Ha (5.7 acres). The main cemetery for the Sunshine Coast
19) Golf Club – approx 58 Ha (143 acres). 18 hole golf course with club house facilities
20) RC Creekside - 0.15 Ha (0.37 acres), stream side area.
21) Camp Douglas – 3.6 Ha (8.9 acres) - owned and operated by the United Church.
22) The entire foreshore area extending 300 metres offshore into the Strait of Georgia
   The SCRD should work with the Province and First Nations to protect the foreshore
   with the objective of maintaining and improving the natural environment to assist in
   the recovery of salmon that spawn in the many streams in Roberts Creek. Initial
   efforts should be spent on identifying key locations, such as the mouth of Roberts Creek.  
   *Recreational use of the foreshore should be considered with regard to protecting environmentally sensitive areas, such as eelgrass beds.*

   Although *shíshálh* Nation members previously gathered resources throughout the
   territory, access to many foreshore areas has been lost because of the sale of public
   land, residential and industrial development, and pollution. In heavily developed
   areas, almost the entire foreshore is now inaccessible for gathering or other activities
   because of residential lots and the issuance of foreshore leases. The construction of
   private docks and moorages creates further problems, as it effectively contaminates
   areas up to 125 meters on each side, limiting opportunities for gathering of beach and
   intertidal resources.

   Moorage buoys may be a permitted use within this area providing they serve only the
   upland parcels (land directly connected to or closest to the facility).

8.3 The SCRD should encourage the Crown and owners of Private Managed Forest Land to
   consider land swaps with the objective of creating additional parks in the community
   interface. The parks should be leased to or owned by the SCRD and a process should be
   developed to work with the Crown and First Nations to identify lands that are suitable for
   park use.

8.4 Should all or parts of Camp Douglas or Camp Byng cease to be needed by the operators
   the SCRD should seek to acquire the land for park use. If acquired, they should be used
   for public recreation use in perpetuity.

8.5 Schedule AA [Map 2] designate an INTEGRATED WALKING, BICYCLING, and EQUESTRIAN
   TRAIL SYSTEM where road rights-of-ways, utility corridor and parks are to be developed
   as walking, bicycling and equestrian routes. The SCRD should consider establishing a
   Trails Committee to assist the SCRD in developing and maintaining the Trail System.
   The SCRD should consider provision of additional or alternative trails negotiated through
   subdivisions and rezoning applications.
8.6 **Schedule AAMap 2** designates as PRIVATE NON-COMMERCIAL RECREATION land areas currently zoned and partially developed by private non-profit organizations as recreational camps, equestrian facilities, gun club and for golf course purposes, and may include public uses such as trails. Such uses are important to making Roberts Creek a liveable community and land use designations should be maintained. Additional opportunities should be identified and supported, subject to a rezoning process.

8.7 Provision of off-leash areas should also be considered as there are limited dedicated facilities in Roberts Creek. They should be provided subject to neighbourhood consultation, provision of parking, maintaining separation from schools/playing fields; ensuring nearby sensitive ecological areas are protected; area is fenced and gated.

8.8 **NEIGHBOURHOOD-LEVEL OPPORTUNITIES**

a. A standard of 10,000 square metres (1.0 hectare) per 500 population and a 0.5 kilometre service radius should be utilized as a guideline for planning accessible neighborhood level parks of 10,000 square metres and greater in size.

    The neighbourhood level parks should be developed for recreation opportunities such as junior sized playing fields, children’s play equipment and tennis courts. These parks will contribute to maintaining a healthy population and offer recreation opportunities, especially for youth.

    The creation of smaller parks shall be pursued to provide supplementary neighborhood level facilities in areas where there will be insufficient population to warrant a full sized neighborhood park, and where access to such a park is impeded by features such as creek ravines and major arterial roads.

    These parks need to have value for recreation or environmental protection.

b. Detailed site development plans should be prepared with the participation of residents to establish the specific types and siting of neighbourhood level opportunities to be developed in existing and any future parks.

c. When land for park purposes is to be dedicated by subdivision plan, the acquisition of the future NEIGHBOURHOOD PARK SITES shall be priorities.

d. The following neighbourhood level park areas and nature park areas depicted on **Schedule AAMap 2** should be established:

   - **FUTURE NEIGHBOURHOOD PARK SITE(S) 1**

    a minimum area of 1.7 hectares and up to 3 hectares should become new park(s) within the general vicinity of Joe Road and between the Sunshine Coast Highway and Lower Road. The neighbourhood open space in this area could consist of either one or two sites of 1 to 2 hectares in size or one site at least 3 hectares in size.

   - **FUTURE NEIGHBOURHOOD PARK SITE(S) 2**

    a minimum area of 2.8 hectares should become new park(s) within the general vicinity of Roberts Creek park corridor and Roberts Creek Elementary School Site
to serve the area between Blackburn Road to Marlene Road and between the Sunshine Coast Highway and Beach Avenue/Lower Road (Central Roberts Creek Neighbourhood). The neighbourhood open space in this area could consist of one or two sites of 1 to 2 hectares in size or one site of at least 3 hectares in size.

- **FUTURE NEIGHBOURHOOD PARK SITE 3**
  a minimum area of 1.3 hectares should become new park off Flume Road and preferably in proximity to Flume Creek located south of the Sunshine Coast Highway between Marlene Road and Henderson Road (Flume-Henderson Neighbourhood).

- **FUTURE NEIGHBOURHOOD PARK SITE 4**
  a minimum area of 0.5 to 1 hectare should become new park off Henderson Road to serve the Henderson Road to Camp Olave area (Flume-Henderson Neighbourhood).

- **FUTURE NEIGHBOURHOOD PARK SITES ABOVE THE SUNSHINE COAST HIGHWAY**
  The SCRD shall develop and implement a community process for selecting sites for future neighbourhood parks above the highway.

8.9 COMMUNITY AND REGIONAL-LEVEL OPPORTUNITIES

a. A standard of 10,000 square metres (1.0 hectare) per 500 population and a service radius of 2 kilometres should be utilized as a guideline for planning community level parks of approximately 10 hectares in size. This type of park accommodates activities such as senior playing fields, jogging tracks, and specialized play equipment such as an adventure playground.

b. Cliff Gilker Park (approximately 53 hectares) partially provides regional park opportunities and playing field activities that serve the Roberts Creek community as well as other Sunshine Coast communities. Cliff Gilker Park will continue to be used for a variety of community and regional level activities, with provision for higher intensity use west of the Clack Creek. The layout of the park in this area should accommodate a variety of organized activities such as baseball and soccer.

The SCRD adopted the Cliff Gilker Park Management Plan in 2007. It states

Cliff Gilker Park is one of the jewels of the Sunshine Coast. This management plan for Cliff Gilker is a major step in the development of the final plan which will guide park management for the next decade or so, and will form the basis for a three-party conservation covenant. Cliff Gilker Park is valued most highly for its natural qualities combined with a diversity of recreation, all in close proximity to populated areas. The management plan uses these values to determine management actions. The forest will, of course, evolve over time into a different forest as part of natural succession. Management must work
with this natural process while maintaining the same natural experience for its users: biodiversity, recreation, sanctuary, refuge, beauty.

The Plan shall be used to guide the future of Cliff Gilker Park and the SCRD should consider implementing it through a 3rd Party/not-for-profit community group. The terms of the Plan should, could be secured in a covenant registered on Title which details the roles and responsibilities of the SCRD and the 3rd Party, or by some other means.

The recreation facilities in the park shall not be extended beyond the area identified in the management plan.

c Roberts Creek Hall Park

The site behind the Roberts Creek Hall has the potential to serve various functions. The area immediately behind the Hall could be used to provide open space that supports the Hall, such as area for the Farmers Market, formal play area, trails, and informal space. The road right way can contribute additional parking for the Hall. The area below the road right of way could be developed as additional park space or contribute to delivering innovative affordable multi-generational housing.

The options need to be fully considered by the community and lead to a park plan being developed to guide the future use of this important space. Any uses not normally associated with park use will be the subject of a rezoning process with community engagement as a key.

d Roberts Creek Pier Park

This park is a significant space for residents of Roberts Creek and the entire Coast. It is also a tourist destination. The site holds a special cultural and recreational place for Roberts Creek. The area is environmentally sensitive as it is adjacent to the mouth of Roberts Creek. It is also the location for several important community events, such as Roberts Creek Earth Day and the Roberts Creek Mandala Festival and Creek Daze. A park plan needs to be developed that considers the needs of the various user groups and the role the site plays in the community. The plan should address parking, where vehicles should be allowed and protection of the creek mouth.

8.10 PROVINCIAL LEVEL OPPORTUNITIES

a. Roberts Creek Provincial Park sites will provide for Provincial level opportunities in the Plan Area.

b. The SCRD considers that there are opportunities to make better use of existing Provincial Parks and to expand the number of these within Roberts Creek.

c. The SCRD considers that sites designated by the Province for the Use, Recreation and Enjoyment of the Public (UREP) should become either Provincial Parks or parks under SCRD ownership or lease.
d. There is a long held desire that a larger portion of Mount Elphinstone be granted park status and that the three existing sections Mount Elphinstone be linked by formal managed trails.

e. A first step could be to fill in the horseshoe shaped section by dedicated Crown land for addition to the Mt Elphinstone Park.

f. The SCRD should continue to work towards dedicating the full 1500 hectares area identified for the complete Mt Elphinstone Park. The Regional District should work with the shíshálh and Skwxwú7mesh Nations, and the province to realize this.

8.11 WATER RECREATION OPPORTUNITIES

The foreshore area fronting the park at the mouth of Roberts Creek and foreshore and land at the foot of Henderson Road are secured by the Regional District through lease. The leases should be renewed when required and the SCRD should acquire ownership of the land.

The SCRD should acquire leases for undeveloped road rights of way that provide access to the beach or to ocean views, shown on Schedule AAMap 2. Where there is sufficient land dedicated parking areas should be identified. Beach accesses and viewpoints should be considered in the Regional District’s Parks and Trails Master Plan(s).

8.12 WALKING, BICYCLING AND EQUESTRIAN ACTIVITIES

a. Implementation of the INTEGRATED WALKING-BICYCLING-EQUESTRIAN SYSTEM depicted on Schedule AAMap 2 as extending throughout the whole community should be subject to assessments of construction details and associated costs, including consideration of any alternatives that may also be acceptable to the community and that are cost effective. The INTEGRATED WALKING-BICYCLING-EQUESTRIAN SYSTEM would be partially implemented as part of a Region-wide Bicycle Concept Plan.

The preferred phasing of various elements of the system are to be confirmed through detailed assessments as follows:

i. work has started on paving a 1.5 to 2 metre wide strip on top of the natural gas pipeline right-of-way down Roberts Creek Road and along Lower Road to the cemetery and it should be completed.

ii. pave the shoulder on one side of the Sunshine Coast Highway in conjunction with improvements to this road, or independently, whichever comes first. The aim is to extend the separated bicycle-pedestrian path both towards Sechelt, to the commercial, civic and industrial area at Field Road, and towards Elphinstone and eventually link to the Town of Gibsons.

iii. Until such time as a separate bicycle-pedestrian trail is available, pave both shoulders of the Sunshine Coast Highway in conjunction with improvements to these roads, or independently, whichever come first.
iv. Until such time as a separate bicycle-pedestrian trail is available, pave both shoulders of the Lower Road in conjunction with improvements to these roads, or independently, whichever come first.

b. Biking and walking paths should be developed with clearly marked lines separating these two types of activities from each other and from the vehicular traffic, and with routes being clearly sign posted.

c. Existing logging roads and forest recreational trails should continue to provide horseback riding, mountain biking, hiking and other types of backcountry non-motorized activities, supplementing those that will be made available through the INTEGRATED WALKING-BICYCLING-EQUESTRIAN SYSTEM.

d. Heritage sites and trails, including old logging roads and homestead sites should be identified and integrated with other opportunities for backcountry activities.

e. **Schedule AAMap 2** identifies the general location for the Suncoaster Trail. This is a significant regional trail that will eventually establish a ferry terminal to ferry terminal route, subject to a public consultation process. The SCRD should identify and develop links from the Suncoaster to and from the Roberts Creek Village, existing parks and trail network and the residential areas. There should be a public process to determine the route through Area D so that the SCRD will be positioned to access grants as soon as they become available. The Trail should be developed in an ecologically sensitive way, such as hand built as opposed to use of heavy machinery.

f. **Schedule AAMap 2** designates as a FUTURE BACKCOUNTRY RECREATIONAL SITE 1 land which is located in the vicinity of Largo Road (B & K logging road) and the BC Hydro right-of-way that is currently used as a regional and international mountain bike circuit.

This area should be restored by removing illegal dump sites and preserved and maintained for this specialized activity. Facilities such as an outhouse and garbage bins should be provided, especially for events. A Trail Plan should be developed to ensure that trails are developed sensitively along with a ‘code of use’ to ensure the site is cleaned up after events.

g. The opening up and development of the foreshore access points depicted on **Schedule AAMap 2** should be pursued to provide enhanced recreational activities and public access. These access points and recreational sites should be clearly identified with appropriate sign posting.

h. Subject to community consultation sites suitable for motorized trails could be identified as part of a Parks and Trails Master Plan providing that they are separated from trails for non-motorized users.

j. **Signage should be placed at all beach access points both on the road and beach ends of the access.**
8.13 The Regional District should maintain and develop the existing joint use agreement between School District No. 46 and the Regional District for maximizing the community use of school facilities, including playing fields.

8.14 Existing areas with a UREP status (Use, Recreation and Enjoyment of the Public) in areas designated by Schedule AAMap 2 as PUBLIC RECREATION USE should be secured in Regional District ownership or some other form of tenure, to provide for a variety of community and regional level opportunities.

The acquisition of these sites would be subject to confirmation by the Province of the need for these sites for community purposes.

8.15 Assembly Uses provide important facilities that encourage and support greater connections to the area and a more complete community.

a) Existing Assembly Uses that provide for meeting places that support cultural, spiritual, religious, educational, entertainment and other community activities, such as local farmers’ markets, are supported and zoning should be established that allows for these to be permitted uses.

b) Existing Assembly Uses should be protected and any rezoning that removes such a use should not be supported.

c) New Assembly Uses that provide community facilities should be supported subject to a rezoning process.

d) Overnight accommodation as part of an Assembly Use is not normally permitted, however site specific designations may allow for this subject to a rezoning process.
9) **AGRICULTURE**

According to local historians, Betty C. Keller and Rosella M. Leslie, *Bright Seas, Pioneer Spirits: The Sunshine Coast* prior to World War II Roberts Creek, in addition to being a logging community and a steamship tourist destination, was a farming community.

In the early 1900’s Albert and Gertrude Reeves cleared 12 acres of land for truck garden crops and raised pigs, chickens and geese for market; Mrs. Hanbury and sons planted an orchard and raised pigs; and Joseph Smith, on his waterfront property, made his living growing artichokes for the Vancouver market.

In the years after World War II, competition from the large scale farms of the Fraser Valley and produce imported from the United States gradually made it more difficult for Roberts Creek farmers to find markets. Much of the farm land was allowed to lie fallow while some of it was subdivided for homes. In the 1960’s the “Creek” was rediscovered by the “hippie” generation and many of these new “Creekers” settled on old farms. While many of these new “Creekers” may have drifted away by the end of the 1970’s those who stayed on have had a powerful influence on the philosophy of the community and have led the fight to preserve its rural character.

As citizens of Roberts Creek, we embrace our past, and like our predecessors, affirm that farming is integral to our rural lifestyle and economy. We recognize the importance of agriculture as a food source, an environmental resource, and a contributor to the local economy. We are committed to protecting and increasing where possible the supply of agriculture lands and ensuring the viability of farm operations.

The Roberts Creek Official Community Plan area contains approximately 500 hectares of land that is designated as Agricultural Land Reserve by the Agricultural Land Commission. The SCRD zoning bylaw allows for a broad range of farming activity on ALR parcels. The SCRD zoning bylaw also permits agricultural and the keeping of livestock on most rural land. Keeping of livestock and/or the keeping of poultry and rabbits is permitted in some residential zones, subject to limitations. In addition, the zoning bylaw allows horticulture and silviculture on all parcels.

**Objectives**

9.a Preserve and protect land for agriculture use.

9.b Support and promote small-scale farming as a social, cultural and economic priority and an ecologically responsible land use in Roberts Creek.

9.c Facilitate the sale of agricultural products produced in Roberts Creek both on site and at farmers’ markets.

9.d Support a strategy for diversifying and enhancing farm income by creating opportunities for value added activities related to local agriculture without adverse impacts on farmland capabilities.

9.e Minimize conflict between agricultural activity and other uses on adjacent properties regarding the environment.
9.f Encourage the creation and implementation of a regional agriculture plan that leads to sustainable regional food self-sufficiency.

9.g Encourage best practices of water management and conservation to minimize the impact on the Regional District’s water and local aquifers, while considering the needs sufficient for agriculture use.

Delete the following map

Policies

9.1 Agricultural Land Reserve

The Agricultural Land Commission established the ALR between 1974 to 1976 through cooperative efforts with regional districts and member municipalities. Local input on an ALR plan was gained through a public hearing process.

These policies suggest the types of applications to the Agricultural Land Commission which could be supported by the Regional District. Applications for non-farm use, exclusion and inclusion are submitted to the Regional District for review. The Regional District can refuse the application or it can forward it to the ALC for final decision (either with or without comments from the SCRD). The final decision regarding approval for such applications rests with the Commission.
9.1.1 Agricultural Land Use

Schedule AA Map 1 shows land that is designated as Agricultural.

a) The designation shall include all land that is within the Agricultural Land Reserve and may include other land.

b) The minimum parcel area for strata subdivision purposes shall be 1.75 hectares; Subdivision of ALR land will not normally be supported.

c) The SCRD should continue to support an Agricultural Advisory Committee to provide local expert advice on agricultural issues and to assist with information programs;

d) The Regional District should work with the province, First Nations and the community to realize the agricultural potential of any ALR in Crown ownership;

e) All applications for exclusion, inclusion and non-farm use of ALR must be reviewed by the following:
   (i) SCRD Planning Department;
   (ii) Area Director;
   (iii) Area D APC;
   (iv) Area D OCPC; and
   (v) Regional District Agricultural Advisory Committee
   prior to consideration by the SCRD Board as to whether to forward the application to the Agricultural Land Commission.

9.1.2 Exclusion of property from ALR

a) The Regional District continues to strongly support the preservation and maintenance of the agricultural land base and applications for exclusion of land from the Agricultural Land Reserve will not usually be considered.

b) The Regional District may consider an application that would result in inclusion of an equivalent area of existing non-ALR farmland into the ALR subject to relative farming capacity of the land under consideration.

c) Exclusion may be supported for essential community services, if the location of the service is limited by engineering constraints, or by strategic considerations, and that the proponent has demonstrated that there is no suitable alternate, non-ALR property.

