



# 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, 2018

## AGENDA

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**CALL TO ORDER** 1:30 p.m.

### AGENDA

1. Adoption of agenda

### MINUTES

2. Regular Board meeting minutes of July 12, 2018 Annex A  
Pages 1-7

### BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

### PETITIONS AND DELEGATIONS

### COMMUNICATIONS

### REPORTS

3. Directors' Reports Verbal
4. Chief Administrative Officer's Report Annex B  
pp 8-9
5. Planning and Community Development Committee recommendation Nos. 1-4, 6-17 of July 12, 2018 (*recommendation No. 5 previously adopted*) Annex C  
pp 10-15
6. Infrastructure Services Committee recommendation Nos. 1-11 of July 19, 2018 Annex D  
pp 16-21
7. Senior Manager, Administration and Legislative Services – Universal Water Meter Installations Project Loan Authorization Bylaw Alternative Approval Process Results To come  
forward

### MOTIONS

**BYLAWS**

8. *Universal Water Meter Installations Project Loan Authorization Bylaw No. 718, 2018*  
**– consideration for adoption subject to Approval of the Electors**  
**(Voting – All Directors – weighted vote: A-2, B-2, D-2, E-2, F-2, Sechelt-6, Gibsons-3, SIGD-1)** Annex E  
pp 22-23
9. *Sunshine Coast Regional District Board Procedures Bylaw No. 717, 2018*  
**– adoption**  
**(Voting – All Directors – 1 vote each)** Annex F  
pp 24-39
10. *Sunshine Coast Regional District Zoning Amendment Bylaw 310.168, 2016 - adoption*  
**(Voting – Electoral Area Directors – 1 vote each)** Annex G  
pp 40-42
11. *Egmont / Pender Harbour Official Community Plan Bylaw No. 708, 2017*  
**- second reading**  
**(Voting – Electoral Area Directors – 1 vote each)** Annex H  
pp 43-114

**NEW BUSINESS****IN CAMERA**

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (e), (i) and (k) of the *Community Charter* – “personal information about an identifiable individual...”, “the acquisition, disposition or expropriation of land...”, “the receipt of advice that is subject to solicitor-client privilege...” and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

**ADJOURNMENT**

## UPCOMING MEETING DATES (TO SEPTEMBER 30, 2018)

### SCRD Board, Committee, and Advisory Committee Meetings

West Howe Sound (Area F) Advisory Planning Commission	July 24 at 7:00 p.m.
Egmont / Pender Harbour (Area A) Advisory Planning Commission	July 25 at 7:00 p.m.
Corporate and Administrative Services Committee	July 26 at 9:30 a.m.
Regular Board	July 26 at 1:30 p.m.
Sunshine Coast Regional Hospital District	July 26 at 3:00 p.m.
Planning and Community Development Committee	September 6 at 9:30 a.m.
Regular Board	September 6 at 1:30 p.m.
Roberts Creek (Area D) Advisory Planning Commission	September 17 at 7:00 p.m.
Natural Resources Advisory Committee (NRAC)	September 19 at 3:30 p.m.
Infrastructure Services Committee	September 20 at 9:30 a.m.
Agricultural Advisory Committee (AAC)	September 25 at 3:30 p.m.
Halfmoon Bay (Area B) Advisory Planning Commission	September 25 at 7:00 p.m.
West Howe Sound (Area F) Advisory Planning Commission	September 25 at 7:00 p.m.
Egmont / Pender Harbour (Area A) Advisory Planning Commission	September 26 at 7:00 p.m.
Elphinstone (Area E) Advisory Planning Commission	September 26 at 7:00 p.m.
Corporate and Administrative Services Committee	September 27 at 9:30 a.m.
Regular Board	September 27 at 1:30 p.m.

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

Joint Public Hearing – Densification Strategies to Support Affordable Housing (Bylaw Nos. 675.4, 641.8, 600.8, and 640.2)	July 23 at 7:00 p.m.
Public Information Meeting – Bylaw 310.180 (Toma Subdivision)	July 30 at 7:00 p.m.
Union of BC Municipalities (UBCM) Convention, Whistler	September 10 to 14
7 <sup>th</sup> Annual Backroad Trash Bash Event – Egmont / Pender Harbour	September 15 at 11:00 a.m.

**Please note:** No meetings are scheduled for August. Meeting dates are current as of print date (July 20, 2018).



## SUNSHINE COAST REGIONAL DISTRICT

July 12, 2018

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

<b>PRESENT:</b>	Chair	B. Milne
	Directors	I. Winn K. Julius M. Lebell L. Lewis F. Mauro G. Nohr J. Valeriotte D. Wright

<b>ALSO PRESENT:</b>	GM, Corporate Services / Chief Financial Officer	T. Perreault
	GM, Planning and Community Development	I. Hall
	Deputy Corporate Officer / Recorder	S. Reid
	Media	3
	Public	7

**CALL TO ORDER** 1:30 p.m.

**AGENDA** It was moved and seconded

217/18 THAT the agenda for the meeting be adopted as amended.

**CARRIED**

### MINUTES

Minutes It was moved and seconded

218/18 THAT the Regular Board meeting minutes of June 28, 2018 be adopted as presented.

**CARRIED**

**BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS**

OARH Delegation     **It was moved and seconded**

219/18                    THAT staff provide a report to a Committee meeting that addresses the requests made by the Organizing Against Racism and Hate (OARH) Program delegation, at the June 28, 2018 Regular Board meeting, to become a signatory to the OARH Critical Incident Protocol, to review SCRD Policies for content on discrimination and responses to critical incidents of racism and hate, and to consider partnering with OARH by attending the Protocol signing ceremony and dialogue event taking place in late November 2018.

**CARRIED**

Public Hearing         **It was moved and seconded**

220/18                    THAT the previously adopted motion (212/18) from the June 28, 2018 Regular Board meeting to delegate the Chair and Alternate Chair to conduct the Public Hearing for *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.175, 2017* scheduled for July 18, 2018 at 7:00 p.m. at Frank West Hall be amended to appoint Director Winn as Chair and Director Lewis as Alternate Chair to conduct the Public Hearing.

**CARRIED**

*Pursuant to Section 217 of the Local Government Act, Chair Milne exercised his right of reconsideration of Motion 205/18, Recommendation No. 5 of the June 28, 2018 Regular Board meeting as follows:*

ICIP Grant             **It was moved and seconded**

221/18                    THAT the report titled Investing in Canada Infrastructure Program (ICIP) Grant Application be received;

AND THAT an application be submitted for the Chapman Lake Supply Expansion Project through the ICIP – Green Infrastructure: Environmental Quality Sub-Stream;

AND FURTHER THAT the Board commits to its share of funding through elector approved borrowing of up to \$5,000,000 under Loan Authorization Bylaw No. 704.

*Director Winn called for a recorded vote.*

*Opposed: Directors Lewis and Wright  
In Favour: Directors Nohr, Lebbell, Winn and Mauro  
Abstained (deemed to vote in the affirmative): Chair Milne*

**CARRIED**

## REPORTS

### Directors' Reports

*Directors provided a verbal report of their activities.*

Corporate **It was moved and seconded**

222/18 THAT Corporate and Administrative Services Committee recommendation Nos. 1-4, 6 and 9-12 of June 28, 2018 be received, adopted and acted upon as follows:

**Recommendation No. 1** *Budget Project Status Report*

THAT the report titled Budget Project Status Report be received.

**Recommendation No. 2** *Proposed Board Procedures Bylaw No. 717*

THAT the report titled Proposed Board Procedures Bylaw No. 717 be received;

AND THAT Section 14 (2) be amended to read "(2) In accordance with Section 117 of the Charter and 205 of the Act, Members keep in camera any record or other matter held in confidence by the Board, unless specifically authorized by a resolution of the Board";

AND FURTHER THAT Bylaw No. 717, as amended, be forwarded to the Board for three readings.

**Recommendation No. 3** *Recalculated Apportionment Options for Transit Service*

THAT the report titled Recalculated Apportionment Options for Transit Service be received.

**Recommendation No. 4** *Directors' Remuneration Review*

THAT the report titled Directors' Remuneration Review be received;

AND THAT Directors' remuneration be increased to offset the loss of the 1/3 tax exemption, effective January 2019;

AND THAT an amendment to Bylaw 636 be drafted for the Board's consideration prior to October 2018;

AND FURTHER THAT the development of the Director Remuneration Policy be included as part of the 2019 workplan.

**Recommendation No. 6** *2017 Sunshine Coast Regional District Corporate Annual Report*

THAT the report titled 2017 Sunshine Coast Regional District (SCRD) Corporate Annual Report be received;

AND THAT the 2017 Corporate Annual Report be approved for distribution.

**Recommendation No. 9**     *syiyaya Reconciliation Project – Financial Assistance Request*

THAT the report titled syiyaya Reconciliation Project – Financial Assistance Request be received;

AND THAT the syiyaya Reconciliation Project be supported to a total of \$7,500 allocated as follows:

- Area A Rural Areas' Grant-in-Aid [121] \$2,000;
- Area B Rural Areas' Grant-in-Aid [122] \$2,000;
- Area D Rural Areas' Grant-in-Aid [127] \$2,000;
- Area E Rural Areas' Grant-in-Aid [128] \$500;
- Greater Gibsons Community Participation [126] \$1,000;

AND FURTHER THAT the syiyaya Reconciliation Project be encouraged to apply to the 2019 Rural Areas' Grant-in-Aid program.

**Recommendation No. 10**     *Youth Programs and Restorative Justice Grants*

THAT the report titled Youth Programs and Restorative Justice Grants be received for information.

**Recommendation No. 11**     *Environmental Quality Program*

THAT the correspondence from Pamela Goldsmith-Jones, Member of Parliament, West Vancouver-Sunshine Coast – Sea to Sky Country regarding an Environmental Quality Program be received.

**Recommendation No. 12**     *Vaucroft Improvement District – Rural Areas' Grant-in-Aid*

THAT a letter be sent to Vaucroft Improvement District to encourage a 2018 Rural Areas' Grant-in-Aid application submission for an alternative project;

AND THAT staff arrange a meeting with the Vaucroft Improvement District.

**CARRIED**

Planning

**It was moved and seconded**

223/18

THAT Planning and Community Development Committee recommendation No. 5 of July 12, 2018 be received, adopted and acted upon as follows:

223/18 cont.

**Recommendation No. 5**     *Provincial Referral for a Private Moorage (AJB Investments)*

THAT the report titled Provincial Referral CRN00059 for a Private Moorage (AJB Investments) – Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development:

Subject to the following conditions, SCRD has no objections to the proposed residential private moorage fronting District Lot 2657 Group 1 New Westminster District, Provincial Referral Number 103755611-001:

- i. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility.
- ii. Any eelgrass beds in or near the tenure area, should be identified and protected.
- iii. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- iv. Public access to the tenure area should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure area should be designed to maintain public access along the foreshore and emergency refuge.
- v. The applicant should implement the Provincial Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.
- vi. This moorage facility should be shared with other uses in addition to residential use such as tourism should they be developed on the upland parcel in the future, and if necessary the applicant should upgrade the facility and modify the tenure with the Province to accommodate the additional uses.
- vii. The applicant should consult the Skwxwú7mesh Nation and address any of their concerns.
- viii. The applicant is encouraged to not use polystyrene in any components of the moorage facility.

AND FURTHER THAT comments from the SCRD Natural Resource Advisory Committee and the West Howe Sound Advisory Planning Commission be provided to the Ministry.

**CARRIED**



Notice on Title **It was moved and seconded**

224/18 THAT the report titled Placement of Notice on Title be received.

**CARRIED**

Notice on Title **It was moved and seconded**

225/18 THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot 16, District Lot 3971, Plan 16896, PID 007-337-051.

**CARRIED**

*Director Mauro left the meeting at 2:29 pm and returned at 2:30 pm*

Notice on Title **It was moved and seconded**

226/18 THAT the photos provided by the owner of Block 5, District Lot 904, Plan 4213, PID 011-749-318 be received.

**CARRIED**

Notice on Title **It was moved and seconded**

227/18 THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Block 5, District Lot 904, Plan 4213, PID 011-749-318.

**CARRIED**

Notice on Title **It was moved and seconded**

228/18 THAT the Corporate Officer be authorized to file a Notice at the Land Title Office stating that a resolution has been made by the Sunshine Coast Regional District Board under Section 57 of the *Community Charter* against the land title of Lot 60, District Lot 1362, Plan 14692, PID 007-755-732.