9.1.3 Non-farm Use of ALR

The Regional District could support applications to the Agricultural Land Commission for non-farm use within the Agricultural Land Reserve, in some situations, where local farming or the greater community would benefit. Support for such applications should only be considered if the application falls into one of the following categories:
a) the proposed non-farm use would allow an active farm to diversify and broaden its income, but not decrease the farming capacity of the property.

b) in the instance of a proposed exclusion, the Regional District may consider an application that would result in inclusion of existing non-ALR farmland into the ALR.

c) for essential community services, if the location of the service is limited by engineering constraints, or by strategic considerations, and that the proponent has demonstrated that there is no suitable alternate, non-ALR property.

Note: The removal of soil and placement of fill is a non-farm use, however there are exceptions set out in the ALC’s legislation. Please contact the ALC for advice.

9.1.4 Inclusion of new ALR

To offset the impacts of the non-farm use or the removal of lands from the Agricultural Land Reserve under this policy, the Regional District will encourage the inclusion into the Agricultural Land Reserve of other lands, in the planning area, that are at least as suitable for agriculture. The Regional District will work with property owners, the Agricultural Advisory Committee and the Agricultural Land Commission to designate additional ALR

9.1.5 Second Dwelling on ALR

The Regional District may consider permanent second dwellings within the ALR in accordance with policies established in the Zoning bylaw, providing the second permanent dwelling’s location would not adversely affect farming ability of the land or of the environment.

Unless refused by the Regional District, all applications for permanent second dwellings shall be referred to the ALC.

9.1.6 Strata Subdivision of ALR Lands

Agricultural activities are strongly encouraged for ALR lands. Strata subdivision of ALR will not normally be supported unless a proposed subdivision clearly improves farming capability or commercial production of the site in a way that would not be possible without a strata subdivision. The following criteria should be taken into consideration when making an application for strata subdivision:

a) average parcel size of 1.75 hectares shall be considered;

b) the parcels, dwellings and other structures are located to minimize harm to the agricultural ability of the proposed parcels and minimize the adverse effects on the environment;

c) the proposed subdivision would allow an active farm to diversify and broaden its income, but not decrease the farming capacity of the property;

d) A lower average parcel size may be considered if:
   (i) a limit is placed on the total footprint of all residential structures;
(ii) a covenant will be registered to identify a common area that is set aside for agriculture equal to 10% of whole parcel to be available for use by the wider community (i.e. beyond those living in the development); the covenant will set out who the managing agency will be and other terms as negotiated with the applicant and the SCRD.
9.2  Non ALR Farm Land

9.2.1  Identification of Sites with Farming Potential

The Regional District should undertake or support initiatives to identify properties not currently in the ALR but which have agricultural potential and are primarily used for farming, so that these properties may be protected for future agriculture.

9.2.2  Community Farm Land

Community Farm Land is to be used by the wider community to provide farming opportunities. Community Farm Land may be secured as an amenity bonus. Support should be given for rezoning applications that would allow various forms of community farming activities, including farm product processing or storage facilities for produce from off site.

A community farm is a multi-functional farm where the land is held “in trust” for community rather than owned privately. A community group or co-operative governs the land use agreements, and agricultural uses of the land are shared by a community of farmers. The primary focus of a community farm is local food production using sustainable agricultural practices. Land holders, land managers, and farmers work together by mutual agreement. Farmers are housed on or near the land.

9.2.3  Communal Farm Land

As an amenity bonus, the Regional District should consider rezoning applications to allow higher density where land will be farmed communally. Such sites are not available to the wider community but to members of a specific group or organisation and secured through covenant.

9.3  Reducing Development Impact on Farms

9.3.1  Roads through agricultural land

The Regional District shall work with the Ministry of Transportation and Infrastructure to support the planning of new and modifications to existing roads that avoid disruption and fragmentation of existing and potential agricultural land.

9.3.2  Borders and Buffering and Zoning

When considering rezoning applications for land that borders or drains onto agricultural land, the Regional District will ensure that such zoning changes do not negatively impact farming. (See 9.4.7 Water Policies)

9.3.3  Utility Corridors and Telecommunications Development

The Regional District shall work with utility and telecommunications providers to reduce the impact of utility and communication corridors on existing and potential agricultural lots.
9.4 Support for Farming

9.4.1 Any parcel may be used for agricultural purposes. The sale of agricultural products should be allowed subject to the following criteria:
   a) the agricultural product is grown on the same property,
   b) availability of sufficient on-site parking,
   c) any separate produce stand is able to be easily moved and
   d) limited retail floor area is subject to the same limitations as for home occupation as set out in the zoning bylaw.

Limitations for criteria b-d will be established in the relevant SCRD Zoning Bylaw.

9.4.2 The keeping of livestock, such as sheep, goats, cattle, horses, swine and bees, may be permitted as set out under the Regional District’s zoning bylaw which shall establish minimum parcel size and setbacks from parcel lines for features such as feeding troughs, manure piles and so on. Keeping of poultry and rabbits are considered in Policy 9.4.10.

9.4.3 Agricultural Advisory Committee and Agricultural Area Plan
   a) The Regional District shall continue its support of the Agricultural Advisory Committee (AAC) to consider and advise the Regional District on agricultural matters.
   b) Encourage the SCRD with assistance from the AAC to prepare an Agricultural Area Plan.
   c) Encourage the AAC to develop programs to promote the education of farming activity

9.4.4 Food Security
   a) The Regional District should consider impacts on local food security when making land use decisions.
   b) The Regional District should ensure a healthy, sustainable and stable food supply by working with Coastal Health, Agricultural Advisory Committee, food producers, and other stakeholders to develop a long-term plan for improving local and regional food security.

9.4.5 Intensive Farming

The Regional District should develop appropriate regulations and guidelines for “intensive farming” in consultation with farmers and other stakeholders to minimize the impact of such activities on rural and residential neighbours. (ADD DEFINITION)

9.4.6 Environmental Values

The Regional District should encourage healthy and environmentally sound agricultural practices (e.g. promote the BC Environmental Farm Program).

9.4.7 Water

The Regional District should
a) develop a water management plan for the region that considers agricultural water needs.

b) Promote on-going education of farmers and public about farm specific water conservation and encourage storage of surplus water on farms and in general.

c) develop an education program to improve the management of farm waste, leachate collection, soil and water conservation, and water-nutrient balance.

d) when it considers rezoning applications that are not related to farming, ensure that the proposal will not reduce the quality and quantity of water for farming.

9.4.8 No Genetically Modified Organisms (GMO)

a) While there is limited power to prevent the introduction of GMOs, the Regional District is encouraged to designate Roberts Creek and the Sunshine Coast as a genetically engineered crop free zone.

b) The Regional District is encouraged to support the control and eradication of non-native or genetically modified organisms harmful to native species and the environment, and prevent introduction of such harmful organisms.

Note: Prevent harm as the best method of environmental protection and, when knowledge is limited, apply a precautionary approach. Item 6 of the Earth Charter states: “a. Take action to avoid the possibility of serious or irreversible environmental harm even when scientific knowledge is incomplete or inconclusive. b. Place the burden of proof on those who argue that a proposed activity will not cause significant harm, and make the responsible parties liable for environmental harm.”

9.4.9 Residential Agriculture

The Regional District should:

a) Strengthen local sustainable agriculture by supporting “backyard gardening” and community garden initiatives, such as allowing for horticultural sales.

b) In order to share food resources and to protect wildlife, support gleaning of crops and fruit.

c) Encourage new development to include contiguous space intended for food production and garden space for residents.

d) Permit community gardens, including community composting facilities, in any zone.

9.4.10 Support the Farming of Poultry and Rabbits

The Regional District, in consultation with the AAC, APC, OCPC and the community, should:

a) implement land use policies that allows for the keeping of hens only and rabbits in all residentially zoned parcels;
b) implement land use policies that allow keeping of poultry (including roosters and other fowl that are used for food production) and rabbits in all other zones;

c) allow commercial sale of rabbits, poultry and eggs produced on that lot, in any land use zone;

d) take action to reduce possible nuisance such as noise, smell, vermin and predators:
   (i) establish reasonable setbacks for all structures, such as feed stations, and associated material, such as manure piles, must conform to provincial standards;
   (ii) establish a reasonable limit on the number of rabbits and poultry allowed in residentially zoned lots;
   (iii) develop best practices guidelines for the keeping of poultry and rabbits.

9.4.11 Soil Removal and Fill Practices

The Regional District should:

a) prohibit the removal of soil suitable for agricultural purposes from land designated as agricultural

b) support the placement of fill to protect the natural environment and where possible to preserve, maintain, and enhance soil for agricultural purposes

c) develop regulations regarding soil removal or enhancement

d) work with the AAC and ALC to develop policies regarding soil removal and fill

e) refer any application for soil removal and fill to the AAC and ALC.

9.4.12 Agri-tourism

The SCRD should support Agri-tourism as a means to strengthen local agriculture and expand knowledge and experience of agricultural activities throughout the wider community.

a) The Regional District should develop appropriate regulations and guidelines for Agri-tourism activities in consultation with farmers and other stakeholders to minimize the impact of such activities on neighbouring properties.

b) Land use zoning policies should permit Agri-tourist accommodation as the equivalent of bed and breakfast accommodation.

c) The Regional District may consider applications for rezoning or temporary use permit that would permit agri-tourist accommodation providing for more than 3 units, provided that:
   (i) the use is accessory to working farm operations;
   (ii) the use is on agriculturally designated land that is in the ALR; the application is consistent with ALC policies;
(iii) the working farm will continue in operation and will not be adversely affected;
(iv) potable water of sufficient quantity for both farming and non-farming use is available;
(v) sewage disposal facilities are suitable;
(vi) on-site parking is adequate;
(vii) the impact of increased traffic on adjacent roadways is considered;
(viii) the environmental impact of the proposal is considered;
(ix) and the impact on adjacent properties is addressed.

9.4.13 Farm Gate Sales

The Regional District shall allow sale of farm products, including livestock, poultry and rabbits, produced on the same lot by allowing small produce stands near the road lot line subject to considerations of parking and road safety.

9.4.14 Processing, Marketing, Education and Research

Within the OCP area, the Regional District shall consider rezoning applications or temporary use permits to allow facilities for:

(i) farm marketing
(ii) farmers’ markets;
(iii) small scale processing facilities of locally grown products;
(iv) agricultural education;
(v) agricultural research.

Criteria to consider such uses includes:

(i) potential support of farming in Roberts Creek;
(ii) adequate parking;
(iii) minimizing impact on neighbouring lots such as from noise and smell;
(iv) environmental impact.

9.4.15 The SCRD shall require a 10 metre landscape buffer be established on any parcel adjacent to ALR prior to amending its Land Use Designation to facilitate an increase in development potential or density or additions of new uses. The landscape buffer shall conform to the Guidance set out in Development Permit Area 7.

9.5 The Regional District should provide guidance for how to reduce the potential for attracting bears to farm sites with the objective of protecting residents, farm produce and bears.
10) LIQUID WASTE MANAGEMENT

In the SCRD, liquid waste management is primarily handled by individual site owners as there is no comprehensive regional or electoral area system. Nor are there plans to develop one in the foreseeable future. However to ensure consistency of maintenance and operation, the SCRD has a policy to take over community systems (those that serve several lots) for residential and larger commercial developments providing they meet SCRD standards. As such, the SCRD has taken ownership and operation of some systems to date such as the Co-Housing site. The cost of operating these systems is met by the property owners and not subsidised by the general public.

Site specific conditions influence the development capacity because soil structure limits ability to meet provincial requirements. The Province no longer issues permits for individual lots and relies on qualified installers to register the plans with the Province. Technology is changing as package plants can respond to needs of sites that in the past were difficult to develop.

Community Sewage Systems means a common sewer or system of sewerage or sewage disposal which serves two or more parcels. Ocean outfalls are not supported.

Objectives:

10a To adopt an efficient liquid waste management approach that minimizes the potential for pollution of the land or aquatic ecosystems.

10b To adopt policies that reduces the possible impacts of treatment facilities that serve multi-parcels or large developments.

10c To not support sewage management systems that rely upon ocean outfalls.

Policies

10.1 On-site sewage treatment and disposal systems and established individual parcel sewage treatment shall continue to be the preferred method of effluent disposal in the Plan Area and shall be subject to Provincial requirements.

10.2 Minimum parcel sizes to be permitted by subdivision shall reflect the suitability of soil types for ground disposal and treatment of effluent as specified in Schedule AA and by Ministry of Health subdivision standards.

10.3 At the time of subdivision or rezoning, MULTIPLE PARCEL or NON-RESIDENTIAL COMMUNITY SEWAGE TREATMENT SYSTEMS with land disposal or ocean outfalls shall be discouraged unless unanticipated environmental problems or health hazards relating to sewage disposal need to be urgently addressed or where such facilities are required to provide for special housing needs.

10.4 Sewage treatment facilities required to address environmental problems, health hazards or to provide for affordable or special housing needs shall be designed and developed to Regional District standards and to Provincial requirements and subject to public consultation with local residents.
10.5 Absorption field design should be based on Provincial septic tank criteria for large flow systems regardless of treatment quality.

10.6 Proposals for sewage treatment systems that rely on ocean outfalls are not supported.

10.7 Community sewage treatment systems, including common septic fields serving more than one parcel, are to be designed and developed to Regional District requirements.

10.8 Where a sewage treatment facility meets requirements of the Regional District’s subdivision servicing bylaw, it should be owned and operated by the Sunshine Coast Regional District.

10.9 The Regional District, in consultation with the Province and the local community, shall develop a liquid waste management plan initially for the village core and then the rest of the OCP area to confirm and specify provisions for local community sewer systems (LCSS) that will provide a comprehensive approach to managing liquid waste reduction, treatment, utilization and disposal, that would include policies:

(i) Allowing LCSS for smaller-sized lot subdivisions and commercial uses regulated under Ministry of Health regulations (up to 22,700 litres per day).

(ii) Allowing LCSS for smaller-sized lot subdivisions or commercial uses regulated under Ministry of Environment regulations (over 22,700 litres per day).

(iii) Adopting an On-Site Sewer System Operation & Maintenance Bylaw to ensure maintenance and inspection of septic systems on existing smaller residential lots.

(iv) Regarding examination of existing subdivisions where there are existing or potential environmental health problems related to on-site septic disposal to determine if LCSS are needed to serve these areas.

(v) Allowing consideration of innovative solutions such as composting toilets.

(vi) Providing support for new technologies, such as smaller engineered systems, that meet Provincial and SCRD standards.

10.10 Technologies that reduce water use, such as grey water systems are encouraged.
11) SOLID WASTE MANAGEMENT

Located within the Roberts Creek OCP area, the Sechelt Regional Landfill on Dusty Road handled 11,600 tonnes in 2009 and is the largest landfill on the Coast and provides regional services for all areas with the exception of Egmont/Pender Harbour. The SCRD is altering its services in Egmont/Pender Harbour with the closure of landfill operations in 2012. The Sechelt Regional Landfill will become the only SCRD site for landfill on the Coast. Including the waste transferred from Egmont/Pender Harbour, the site has approximately 18 years remaining at current disposal rates.

The Landfill site is a lease from the Crown. Solid waste management is provided in accordance with the approved Solid Waste Management Plan, which was reviewed and adopted in September 2011. Provincial requirements change over time and the SCRD has responded by amending its operating plans and standards as necessary.

Over time disposal has moved from burying all non-toxic waste to separation at the site to encourage re-use and recycling. The SCRD is implementing energy recovery of methane gas at the Landfill. Neighbourhood recycling centres are a significant method of collecting recyclable material in the SCRD and are supplemented with recycling programs at the landfills. The SCRD encourages waste to be separated prior to drop off at the Landfill for example with differentiated charges for sorted and un-sorted material. The Landfill is organized such that there are different locations for recyclables, garden wastes, wood, construction material and other types of material. The Landfill also includes a ‘share shed’ to allow reuse of items.

As part of the 2010-11 Solid Waste Management Plan review, the SCRD is investigating the potential for curb side recycle pickup, including a public consultation process, as part of the SWMP review. Composting of garden waste at a central facility is an issue that is also being considered. There are two privately operated composting sites in the vicinity of the Landfill.

Objectives:

11a To provide for the management of municipal solid waste in a manner that meets the waste management and reduction requirements of the Regional District and Provincial Government as set out in the approved Solid Waste Management Plan.

11b To support the Zero Waste goal of the SCRD’s Solid Waste Management Plan.

11c To support policies and programs that reduce, re-use and recycle and thereby promote the wise use of the earth’s resources.

11d To provide for the disposal of residuals at the existing landfill at Dusty Road.

11e To dispose of household hazardous waste in a safe and considerate manner.

11f To ensure that the disposal of solid waste does not negatively impact on wildlife and the environment.

Policies:

11.1 The Regional District will continue to provide a garbage pick-up service within the OCP area. While not all properties currently are served for various reasons, such as
lack of access, the RD shall regularly review operational capability and local conditions to determine if service can be extended.

11.2 The Regional District shall provide solid waste management services for the Plan Area that meet the requirements of the Provincial Government and continue to strive to reduce solid waste deposited at the Sechelt Regional Landfill site on Dusty Road in Electoral Area D.

11.3 The Regional District's disposal site on Dusty Road will continue to be the main disposal site for residual refuse from the Plan Area.

11.4 The Regional District shall continue to support recycling as a means of reducing solid waste and if necessary provide collection facilities in appropriate locations subject to community consultation. Provision of curbside recycling should form part of consideration when reviewing the Regional District’s Solid Waste Management Plan.

11.5 The Regional District shall investigate and if possible implement alternatives to landfill such as green waste composting facilities.

11.6 The Regional District shall investigate and if possible implement energy recovery facilities at the Sechelt Regional Landfill in Roberts Creek.

11.7 Residents will be encouraged to reduce, recycle and re-use materials in order to maximize the life span of the existing solid waste disposal site.

11.8 The Regional District shall prepare and regularly update a Regional Solid Waste Management Plan.
12) TELECOMMUNICATIONS AND GREEN POWER

There is growing support for green energy solutions, however there is also concern regarding the scale and number of projects that may be ‘industrializing’ the back country. Government policy and agency regulation processes change over time. It is likely that the regulatory ‘hoops’ for micro electric plans will be reduced for individual property owners and for smaller plants of less than 15 MW. Currently there are no independent power projects developed in the Roberts Creek OCP area that require provincial or SCRD approvals and meet the requirements of BC Hydro’s Calls for Power (over 15 MW generating capacity) or Standing Offer Program (from 0.05 MW to 15 MW generating capacity). These are generally run-of-river but can include wind or other types of technology.