**CARRIED**

**BYLAWS**

Bylaw 717 **It was moved and seconded**

229/18 THAT *Sunshine Coast Regional District Board Procedures Bylaw No. 717, 2018* be read a first time.

**CARRIED**

Bylaw 717 **It was moved and seconded**

230/18 THAT *Sunshine Coast Regional District Board Procedures Bylaw No. 717, 2018* be read a second time.

**CARRIED**

Bylaw 717 **It was moved and seconded**

231/18 THAT *Sunshine Coast Regional District Board Procedures Bylaw No. 717, 2018* be read a third time.

**CARRIED**

**ADJOURNMENT** **It was moved and seconded**

232/18 THAT the Regular Board meeting be adjourned.

**CARRIED**

The meeting adjourned at 2:44 p.m.

Certified correct \_\_\_\_\_

Corporate Officer

Confirmed this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_

Chair

## SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

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**TO:** SCRD Board – July 26, 2018

**AUTHOR:** Janette Loveys, Chief Administrative Officer

**SUBJECT:** CHIEF ADMINISTRATIVE OFFICER'S REPORT

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### RECOMMENDATION(S)

**THAT the report titled Chief Administrative Officer's Report be received for information.**

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### BACKGROUND

This report provides information on the activities of the Chief Administrative Officer (CAO).

### DISCUSSION

#### ***Administration:***

In preparation for the Union of BC Municipalities (UBCM) Convention, the CAO has been working collaboratively with other CAOs and Association of Vancouver Island Coastal Communities (AVICC) staff to prepare for upcoming meetings related to the AVICC Special Committee on Solid Waste Management. There is a conference call scheduled for late August with elected officials to provide an update. As well, there was further work completed related to meeting with Minister Trevena (Ministry of Transportation and Infrastructure) to discuss the joint active transportation planning (bike and walkways). Staff anticipate a draft agreement in late summer and a report to Committee in September prior to UBCM.

On July 20, 2018, the Q2 meeting was held with all Sunshine Coast Fire Chiefs and staff to share updates and opportunities for resource collaboration, such as the new pagers the fire departments jointly participated in. There was also a discussion on next steps related to the strategic planning exercise and the Fire Underwriter site visit and assessments. Reports are scheduled for September/early October.

The CAO and members of the Skate Club are scheduled to meet again on July 28, 2018 to discuss their concerns, improve communications and relationships. Staff are exploring ways the facility allocation process can be more inclusive of all the users and focus discussions on a shared interested approach.

The Senior Leadership Team (SLT) continues to meet and review 2018 departmental work plans and associated resources. These discussions will help inform a future reports related to the 2014-2018 SCRD Strategic Plan and prepare for the incoming 2018-2022 Board

Community partners and members continue to reach out to the CAO to request meetings, discuss concerns, and seek a resolution to issues and suggestions for improvements. There

is always a broad range of issues and staff view these as opportunities to build a positive and respectful relationship with the community.

***SCRD Staff Development and Engagement:***

- July 24, 2018 Leadership Forum theme is “Organizational Development linked to Budget Planning”.
- Throughout August, the CAO will be holding open door sessions in different work locations to allow staff an opportunity to discuss matters.

***External Engagements:***

- Town of Gibsons staff meeting on Monday, July 23 to discuss water initiatives.
- Joint all local government staff meeting on Wednesday, July 25 to discuss curbside services and procurement.

**STRATEGIC PLAN AND RELATED POLICIES**

The Strategic Plan is a key document for the CAO’s office and provides the overall administrative guidance for the business of the SCRD.

Strategic Priority: Ensure Fiscal Sustainability

Strategic Priority: Embed Environmental Leadership

Strategic Priority: Support Sustainable Economic Development

Strategic Priority: Enhance Collaboration with the shíshálh and Skwxwú7mesh Nations

Strategic Priority: Facilitate Community Development

Strategic Priority: Enhance Board Structures and Processes

Strategic Priority: Recruit, Retain and Acknowledge Staff and Volunteers

Strategic Priority: Enhance Board Structures and Processes

**CONCLUSION**

The CAO provides a written report summarizing key initiatives which align to the priorities of the Strategic Plan and Board’s direction.

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

**July 12, 2018**

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

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<b>PRESENT:</b>	Chair	J. Valeriotte
	Directors	M. Lebbell F. Mauro G. Nohr L. Lewis I. Winn B. Milne D. Wright K. Julius
<b>ALSO PRESENT:</b>	Chief Administrative Officer	J. Loveys
	GM, Planning and Community Development	I. Hall
	Manager, Planning and Development	A. Allen
	Senior Planner	Y. Siao (part)
	Senior Planner	D. Rafael (part)
	Administrative Assistant / Recording Secretary	A. Ruinat
	Public	4 (part)
	Media	3

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**CALL TO ORDER** 9:30 a.m.

**AGENDA** The agenda was adopted as amended to replace the Notice of Motion with the following:

WHEREAS the SCRD 2015-2018 Strategic Plan defines the Values to which our organization has committed to how we will act;

AND WHEREAS that one of those key Values is defined as Equity – we ensure appropriate and affordable service levels and have the costs for those services shared fairly.

AND WHEREAS the Area F Islands appears to contribute an inappropriate and unfair amount of taxation to Service Function (650) Community Parks relative to the level of service provided to Area F Islands for this service.

RESOLVED THAT the SCRD carry out a service review of this function in order to determine an appropriate and fair taxation apportionment for Area F Islands.

AND THAT the service review of this function will need to be broad enough in order to compare service levels for regional and community parks throughout the SCRD and might include, but not be limited to, number of parks, size of parks, number of visits to parks, amount of park infrastructure and related maintenance requirements, total length of developed trails in parks, and amenities in parks in all rural electoral areas.

AND FURTHER THAT the service review of (650) Community Parks may be done as a stand alone review or may be included in a much broader review of several service functions to which the Strategic Plan Value of Equity has been called into question.

## **PETITIONS AND DELEGATIONS**

*Penny Gotto, Agent, Development Variance Permit Application DVP00033 presented to the Committee regarding Development Variance Permit Application DVP00033.*

### **Recommendation No. 1**     *Development Variance Permit Application DVP00033 Delegation*

The Planning and Community Development Committee recommended that the delegation materials provided by Penny Gotto, Agent, Development Variance Permit Application DVP00033 be received.