Small scale green power projects that serve individual houses can make use of a variety of technologies, such as solar panels, geothermal or wind, to generate power for on-site use and sale to BC Hydro. Currently BC Hydro reviews projects that generate less than 0.05 MW, under their Net Metering Program. BC Hydro policies change over time in response to Provincial legislation and initiatives and changes in technology. The SCRD shall continue to review these changes to determine if OCP or other SCRD policies need to be amended.

Energy conservation efforts are an important component in meeting future energy needs. New development should be built to minimize energy use. Existing development should be upgraded to reduce energy use. BC Hydro, as part of their energy planning relies on conservation as the main means to close the potential gap between generation capacity and demand.

As a society we are becoming more reliant on and comfortable with rapidly changing telecommunications and computer technology. High speed internet and reliable cover for cell phones and other equipment can contribute towards increased local employment opportunities and life style choices.

It is likely that technology and regulation will continue to change at a high pace. While local governments have limited control over the location of facilities and limited influence over Provincial and agency policies, it is useful to set out what the Roberts Creek community views are.

Objectives:

12a The Regional District should support improvement to telecommunications facilities that are shared, well located and do not negatively impact on local residents.

12b Small scale household level green power projects (less than 0.05 MW generation capacity) should be encouraged.

12c Larger green power projects should receive full review that includes significant public consultation.

12d That the benefits offered by all green power projects do not neglect possible impacts on the local community and the environment.

12e Community energy systems should be supported.
Policies:

12.1 The SCRD will work with regulatory agencies and providers to ensure that local input is considered in the location of telecommunications facilities such as communications towers.

12.2 The SCRD supports the provision of high speed internet connection facilities provided local input is included in the decision making process and potential environmental impacts are mitigated and minimized.

12.3 The SCRD will continue to request and participate in provincial or federal working groups established to review proposals for green power projects in the OCP area.

12.4 For small scale, household level green power projects (less than 0.05 MW generation capacity), the SCRD shall consider reducing the fee for development variance permits or development permits that are subject to Development Permit Area (Stream Habitat), and restrictions of structure/building height could be relaxed.

12.5 The SCRD will investigate the potential for community led green power projects in the OCP area.

12.6 Under no circumstances does the community approve of the use of herbicide or pesticide on public utility rights of way.

12.7 The potential impact of green power project on sensitive environments needs to be considered with the objective of mitigating any potential harm.
13) WATER SERVICE AREA and WATERSHEDS

Currently there is a split in provision of potable water. Most properties below Highway 101 (Sunshine Coast Highway) are served by the SCRD water system and treatment plant on Chapman Creek. Most properties above the Highway draw water from wells or streams as the SCRD system is currently not capable of servicing this area.

In September 2003, a Watershed Accord was signed between the SCRD and the shíshálh Nation, for the purpose of protecting community water drinking resources in the ts’úkw’um stulu (Chapman Creek) and Grey Creek watersheds. This agreement commits both parties to “sharing responsibility and the decision-making processes in respect of the shared management of the watersheds” and “for the sharing of the costs, expenses, and liabilities from the shared management of the watersheds”. All applications for industrial, commercial, recreational, or other activities within the watershed will be referred to the shíshálh Nation for their comment. The SCRD and the shíshálh Nation will continue to work together to protect the watershed from any development which will impact the drinking water supply.

In October 2005, a further Joint Watershed Management Agreement was established to co-manage these watersheds. This Agreement created a Joint Water Management Advisory Committee, which includes equal representation from the SCRD and the shíshálh Nation. This Agreement was renewed in January 2011 to acknowledge the mutual interests in improving and maintaining the safety and quality of the potable water supply. The Chapman Watershed above the water intake for the treatment plant is identified as ts’úkw’um stulu lil xemit tems swiya (Tetrahedron – Chapman Creek Conservation Area (CA)) in the Strategic Land Use Plan for the shíshálh Nation.

The SCRD regularly updates its 10-Year Water Master Plan which identifies works that need to take place to maintain the existing system and sets out expansion and improvements needed to serve the Coast. Development approvals should be based upon water capacity.

SCRD’s main water treatment facility for the Coast is in the Roberts Creek area as is the intake on Chapman Creek. There is a longstanding SCRD and community commitment to protect the integrity and water quality of Chapman/Grey Watershed.

The SCRD does not have the power to issue licences to draw water from lakes or streams, this is a provincial responsibility. However the SCRD will continue to be sent referral notices from the province for new lease/licenses. Protection of aquifers that provide groundwater is an important consideration when reviewing any development or resource extraction proposals in Roberts Creek.

Water conservation programs, such as the low flow toilets replacement program, and improvements to existing infrastructure (such as waterman replacements, looping of water lines) are the primary focus of the SCRD as a means of improving service and controlling demand placed on the system. However in the longer term, increased treatment capacity and water storage will be needed. As preparation for meeting longer term needs a community-driven watershed study should take place.
Objectives:

13a To protect watershed areas and the quality of water.
13b To supply sufficient quality and quantity of Regional District water for domestic consumption, agriculture and fire protection purposes.
13c Water conservation programs and development of related infrastructure are supported.
13d To protect surface and groundwater which are necessary for ecosystem health, independent supply to individual lots and Regional District community water systems.
13e To avoid zoning changes that result in the depletion of existing wells or springs or water bodies used as water supplies.
13f To avoid the creation of new flooding hazards or the aggravating of existing flood hazards that could result from changes to storm water drainage patterns.
13g To encourage the Regional District to undertake aquifer mapping.
13h To support a community-driven watershed study.

Policies:

13.1 The Regional District will develop and maintain RESERVOIRS, WATER MAINS and any other storage capacity, supply mains, or other transmission facilities required to provide water to that part of the Plan Area depicted by Schedule Map 4 AA as SCRD WATER SERVICE AREA (DEVELOPMENT COST CHARGE BOUNDARY).

13.2 When the SCRD’s 10-Year Water Master Plan is updated then the OCP objectives and policies will be reviewed and, if necessary, updated subject to public consultation and environmental review.

13.3 The costs of distributing water from the supply WATER MAINS to new parcels and of providing hydrants for fire protection purposes for new development shall continue to be the responsibility of those creating new parcels.

13.4 The costs of extending and expanding Regional District water mains to serve new developments shall be the responsibility of those undertaking the development.

13.5 If as a result of new development the Regional District community water mains are extended beyond the current Water Development Cost Charge (DCC) Bylaw area, the developer shall be responsible to make application to extend the DCC Bylaw area and/or other arrangements acceptable to the Regional District to off-set or accommodate future capital and operating costs imposed on the Regional District.

13.6 In order to minimize future needs and demands for community water supplied by the Regional District, average parcel sizes of at least 1.0 ha. (2.5 acres) shall be maintained in those parts of the Plan Area that are not served by the Regional District community water service that be provided with on-site water sources meeting Provincial Government’s environmental and health legislation and policies.
13.7 The use of private and Crown lands should be conducted in a matter that does not jeopardize existing and future domestic public and private water quality, flow and supply.

13.8 Deforestation is a significant concern and any forestry activity should take into account possible impacts on water quality and supply.

13.9 Community-driven watershed studies to identify "Well-Head Protection Areas" and provide recommendations for management of development within such areas should be undertaken to ensure that the water quality of recharge areas for ground water wells is maintained.

i. The studies should consider the impact of forestry activity on both Crown and private land with regard to water quality, supply and flow.

ii. The studies should facilitate an innovative community-driven watershed study to examine horizontal rather than vertical movement of water using slowing-down devices, such as gabions and swales, to recharge the aquifer as one means of maintaining supply for wells.

iii. This will be a non-traditional watershed study to make Roberts Creek an exemplary community watershed/forest harvesting area (i.e. not recommending larger culverts as the solution to controlling flow).

13.10 The Regional District should, as part of developing its next 10-year Regional Water Master Plan, include studies and policies regarding ground water protection, recharging aquifers and potentially developing alternate water supplies.

13.11 Rezoning applications must consider the impacts on existing wells, springs, or other water supplies.

If development is expected to need more water than the uses already allowed on the property, then evidence shall be provided that wells or other water supplies in the neighbourhood would not be negatively impacted.

Information will also be required regarding whether water use would affect agricultural activities or negatively impact any springs necessary to maintain fish habitat.

Should a zoning change be proposed where groundwater supplies are not adequate, the applicant would be required to find other means of supplying water, such as rainwater catchment water storage or a water conservation program.

Provision of information and solutions options must be provided by a qualified expert (such as engineers with expertise in hydrology and biologists that have expertise in the role of groundwater on area ecosystems (i.e. wetlands fed from aquifers) and the SCRD will consult with the Province to ensure that relevant legislation and regulations are met.

13.12 The provision of a community water service to all parcels on the south side of the Sunshine Coast Highway shall be a Regional District priority due to the potential for
contamination of surface water supplies by run-off from the Sunshine Coast Highway.

13.13 The Regional District shall take all opportunities in the planning and development approval process to implement the Regional District’s Universal Water Metering Master Plan.

13.14 Land that is presently designated and zoned for watershed protection should remain in such a zone and not have development potential.

13.15 All users are encouraged to conserve water by methods such as:
   a. grey water reuse
   b. introduction of low flow toilets and showerheads;
   c. on site water collection and storage;
   d. planting of drought tolerant, low water demand native species (xeriscaping or xerogardening); and
   e. automated irrigation systems.

13.16 The Regional District shall take appropriate actions, such as public education programs and sprinkler regulation during periods of low precipitation, to ensure that sufficient water supply is available.

13.17 The SCRD will consider provision of water for fire fighting in reviewing proposals, especially where there is no access to Regional District water services. Appropriate facilities will be required.
14) STORMWATER MANAGEMENT AND DRAINAGE PLANS

Management of drainage and stormwater in the SCRD has traditionally been overseen by the Province through the Ministry of Transportation and Infrastructure, although their mandate is targeted at protecting the road system against flooding and damage. The guiding principle is to not increase flow from the site and to return to a ‘natural’ situation. Thus the infrastructure should not just funnel water into streams especially where there are geotechnical issues.

Capturing run-off on site, such as using on-site retention, so that it can then be returned in the ground is a means of recharging the aquifer.

In 2006, the SCRD commissioned consultants, Delcan, to carry out a study of stormwater issues in eastern Roberts Creek, Elphinstone and West Howe Sound. This study was co-funded by the SCRD and the Ministry of Transportation & Infrastructure. The results of the study will inform the SCRD’s emerging policies related to development and subdivision reviews. It is used in discussions relating to allocating Provincial resources to address current road related drainage issues. The reports making up the Integrated Stormwater Management Plan were provided in two phases, the first received in 2006 and the second in 2008.

Soft solutions are preferred to hard engineered solutions (such as planted swales over hard pipes). There is a limit to what can be accounted for such as 1-in-10 year event as opposed to 1-in-100 year events. Over time as climate change has a greater impact, there is a potential for increased precipitation events of greater intensity along with longer hot/dry periods. Thus heavier impact events may become more regular.

It is important to consider downstream or downhill impacts of additional lots (subdivision) and new development on existing lots.

Roadside ditches are generally required by the province as means to protect the road system. Care needs to be taken when tying individual lots into such facilities and the property owner and SCRD should work with the province to ensure that the existing road ditch systems do not fail.

Building Permit controls such as perimeter drains are designed to protect the building and not to specifically protect adjacent lots. The SCRD is working with the province to ensure that adequate systems are implemented at the time of subdivision and rezoning.

Objectives

14a To maintain the existing natural watersheds’ flow characteristics to the greatest extent possible by taking into account the cumulative impacts of each development on watersheds.

14b To minimize each development’s contribution to the sedimentation and pollution of watercourses.

14c To limit the percentage of total impervious area (TIA) surfaces in each watershed to not more than the existing TIA or to a maximum target level set out by an Integrated Stormwater Management Plan.

14d To minimize the impacts of stormwater and drainage at subdivision stage.
Policies

14.1 The Regional District should amend its current zoning bylaw to include provisions limiting the percentage of impervious paving and building areas on a parcel to reduce surface runoff. Allowances could be made where hard surfacing is incorporated into water collection and storage that reduces use of community water systems.

14.2 The Regional District should amend its current subdivision servicing bylaw, in cooperation with the Province, to discourage the use of curb and gutters on local residential roads and to require the construction of swales or shallow pervious ditches where road side drainage is required.

14.3 The Regional District should establish a protocol with the Ministry of Transportation and Infrastructure regarding requirements for site specific drainage plans to minimizing the impact of stormwater at subdivision both within the site and to properties downstream.

14.4 Any drainage plans to be formulated for the Plan Area shall be cognizant of water quality and quantity standards for independent water supply sources such as wells.

14.5 In addition to within development permits areas, native trees and vegetation should be maintained to reduce the effect of rainfall on stormwater flows where possible, at the time of approval of rezoning and other discretionary development applications.

14.6 Where retention of native vegetation is not possible, re-vegetation using the Naturescape BC guidelines should be undertaken to reduce the effect of rainfall on stormwater flows where possible, at the time of approval of rezoning and other discretionary development applications.

14.7 The Regional District should undertake stormwater planning at the watershed level and at the individual development level that takes into account the full spectrum of rainfall events in order to maintain or replicate to the greatest extent possible natural systems, thereby protecting stormwater as a resource for:

(i) Groundwater recharge to maintain base flows in streams;

(ii) Fish, other aquatic species and wildlife;

(iii) Potable water supplies; and

(iv) Aesthetic and recreational use.

14.8 The Regional District’s Subdivision Servicing Bylaw should be amended to ensure that development requiring building permit or subdivision applications meet on-site and off-site stormwater management criteria that support the above stormwater objectives for 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 sq. m. (2152 sq.ft.);
(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.

The infrastructure required should relate to the size of the development and its potential impact on the area.

14.9 Development should not result in the pollution of surface or groundwater supplies. Particular care should be taken to ensure that there are no detrimental impacts on agricultural land, to wells or to streams because of water pollution.
15) TRANSPORTATION SYSTEM

The road network has a significant impact on the character of the area. It can define whether an area is rural, suburban or urban in character. A well designed road network may reduce trip lengths, improve safety and encourage walking and cycling.

The road network in the rural areas of the Sunshine Coast Regional District is the responsibility of the Province to maintain, develop and improve. The SCRD does not have jurisdiction over roads. However, it is important the Sunshine Coast Regional District works with the Province to ensure that any proposed changes are the subject of consultation with local residents at a scale related to the proposal.

Not all roads are developed to Provincial standards and there are significant areas that are accessed via road right of ways that are not maintained by the Province. There are significant forest service roads in Roberts Creek that provide access to recreation areas and are sometimes used to access residential properties.

The Sunshine Coast Highway is the only road link to Gibsons, Sechelt and beyond. It is moderately busy and generally able to handle local traffic. However there are significant pulses of traffic tied to the BC Ferry schedule that can cause local congestion, hazardous conditions and make it very difficult to turn left onto or from the Highway; this is especially pronounced in the summer. The traffic light installed at Roberts Creek Road should assist in improving access into and out of the main residential areas below and above the Highway. Lower Road and Beach Avenue provide a local alternative below the Highway, although this route also experiences an increase during the Ferry pulse. It is not unusual to find vehicles travelling well over the 50 km/hr speed limit to try to catch the ferry as monitored by Speed Watch, a local residents group established.

The Public Transit services were initiated in 1982, and have been expanded over the years to include a conventional transit service. The service operates from Halfmoon Bay to Langdale and offers accessible service to 18,400 residents, based on an estimate of 2006 population within 400 meters of a transit route. The Sunshine Coast Transit System (SCTS) is fully accessible for passengers with disabilities, and Handydart services are also available. Bicycle racks are available on all SCTS buses. In Roberts Creek, the Sechelt to Langdale Ferry Route alternates between travelling along the Highway and going along Lower Rd/Beach Ave/Flume Rd.

Objectives:

15a To plan for an adequate road system that complements and supports the existing rural wooded character of Roberts Creek.

15b In cooperation with the Province, the SCRD should ensure that any proposed changes to the road network are the subject of consultation with local residents at a scale related to the proposal.

15c To provide for public transit and encourage road layouts and pedestrian links that facilitate transit use.
15c To provide for a well maintained walking, bicycling, and equestrian system interlinking residential neighborhoods with recreational areas and community facilities.

15d To provide for off-street parking, including bicycle parking that will adequately serve the various land uses.

15e To strongly oppose the off-loading of barges at road rights-of-way providing beach access.

15f To provide for park and ride facilities for cars and bikes.

15g To ensure that the road network and other transportation infrastructure are developed to minimize impact on the rural residential character, environmentally sensitive areas and the ALR.

15h Subject to future public consultation, to implement the relevant improvements identified in the Integrated Transportation Study (SCRD, 2011).

Policies:

15.1 The TRANSPORT NETWORK depicted by Schedule XX Map 3 and formulated by the Regional District should form the future PRIMARY HIGHWAY, MAJOR RURAL ROAD, MAIN RESIDENTIAL/RURAL ROAD and SCENIC HERITAGE ROAD system for the Plan Area.

15.2 As it is unlikely that a major alternative to the Sunshine Coast Highway will be built within the life of this Roberts Creek OCP, Schedule XX Map 3 has not identified a possible route. However, in the event that an alternate to the Highway is required through the Roberts Creek OCP area, the location and the transportation modes should only be decided following a meaningful public process that includes local residents.

15.3 The Integrated Transportation Study identifies a potential bypass route being developed around the Davis Bay community in the District of Sechelt. If Field Road is not deemed to be appropriate as the permanent or long term access around Davis Bay, then an alternative access in the vicinity of Jack Road should be considered.

As part of this bypass, the continuation of the separated cycling and walking path to Field Road should be included in the development of this alternative route.

In addition the specific proposal should be subject to a meaningful public consultation process that includes residents of Roberts Creek.

Regarding where the alternate route through the Town of Gibsons and Elphinstone Electoral Area intersects on the eastern side of Roberts Creek, there are a range of potential options and as such a separate public consultation process that includes residents of Roberts Creek should be conducted.

15.4 The SCRD shall establish a relationship between the Roberts Creek community, the shishálh and Skwxwú7mesh (Squamish) Nations, the Regional District, and the Province which enables public participation in the decision making process where
new roads and highways are being planned or developed or where existing roads are being substantially changed.

15.5 To provide opportunity for property owners adjacent to or substantially affected by new road and highway development to be notified sufficiently in advance of construction so as to have meaningful opportunity for comment on said development.