## **REPORTS**

### **Recommendation No. 2**     *Egmont/Pender Harbour Official Community Plan Bylaw No. 708, 2017*

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

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

AND THAT a Public Hearing be scheduled for 6:30 p.m., September 5, 2018 to be held at the Pender Harbour Community Hall, located at 12901 Madeira Park Road, Madeira Park;

AND FURTHER THAT Director Nohr be delegated as the Chair and Director Mauro be delegated as the Alternate Chair for the Public Hearing.

*The Committee recessed at 10:00 a.m. and reconvened at 10:05 a.m.*

### **Recommendation No. 3**     *Development Variance Permit Application DVP00037 (Carvajal)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00037 (Carvajal) - Electoral Area F be received;

AND THAT Development Variance Permit Application DVP00037 to vary the following sections of Zoning Bylaw No. 310:

- a) Section 504 (1) to increase the maximum floor area from 153.3 square metres to 211.1 square metres;

- b) Section 601.4 (3) setback from 4.5 metres to 1.5 metres for the single family dwelling and 0 metres for access stairs;
- c) Section 601.6 to increase the parcel site coverage from 35% to 40%;

be issued, subject to:

- 1. Receipt of a Setback Relief Permit by the applicant from the Ministry of Transportation and Infrastructure;
- 2. Comments received from Skwxwú7mesh Nation within the 60 day referral period.

AND FURTHER THAT a covenant be placed on title to ensure:

- i) That the Douglas fir is protected from land alteration and not cut down unless it becomes a hazard to persons or property;
- ii) That the design exclude an allowance, pursuant to Section 504 (2) for a 45-square metre parking area;
- iii) That no addition or auxiliary building that would provide enclosed parking area be constructed.

**Recommendation No. 4**     *Skwxwú7mesh Nation Letter*

The Planning and Community Development Committee recommended that a letter be written to the Skwxwú7mesh Nation to clarify the SCRD Planning and Development referral process, in particular noting that if no comments are received from the Nation within the 60 day referral period, the development application process will move forward without further condition or comment from the Skwxwú7mesh Nation.

**Recommendation No. 5**     *Provincial Referral for a Private Moorage (AJB Investments)*

The Planning and Community Development Committee recommended that the report titled Provincial Referral CRN00059 for a Private Moorage (AJB Investments) – Electoral Area F be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development:

Subject to the following conditions, SCRD has no objections to the proposed residential private moorage fronting District Lot 2657 Group 1 New Westminster District, Provincial Referral Number 103755611-001:

- i. SCRD will require a building permit and/or a development variance permit if any structures are constructed to access the moorage facility.
- ii. Any eelgrass beds in or near the tenure area, should be identified and protected.
- iii. Water quality should not be impacted by maintenance or construction activities, materials, or fuel storage.
- iv. Public access to the tenure area should be maintained for shellfish harvesting, as well as for recreational boating and emergency refuge. Docks and associated tenure area should be designed to maintain public access along the foreshore and emergency refuge.

v. The applicant should implement the Provincial Best Management Practices for building and maintaining moorage facilities to protect the foreshore ecosystems.

vi. This moorage facility should be shared with other uses in addition to residential use such as tourism should they be developed on the upland parcel in the future, and if necessary the applicant should upgrade the facility and modify the tenure with the Province to accommodate the additional uses.

vii. The applicant should consult the Sk̓wx̓wú7mesh Nation and address any of their concerns.

viii. The applicant is encouraged to not use polystyrene in any components of the moorage facility.

AND THAT comments from the SCR D Natural Resource Advisory Committee and the West Howe Sound Advisory Planning Commission be provided to the Ministry;

AND FURTHER THAT this recommendation be forwarded to the Regular Board meeting of July 12, 2018.

**Recommendation No. 6**      *Development Variance Permit Application DVP00033 (Davis)*

The Planning and Community Development Committee recommended that Development Variance Permit Application DVP00033 (Davis) - Electoral Area A be received;

AND THAT Development Variance Permit DVP00033 to vary the exterior side parcel line setback from 4.5 metres to 1.5 metres, per Section 1011.5(c) of Zoning Bylaw No. 337, be issued subject to:

1. Submission of a professional engineer's report which addresses geotechnical hazards including coastal slopes and coastal flooding;
2. Comments received from the *shíshálh* Nation within the 60 day referral period.

**Recommendation No. 7**      *Development Variance Permit DVP00036 (Richards)*

The Planning and Community Development Committee recommended that the report titled Development Variance Permit DVP00036 (Richards) – Electoral Area A be received;

AND THAT Development Variance Permit DVP00036 to vary Section 601.4 of Zoning Bylaw No. 337, 1990, from 6.0 metres to 4.0 metres, be issued, subject to:

1. Comments received from the *shíshálh* Nation within the 60 day referral period.

**Recommendation No. 8**      *Frontage Waiver for Subdivision SD000015 (Gemmell)*

The Planning and Community Development Committee recommended that the report titled Frontage Waiver for Subdivision SD000015 (Gemmell) – Electoral Area D be received;

AND THAT the requirement for 10% lot frontage onto a road for Lot 1 in the proposed subdivision of Lot A District Lot 3381 Plan 18234 be waived.



**Recommendation No. 9**     *Sunshine Coast Search and Rescue Association Lease – Building Expansion*

The Planning and Community Development Committee recommended that the report titled Sunshine Coast Search and Rescue Association Lease – Building Expansion be received;

AND THAT the Delegated Authorities be authorized to execute the revised Lease Agreement dated August 1, 2018 and discharge of the previous lease dated March 1, 2008 (BB206922) with Sunshine Coast Search and Rescue Association.

**Recommendation No. 10**     *Planning and Community Development Department - 2018 Q2 Report*

The Planning and Community Development Committee recommended that the report titled Planning and Community Development Department - 2018 Q2 Report be received.

**Recommendation No. 11**     *Cannabis Legalization – Regional District Bylaw Comparison*

The Planning and Community Development Committee recommended that the report titled Cannabis Legalization – Regional District Bylaw Comparison be received for information.