15.6 As not all of a road right of way is required for the actual developed road surface, shoulders and drainage, the SCRD shall work with the Province to ensure that adequate vegetation/tree lined buffers are maintained within the road right of way that screen adjacent lots, subject to road, bike and pedestrian safety, such that the rural character of the area is maintained. The Sunshine Coast Highway and Lower Road are the major road routes into and through Roberts Creek and should be the focus for developing buffers.

15.7 The development of roads as designated by Schedule XX Map 3 should continue to take place on an incremental basis as warranted, through the dedication of necessary rights-of-ways as land is subdivided along the designated routes.

15.8 The SCRD should develop a screening bylaw pursuant to the Local Government Act for all roads in Roberts Creek.

15.9 The Province shall be strongly encouraged to make safety improvements to Highway 101, including Rat Portage Hill, and access lanes into major facilities such as the Sunshine Coast Golf and Country Club and Cliff Gilker Park, subject to Provincial funding priorities should follow those set out in the Integrated Transportation Strategy (SCRD, 2011).

15.10 The SCRD shall work with the Province, the shíshálh Nation, property owners the District of Sechelt, and the Town of Gibsons to extend the separated pedestrian and bike path along part of the Highway into the District of Sechelt, at least as far as Field Road industrial and commercial area, and towards the Elphinstone boundary and ultimately into the Town of Gibsons. The Regional District may require provision of separated path as consideration of a community benefit during consideration of rezoning applications.

15.11 The designations for larger COUNTRY RESIDENTIAL parcels adjacent to the Sunshine Coast Highway and associated land-use designations as shown on the Schedule XX will help to maintain the rural, wooded atmosphere while minimizing the need for access points.

15.12 The Transportation Network route shown on the Schedule XX Map 3 map should facilitate the provision of public transit.

15.13 Potential subdividers and developers should be required to plan rural road layouts and pedestrian links that provide controlled access to the Major Road Network and facilitate access to public transit services.
15.14 The parking requirements of commercial, home occupation and community facilities shall have a minimal impact on the visual and pedestrian and cycling environment in those areas. The Regional District may consider proposals to reduce minimum parking requirements through a development variance permit or rezoning application, subject to community, Ministry of Transportation and Infrastructure and RCMP input.

15.15 Undeveloped road rights-of-way, where appropriate, shall be used as pedestrian and bike routes with clearly marked signs, and developed in a manner enabling their integration with future road development within the rights-of-way.

15.16 Where an undeveloped road right of way is to be developed to facilitate subdivision for other development activity, the Province is encouraged to work with the SCRD and local residents to protect or replace exiting trails or to provide new trails for pedestrian and bike use.

15.17 The Province should provide sufficient shoulder width, at least 2 metres, for bikes and pedestrians in their design of Major Road Network routes. Bike routes need to be well maintained and kept free of debris.

15.18 The lease at the foot of Henderson Road should be renewed for recreation use and prohibit the barging of houses.

15.19 Park and ride facilities should be encouraged. Their location should be evaluated on criteria that includes, but is not necessarily limited to the following:
   a. the potential for park and ride to be integrated with other forms of development, thereby making more efficient use of parking areas;
   b. a location that facilitates transit use.

15.20 Vehicle access at Timberland Road and the Sunshine Coast Highway should be permanently closed. The Timberland Road right-of-way should be limited to pedestrian and bicycle access.

15.21 Any new road accesses onto the Sunshine Coast Highway should be discouraged for safety reasons.

15.22 Schedule XX Map 3 designates Beach Avenue and Lower Road and all beach access road-ends as a SCENIC HERITAGE ROUTE to recognize the unique and significant scenic heritage value of these roads. Improvements to provide safer pedestrian and cycling use should be made. This could include provision of walking/cycling paths adjacent to the roads, reducing speed limits in specific locations and reducing the impact on roadside vegetation on pedestrians/cyclists. Appropriate signage to the route should be provided.

15.23 While they are alternative routes towards the District of Sechelt and the Town of Gibsons for local residents and an alternative when the Highway is blocked, Lower Road and Beach Avenue are local roads and any improvements need to take maintaining a local character into account.
15.24 All issues relating to road layout or development shall be referred to the Roberts Creek community at large and relevant community groups.

15.25 The SCRD shall work with the local community, developers, the Province and BC Transit to expand public transportation services that includes, but is not limited to: greater frequency, specialist services such as Handy Dart, increased bike storage at stops, bus stop shelters, expansion of service to properties north of the Highway and smaller community buses.

15.26 Traffic calming measures should be investigated and implemented if appropriate, initially for Lower Road with other roads to be considered as identified, in consultation with local residents and the Ministry of Transportation and Infrastructure—implemented if appropriate.

15.27 Support for non-Greenhouse Gas emitting vehicles, such as limited speed electric scooters and Net Zero Emissions Vehicles should be investigated, including community engagement, and if appropriate implemented. This could include traffic speed reductions, dedicated lanes or roads, additional controlled intersections across the Highway and electric charging facilities.

15.28 Park and ride facilities should be encouraged. In consultation with the community, their location should be evaluated on criteria that includes, but is not necessarily limited to the following:
   a. the potential for such a facility to be integrated with other forms of development, thereby making more efficient use of parking areas;
   b. a location that facilitates transit use.

15.29 The Regional District should work with property owners and the Ministry of Transportation and Infrastructure to balance the desire for roadside vegetation that enhances rural character with the need to provide for safe, useable roadside pedestrian and bicycle paths.

15.29 The following intersections, shown on Map 3, are identified for improvement:
   a) Integrated Transportation Study -
      i) Lower Road and Sunshine Coast Highway
      ii) Flume Road and Sunshine Coast Highway
   b) Other Sources -
      iii) Roberts Creek Road and Timberland Road (identified by School District 46 and Ministry of Transportation and Infrastructure)
      iv) Cedar Grove Road and Roberts Creek Road (identified by RC community).

The Regional District shall consider any applications to amend the OCP or rezone properties near these intersections with respect to potential to achieve the improvements or to ensure that the proposed development does not hinder future improvements.
15.30 As there may be other intersections that are in need of improvement, the Regional District should work with the community and the Ministry of Transportation and Infrastructure to identify these and if needed amend Map 3 and Policy 15.29.

15.31 When reviewing subdivision applications the Regional District should identify opportunities for providing new, useable beach access.
16) DEVELOPMENT PERMIT AREAS and DEVELOPMENT APPROVAL INFORMATION AREA

Development Permit Areas are designated to identify sensitive locations and protect them from the negative impacts of development and to protect development from hazards. This could include fish habitat in streams, steep slopes, shoreline and design guidelines for commercial areas.

The DPA designation does not stop development outright. Any development needs to be supported by detailed reports from qualified professional that identify where development can and can’t take place on a particular property or detailed design statements to respond to design guidelines.

There may be site specific information needed by the SCRD and the shíshálh and Skwxwú7mesh Nations to assist in reviewing any proposals that require an amendment to the OCP or a rezoning application.

Objectives:

16a To protect development from hazardous conditions.
16b To protect the natural environment.
16c To ensure that the form and character of commercial and multi-family residential development reflect the wooded, rural community atmosphere that now prevails.
16d To protect Agricultural Lands from possible impacts of subdivision of adjacent properties.
16e The Regional District may require development approval information to support permit, OCP amendment and rezoning applications.
16f To protect archaeological and heritage resources.

Policies:

16.1 Development Permits shall be required in areas designated as DEVELOPMENT PERMIT AREAS by Schedule A Map 5 under the following categories as defined by Section 919.1(1) of the Local Government Act:

"a" protection of the natural environment, its ecosystems and biological diversity related to the control of silting or erosion or protection of stream banks or foreshore or the protection of fisheries resources requiring an environmental study for approval of subdivisions, alteration of the land, or for the issuance of building permits within Development Permit Area No 1;

"b" protection of development from hazardous conditions requiring development precautions and a geotechnical study indicating that such development precautions are necessary to use the land safely for its intended use under the present zoning for approval of subdivisions, alteration of the land, or for the issuance of building permits within Development Permit Area Nos 2 and 3;

"e" establishment of objectives for the form and character of intensive residential development;

"f" establishment of objectives for the form and character of commercial, industrial, or multi-family residential development.
16.2 The policies in this plan are consistent with the requirements of the provincial government’s Riparian Areas Regulations.

16.3 Development permits shall be required prior to the subdivision of land; commencement of the construction of, addition to or alteration of a building or other structure; or alteration of land within a designated development permit area by Schedule A Map 5, except where the following exemption provisions apply:

(i) to the proposed construction involves a structural change, addition or renovation to an existing lawfully conforming and constructed building 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;

(ii) to the removal of existing vegetation to allow for replanting or 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;

(iii) to a subdivision, where an existing covenant or proposed covenant secured by a solicitor’s undertaking at the time of rezoning or subdivision, meets the development permit guidelines and protects the natural environment, its ecosystems and biological diversity to the satisfaction of the Regional District;

(iv) to the alteration of land that involves removing dead or damaged trees as determined by a qualified person (new definition to be lifted from Bylaw 350 Tree Cut Permits) providing that:
   • any damage resulted from non-human causes, such as a storm or landslip;
   • such trees pose an immediate hazard to life, living accommodation or other lawfully constructed structures; and
   • the removal is accomplished through the use of standard forestry practices and techniques

(v) for "a" protection of the natural environment, its ecosystems and biological diversity only, to the removal of up to three trees per parcel in a calendar year and must be reported to the Regional District (Note: the root balls must not be removed without approval from the Regional District);

(vi) for "a" protection of the natural environment, its ecosystems and biological diversity only, to the removal or alteration of vegetation, in an area of up to 10 sq metres once per calendar year per parcel and must be reported to the Regional District (NOTE: the land is not to be hard surfaced),
(vii) to independent power projects that were subject to Ministry of Environment and Department of Fisheries and Oceans approval and a "save harmless" covenant or agreement with the Regional District;

(viii) to 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 and Wildlife Acts and the Federal Fisheries Act, and must be reported to the Regional District;

(ix) where a development has been approved but not yet built (for "a" protection of the natural environment, its ecosystems and biological diversity only);

(x) where the lands are subject to the Forest Act or Private Managed Forest Land Act;

(xi) where the lands are to be used for ‘farm operation’ as defined by the Farm Practices Protection Act (for "a" protection of the natural environment, its ecosystems and biological diversity only);

(xii) for park or parkland ancillary uses not related to commercial, residential or industrial activities (for "a" protection of the natural environment, its ecosystems and biological diversity only).

(xiii) within DEVELOPMENT PERMIT AREA 4: ROBERTS CREEK SHORELINE, existing legal non-conforming buildings under Section 911 of the Local Government Act, and other existing buildings and impervious surfaces described within Policy 3.18 (2)(c) and (d) may be repaired within their existing 3-dimensional envelope without a Development Permit.

(xiv) within DEVELOPMENT PERMIT AREA 4: ROBERTS CREEK SHORELINE, existing shoreline protection works or beach access steps within Policy 3.18 (2)(a) and (b) may be repaired without a Development Permit if they are within their original 3-dimensional envelope and are above the current grade and are above and landward of the current natural boundary of the ocean.

(xv) Exemptions set out in DEVELOPMENT PERMIT AREA 6: ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA

16.4 Some sites/parcels are within two or more development permit areas and all relevant guidelines should be met.

16.5 The Sensitive Ecosystems Inventory (SEI) indicates where sites of environmental interest may be found on the Coast. Any applications for permits or rezoning should refer to the SEI and the Regional District may require an environmental study to identify specific locations worthy of protection.

16.6 The Regional District should use the SEI as the basis for a detailed study to identify specific locations to be designated as new Development Permit Areas for the protection of the natural environment, its ecosystems and biological diversity.
Development Permit Area 1: Stream Riparian Assessment Areas

DPA 1 as shown on Schedule AA Map 5, and including any mapped or unmapped stream tributaries that may provide fish habitat.

Research and analysis for wetland areas appears in the report by Taara Environmental titled The Confirmation of Effective Ecological Boundary of Wetlands in West Howe Sound and Roberts Creek Official Community Plan Areas.

They consist of the areas so designated by Schedule AA Map 5, and the following areas in the Plan Area, within and adjacent to all streams, which by definition includes wetlands and lakes:

(a) for a stream, a 30 metre strip on both sides of the stream, measured from the natural boundary;

(b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and

(c) 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.

The Provincial Riparian Areas Regulation establishes the Stream Riparian Assessment Areas as described above.

CATEGORY: (a) "protection of the natural environment, its ecosystems and biological diversity".

JUSTIFICATION:

DEVELOPMENT PERMIT AREA 1: STREAM RIPARIAN ASSESSMENT AREAS include the following types of riparian areas that either provides fish habitat or flows to a waterbody that provides habitat. This consists of areas as illustrated on Schedule AA Map 5, and includes the following areas within and adjacent to all streams:

(a) The following watercourses known to have fish present: East Wilson Creek (resident and sea-run cutthroat trout):

   Flume Creek (cutthroat trout); Clack Creek (resident cutthroat trout, dolly varden); Roberts Creek (coho, chum, steelhead, resident cutthroat, dolly varden), Stephens Creek (coho and chum); Malcolm Creek (coho and chum, steelhead, sea-run and resident cutthroat), Robinson Creek (resident cutthroat), Clough Creek (possibly resident cutthroat) and Molyneux Creek (resident cutthroat).

(b) All streams in the Plan Area, whether mapped or unmapped, are also designated as Development Permit Area 1 as fish and/or fish habitat may be present or they may flow into a waterbody that provides fish habitat.

(c) Randall Lake, which supports resident cutthroat.
GUIDELINES:

(a) An environmental assessment report prepared by a qualified environmental professional in accordance with Riparian Areas Regulation is required in support of a development permit application and for Regional District issuance of a development permit. The report must identify the width of the streamside protection and enhancement area to be protected, and measures necessary to protect the integrity of the streamside protection and enhancement area.

(b) The qualified environmental professional must:

(i) certify he or she is qualified to conduct the assessment;

(ii) certify he or she has followed the assessment methods set out in the Schedule to the Riparian Areas Regulation;

(iii) provide an opinion that no natural features, functions or conditions that support fish life processes in the assessment area will be harmfully altered, disrupted or destroyed; or

(iv) in the event that there will be a harmful alteration, disruption or destruction of natural features, functions, and conditions that support fish life processes in the stream riparian assessment area (i.e. a HADD), obtain authorization from the Minister of Fisheries and Oceans, Canada or authorization under a regulation under the Fisheries Act (Canada).

(c) Proposed developments and timing of construction should:

(i) minimize any damaging impact on the natural features, functions and conditions of the streamside protection and enhancement areas;

(ii) minimize the area of encroachment into the streamside protection and enhancement areas.

(iii) take into consideration fish passage and spawning times

(d) Development Permits issued 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) natural watercourses be dedicated;

(iv) works, including improvements to channelized areas, be constructed to preserve, protect, restore or enhance watercourses or other specified natural features of the environment;

(v) protection measures, including that vegetation or trees be planted or retained in order to preserve, protect, restore or enhance fish habitat or riparian areas; control drainage, or control erosion or protect banks;
(vi) an explanatory plan or reference plan prepared by a BC Land Surveyor
delineate the identified streamside protection and enhancement area;
and


**IMPLEMENTATION:**

Regional District issuance of development permits by Board resolution unless delegated to the Manager of Planning and Development or their alternate;

Regional District issuance of a development permit is subject to notification from the Ministry of Environment and/or Fisheries and Oceans Canada that they have been notified of the proposed development, and provided a copy of the assessment report with the proper certifications and have provided the proper authorizations.

Environmental assessment report requirements;

Section 219 Covenants, *Land Title Act*. 
Development Permit Area 2: Beach Front And Ravine Slopes

CATEGORY: "b" Natural Hazardous Conditions

JUSTIFICATION:

Research and analysis supporting the identification of these areas as "Natural Hazardous Conditions" appears in the Roberts Creek Official Community Plan Technical Background Reports (1994 and 2008) and in the report by Thurber Engineering titled Reconnaissance Study of Geotechnical Hazards Roberts Creek Official Community Plan.

The following areas are included in Development Permit Area 2, as shown on Schedule A AMap 5:

2A) BEACH FRONT SLOPES, EAST OF BEEMAN ROAD RIGHT-OF-WAY TO EAST OF EDMONDS ROAD delineates an area subject to erosion by ocean wave attack, soil landslides and groundwater seepage. The area within this designation extends 15 metres back from the crest of beach front slopes east of Beeman Road and east of Edmonds Road as mapped between Service Road off Marlene Road through an area of no mapped topographic detail and along Beach Avenue right-of-way to Edmonds Road area. In this area beach front slopes have soil over bedrock with soil subject to erosion by wave attack. Small soil landslides are possible. Local groundwater seepage has been noted.

2B) BEACH FRONT SLOPES, BAYVIEW TO CLOUGH ROAD AREAS are characterized with soil over bedrock with soil subject to storm wave erosion, small soil landslides, and localized groundwater seepage. The area within this designation extends 15 metres from the crest of beach front slopes and slope crests along watercourses. In this area beach front slopes have soil over bedrock with soil subject to storm wave erosion. Small soil landslides are possible. Local groundwater seepage may contribute to the landslide potential.

The qualified geotechnical professional’s report should consider high energy stream flood hazard along Clough Creek.

2C) BEACH FRONT SLOPES, JOE ROAD TO GEDDES ROAD AREA has the potential for erosion from wave attack, small soil landslides, and local rock fall hazard. The area within this designation extends 15 metres landward from the crest of beach front slope and 15 metres back from ravine or erosional slope along Joe Smith Creek south of Lower Road. In this area beach front slopes have soil over bedrock with soil subject to erosion by wave attack. Small soil landslides and local rock fall are possible. There is groundwater discharge on steep soil slopes west of Geddes Road. Flood hazard requires consideration of stream control.

The qualified geotechnical professional’s report should consider:
hazards from wave erosion on west beach front;
local flood proofing or other protection of area buildings below Lower Road; and
Heavy groundwater discharge in Geddes Road area may be temporary and should be monitored by residents. Changes in groundwater conditions should be reported to the Regional District

2D) EAST OF GULF ROAD has the potential for wave erosion and small landslides. The area within this designation extends 15 metres back from the crest of beach front and ravine slopes, and 20 metres back from highest beach front and ravine slopes. Relatively low beach front slopes just east of Gulf Road have soil over bedrock with soil subject to wave erosion and possible small landslides.

The qualified geotechnical professional’s report should consider:

• toe erosion in gullies and high beach front slopes; and
• Culvert outlet and eroded creek below require maintenance and reclamation.