*The Committee recessed at 10:53 a.m. and reconvened at 10:57 a.m.*

**Recommendation No. 12**     *Cannabis Legalization – SCRD Approach*

The Planning and Community Development Committee recommended that the following motion be postponed to the Infrastructure Services Committee meeting of July 19, 2018 for consideration:

WHEREAS once the *Cannabis Act* is in effect, existing cannabis production and retail facilities may attempt to claim legal non-conforming status;

THAT staff prepare bylaw amendments to prohibit the production and retail of commercial (*non-medicinal*) cannabis being established as a lawful use in Residential and Rural zones;

AND THAT the work be completed on a schedule that would allow for adoption prior to the *Cannabis Act* implementation;

AND THAT staff amend Bylaw No. 310 language around the terms Marijuana and Medical Marijuana to reflect the upcoming regulatory regime;

AND THAT definitions of Horticulture and Home Occupation be amended as necessary to reflect the main motion;

AND FURTHER THAT staff report to a future Committee meeting on public engagement processes in consideration of providing production opportunities in locations and to the degree acceptable to the community, including opportunities presented by the Bylaw 310 Review Process.

**Recommendation No. 13**     *Area A APC Minutes of June 27, 2018*

The Planning and Community Development Committee recommended that the Egmont/Pender Harbour Advisory Planning Commission minutes of June 27, 2018 be received.

**Recommendation No. 14**    *Area B APC Minutes of June 26, 2018*

The Planning and Community Development Committee recommended that the Halfmoon Bay Advisory Planning Commission minutes of June 26, 2018 be received.

**Recommendation No. 15**    *Area D APC Minutes of June 18, 2018*

The Planning and Community Development Committee recommended that the Roberts Creek Advisory Planning Commission minutes of June 18, 2018 be received;

AND THAT the Area D APC Minutes of June 18, 2018 be amended to clarify that the public meeting on June 20, 2018 was the Advisory Summit meeting.

**Recommendation No. 16**    *Area E APC Minutes of June 27, 2018*

The Planning and Community Development Committee recommended that the Elphinstone Advisory Planning Commission minutes of June 27, 2018 be received.

**Recommendation No. 17**    *Area F APC Minutes of June 26, 2018*

The Planning and Community Development Committee recommended that the West Howe Sound Advisory Planning Commission minutes of June 26, 2018 be received.

**NEW BUSINESS**

*Notice of Motion*

*A recommendation to postpone the motion provided until the broader equity review report is considered at the Corporate and Administrative Services Committee was defeated.*

*A recommendation to approve the proposed motion concerning a service review for Community Parks [650] was defeated.*

*The Committee recessed at 11:58 a.m. and reconvened at 12:05 p.m.*

**IN CAMERA**

*The Committee moved In Camera at 12:05 p.m.*

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (e), (i) and (k) 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”, “the acquisition, disposition or expropriation of land or improvements...”, “the receipt of advice that is subject to solicitor-client privilege, including communication necessary for that purpose” and “negotiations and related discussions respecting the proposed provision of a municipal services that are at their preliminary stages...”.

*The Committee moved out of In Camera at 1:11 p.m.*

**ADJOURNMENT**    1:11 p.m.

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Committee Chair

**SUNSHINE COAST REGIONAL DISTRICT  
INFRASTRUCTURE SERVICES COMMITTEE**

July 19, 2018

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

<b>PRESENT:</b>	Chair	G. Nohr
	Directors	F. Mauro M. Lebbell L. Lewis I. Winn S. White (Alt.) B. Milne D. Wright
 <b>ALSO PRESENT:</b>	Chief Administrative Officer	J. Loveys
	GM, Infrastructure Services	R. Rosenboom (part)
	GM, Planning and Community Development	I. Hall (part)
	GM, Corporate Services/ Chief Financial Officer	T. Perrault (part)
	Sr. Mgr., Administration and Legislative Services	A. Legault (part)
	Manager, Solid Waste Services	R. Cooper (part)
	Fire Chief, Special Projects	B. Higgs (part)
	Senior Planner	D. Rafael (part)
	Senior Planner	Y. Siao (part)
	Administrative Assistant / Recorder	A. Ruinat
	Media	1
	Public	6

**CALL TO ORDER**    9:30 a.m.

**AGENDA**            The agenda was adopted as amended.

**PETITIONS AND DELEGATIONS**

*Evan Guiton, Strawless Coast, addressed the Committee regarding a request to ban single-use plastics on the Sunshine Coast.*

**Recommendation No. 1**    *Strawless Coast Request to Ban Single-Use Plastic*

The Infrastructure Services Committee recommended that the presentation and delegation materials provided by Evan Guiton, Strawless Coast regarding a request to ban single-use plastics on the Sunshine Coast be received.

**Recommendation No. 2**     *Potential Ban on Single-Use Plastics*

The Infrastructure Services Committee recommended that staff report to a future Committee regarding the potential for a ban on single-use plastics.

**PETITIONS AND DELEGATIONS**

*Dion Whyte, Persephone Brewing Co., addressed the Committee with respect to Development Variance Permit DVP00029.*

**Recommendation No. 3**     *Delegation - Development Variance Permit DVP00029 (Persephone Brewing Co.)*

The Infrastructure Services Committee recommended that the verbal presentation by Dion Whyte, Persephone Brewing Co. regarding Development Variance Permit DVP00029 be received.

*The Committee recessed at 10:21 a.m. and reconvened at 10:24 a.m.*

**REPORTS****Recommendation No. 4**     *DVP00029 (Persephone) and Proposed Liquor Licence Endorsements for a Lounge and Picnic Area*

The Infrastructure Services Committee recommended that the report titled *DVP00029 (Persephone) and Proposed Liquor Licence Endorsements for a Lounge and Picnic Area* be received;

AND THAT the staff report and recommendation as amended be deferred to the September 13, 2018 Planning and Community Development Committee meeting for consideration as follows:

THAT DVP00029 be issued to relax Section 1021.7 (3) (a) (ii) (indoor seating capacity) of Zoning Bylaw No. 310 from 30 to 65 be issued subject to:

- a) receipt of confirmation from Vancouver Coastal Health that a wastewater treatment system for the alcohol production facility and ancillary uses has been approved and installed;
- b) registration of a covenant on title that:
  - i. requires a minimum of 12 secure bicycle parking spaces;
  - ii. minimum of 80 on-site parking spaces be provided;
  - iii. limits the food and beverage lounge business hours *to include not opening any earlier or closing any later than the following:*
    - Summer Hours (May Long Weekend through Thanksgiving)  
Monday - Wednesday 11:00 a.m. – 7:00 p.m.  
Thursday - Sunday 10:00 a.m. – 9:00 p.m.
    - Winter Hours (After Thanksgiving to May Long Weekend)  
All days of the week 11:00 a.m. – 7:00 p.m., with the exception of the night of December 31<sup>st</sup> and until 1:00 a.m. on the morning of January 1<sup>st</sup>;

- iv. indoor amplified and outdoor non-amplified music is permitted from 2:00 p.m. to 4:00 p.m. on weekends, with the exception of the night of December 31st and until 1:00 a.m. on the morning of January 1<sup>st</sup>;

AND THAT the proposed Lounge Endorsement be supported subject to the conditions established in DVP00029 (including that the indoor lounge seating not exceed 65 and outdoor lounge area not exceed 50 square metres);

AND THAT the proposed Picnic Endorsement be supported subject to a maximum of 150 people;

AND FURTHER THAT the Board resolution along with a copy of the staff reports dated July 19, 2018 and February 8, 2018 be sent to:

- a) Agricultural Land Commission;
- b) Vancouver Coastal Health Authority; and
- c) British Columbia Liquor Control and Licensing Branch.

**Recommendation No. 5**      *Provincial Referral 103014586 - 001 (Johnson)*

The Infrastructure Services Committee recommended that the report titled Provincial Referral 103014586 – 001 TMK / DM Roads (Johnson) - Electoral Area A be received;

AND THAT the following comments be forwarded to the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development:

- a. SCRD cannot recommend support or refusal of this proposed road way use through District Lot 4694, Provincial File 103014586 – 001 without further information. The following are SCRD comments and concerns:
  - i. In accordance with the Province of BC's Develop With Care Guidelines, prior to commencing any land-altering activity a Bio-Inventory of the proposed tenure area should be conducted by a Registered Professional Biologist with Species at Risk experience during active time for local species. Any Species at Risk and Critical Habitat should be identified. Bio Inventory data should be shared with the SCRD;
  - ii. If Species at Risk are found in the Bio-Inventory, the proposed application may need to be changed or abandoned in order to protect species and their habitat.
  - iii. Prior to commencing any land-altering activity a Riparian Area Assessment is required by the Province of BC for any proposed work within 30 metres of any mapped or unmapped streams and wetlands;
  - iv. Prior to commencing any land-altering activity SCRD requires a Geotechnical Assessment for the works proposed within the identified Geotechnical Assessment Area: Watercourse Hazard Probability Moderate;
  - v. The proponent will require an application for authorization from the Province of BC for Section 11 of the *Water Sustainability Act* for works in a stream;

- vi. SCRD recommends that any tree clearing activity take place during non-nesting season for birds. A permit is required under Section 34 of the BC Wildlife Act for vegetative clearing during bird nesting season;
  - vii. Water quality, fish, aquatic species and their habitat should not be impacted by construction or maintenance activities, materials, or fuel storage;
  - viii. Ensure that the *shíshálh* Nation is consulted and that all activities undertaken comply with the *Heritage Protection Act*;
  - ix. A survey of the property line between Lot 1 and Provincial land is recommended to determine whether the proposed crossing of South Sakinaw Creek is located private land or Provincial land.
- b. Pertaining to future road-building activity that extends onto private Lots 1 and 2:
- i. Prior to commencing any land-altering activity a Bio Inventory of the proposed road building area should be conducted by a Registered Professional Biologist with Species at Risk experience during active time for local species. Any Species at Risk and Critical Habitat should be identified. Bio Inventory data should be shared with the SCRDC;
  - ii. If Species at Risk are found in the Bio-Inventory, the proposed application may need to be changed or abandoned in order to protect species and their habitat.
  - iii. Prior to commencing any land-altering activity within 30m of a mapped or unmapped stream or wetland on private property, the SCRDC requires a Development Permit Application for Riparian Area Assessment;
  - iv. Prior to commencing any land-altering activity SCRDC requires a Geotechnical Assessment for the works proposed within the identified Geotechnical Assessment Area: Watercourse Hazard Probability Moderate;
  - v. In support of fewer crossings of South Sakinaw Creek which is fish bearing, SCRDC recommends DM road only with an easement across Lot 2 to enable access to Lot 1;
  - vi. Any bridge constructed for pedestrians or vehicles on private property will require a Building Permit, as per SCRDC Building Bylaw 687;
  - vii. SCRDC recommends that if the applicant intends to cross South Sakinaw Creek to access Lot 1 this application should be referred to Department of Fisheries and Oceans, Fisheries Protection Program.

**Recommendation No. 6**      *E-Comm Emergency Communications for British Columbia Incorporated – Dispatch Services Agreement*

The Infrastructure Services Committee recommended that the report titled E-Comm Emergency Communications for British Columbia Incorporated – Dispatch Services Agreement be received;

AND THAT the Dispatch Services Agreement be approved;

AND THAT the 2018-2022 Financial Plan be amended to reflect the revised levy per Schedule D of agreement;

AND FURTHER THAT the delegated officials be authorized to execute the Agreement.

**Recommendation No. 7**     *Licence Renewal of Tenure Agreements – South Pender Water*

The Infrastructure Services Committee recommended that the report titled Licence Renewal of Tenure Agreements – South Pender Water be received;

AND THAT an application be submitted for a replacement tenure for Licence of Occupation No. 241022 – Gulfview Reservoir, Licence of Occupation No. 241023 – McNeil Lake to Haslam Creek lake line, and Licence of Occupation No. 241012 – Harris Lake to McNeil Lake weir and channel, for a 30-year term.

**Recommendation No. 8**     *Recycle BC Program Financial Impacts*

The Infrastructure Services Committee recommended that the report titled Recycle BC Program Financial Impacts be received;

AND THAT the SCRCD proceed with a new contract with Recycle BC to provide depot recycling services for residential packaging and paper products for a 5 year period;

AND FURTHER THAT the delegated authorities be authorized to execute the contract prior to October 1, 2018.

*The Committee recessed at 10:58 a.m. and reconvened at 11:05 a.m.*

**Recommendation No. 9**     *Infrastructure Services Department - 2018 Q2 Report*

The Infrastructure Services Committee recommended that the report titled Infrastructure Services Department - 2018 Q2 Report be received.