GUIDELINES:

Development Permits issued in these areas for "Natural Hazardous Conditions" shall be in accordance with the following:

(i) Subdivision, building permits for dwellings and other structures, and the altering of land shall, in most cases, require a report prepared by a qualified geotechnical professional preferably also with experience in hydraulic engineering.

(ii) The qualified geotechnical professional’s report should also include the following types of analysis and information and consider:

• Field Definition of land located within the areas noted above in the Justification section;
• Appropriate land-use recommendations such as restrictions on tree cutting, surface drainage, including building drains, filling and excavation and septic field location(s);
• Erosion by ocean waves and possible slope instability caused by groundwater seepage;
• Vegetation should be maintained on and above slopes to minimize erosion;
• Drainage works should avoid surface or groundwater erosion of beach front slopes.

(iii) The report, which the Regional District Board will use to determine the conditions and requirements of the development permit, should certify
that the land may be used safely for the use intended and that the Regional District’s policy related to meeting risk thresholds is satisfied.

(iv) Sewage disposal fields should be setback a minimum of 15 horizontal metres from the crest of all ravine eroded slopes unless other criteria such as a 30 horizontal metre setback from watercourses apply.

(v) The sequence and timing of any construction that may be required (for purposes such as pathways and utilities) should be managed to take place at low flows and to minimize the potential for erosion and degradation of the streamside habitats. In particular, the preferred in-stream work period is July 15th to September 1st of any year.

IMPLEMENTATION:

Regional District issuance of development permits by Board resolution unless delegated to the Manager of Planning and Development or their alternate;

Liaison with Ministry of Health and with other relevant Provincial and Federal ministries;

Geotechnical report requirements;

Section 219 Covenants, Land Title Act.
Development Permit Area 3: Creek Flooding And Associated Debris Flow And Erosion

CATEGORY:  "b"  Natural Hazardous Conditions

JUSTIFICATION:

Research and analysis supporting the identification of DEVELOPMENT PERMIT AREA 3 as "Natural Hazardous Conditions" appears in the report by Thurber Engineering titled Reconnaissance Study of Geotechnical Hazards Roberts Creek Official Community Plan and the Roberts Creek Official Community Plan Technical Background Reports (1994 and 2008).

The following areas are included in Development Permit Area 3, as shown on Schedule AAMap 5:

3A  LOWER MOSCROP CREEK

Has the potential for flooding with associated downstream erosion. The area within this designation extends 15 metres horizontal from each side of the creek high water (limit of 1:200 year flood as defined by Provincial records or the natural boundary as determined in the field) or the crest of an eroded slope. The limit is also no lower than 1.5 metres above the natural boundary.

The creek may have been diverted from a former more direct course down slope and parallel to Park Road. Its course is highly controlled with culverts. Excess drainage contributions may cause breaching of channels (avulsion) and increased downstream erosion. As such, landowners should pay attention to changes in discharge that may indicate an imminent flood event.

3B  LOWER FLUME CREEK

Has the potential for flooding and debris flooding (a water flood which mobilizes a large amount of sand, gravel and organic debris). The area within this designation extends 15 metres horizontal from each side of the creek high water (limit of 1:200 year flood as defined by Provincial records or the natural boundary as determined in the field) or the crest of an eroded slope. The limit is also no lower than 1.5 metres above the natural boundary. Flume Creek supports valuable streamside habitat for resident and sea-run fish species. Flume is a relatively large creek with no gauge data.

The qualified geotechnical professional’s report should consider the following:

- Improved channelization and capacity of Margaret Road and Beach Avenue; and
- An assessment of sediment loading causing turbidity and any other water quality or quantity concern which may affect domestic surface water users.

3C  ROBERTS CREEK SYSTEM

Delineates areas with potential for water flooding, flood deposition and erosion, and instability along certain ravine slope crests. South of Lower Road the area within this designation extends 15 metres from ravine slopes east of Roberts Creek
and as mapped on the west side of the creek. North of Lower Road the area within this designation extends 15 metres from the top of forested ravine and canyon slopes including all of Roberts Creek but only a portion of Clack Creek north of the Sunshine Coast Highway. Map definition is highly representational north of the Sunshine Coast Highway.

Roberts Creek is the largest stream in the area and there is significant flood potential south of Lower Road. A very narrow neck of land separates the canyon of Clack Creek and the ravine of Roberts Creek between the Sunshine Coast Highway and Lower Road. This ground should be protected from erosion which might result in local stream capture (one stream overtaken by another). Roberts Creek supports valuable streamside habitat for resident and sea-run fish species.

The qualified geotechnical professional’s report should consider the following:

- Potential for creek flooding, erosion and deposition as well as channel conditions upstream of gauge site;
- Tides may complicate flood effects below Lower Road. The bridge at Lower Road is vulnerable to flood damage;
- Use caution with design of surface drainage works to avoid local and downstream erosion especially north of the Sunshine Coast Highway; and
- Very narrow erosional remnant between Clack and Roberts Creek south of the Sunshine Coast Highway requires careful attention.

3D ROBINSON AND CLOUGH CREEKS NEAR POWER LINE

Represents a relatively narrow neck of gravelly land which is subject to potential erosion and possible eventual stream capture of either Robinson or Clough Creek. The area within this designation extends 15 horizontal metres from ravine crest slopes. Robinson Creek supports a species of resident fish. Gravel extraction should be avoided in area of narrow neck between creeks.

3E CLOUGH CREEK

Delineates an area 15 metres from ravine slope crests each side of Clough Creek from the Plan Area boundary to the marine shoreline.

A destructive debris flow originated in a clear cut during heavy rain in November 1983. This flow ran out below Orange Road and caused severe property damage. Lower Road was washed out by the flood event. The source area of this event has been mapped as having high potential instability and high to very high potential for erosion. There is much coarse sediment mobilized in the upper creek bed beyond the limits of the plan area. The area south of Highway requires special consideration of high energy flood activity.

The qualified geotechnical professional’s report should consider the following:

- Flood proofing or other protection of residences below Orange Road;
- local bank erosion protection that may be required between Orange Road and Sunshine Coast Highway to ensure the creek does not avulse (flood);
• The engineer should observe conditions on upper creek and evaluate future potential for debris flow; and
• High energy flood activity is possible south of the Sunshine Coast Highway.

3F STEPHENS CREEK IN STEPHENS ROAD AREA

Has the potential for water flooding along the lower creek. The area within this designation extends 15 horizontal metres from each side of the creek's high water mark (natural boundary as determined in the field) or from the top of ravine slope crests or any canyon.

Stephens Creek is relatively large and originates on the west shoulder of Mount Elphinstone. The creek may avulse (flood) especially where it turns west along the shore. There is a recent debris flow high on the creek beyond the Plan Area. A flood hazard affects properties along the lower creek. The lowest creek is confined in a channel which parallels the ocean shore. There is a bedrock canyon between Lower Road and the Sunshine Coast Highway. Stephens Creek supports valuable streamside habitat for sea-run fish species.

The qualified geotechnical professional’s report should consider improved channelization and capacity of culverts south of Lower Road.

3G LOWER MALCOLM CREEK AREA

Has the potential for water flooding. The area within this designation extends 15 metres from the top of beach front slopes west of Malcolm Creek outlet and as indicated by mapping. Malcolm Creek is relatively large and originates on the west shoulder of Mount Elphinstone. A flood hazard affects properties along the lower creek. The lowest creek area is confined in a channel which parallels the ocean shore. Low beach front slopes west of the creek have wave-eroded exposures of dense gravel and sand. This area has been protected by shoreline riprap. Malcolm Creek supports valuable streamside habitat for resident and sea-run fish species. Malcolm Creek is a relatively large creek with no gauge data.

The qualified geotechnical professional’s report should consider the following:

• Improved channelization and capacity of culverts south of Lower Road;
• The creek may avulse (flood banks) especially where it turns west along the shore;
• Vegetation and riprap should be maintained on beach front slopes of Malcolm Creek; and
• Drainage works should avoid surface of groundwater erosion of beach front slopes.

3H NORTH OF THE SUNSHINE COAST HIGHWAY AND WEST OF CONRAD ROAD

Has the potential for water and related debris flooding. The area within this designation is below the incised portion of the creek. This is low ground subject to potential minor water and related debris flooding. Slater Creek (informal name) has
no gauge data, the designated potential flood area shown on Schedule AAMap 5 is the creek’s alluvial fan.

3J UNNAMED CREEKS NEAR POWER LINE

Have the potential for debris flooding. Thurber (1992) has mapped the extent of this area designation to include all ravine slopes, forested ravines and canyons. The area is shown on Schedule AAMap 5. These creeks may be subject to relatively small debris floods. Slopes above are steeper than 30% and join comparable area just east in Electoral Area E - Elphinstone.

The qualified geotechnical professional’s report should evaluate upstream conditions of creeks to refine estimate of debris flow or debris flood hazards

GUIDELINES:

Development Permits issued in this area for "Natural Hazardous Conditions" shall be in accordance with the following:

a. Subdivision, building permits for dwellings and other structures, and in most cases the altering of land shall require a report prepared by a qualified geotechnical professional preferably also with experience in hydraulic engineering.

b. In addition to matters set out in the Justification section above, the qualified geotechnical professional’s report should also include the following types of analysis and information:

- Field Definition of land located within the areas noted above in the Justification section
- Land Use

Appropriate land-use recommendations such as restrictions on tree cutting, surface drainage, including building drains, filling and excavation and septic field location(s).

- An assessment of shallow groundwater conditions and the anticipated effects of septic systems, footing drains, etc. on the natural environment;
- potential for creek flooding, erosion and deposition as well as channel conditions;
- local flood proofing or other protection of area buildings;
- local culvert size and capacity, where present;
- use of available gauge data for any hydrologic study;
- local bank erosion protection.

c. The report, which the Regional District Board will use to determine the conditions and requirements of the development permit, should certify that the land may be used safely for the use intended and that the Regional District’s policy related to meeting risk thresholds is satisfied.. Sewage disposal fields should be setback a minimum of 15
horizontal metres from the crest of all ravine eroded slopes unless other criteria such as a 30 horizontal metre setback from watercourses apply.

d. The sequence and timing of any construction that may be required (for purposes such as pathways and utilities) should be managed to take place at low flows and to minimize the potential for erosion and degradation of the streamside habitats. In particular, the preferred in-stream work period is July 15th to September 1st of any year.

e. If deemed necessary by the Ministry of Environment, vegetation should be retained and replanted in order to control erosion and to protect banks and the streamside habitat

IMPLEMENTATION:

Regional District issuance of development permits by Board resolution unless delegated to the Manager of Planning and Development or their alternate;

Sunshine Coast Regional District Tree Cutting Permit Bylaw No. 350, 1991;

Liaison with Ministry of Health and with other relevant Provincial and Federal ministries;

Geotechnical report requirements.

Section 219 Covenant, *Land Title Act*. 
Development Permit Area 4: Roberts Creek Shoreline

DPA4 is shown on Schedule A Map 5

CATEGORY: 

"a" Protection of the Natural Environment, its Ecosystems and Biological Diversity; and 

"b" Natural Hazardous Conditions.

JUSTIFICATION:

DEVELOPMENT PERMIT AREA 4: ROBERTS CREEK SHORELINE extends 15 metres landward of the natural boundary of the ocean and extends for any works seaward of the natural boundary.

Research and analysis supporting the identification of DEVELOPMENT PERMIT AREA 4: ROBERTS CREEK SHORELINE as "Protection of the Natural Environment" and "Natural Hazardous Conditions" is provided in the report entitled Green Shores Case Study: Roberts Creek Overview of Key Shore Management Issues and Green Shores Opportunities (2007).

Residential development and shoreline protection works may threaten the integrity of the foreshore and upland parcels.

The objective of this designation is to provide long-term protection of the existing shoreline, and adjacent foreshore and upland for their ecological values and to guard against erosion and damage to existing and future buildings and structures.

To address the above, a development permit shall be required to ensure development will neither contribute to nor be unduly subject to natural shoreline hazards nor damage the shoreline and marine environments.

GUIDELINES:

Development Permits issued shall be in accordance with the following guidelines:

1. An assessment prepared by qualified coastal professional(s) addressing any natural hazards and the marine environment shall be required for specified development activities within this development permit area which extends 15 metres landward from the natural boundary of the ocean and includes any works below the natural boundary.

2. Within this development permit area, the following types of development shall be confirmed, via a report(s) prepared by a qualified coastal professional(s), to not be subject to or cause erosion, flooding, landslip or damage to the marine environment, and be in accordance with Provincial and Federal legislation. Such specified development, requiring certification, shall include:

   a. Shoreline protection works;
   b. Beach access steps requiring footings on the natural boundary;
   c. Dwellings; and
d. Other buildings or impervious surfaces with more than 10 sq. m.
(108 sq. ft.) floor area or parcel coverage.

3. The required assessment prepared by the qualified coastal professional(s) shall, as a minimum, address the following as applicable to the proposed development activities:

a. Existing shoreline processes, including erosion and deposition of land and beach materials;

b. Existing and anticipated shoreline processes, including erosion and deposition of land and beach materials, given projected environmental trends including climate change and sea-level rise;

c. The impacts of the proposed development activities, including shoreline protection works, on the shoreline abutting and within the vicinity of the subject parcel;

d. The impacts of the proposed development activities, including shoreline protection works, on the foreshore ecology abutting and within the vicinity of the subject parcel; and

e. The long-term safety of the existing and proposed shoreline protection works, dwellings and other buildings on the subject parcel from natural hazards including shoreline erosion, landslip and flooding.
Development Permit Area 5: Multi-Family/Cluster Housing Development,

DPA5 is shown on Schedule AAMap 5.

CATEGORY: "e"  Form and character of intensive residential development.  
"f"  Form and character of multi-family / cluster housing development.

JUSTIFICATION:

DEVELOPMENT PERMIT AREA 5: MULTI-FAMILY/CLUSTER HOUSING DEVELOPMENT describes the area of a co-housing development near the Community Commercial core of Roberts Creek. This area comprises Lot 3, District Lots 809, 810 and 1506, Group 1, Westminster District, Plan BCP916, which extends from the end of Emery Road north to Highway 101.

The objective of this designation is to preserve and enhance the established rural character of Roberts Creek, to ensure building and site design that encourages and supports sustainable community living, multi-family specialized housing, and to complement the commercial core of Roberts Creek nearby.

GUIDELINES:

A development permit is required for the construction or addition of a building involving either:

(a) a floor area exceeding 25 square metres located on land designated pursuant to the Land Title Act as "strata"; or

(b) a floor area over 100 square metres located on land designated pursuant to the Land Title Act as "common property".

A development permit is not required for the construction or addition of a greenhouse, irrespective of its floor area.

All developments shall be in accordance with the following guidelines, irrespective of whether a development permit is required:

General Form and Character of Development

(a) Preservation of the established rural character of Roberts Creek will be achieved through:

(i) creative building design that emphasizes the use of natural or natural-like materials, and which is compatible with the scale and character of its surroundings;

(ii) preservation of existing mature coniferous trees; and

(iii) siting of buildings and structures in a manner that gives priority to pedestrians over automobiles.

Form, Exterior, Design and Finish of Buildings
(b) Building form that is of a consistent style and character throughout the site, and which ensures design diversity and rhythm by varying and alternating building mass, siting and various major and minor design elements.

(c) Buildings should incorporate elements that add vertical definition, including sloped roofs and façade treatments such as porches, balconies and verandas.

(d) While meeting Building Code requirements for building separation, building walls should be well articulated through the placement of windows and other design elements, and by varying exterior cladding materials, finishes and colours.

Parking and Landscaping

(e) The retention of natural vegetation, including large mature conifers, is required as a landscaping element.

(f) Parking should not visually dominate the co-housing development. The amount of surface parking on-site may be determined by considering the overall number of co-housing residents and visitors potentially utilizing the site.

(g) While separating parking from residential buildings, parking areas should be integrated with the overall development, with well-established links between parking areas and buildings.

(h) Where possible, parking areas should be broken up by landscaping elements, and visually screened from adjacent properties and public areas.

(i) Where possible, parking areas and other hard surfaces should be constructed of permeable or semi-permeable materials.

(j) Support service facilities and structures such as refuse containers, composters, recycling facilities, storage areas and utilities should be located and screened to minimize visibility from adjacent properties and public areas.

Lighting and Signs

(k) The majority of lighting and signs on-site should be oriented towards pedestrians. Carved or painted wood signs will incorporate limited front lighting, and shall be coordinated with the overall building design. Light fixtures shall incorporate a high cut-off to minimize surrounding glare.

(l) Vehicular oriented signs on-site are restricted to maximum height of 1.8 metres.

IMPLEMENTATION:

Issuance of development permits, as required, prior to issuance of building permits.
Development Permit Area 6: Roberts Creek Village Commercial Core Area

DPA6 is shown on Schedule AAMap 5.

CATEGORY: "e" Form and character of commercial development.

JUSTIFICATION:

DEVELOPMENT PERMIT AREA 6: ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA describes the commercial core of Roberts Creek. This area is located in the vicinity of the junction of Lower Road and Roberts Creek Road, from Largo Road to Timberlands Road.

The objective of this designation is to support economic activities and development that enhances the established rural atmosphere and environmental stewardship of downtown Roberts Creek and encourages innovative design.

APPLICATION OF GUIDELINES:

Development permits are required to regulate the form and character of development prior to the construction, addition or exterior alteration of commercial or mixed use buildings containing commercial uses or land alteration within Development Permit Area No. 6.

Development permits are not required where the construction or site development is consistent with these guidelines and where:

1. either a new building or an addition to an existing building has a floor area of less than 10 sq. m. (108 sq. ft.); or
2. the value of the alteration to an existing building is less than $20,000 (2008 value to be increased on January 1st of each subsequent year by Statistics Canada’s Vancouver CPI increase for the previous year); or
3. site landscaping that covers less than 100 m² (1080 sq. ft.) or
4. greenhouses in general and, where artificial lighting for plant growth is provided, greenhouses must be shielded to prevent light pollution.

For items 1 to 3 this is a one-time only exemption to be indicated through a covenant registered on title.

Development permits issued in this area shall be in accordance with the following:

A) Green Building Materials and Energy Efficiency

a. The Regional District may consider relaxation of the following guidelines where the applicant demonstrates to the RD’s satisfaction that green building materials and/or energy efficiency beyond that required by Building Regulations will be applied.
B) General Form and Character of Development

a. Preservation of the established rural character and environmental stewardship of downtown Roberts Creek will be encouraged by:

(i) creative building design that emphasizes the use of natural materials and respects the scale of existing development;

(ii) varying building heights or shifting rooflines on buildings with long street or roadway frontages;

(iii) shaping larger buildings to give the building the appearance of being composed of a number of smaller sections or blocks;

(iv) siting of buildings in a manner that gives priority to pedestrians over the automobile;

(v) promoting significant landscaping adjacent to public rights-of-ways and integrated within sites;

(vi) where possible, new buildings should be positioned to maintain sun exposure to sidewalks, pedestrian areas and adjacent residential buildings;

(vii) providing walkways or paths to allow for continuous unobstructed links with adjacent parcels;

(viii) walkways and pedestrian paths must be universally accessible;

(ix) supporting use of green/energy efficient design and materials.

b. "Roadway commercial strip" character should be avoided by:

i) siting buildings near the front or exterior side parcel lines fronting roadways;

ii) creating landscaped open spaces within developments of various scales from outdoor patios in smaller developments to commons and squares in larger developments;

iii) locating surface parking at the rear or interior side setbacks of buildings instead of within the front setback; and

iv) planting significant landscaping adjacent to roadways that is integrated with landscaping within the site.
C) Form and Design of Buildings
   a. Building form that compliments existing buildings will be required.
   b. Single story buildings should incorporate elements that add vertical definition such as sloped roofs or facade treatments such as facia, awnings and/or verandas;
   c. Covered walkways, designed for accessibility, should be provided to provide weather protection for shoppers;
   d. Blank walls and large expanses of any one material, especially on street oriented facades are unacceptable unless measures are taken to minimize visual impact by adding facade treatments such as facia, pilasters or other such elements;
   e. The ground levels of commercial buildings should be emphasized through careful arrangement and proportioning of windows and entrances;
   f. Modification of standardized corporate franchise building designs or features shall be required in the event of conflict with these design guidelines.

D) Exterior Finishing
In general, a variety of cladding and trim materials is permitted, provided that the materials have a natural or traditional appearance and are complimentary to existing development.

E) Site Planning: Landscaping
   a. The retention of trees and natural vegetation as a landscaping element is strongly encouraged;
   b. Where trees and natural vegetation cannot be maintained, landscaping should include a mixture of deciduous and evergreen plants and/or trees which are suitable for the local climate (such as from the BC Naturescape plant list);
   c. Provision and retention of edible landscaping is supported;
   d. All other site areas not covered by buildings, parking areas, or retained natural vegetation and pedestrian areas and walkways shall be landscaped;
   e. Provision of xeriscaping or landscaping which requires minimal watering is encouraged;
   f. Provision should be made to conserve and supply adequate water to all planted areas, such as use of drip irrigation and/or rainwater barrels, and to maintain landscaping as approved.
F) Site Planning: Parking and Support Services

a. Parking should not visually dominate a development. Where possible, parking areas should be located to the side or rear of a commercial building;

b. Parking areas should be integrated into the overall development by means such as incorporating significant landscaping, coordination of outdoor elements and linking of buildings with parking by distinctively paved walkways;

c. Handicapped accessible parking spaces must be provided close to building entries and the number of such spaces shall depend on the scale of the development;

d. Bicycle parking facilities should be provided at least in equal number to parking spaces;

e. The drive aisles in parking areas shall be predominantly covered in permeable materials, although asphalt, concrete, or pavers may be used subject to (f) below;

f. The areas used for parking spaces shall be covered with permeable pavers or in gravel where the gravel is contained within a system design to keep the gravel in place;

g. Subject to soil suitability, at least one-half of a parking area should be water permeable and designed to allow for stormwater infiltration to assist with a stormwater management plan developed in accord with Stormwater Management policies;

h. Landscaped areas within the parking lot are required when more than 10 vehicles are to be accommodated, with a row containing no more than 5 parking stalls being permitted without a landscape feature;

i. Driveway entries to parking lots should be defined by landscaped nodes that may include low-ground cover and entry features that ensure visibility and safety;

j. Parking areas that abut a roadway shall be buffered by a minimum 3.5 metre (11.5 ft.) wide landscaped strip that includes a sidewalk or path;

k. Support service facilities and structures such as loading bays, refuse containers, storage areas and utility services should be located preferably to the rear or side of buildings and be screened to minimize visibility from public areas. Screening should be constructed of natural materials compatible with the main buildings;

l. Underground hydro servicing should be provided.
G) Signage

The intention is to prevent proliferation of signage and encourage quality design that is coordinated within the development as a whole.

a. All signs should be architecturally coordinated with the overall design of buildings and landscaping;

b. Painted canopy or painted awning signs are acceptable, but shall occupy an area not exceeding 15% of the area of the canopy

c. A limited number of free standing signs shall be restricted to a maximum height of 2.0 metres above the grade and limited to a combined surface area on all sides of 3 sq m (32.3 sq ft.) and mounted upon a base made of stone, brick, wood or other natural-appearing material

d. Roof signs; interior lit or back lit signs; revolving, flashing, or moving signs; as well as use of reflective or dayglo paint, permanent banners and advertising flags are prohibited;

e. Notwithstanding (d) above, non-flashing interior lit “Open” signs, less than 0.129 sq metres (200 square inches), shall be allowed for each unit in the development;

f. Multi-unit buildings should have unit number and/or address number signs of compatible size, arrangement and character;

g. Other than a limited number of directional signs, all signage must be for units/activities within the development, 3rd Party signage is not allowed.

H) Site Lighting

a. The starting point in designing a lighting scheme should be to provide responsible lighting that has minimal negative impact upon people, the environment and property. This should provide a safe and welcoming development while eliminating light pollution which is any adverse effect of artificial light, including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste;

b. Site lighting shall be directed downward to avoid “light spill” and designed following the Regional District’s Outdoor Lighting Guidelines;

c. Site lighting should be neutral in colour. High-pressure Sodium (orange) and Mercury Vapour lights are not permitted.
I) Fencing and Commercial/Residential Interface
   a. Commercial buildings should be sited to afford maximum privacy to adjacent residential properties and minimize the impacts of noise, glare and shadows;
   b. Boundaries abutting residential zoned parcels shall be fenced and/or landscaped with dense shrubbery or a hedge with a minimum width of one metre to create an effective buffer;
   c. Fencing adjacent to residential zoned parcels should be solid, unless combined with landscaping, and clad in wood;

J) Large Scale Development
   a. A design context statement is to be provided by the developer that indicates how the proposal meets the guidelines and OCP objectives.
   b. Further site-specific design guidelines may be created for any large-scale development on parcels exceeding 4000 sq m (0.98 acres) when a parcel within the Comprehensive Development zone is developed.
   c. No individual building that is used for retail sales as a principal use shall have a maximum footprint of 300 square metres (3230 sq ft) and a maximum floor area larger than 500 square metres (5380 sq ft).

IMPLEMENTATION:
   Regional District issuance of development permits by Board resolution prior to issuance of a building permit;
   Review of development permit applications by local residents, the Roberts Creek Advisory Planning Commission and Roberts Creek Official Community Plan Committee;
   Liaison with the Province and other relevant authorities.
Development Permit Area 7: Agricultural Buffering

DPA7 is shown on Schedule A AMap 5

The designation is established for the purposes of the protection of agriculture land reserve designated parcels which are adjacent to parcels that have subdivision potential.

**Justification**

Protection of Farming

**Description:**

Development Permit Area 7 is applicable to all land shown on Map X that is within the Roberts Creek Plan area. Land designated as Agricultural Land Reserve (ALR) requires protection for long term agricultural use. The subdivision of lands adjoining or reasonably adjacent to farm lands may facilitate development that might compromise the agricultural use of the ALR lands. As a result of this, land use conflicts may develop. In order to reduce potential conflicts a 10 metre landscape buffer should established and protected.

Research and analysis supporting the identification of Development Permit Area XX: Agricultural Buffering appears in the publication by the Agricultural Land Commission titled *Landscaped Buffer Specifications*.

A development permit is required for the following activities:

1. Subdivision as defined in the *Land Title Act* or the *Strata Property Act*;

**Guidelines:**

Those lands identified within Development Permit Area 7 that have the potential for subdivision. A minimum 10 metre wide landscaped buffered area should be maintained and/or established on land to be developed if it is adjoining an ALR boundary. The intent of the buffering is to enable uses within proximity to large ALR properties, without hindering present and future use of these ALR lands.

- All buffer areas shall be landscaped using native vegetation in accordance with Schedule C of the BC Agricultural Land Commission's publication entitled *Landscaped Buffer Specifications* published in 1993;
- The buffering shall take place prior to the proposed subdivision;
- Security in the form of a cash bond for 50% of the value of the buffering shall be submitted to the SCRD and held for a minimum of one year to enable some further planting in the event that some of the planted native species need to be re-furbished;
- No new buildings and structures, except for fencing, shall be situated within the 10 metre vegetation buffer area unless the zoning is varied under a development permit issued under this section or development variance permit issue by the Board; and
- A Section 219 covenant for the vegetation buffer area may be required which restricts the removal of vegetation and the construction of any buildings or structures other than fencing within the buffer area.

**Exemptions:**

The following is exempt from requiring a development permit:

- where an existing covenant or proposed covenant secured by a solicitor’s undertaking at the time of rezoning or subdivision, meets the development permit guidelines’

- a structural change, addition or renovation to an existing lawfully conforming and constructed building 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.

- Where there is a road right of way, either developed or not, between the ALR and subdividing parcels.
DEVELOPMENT APPROVAL INFORMATION AREA

The entire Plan Area is a Development Approval Information Area. The Regional District may require development approval information for development permit and rezoning applications. These types of proposals shall be evaluated, at a minimum, on:

(a) The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife habitat, environmentally sensitive features, and rare or endangered plant or animal species.

(b) The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, reuse and dispersal of such drainage.

(c) The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour;

(d) The impact of the proposed development on traffic volumes and roads including the ability to provide safe and effective access to both the development as a whole and to individual dwellings/buildings within development;

(e) How the proposed development impacts and buffers adjacent uses; and

(f) The ability of the proposed development to provide on-site water and sewage disposal or to connect to community services, if available.

(g) When requested by a First Nation, an archaeological study will be conducted to ensure the protection of First Nations interests.
17) RESIDENTIAL, COUNTRY RESIDENTIAL and RURAL

The Roberts Creek Technical Background Report provides an estimated growth potential for additional dwellings and new parcels in Roberts Creek. Based on a conservative estimate that 30% of eligible parcels may eventually build an auxiliary dwelling, an additional 239 secondary residential dwellings are possible. The total build-out, including second dwellings, is estimated at 2,259 units. That build-out scenario provides for 540 additional parcels and 921 additional residential units. The build-out population, based on 2006 average household size, is approximately 4,800 people. The estimated population in 2011 was 3,244. Thus there is an untapped potential for a further increase of 1,276 residents or 39% growth.

Outside of the significant Crown and Private Managed Forest Lands in the northern area of the OCP, the majority of land is used for residential purposes. For the most part this is in single parcels that may allow for up to two dwellings. Provision should be made for a range of house types to serve the whole community. This includes affordable housing, transition housing and special needs housing.

The lack of affordable rental and home ownership housing in Roberts Creek has become an increasingly important social and economic issue due to the rise in real estate values and only modest increases in income levels in recent years. Affordable housing issues affect all sectors of our community (economic, social and cultural), all age ranges and all types of residents from individuals to families to seniors. Senior government assistance for low income rental and non market home ownership has all but disappeared in the past ten years. Some funding has been restored in support of developments involving partnerships of private housing developers, non profit societies and local governments.

There are many approaches to providing affordable rental and home ownership housing and Official Community Plans can play a significant role in the areas of density bonusing, community amenity contributions and multifamily residential zoning (see glossary for definition of terms). Using these tools the Roberts Creek OCP can support the creation of affordable housing – rental and home ownership. Development proposals that include the creation of Affordable Housing can also enhance the goals set out in the Regional District’s response to climate change - Our Coast, Our Climate initiative.

The Roberts Creek Official Community Plan encourages local private housing developers, non-profit housing providers, local governments, the Roberts Creek Official Community Plan Committee, the Roberts Creek Community Association and the Roberts Creek Advisory Planning Commission to work with the Sunshine Coast Housing Committee to support the creation of affordable housing in Roberts Creek.

Special needs housing provides accommodation for specific users that require various levels of assistance either from staff living on site or in attendance during ‘normal’ working hours. There may be auxiliary facilities, such as medical rooms, small administration office space or a communal dining room. Such facilities are often subject to Provincial regulations and oversight. There may also be financial assistance from Provincial or Federal programs. For example there are seniors’ housing developments around the Coast that fall within this type of housing. The facility is normally the primary (only) or long term home for residents. Such developments may
be specifically designed and consist of apartments or dwellings with limited features, such as no individual kitchens.

Transition housing may provide temporary homes for people needing short term residences due to personal situations. There is often an element of care provided and there may be direct Provincial oversight. Normally these facilities are provided within a dwelling where facilities are shared. An example is a transition home for women and children leaving abusive situations. A greater level of Provincial oversight is provided the larger the facility. Quite often the facility appears as a regular dwelling with no visual clues that it is anything other than a regular house.

Innovative design and construction, especially where ‘green’ materials are used and low energy use is realized, are encouraged. Smaller dwellings, especially those that make use of alternative building materials and techniques, for example straw bale, may also provide a source of affordable housing. In some cases the BC Building Code may not support such alternatives and code compliance alternatives would need to be researched.

In Roberts Creek significant portions of the Sunshine Coast Highway are next to residential land. The OCP supports maintaining larger lot sizes next to the Highway. This will help to provide a green, forested area next to the Highway and is a visual barrier and sound buffer between the Highway and higher density residential areas towards the ocean.

**Objectives:**

17a To provide for future growth, while recognizing there is a limit on the amount of residential, country residential and rural properties which can be supplied due to servicing availability and the land base required for other activities.

17b To provide for a variety of housing types and parcel sizes.

17c To minimize residential conflicts by establishing appropriate buffer zones to resource activities and areas of natural hazard and environmental concern.

17d To encourage subdivision design and development which provides a variety of parcel sizes, minimizes land clearing, and promotes a natural landscape buffer to all roads.

17e To encourage dwelling design and siting which takes advantage of opportunities for energy efficient homes including passive solar heating and geothermal.

17f To provide a range of housing opportunities to address affordable housing.

17g To encourage the use of natural building materials in keeping with the treed, rural character of Roberts Creek.

17h To promote house design and style which reflects the rural wooded atmosphere of Roberts Creek.

17i To promote alternative residential development.

17j To encourage and reinforce the country residential, non-commercial and non-industrial character along the Sunshine Coast Highway.

17k To establish and maintain a buffer of natural treed vegetation along the Sunshine Coast Highway.
17l To discourage access onto the Sunshine Coast Highway from country residential properties.

17m To support the SCRD working with property owners, residents and builders to explore innovative housing design which improves affordability and energy efficiency.

Policies:

17.1 Schedule AAMap 1 designates as RESIDENTIAL A, RESIDENTIAL B, RESIDENTIAL C and RESIDENTIAL D parcels for which the principal use shall be single family detached housing and duplexes and for which the parcel size requirements for subdivision purposes shall be as follows:

- **RESIDENTIAL A**
  
  In general, soil types and terrain characteristics for on-site sewage disposal may support a minimum parcel size requirement for subdivision purposes of 2,000 square metres (0.494 acres), subject to Provincial ministry approvals. This minimum parcel size requirement will also support the community's goal of maintaining larger sizes of residential parcels in residential neighbourhoods.
  
  - **RESIDENTIAL B**
    
    Due to a lack of soil depth for adequate on-site sewage disposal a minimum parcel size requirement for subdivision purposes of 3,500 square metres (0.864 acres) may be supported, subject to Provincial ministry approvals.
    
  - **RESIDENTIAL C**
    
    Due to a lack of soil depth for adequate on-site sewage disposal combined with the presence of near surface bedrock a minimum parcel size requirement for subdivision purposes of 5,000 square metres (1.235 acres) may be supported, subject to Provincial ministry approvals.
    
  - **RESIDENTIAL D**
    
    Due to sloping terrain characteristics or shallowness to bedrock and lack of soil depth for adequate on-site sewage disposal a minimum parcel size requirement of 10,000 square metres (2.47 acres) may be supported, subject to Provincial ministry approvals.

17.2 Schedule AAMap 5 designates as COUNTRY RESIDENTIAL land adjacent and in proximity to the Sunshine Coast Highway where parcels of approximately one hectare and larger are to be maintained and where land-uses and forms of development that maintain the rural atmosphere of this important visual corridor will be encouraged. Examples of preferred land-uses and forms of development include rural acreage with limited access onto the Sunshine Coast Highway, and activities such as agriculture and small scale home occupations.

17.3 Land use activities of a commercial or industrial nature shall not be permitted in the area designated as COUNTRY RESIDENTIAL.
17.4 The screening of land uses from the Sunshine Coast Highway in the COUNTRY RESIDENTIAL designation shall be required wherever feasible in order to maintain and enhance the visual quality of this area and to minimize the impact of noise and pollution of vehicular traffic. A natural treed vegetation buffer shall be encouraged as a screening method.

17.5 To restrict access onto the Sunshine Coast Highway particularly for new development within the COUNTRY RESIDENTIAL designation.

17.6 Schedule AAMap 1 designates as MOBILE HOME PARK land where existing zoning recognizes established mobile home parks as providing alternative and affordable housing opportunities.

17.7 The Regional District, through the review process for subdivision and building permit applications should encourage applicants to organize their projects to capitalize on available opportunities for passive solar heating and to encourage subdivision design which provides a variety of parcel sizes and shapes.

17.8 Opportunities for affordable housing, rental housing and special needs housing in residential and country residential zones shall be made available through zoning providing for auxiliary dwellings, duplexes, mobile homes, transition homes, and full size second dwellings in most parts of the Plan Area subject to parcel size and other requirements.

17.9 Proposals to increase residential development density beyond that established in the OCP may be supported where the additional development capacity is to provide:

a Affordable housing; and/or

b Special needs housing

subject to consultation with local residents through an OCP and rezoning amendment application process with public information meeting(s). Specific design criteria may be established and if so the site should be included within a development permit area for Form and Character, such as DPA 5. Cluster housing will be encouraged to minimize land use.

Affordable Housing is where the cost either is subsidized or held at below market value. There is a range of types such as:

1 Affordable Rental Housing: Housing where the total monthly shelter cost (gross monthly rent including utilities – heat, hydro and hot water) is at or below one times the average rent in the region and costs less than 30% of total before tax household income.

2 Affordable Market Homeownership: Housing produced by the private sector and rented or sold at a price that is affordable to a broad segment of the local population. Housing that is affordable in perpetuity and subject to a selling agreement (covenant registered on the title) between the developer and the region's housing authority.
3 Affordable Non Market Homeownership: Housing produced with a purchase price that is affordable to households of low and moderate income, which are households within the lowest 60 percent of the income distribution for the region as determined by Statistics Canada. Housing where the total monthly costs (mortgage and utilities) cost less than 30% of total before tax household income. These are permanently affordable.