**Recommendation No. 10**     *Cannabis Legalization – Bylaw Amendments*

The Infrastructure Services Committee recommended that the report titled Cannabis Legalization – Bylaw Amendments be received;

AND THAT; WHEREAS once the *Cannabis Act* is in effect, existing cannabis production and retail facilities may attempt to claim legal non-conforming status;

RESOLVED THAT staff prepare bylaw amendments to prohibit the production and retail of commercial (*non-medicinal*) cannabis being established as a lawful use in Residential and Rural zones;

AND THAT the work be completed on a schedule that would allow for adoption prior to the *Cannabis Act* implementation;

AND THAT staff amend Bylaw 310 and Bylaw 337 language around the terms Marijuana and Medical Marijuana to reflect the upcoming regulatory regime;

AND THAT definitions of Horticulture and Home Occupation be amended as necessary to reflect the main motion;

AND FURTHER THAT staff report to a future Committee meeting on public engagement processes in consideration of providing production and retail opportunities in locations and to the degree acceptable to the community, including opportunities presented by the Bylaw 310 Review Process.

## COMMUNICATIONS

**Recommendation No. 11**     *Correspondence from Recycle BC Regarding Curbside Recycling for Electoral Areas B and D*

The Infrastructure Services Committee recommended that the correspondence from Recycle BC, dated July 11, 2018 regarding Curbside Statement of Work for Electoral Area B and D be received.

## IN CAMERA

*The Infrastructure Services Committee moved In-Camera at 11:45 a.m.*

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

*The Infrastructure Services Committed moved out of In-Camera at 11:47 a.m.*

**ADJOURNMENT     11:47 a.m.**

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Committee Chair



**SUNSHINE COAST REGIONAL DISTRICT****BYLAW NO. 718**

A bylaw to authorize the borrowing of up to Five Million Nine Hundred and Fifty Six Thousand One Hundred and Eleven Dollars for Phase Three of the Universal Water Meter Installations Project

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WHEREAS the Board of the Sunshine Coast Regional District has established by Bylaw No. 1002, a service for the purpose of providing potable water to the Water Supply and Distribution Service Area;

AND WHEREAS the Board of the Sunshine Coast Regional District wishes to complete the Universal Water Meter Installations Project to support conservation and leak detection;

AND WHEREAS the Board of the Sunshine Coast Regional District wishes to borrow for debt incurred by Phase Three of the Universal Water Meter Installations Project (the "Works");

AND WHEREAS the estimated cost of the Works, including expenses incidental thereto, that is not covered by other sources of revenue, is the sum of up to Five Million Nine Hundred and Fifty Six Thousand One Hundred and Eleven Dollars (\$5,956,111) which is the amount of debt created by this bylaw;

AND WHEREAS the maximum term for which a debenture may be issued to secure the debt created by this bylaw is for a term not to exceed twenty years;

AND WHEREAS the authority to borrow under this bylaw expires five years from the date on which this bylaw is adopted;

AND WHEREAS the Board of the Sunshine Coast Regional District has obtained the approval of electors in the entire Water Supply and Distribution service area by alternative approval process in accordance with section 345(1) of the *Local Government Act* and Section 86 of the *Community Charter*;

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

1. This bylaw may be cited as *Universal Water Meter Installations Project Loan Authorization Bylaw No. 718, 2018*.
2. The Board is hereby empowered and authorized:



## SUNSHINE COAST REGIONAL DISTRICT

### Bylaw No. 717

A bylaw to provide for the procedures of Board meetings and Committees of the Board

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# SUNSHINE COAST REGIONAL DISTRICT

## Bylaw No. 717

A bylaw to provide for the procedures of Board meetings and Committees of the Board

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

### PART 1 – INTRODUCTION

#### 1. Citation

This bylaw may be cited as the *Sunshine Coast Regional District Board Procedures Bylaw No. 717, 2018*.

#### 2. Definitions

In this bylaw:

“**Act**” means the *Local Government Act*;

“**Board**” means the Board of the Sunshine Coast Regional District;

“**Board Chair**” means the member of the Board elected as Chair pursuant to section 215 of the Act;

“**Chair**” means the person presiding at a meeting of the Board, of a committee of the Board, or the person appointed as Chair of a Standing or Select Committee of the Board, as the context requires;

“**Charter**” means the *Community Charter*;

“**Committee**” means a committee of the Board, but does not include the Committee of the Whole;

“**Committee of the Whole**” means all the members of the Board present at a meeting sitting in committee;

“**Corporate Officer**” means the officer of the Regional District assigned the responsibility of corporate administration pursuant to section 236 of the Act;

“**Delegation**” means an individual or organization that has requested or been invited to address the Board, or a committee about a specific issue;

“**Holiday**” has the same meaning as prescribed by the *Interpretation Act*;

“**Meeting**” means a meeting of the Board, unless the context directs otherwise;

“**Member**” means a member of the Board, whether a municipal director or an electoral area director, and includes their alternates when acting in the place of a director.

“**Public Notice Posting Place**” means the notice board in the lobby of the Regional District’s Administration office.

“**Regional District**” means the Sunshine Coast Regional District;

“**Regional District’s Administration office**” means the Regional District offices located at 1975 Field Road, Sechelt, British Columbia;

“**Special Meeting**” means a Board meeting other than a regular meeting or an adjourned meeting.

### **3. Application of Rules of Procedure**

- (1) The provisions of this bylaw govern the proceedings of the Board and all Standing and Select Committees of the Board, as applicable.
- (2) In cases not provided for under this Bylaw, the most recent edition of The Newly Revised Robert’s Rules of Order applies to the proceedings of the Board and all Standing and Select Committees of the Board to the extent that those rules are applicable and not inconsistent with provisions of this Bylaw, the Act or the Charter.
- (3) Where a conflict between this bylaw and the Act arises, the Act will apply.

## **PART 2 - BOARD MEETINGS**

### **4. Time and Location of Meetings**

- (1) Regular meetings of the Board must take place at the Regional District’s Administration office except as the Board may otherwise decide from time to time, by resolution.
- (2) Regular meetings of the Board will be held on the second and fourth Thursday of each month commencing at 1:30 p.m. except as the Board may otherwise decide, from time to time, by resolution. In the event that the date of a Regular meeting falls on a Holiday, the meeting may be cancelled or rescheduled by Board resolution.
- (3) Regular meetings of the Board must be adjourned no later than three (3) hours from the scheduled time to call to order, unless otherwise determined by a two-thirds vote of the Members present.