4 Life Lease Housing – A legal agreement that permits seniors to purchase and occupy a home for life (or until they are no longer capable of living there) in exchange for a lump sum payment and subsequent monthly payments to cover the ongoing project management fees and maintenance and operating expenses (and in some cases rent, depending on the size of the initial payment). The major difference between a life lease and a condominium is that the title to life lease units remains with the sponsoring organization, not with the occupant. The sponsoring org is usually a non-profit housing organization.

5 Minimal or Alternative Housing – use of alternative building materials and small size may result in relatively affordable housing. There are potential issues with respect to meeting BC Building Code requirements however this may prove to be a useful source of market housing. Additional research should take place to determine what if any changes in Regional District or Provincial policy and regulation should be supported.

17.10 ii. The SCRD shall require a housing agreement or covenant to ensure that the housing is permanently affordable.

17.11 Zoning provisions for auxiliary dwellings on parcels over 2,000 square metres and second dwellings on parcels over 3,500 square metres shall be supported. However, these provisions shall not be used as an entitlement for increasing density through a rezoning application to facilitate subdivision.

17.12 To further provide affordable housing, innovative forms of housing will be considered, such as units with shared facilities, use of alternative building materials and smaller units. This should be subject to rezoning and located where servicing requirements can be met.

17.13 Schedule AAMap 1 designates land as RURAL. This includes land located outside the Crown Provincial Forest and Private Managed Forest Land areas where land-use zoning will permit:

i. residential,

ii. limited forest related activities,

iii. other compatible rural activities such as agriculture, small scale, value added manufacturing of local forest products, and

iv. limited forms of assembly.
This land serves as a buffer to the Crown Provincial Forest and Private Managed Forest Land and provides community diversity and a rural-lifestyle alternative. Some areas are also characterized by terrain less conducive to residential settlement.

17.13 Minimum parcel size requirement for subdivision purposes for RURAL shall be 1.75 hectares (4.3 acres) to provide a buffer of larger parcels to adjacent resource lands, to provide for community diversity and a rural-lifestyle alternative, and in part to satisfy soil constraints for on-site sewage disposal purposes.

17.14 Secondary suites may be allowed in all zones subject to criteria established in the SCRD zoning bylaw.
18) RESOURCE and COMMUNITY WATERSHED

Since time immemorial the shíshálh Nation and the Skwxwú7mesh (Squamish) Nation have used the Roberts Creek area for economic, food, spiritual, medicinal, ceremonial, and cultural purposes. When the settlers arrived in the late 1880’s, they settled mainly along the shoreline, but logged in the uplands. For decades, there were sawmills and shingle mills run by local entrepreneurs. These were eventually replaced by corporations such as Port Mellon Pulp and Paper and the Howe Sound Log Sort.

Over the years residents of Roberts Creek have worked in the forest industry. Harvesting has been on-going in the forested uplands, and a small number of forest-based enterprises still endure. Almost every residential property has evidence of a stump with spring-board scars reminiscent of the Forest Pioneers. Through the 1980’s and early 1990’s, the Community was very active in Forest Watch and Forest Walkers, and challenged many forest harvesting practices. The 1994 OCP reflected this commitment, and proposed ecological (holistic) harvesting of forests and more sustainable and planned forest management.

While the community embraces their logging history, mounting evidence confirms the Roberts Creek Uplands as a valuable ecological forest resource at a time when world forest resources continue to shrink. In addition to the critical importance of maintaining healthy, ecologically vibrant forests, the Uplands also have a commensurate economic value as recreational land.

The OCP takes this history into account and also considers some critical changes that have taken place since the first OCP was adopted in 1994, such as:

- Water: increasingly a key issue and frequently associated with climate change. The upland forested areas within the OCP proposed boundary contain much of the Chapman and Grey watersheds as well as with many major creeks and subsidiary streams that require protection and maintenance to allow safe movement of water through residential areas. There is concern that Roberts Creek will need their own source of water in the future.³ The Technical Report which guides the OCP has suggested that Roberts Creek have a back-up water supply anticipating the effects of climate change and drought. It is also noted that 30% of Roberts Creek residences use well water⁴ and changes in upland forest harvesting and clearing for residential dwellings affect the movement of water and the aquifers that support the wells. The shíshálh Nation Strategic Land Use Plan (2007) identifies water as the greatest overall concern⁵.

- Territorial Land Claims: At some point in the future, the shíshálh Nation and the Skwxwú7mesh (Squamish) Nation will settle their territorial land claims with the Provincial Government. The Roberts Creek OCP area is included in these claims.

- Climate Change: an expressed goal of citizens of Roberts Creek⁶ as well as a commitment of the SCRD⁷, the Province of British Columbia⁸, and the Canadian

³ Technical Review p. 5  
⁴ Technical Review p.45  
⁵ A Strategic Land Use Plan for shíshálh Nation Approved Draft 20007  
⁶ Creek Café October/Nov 2008?  
⁷ Carbon Charter Commitment  
⁸ BC Government signed up with California on GHG commitments
Government is to reduce Green House Gas (GHG) emissions to mitigate climate change. Forests sequester carbon, and are a major part of the GHG strategy. Smart Growth has also been accepted as a GHG strategy, with plans for densification in the core of Roberts Creek and reducing “urban sprawl”. Although none are currently proposed for Roberts Creek, there is also an initiative to “trade” carbon credits in the marketplace, with those “polluting” (such as companies mining the tar sands) being obligated to buy carbon credits, while those sequestering carbon can sell carbon credits.

- Environmental Services: Forest cover on sloped land provides significant services such as erosion control, stream maintenance, water quality and aquifer protection. These services protect the increasingly high-value Roberts Creek waterfront and dense residential areas in the central core as well as public infrastructures. In the past Roberts Creek has experienced log jams creating debris floods, washout of roads and increased water flow as a result of upland changes.

- Tenure: Since the last OCP, the Province has undergone dramatic change in tenure arrangements, with a blend of corporatization, privatization and decentralization. Much of the Roberts Creek forested uplands is now held in Crown Land with BC Timber Sales (BCTS) as the main harvesting lease arrangement as well as an emergence of privately managed forest lands (PMFL). In 2010, the Ministry of Forests announced critical cutbacks in forest protection (fire), compliance, reforestation, planning and management. In addition, the District of Sechelt established a Community Forest part of which is within the Roberts Creek OCP area. Land formally owned by Canfor Corp has seen significant increase in harvesting and road construction activity, these are subject to the Private Managed Forest Land Act and require reforestation.

- Population: Since the 1994 OCP, the Roberts Creek population has increased by an estimated 230% (from 2700 to 35244). There are projections of an increased population in Vancouver, which is likely to result in a spill over to the Sunshine Coast. Considering these projections, there is a need to identify future park and recreational areas while also considering water and environmental services and the needs of the logging industry. There has also been an increase in trail use in the uplands, with conflicts between the various trail users and with resource extraction.

Given the expressed long-term commitments for GHG reductions at all levels, the concerns about water and healthy watersheds, the need for environmental services, the changes in forest tenure, the shíshálh Nation and Skwxwú7mesh (Squamish) Nation territorial land claims, the historic land parcel designation, and the future need for recreational parks and trails, the forested uplands within the OCP Boundaries of Roberts Creek will be preserved as much as possible. This can be done using current and new policy instruments (by-laws and zoning) and clearly stated and achievable OCP objectives and activities.

The following objectives and policies for RESOURCE designated lands in this section of the community plan recognize the value of forestry to the community - not only economically, but also for its potential contribution to ecosystem (environmental) resources, wilderness areas,

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9 Canada also signed the REDD++ with the UN (Reduced Emissions from Deforestation and Degradation in 2008.)
old growth attributes (where identified), watershed reserves, and recreational resources. The objectives and policies recognize that the mandated responsibility of the Province is one of integrated resource management. The objectives and policies also reflect the community's desire that the Ministry of Forests, when permitted under its enabling legislation, adopt both a holistic and community-oriented approach to forestry management.

Holistic, sustainable forestry recognizes that the forest is a diverse, interconnected web which sustains all life forms. One part is not more important than another and retention and protection of all the "parts" is crucial not only to the continuation of the forest ecosystem, but also to ensuring long term sustainability and economic value. This approach would result in balanced uses of this resource and therefore represent sound stewardship.

Sustainable forestry works best when there is a 'closed system' where resources are extracted in a responsible way that allows for growth to allow for perpetual resource extraction. Thus there is no extensive land clearing then long re-growth period where resources are not available for many years. This would be reinforced by local small scale manufacturing to create value added products for the local or wider market. Partnerships between the local community, the SCRD, land owners (especially the Province and forestry companies) are needed to give sustainable forestry the chance to succeed.

**Map 6 shows the current resources within and immediately adjacent to the plan area (gravel and forestry).** The following objectives which stem from the foregoing principles should also extend outside the community plan area, as the forest functions as an ecosystem and not in terms of artificially imposed boundaries.

**Objectives:**

18a To keep as much forest as possible in the watershed area and uplands of the OCP area and beyond for the provision of:

a) **environmental services** such as: a steady quality and quantity of water, carbon sequestering (GHG) benefits, erosion control, flood mitigation and wildlife sanctuaries;

b) **economic benefits** in a sustainable working forest and viable recreational areas, and;

c) **social, cultural, spiritual, and generational resilience.**

18b To ensure the protection and maintenance of the biological diversity and sustainability of the forest.

18c To ensure that forest uses are ecologically, economically and socially responsible and balanced.

18d To encourage the effective involvement of the local community in Forest Management planning by way of meaningful consultation and cooperation with the Province, First Nations and forestry companies in forest lands stewardship.

18e To support the development within the community of value added manufacturing of local forest products.
18f To allow Crown Provincial Forest lands to be used for public education in integrated resource management and holistic, sustainable forestry and to demonstrate the associated economic aspects of forestry.

18g Within Crown Provincial Forest lands to allow for uses, such as outdoor recreation, that are compatible with integrated resource management and holistic forest practices.

18h Residential uses will not be permitted in RESOURCE designated lands;

18i To discourage the alienation of Crown Provincial Forest Lands and Private Managed Forest Lands for uses other than Forestry and compatible resource orientated activities.

18j To provide for agricultural activities, including the opportunity for marketing locally produced agricultural products.

18k To provide for appropriate forestry related uses of both Managed Forest and Crown Provincial Forest lands, such as sorting and storage of timber harvested on the same parcel and wood processing in the form of sawmills, shake mills and wood chippers of timber harvested on the same parcel.

18l To provide for auxiliary small scale commercial and industrial activity in appropriate areas away from residential and rural areas.

18m The interface of RESOURCE and those areas which are rural or residential should be considered within the context of interface fire potential, emergency planning and as well as potential impacts on residential uses.

Policies:

18.1 A Roberts Creek Forest Resources Board, with a broad base of community representation, should be established to:

   i. initially monitor for ecologically, economically and socially sound forest management practices;

   ii. promote public forestry education;

   iii. work with similar community organizations in the region to seek and maintain consultation and cooperation with the Ministry of Forests, Lands and Natural Resource Operations, managed forest land owners and the Private Managed Forest Land Council in managing the forest lands.

18.2 Schedule AAMap 1 designates land as RESOURCE. This includes land within the Crown Provincial Forest and Private Managed Forest Land, designated under the Private Managed Forest Land Act and identified under the Assessment Act, where the potential exists for resource activities such as the establishment, management, and harvesting of the forest cover for timber and other forest products and values, as well as educational opportunities in holistic forestry and ecology. Areas with identified gravel resources are identified.
18.3 Residential uses are not compatible with such activity and will not be a permitted use.

18.4 Temporary work camps required to support resource activities may be a permitted use.

18.5 Protection of the Community Watershed is a primary concern of the SCRD and is a key part of the Strategic Land Use Plan for the shíshálh Nation (SLUP), and any activities near the Community Watershed boundary must take this into account. The SLUP sets out the shíshálh Nation’s objectives to protect the Chapman and Gray Creek watersheds and notes the Joint Water Management Agreement signed by the shíshálh Nation and the SCRD.

18.6 The Regional District adopted a Source and Assessment Response Plan (2012) for the Chapman Creek watershed and it supports the COMMUNITY WATERSHED land use designation and Rural Watershed Protection zoning designation.

18.7 With the exception of lands located immediately adjacent to Highway 101, minimum parcel size requirement for subdivision purposes shall be 100 hectares in order to minimize the alienation of land which may contribute to the establishment of land-uses that conflict with forestry related activities.

18.8 The RESOURCE designated area located immediately adjacent to the Sunshine Coast Highway near Pell Rd, currently owned by the Crown, may be considered for COUNTRY RESIDENTIAL uses or for expansion of the adjacent Provincial Park.

18.9 Any proposed rezoning to COUNTRY RESIDENTIAL uses and density will be subject to confirmation of effective, safe access and other required servicing infrastructure, as well as any environmental issues being addressed.

18.10 Schedule AAMap 1 designates land as COMMUNITY WATERSHED, this is land within the boundary of the Chapman Creek Watershed and is the location for the main water collection and treatment facility that serves the majority of residents on the Sunshine Coast. No resource, commercial or industrial activities shall be permitted within this area. Recreational and environmental based activities that have no negative impact upon the watershed shall be permitted. Restricted watershed use areas may be designated and protected. Residential development is not permitted in this area.

18.11 Portions of the RESOURCE designated lands may have good potential for sand and gravel resources. Should these resources be proposed for development in the future, the Province requires that the development meet the requirements of the legislation and regulations for mining. The SCRD will work with the Province to ensure that appropriate safeguards and reclamation are set out as conditions within any mining permits.

18.12 Sand, gravel and mineral extraction shall strongly be discouraged in the Plan Area.

18.13 Processing of minerals, including sand and gravel, shall not be permitted other than that required to remove the mineral from the site.
Proposals that support sustainable forestry are supported although they may be subject to rezoning or OCP amendments.
19) INSTITUTIONAL
The provision of institutional uses such as schools, libraries, community halls, and local government facilities is an important aspect of creating a self-sufficient community. These community resources help to attract a broad range of people from all age groups to create a balanced community. They offer local employment and leisure opportunities. Establishing and retaining such facilities reduces the need to travel to other parts of the Coast in order to meet most needs. Thus there is a reduction in greenhouse gas created through transport and allows for trips that serve more than one purpose.

Objectives:
19a To protect established institutional uses, such as schools.
19b To provide for additional institutional uses that can be appropriately located in the OCP Area to serve existing and future residents.
19c To encourage future institutional property and structures to be of a multi-use nature.
19d To encourage community use of school facilities.

Policies:
19.1 Schedule AA
Map 1 designates as:
INSTITUTIONAL
This is land set aside for public and community uses such as Roberts Creek Community Elementary School, the Roberts Creek Community Hall, churches, fire hall, the cemetery, the Roberts Creek Library and other important community uses. Changes from this designation are not supported.

19.2 The Regional District should discourage the location within the Plan Area of major institutional uses such as government offices, colleges, and Courts of Law which have a service area that extends over a major part of the coastal community. Such facilities should be located in neighbouring municipal areas.

19.3 Additional parking for the Roberts Creek Community Hall should be acquired.

19.4 To encourage community use of school facilities.
APPENDIX A: Community Energy and Emissions Plan Goals and Implementing OCP Policies

- 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 & Reuse Solid Waste as a Resource
- 6. Strengthen Local Economy
- 7. Manage Brownfiled Sites
- 8. Foster Culture of Conservation

Energy & Emissions Reduction Goals
In the following Section, each CEEP Goal, has general supporting OCP Policies and specific Community Actions identified that can be achieved through the implementation of the OCP.

**Goal 1: Support Energy Efficient Land Use Practices**

Energy efficient land use practices in the OCP area include focusing on infill development within the existing residential neighbourhoods, in walkable areas close to village core. Small-scale neighbourhood commercial uses will be concentrated in in the Village core, Energy efficient land use choices also include not supporting increases in residential development potential into areas beyond the community water supply boundary and into the Agricultural Land Reserve. Increased land use efficiency reduces energy demand and GHG emissions in all sectors with compounding effects over the long term, while generating savings for public and private sectors, both in terms of operating and capital expenditures.

- **Focus growth within existing developed areas with support for increased density near the Village Core**
- **Preserve ALR and outlying rural residential areas following OCP land-use policies**
- **Enhance connectivity, with special consideration for alternative non-vehicular transportation paths in new and existing developments**
- **Support small scale home businesses**
- **Review zoning by-laws to allow expanded home-based small business.**
- **Review taxation for functions and fee for services that reflect real costs for servicing low density to higher density areas (e.g. varied DCC charges and water user fees)**
- **Encourage higher density mixed use in Village core**
- **Review off street parking requirements and enhance walking and biking amenities instead**
Goal 2: Reduce Dependence on Single Occupant Vehicles

Create reliable transportation alternatives to move residents efficiently between communities, including frequent transit, bike and walking paths, carpools, and car share programs. Increasing transit ridership through neighbourhood buses and more frequent and convenient trips is a significant means of cutting down on single occupant vehicles dependence. Bicycle and walking pathways throughout the OCP area, particularly from the Langdale Ferry Terminal to the Town of Gibsons should be developed as identified in the OCP, with the Marine Drive corridor being the priority. This is a particularly important as additional transportation route for cyclists and pedestrians, serving as a gateway to the Sunshine Coast and providing sustainable transportation options to downtown Gibsons.

- Plan for fine grain mixed use development interconnected by pedestrian (and wheelchair accessible, where possible) and bicycling shortcuts, taking into consideration local topography, as discussed in the other CEEP Goals
- New residential developments should prioritize non-motorized travel and be within walking distance to major roads and existing/proposed public transit corridors
- Provide non-interrupted cycling and walking path through the Plan area
- All new higher density developments and renovations should include facilities such as bike racks and lockers
- Significantly reduce off street parking requirements and front setbacks for mixed use nodes and instead enhance walking and biking amenities
- Established neighbourhood shortcuts or their reasonable replacement should be legally protected (Rights-of Way) at the time of rezoning and subdivision
- On existing roads, where ROW is not sufficient for separate bicycle path and sidewalk, establish “shared space”
Goal 3: Enhance the Green Building Sector

Create a healthy, local, green building sector that supports energy efficiency in new and existing buildings. The opportunity for reduction in GHG in the building form is also an important consideration. Residential buildings could be retrofitted, new dwellings should be constructed to a higher standard under the new building code, and volunteer home owner initiatives can all contribute to reduce the 14 per cent of GHG output resulting from the residential building sector.

- Familiarize SCRD staff and the community in the use of Sustainability Checklist for all applications. Phase the Checklist tool, to make it mandatory in future to achieve a certain level for the applications’ discretionary approval
- Require minimum Energuide95 for all new municipal buildings
- Amend Building and subdivision Servicing by-laws to incorporate on-site stormwater management, solar orientation, invasive species management
- Establish equipment and appliance efficiency standards for new buildings; replacement procedures and recycling for old equipment
- Require all new residential buildings to include "pre-wiring" for future energy efficient retrofit, similar to “solar readiness” (needs only adjustments in the project, to include sufficient space)
- Explore opportunities, grants, and Local Improvement Charges to retrofit existing homes to increase the level of efficiency (such as, for example, recent SCRD Bylaw No. 535.6 amendment, to provide for discounts to encourage energy conservation)
- Regularly update and make the funding information available for home owners and builders
- Consider density bonuses for high efficiency developments in the growth areas
Goal 4: Expand Local Renewable Energy Opportunities

Optimize use of local and regional renewable and alternative energy sources. Explore and support opportunities for small scale energy production from creeks and solar power. Where possible and practical, share utilities among properties. Independent power projects (IPPs) and associated power lines should be developed in a planned and orderly sense and an unnecessary proliferation of hydro line should be avoided. **Impact on sensitive ecosystems needs to be considered.**

- Encourage and promote “solar readiness” of new and renovated single family buildings in conjunction with CEEP Goal 3 above
- Require new multi-family and, where density allows, single family developments, to share energy resources
- Engage existing property owners to retrofit for energy efficiency, provide information about available funding and grants
- Support energy recovery project at Dusty Road Landfill
- Explore potential for shared community scale geothermal & small scale wind power systems in rural and residential areas
- Explore potential for shared community scale IPPs from local creeks in rural and residential areas

CEEP goal

OCP policies

Share and re-use energy systems

Community & Development Actions

- Adjust zoning bylaw to support low impact localised renewable energy projects, IPPs (including micro IPPs: water, wind, geothermal, solar), for internal use, in rural and residential areas
- Locate energy producers close to energy consumers by requiring mixed use in development nodes (example – use recovered heat from restaurant/laundromat/etc, to heat adjacent premises)
Goal 5: Reduce and Reuse Solid Waste as a Resource

Optimize solid waste reduction, reuse, and recycling, and use residual materials as an energy resource while working towards zero waste.

- Support reuse of products and materials, especially building materials, as a diversion strategy
- Increase proportion of recyclables and organic materials collection
- Facilitate location of collection bins in commercial/public areas for recycling companies such as Gibsons Recycling (only “clean” recyclables, such as paper, electronic equipment, batteries),
- Require onsite organic materials management, especially on ALR and rural lots (and for urban lots over certain size); restaurants, preschools and schools.
- Regularly engage in public awareness campaign (target youth, schools, businesses)
Goal 6: Strengthen the Local Economy

Build a local, energy efficient economy that employs and supplies goods and services to the OCP area and the Sunshine Coast residents. Encourage and support the retrofitting of existing houses, possibly through the means of government incentives in the form of Local Improvement Charges. Consider expanding the provisions of home occupations and agricultural use.

- Review zoning by-law to accommodate more home-based businesses within both rural and residential areas (including small scale production, artisan workshops, food retail, etc), especially close to and within Village core
- Clearly permit the range of businesses within ALR and other rural zones, as allowed by Agricultural Land Commission document Agricultural Land Reserve Use, Subdivision and Procedure Regulation, Part 2: Permitted Uses
- Adjust zoning by-law and increase the size of signage for better visibility for home-based businesses
- Provide alternative transportation options; bike path and ferry to ferry trail will provide benefits the economy of the OCP area while reducing GHG's across various sectors
Goal 7: Manage Brownfield Sites

Roberts Creek has little industrial and few commercial sites, thus the potential for brownfield renewal is limited. However, there are sites near the Dusty Road Landfill that over the longer term may become available for renewal. Transform appropriate brownfields into complete community assets.

- Work with the land owner and the community to establish a development potential that meets community needs
- Any such proposal would need to be considered on its merits with public engagement
- Removal of invasive species should be part of consideration
Goal 8: Foster a Culture of Conservation in the Community

Create a culture of energy conservation for residents and businesses within the OCP area and on the Sunshine Coast.

- Familiarize SCRD staff and the community in the use of Sustainability Checklist for all applications. Phase the Checklist tool, to make it mandatory in future to achieve a certain level for the applications’ discretionary approval.
- Amend Building and subdivision Servicing by-laws to incorporate on-site stormwater management, solar orientation, invasive species management.
- Prepare accompanying brochures and make relevant information available (online, possibly workshops).
- Create community awareness around climate change and energy efficiency through outreach, dialogue, and community events, partner with other municipalities.

Move beyond regulation into culture of conservation.

CEEP

OCP policies

Community & Development actions

• Encourage outreach and education within the SCRD and community to promote a transition to a more sustainable community.
• Regularly engage in public awareness campaign (target youth, schools, businesses)
Strategy

Energy conservation and Greenhouse Gas reductions can be achieved by following the above policies and actions under each of the eight goals from the Community Energy and Emissions Plan. There is an opportunity to achieve progress in each of these goal areas.

Applying integrated community energy solutions in all sectors gives best long term results.

Roberts Creek will continue to be primarily a rural area, however, there is potential to increase density within and near the Village core, while maintaining rural acreages outside of these settlement areas. Settlement nodes are more easily serviced by infrastructure and neighbourhood buses and present opportunities for some neighbourhood commercial uses. Further settlement and densification of the ALR and rural and resource forest landscapes should also be discouraged in order to promote more walkable, livable, and efficient settlement patterns in core areas and within established, easy to service, transportation corridors, while maintaining the existing community qualities.

Significant future opportunity for reduction lies within the transportation sector and increased efficiency in the residential sector. Increased transit and efficient land use planning go hand in hand in this regard, reducing the number of vehicle trips, particularly single occupancy vehicle trips will lead to a significant reduction in the GHG output. Location of new and efficient housing stock near the transit service will enable significant GHG reductions.

Increasing the efficiency of new housing and retrofitting existing housing will also enable a reduction of the total GHG emissions attributed to residential buildings. The following is a summary of the Energuide housing efficiency ratings:

<table>
<thead>
<tr>
<th>Type of House</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>New House build to building code standards</td>
<td>65-72</td>
</tr>
<tr>
<td>New house with some energy-efficiency improvements</td>
<td>73-79</td>
</tr>
<tr>
<td>Energy-efficient new house</td>
<td>80-90</td>
</tr>
<tr>
<td>House requiring little or no purchased energy</td>
<td>91-100</td>
</tr>
</tbody>
</table>

Note: For a brand new house, a rating of 80 or higher is excellent and areas of high density residential should have dwellings that exceed an Energuide rating of 85. The following chart, figure 7 from the CEEP, indicates the difference in efficiency between a single family dwelling and other types of multi-family dwellings:
APPENDIX B: ROBERTS CREEK OFFICIAL COMMUNITY PLAN COMMISSION (OCPC)

While the OCPC should establish its own terms of reference, and procedures the Regional District suggests that the following:

4.1.1 The mission of the OCPC is to preserve the values expressed in the OCP by:

- Providing the community with a forum to facilitate an open, consultative process that will keep the OCP valid and relevant.
- Ongoing monitoring of the implementation of the OCP.
- Reviewing and suggesting improvements to the OCP which express the wishes of the Roberts Creek Community.
- Providing liaison with the RCCA, SCRD and APC on matters relating to the OCP.

4.1.2 The duty of the OCPC is to advise the SCRD and the Roberts Creek Community Association (RCCA) on all matters relating to the Roberts Creek OCP. This advice is to be in the form of written recommendations to the SCRD and regular reports to the RCCA. The Area Director shall be the liaison between the OCP Committee and the SCRD. The Chair of the OCP Committee shall be the liaison with the RCCA.

- Number of Committee members: 11 people
- Elections: Elections will be held through the RCCA, and are presided over by the SCRD Director, in order to vote in elections you must reside in Roberts Creek.
- Quorum: A quorum will be five (5).
- Vacancies: There shall be no fewer than seven members at any given time. If the numbers go below seven, there will be a bi-election to finish the term.
- The term is for 2 years; 5 and 6 members are elected in alternate years.
- Residency: Members must have resided in Roberts Creek for at least one year. If they move, they must forfeit their position.
- Selection of Chair: The elected members will select their own Chair, Vice Chair, and Secretary.
- Meeting Schedule: Meetings will be bi-monthly. Meetings shall be advertised in advance to permit community attendance and involvement.
Chapter Review

The area covered by the draft OCP is expanded to include the Crown and Private Managed Forest Land located north of the 1994 OCP area, up to and including the Sechelt Regional Landfill at Dusty Road. This represents an increase in area of approximately 5150 hectares (from about 2650 hectares to about 7800 hectares).

Introduction

Provides background information regarding the purpose of an OCP, how it is produced and that it is a living document that can be amended with community support through a formal process. There is also a section of the area’s history with an emphasis on First Nations.

Vision Statement

Building upon the strong community character of Roberts Creek, the vision is to enhance self sufficiency in terms of decision making (such as greater involvement in the planning process) and creating local solutions to shape the future of the area. Protection of the rural and environmental values, working with First Nations and adopting sustainable principles for future development are expressed in the Vision.

Goals

The OCP sets out 17 Goals that guide the objectives and policies. Emphasis is placed upon maintaining the rural character, strengthening the Village Core, improving non-car based transport, widening cultural and artistic opportunities, protecting watersheds and parkland.

Civic Community Engagement

High regard given to community engagement and support for the role of First nations in shaping development. Continuing support for community consultation bodies in planning process.

The Physical Environment, Greenhouse Gas Reduction and Green Infrastructure

Sets policies and objectives to protect airsheds, watersheds and environmental quality.

Village Core

Establishes objectives and policies that encourage responsible density, mixed use development within a secondary commercial centre on the Coast. This will assist in reduce the need to travel outside of the community, by car, to meet day to day needs.

Commercial, Tourist Commercial and Industrial

Support for small-scale commercial development limited to home based businesses and modest tourist accommodation (bed and breakfasts). Contributes to the ability to work from home and reduce the need to travel to other commercial centres for employment.

Parks Trails and Recreation

Strong emphasis on protecting the green, nature in and around Roberts Creek to provide opportunities to recreate locally, protect forest and retain natural environment.

Agriculture

Greater emphasis on local food production (horticulture, livestock, and poultry), including farm gate and local food market. The intention is to increase local food security, employment and reduce travel distance to other centres for basic needs.

Liquid Waste Management
Aim is to reduce risk of ground pollution. Role of multi-parcel treatment plants may need to be considered within the context of allowing for increased density as current policy supports individual, on-site treatment. Village Core policy supports creation of a Liquid Waste Management Plan prior to increasing density. Completion of this is likely to lead to amending some OCP policies.

Solid Waste Management
Support offered for reduce and recycle with Zero Waste as the ultimate target. Support for the role that the existing Sechelt Regional Landfill at Dusty Road is noted.

Telecommunications and Green Power
Support for shared telecommunications facilities. Support offered for small-scale, household green power projects with full community consultation for larger projects. Recommends that the Regional District should investigate potential for community green power project.

Water Service Area and Watersheds
With significant sections of Roberts Creek relying on well or surface water, protection of aquifers is an important consideration. Conservation is supported, such as on-site retention and storage (especially for agriculture). Need to balance residential, commercial and agricultural demand.

Stormwater Management and Drainage Plans
While the Regional District does not provide a drainage service, there is greater awareness of the need to develop such that drainage patterns match the pre-existing condition through methods such as on-site retention to allow for slow aquifer recharge rather than just directing flow into drainage ditches ultimately to the ocean.

Transportation System
Support for non-car-based transport, especially bike and walk. Links to the SCRD Integrated Transport Plan.

Development Permit Areas and Development Approval Information Area
Protection offered to environmentally sensitive areas (streams) and from geotechnically sensitive areas. Two specific form and character areas are identified (Village Core commercial area and the Multi-family/Cluster Housing). New DPA to buffer ALR from increased residential density at subdivision and rezoning.

Residential, Country Residential and Rural
Range of parcel sizes related to site characteristics. Support for affordable and special needs housing linked to possible density increases.

Resource
Recognizes the traditional role of forestry in the community. However there is a need for activity to be environmentally sensitive as it can have an impact on watersheds and recreation opportunities. Small scale processing of onsite timber may be supported. Residential uses in Resource areas not supported.

Institutional
Support for retaining existing and providing new facilities that are of community scale (not large government offices for example). Shared and multi-use facilities desired and promoted.
MAPS TO BE PROVIDED AT BOARD MEETING
SCRD STAFF REPORT

DATE: July 20, 2012
TO: Regular Board – July 21, 2012
FROM: Angie Legault, Manager of Legislative Services
RE: TOWN OF GIBSONS BORROWING

RECOMMENDATION(S)

THAT the report concerning Town of Gibsons Borrowing be received;

AND THAT the Board consent to the borrowing over a twenty year term;

AND FURTHER THAT “Sunshine Coast Regional District Security Issuing Bylaw No. 646, 2012” be given three readings and be adopted.

BACKGROUND

In accordance with Section 824 of the Local Government Act, a regional district may finance, at the request and sole cost of a municipality, an undertaking for which the council of the municipality has adopted a loan authorization bylaw in accordance with the Community Charter.

Staff have received a request from the Town of Gibsons for the Board to adopt a Security Issuing Bylaw in order to partake of the Fall, 2012 issue through the Municipal Finance Authority of British Columbia.

The Town’s borrowing was authorized through Loan Authorization Bylaw No. 1134, 2011 – Zone 2 Reservoir.

DISCUSSION

A draft bylaw is attached for consideration.
Sunshine Coast Regional District

Bylaw No. 646

A bylaw to authorize the entering into of an Agreement respecting financing between the Sunshine Coast Regional District (the “Regional District”) and the Municipal Finance Authority of British Columbia (the “Authority)

WHEREAS the Municipal Finance Authority of British Columbia may provide financing of capital requirements for Regional Districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the Regional District on whose request the financing is undertaken;

AND WHEREAS the Town of Gibsons is a member municipality of the Sunshine Coast Regional District (the “Regional District”);

AND WHEREAS the Regional District is to finance from time to time on behalf of and at the sole cost of the member municipalities, under the provisions of Section 824 of the Local Government Act, the works to be financed pursuant to the following loan authorization bylaw:

<table>
<thead>
<tr>
<th>Municipality</th>
<th>L/A Number</th>
<th>Purpose</th>
<th>Amount of Borrowing Authorized</th>
<th>Amount Already Borrowed</th>
<th>Amount Authority Remaining</th>
<th>Term of Issue</th>
<th>Amount of Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town of Gibsons</td>
<td>1134</td>
<td>Zone 2 Reservoir</td>
<td>$993,600</td>
<td>$ Nil</td>
<td>$993,600</td>
<td>20 years</td>
<td>$993,600</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$993,600</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$993,600</strong></td>
</tr>
</tbody>
</table>

AND WHEREAS the Regional Board of the Sunshine Coast Regional District, by this bylaw, hereby requests such financing shall be undertaken through the Authority:

NOW THEREFORE the Regional Board of the Sunshine Coast Regional District in open meeting assembled enacts as follows:

1. This bylaw may be cited as the “Sunshine Coast Regional District Security Issuing Bylaw No. 646, 2012”.

2. The Regional Board hereby consents to financing the debt of the Town of Gibsons in the amount of NINE HUNDRED and NINETY-THREE THOUSAND SIX HUNDRED DOLLARS ($993,600) in accordance with the following terms.

3. The Authority is hereby requested and authorized to finance from time to time the aforesaid undertakings at the sole cost and on behalf of the Sunshine Coast Regional District up to, but not exceeding of NINE HUNDRED and NINETY-THREE THOUSAND SIX HUNDRED DOLLARS ($993,600) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees
of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed $993,600 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.

4. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and officer assigned the responsibility of financial administration of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements, which said agreement or agreements shall be substantially in the form annexed hereto as Schedule "A" and made part of this bylaw (such Agreement or Agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.

5. The Agreement in the form of Schedule “A” shall be dated and payable in the principal amount or amounts of monies and in Canadian dollars or as the Authority shall determine and subject to the Local Government Act, in such currency or currencies as shall be borrowed by the Authority under Section 2 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.

6. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.

7. The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the officer assigned the responsibility of financial administration of the Regional District.

8. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.

9. During the currency of the obligation incurred under the said Agreement to secure borrowings in respect of Loan Authorization Bylaw No. 1134, 2011 – Zone 2 Reservoir there shall be requisitioned an amount sufficient to meet the annual payment of interest and the repayment of principal.
10. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make due provision to discharge such liability.

11. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to section 15 of the *Municipal Finance Authority Act* to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

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READ A FIRST TIME  this  26th day of July, 2012

READ A SECOND TIME  this  26th day of July, 2012

READ A THIRD TIME  this  26th day of July, 2012

ADOPTED  this  26th day of July, 2012

___________________________________
CORPORATE OFFICER

___________________________________
CHAIR
SCHEDULE "A" to Bylaw No. 646

C A N A D A

PROVINCE OF BRITISH COLUMBIA

A G R E E M E N T

Sunshine Coast Regional District

The Sunshine Coast Regional District (the “Regional District”) hereby promises to pay to the Municipal Finance Authority of British Columbia at its Head Office in Victoria, British Columbia, (the “Authority”) the sum of Nine Hundred and Ninety-Three Thousand Six Hundred Dollars ($993,600) in lawful money of Canada, together with interest calculated semi-annually in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing on the reverse hereof commencing on the ______ day of ______________________, 20____ provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at ______________________, British Columbia, this ____ day of ________________, 20____

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 646 cited as “Sunshine Coast Regional District Security Issuing Bylaw No. 646, 2012”. This Agreement is sealed with the Corporate Seal of the Sunshine Coast Regional District and signed by the Chair and the officer assigned the responsibility of financial administration thereof.

________________________________________
Chair

________________________________________
(Financial Administration Officer)

Pursuant to the Local Government Act, I certify that this Agreement has been lawfully and validly made and issued and that its validity is not open to question on any ground whatever in any Court of the Province of British Columbia.

Dated ____________ (month, day) 20____

Inspector of Municipalities
(Reverse Side of Schedule “A”)

PRINCIPAL AND/ OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

<table>
<thead>
<tr>
<th>Date of Payment</th>
<th>Principal and/or Sinking Fund Deposit</th>
<th>Interest</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ ___________</td>
<td>$_________</td>
<td>$_________</td>
</tr>
<tr>
<td></td>
<td>$ ___________</td>
<td>$_________</td>
<td>$_________</td>
</tr>
</tbody>
</table>

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