### **5. Notice of Regular Meetings**

- (1) No later than the last Board meeting in November, the Corporate Officer must prepare an annual schedule of regular Board, Standing Committee and Select Committee

meetings including the dates, time and place of meetings, and must make the schedule of meetings available to the public by posting it at the Public Notice Posting Place.

- (2) The Corporate Officer must give further public notice of the meeting by:
  - (a) posting a copy of the agenda outline to the Public Notice Posting Place;
  - (b) posting a copy of the agenda on the Regional District's website, unless prevented due to technical issues.
- (3) Where revisions are necessary to the annual schedule of regular meetings, the Corporate Officer must, as soon as possible, post a notice at the Public Notice Posting Place which indicates any revisions to the date, time, and place or cancellation of a regular meeting.

## **6. Notice of Special Meetings**

- (1) Except where notice of a special meeting is waived by a unanimous vote of all Board Members under section 220(3) of the Act, the Corporate Officer must:
  - (a) give advance public notice of the time, place and date of the meeting by way of a notice posted to the Public Notice Posting Place; and
  - (b) give notice of the special meeting in accordance with section 220(2) of the Act.
- (2) Where a special meeting is called and where notice may be waived by a unanimous vote under section 220(3) of the Act, the Corporate Officer must use reasonable efforts to give advance public notice of the proposed special meeting by posting a notice of the proposed meeting to the Public Notice Posting Place.

## **7. Inaugural Meeting**

- (1) The Inaugural meeting will be held at the first meeting of the Board after November 1 in each year.
- (2) The Corporate Officer will preside at the inaugural meeting until such time as the Chair has been elected.

## **8. Election of Chair and Vice Chair**

- (1) At each Inaugural meeting the Corporate Officer will call for nominations for Chair and will conduct a vote by secret ballot in which the Member receiving the majority of votes of those Members present will be elected Chair. Each Member present will have one vote. If only one candidate is nominated, that candidate will be declared elected by acclamation.
- (2) The Corporate Officer will call for nominations three (3) times. Nominations need not be seconded but a candidate must consent to the nomination.

- (3) A Member who is absent from the meeting may be nominated provided that their written consent to the nomination has been delivered to the Corporate Officer prior to the meeting.
- (4) At the close of nominations, if more than one candidate has been nominated, each candidate will be given a maximum of three (3) minutes to address the Board in favour of his/her candidacy in the order of his/her nomination.
- (5) In the case of an election by voting, ballots will be collected by the Corporate Officer or designate and counted together with the Chief Administrative Officer or designate. The outcome of the ballot count will be announced to the Board by the Corporate Officer and the candidate receiving the majority of votes of those Members present will be declared elected.
- (6) The number of votes received by each candidate will not be disclosed to the Board unless a resolution requiring the disclosure is passed.
- (7) Once a candidate has been declared elected, the Corporate Officer must destroy the ballots.
- (8) In the event of a tie vote between two or more candidates, voting will be repeated with all names on the ballot unless a candidate withdraws, until a candidate with a majority of votes emerges. In the event of two (2) tie votes, each candidate will be given an additional opportunity of up to five (5) minutes to address the Board in favour of his/her candidacy in the order of his/her nomination. In the event of a third tie vote, the Board must pass a resolution to either determine the election of the Chair by the drawing of lots or further repeating the voting to break the tie until a candidate with a majority of votes emerges.
- (9) The newly elected or acclaimed Chair will preside over the election process for the Vice-Chair of the Board and must follow the same procedures set out for the election of the Chair. The Vice-Chair has, during the absence, illness or other disability of the Chair, all the powers of the Chair conferred by the Act and is subject to all the rules applicable to the Chair.

## **9. Quorum and Opening Procedures**

- (1) The quorum for a meeting of the Board will be a majority of all Members.
- (2) At the scheduled time for commencement of the meeting, the Chair will determine that a quorum is present before proceeding to the business of the meeting.
- (3) If the Chair is not in attendance within fifteen (15) minutes after the scheduled time for a meeting, the Vice-Chair must take the Chair and call the Members to order, or if the Vice-Chair is absent, the Corporate Officer must call the Members to order and, if a quorum is present, the Members must appoint an acting Chair who will preside during the meeting or until the arrival of the Chair or Vice-Chair. A person appointed as acting Chair has all the authority and is subject to the same rules as the Chair.



- (4) If there is no quorum present within thirty (30) minutes after the time scheduled for a meeting, the Corporate Officer will record in the minute book the names of the Members present and the meeting will stand adjourned until the next day of meeting or until another meeting has been called in accordance with this bylaw.

### **PART 3 - BOARD PROCEEDINGS**

#### **10. Agenda**

- (1) The Corporate Officer will prepare an agenda before every regular meeting of the Board, approved by the Chief Administrative Officer or the Chief Administrative Officer's designate, setting out all items for consideration at that meeting and will circulate a copy to each Member at least three (3) days before the meeting.
- (2) At a meeting, other than a regular meeting
  - (a) the agenda will be governed by the specific purpose or purposes for which the special meeting was called; and
  - (b) the order of business will proceed according to the Order of Proceedings and Business set out in section 11 of this bylaw whenever possible.

#### **11. Order of Proceedings and Business**

- (1) The order of business at all Regular Board meetings of the Regional District will be as follows:
  - (a) Call to Order;
  - (b) Adoption of Agenda;
  - (c) Adoption of Minutes of Board Meetings;
  - (d) Business arising from the Minutes and Unfinished Business;
  - (e) Presentations and Delegations;
  - (f) Reports (including the following)
    - i. Committee Recommendations
    - ii. Staff Reports
    - iii. Chief Administrative Officer's Report
  - (g) Communications;
  - (h) Motions for Which Notice Has Been Given;
  - (i) Bylaws;
  - (j) Directors' Reports
  - (k) New Business;
  - (l) In Camera;
  - (m) Adjournment.
- (2) The order of business may be modified at any Regular Board meeting at the discretion of the Chair or by a two-thirds vote of the Members present.

## 12. Delegations

- (1) Requests to appear before a regular meeting of the Board or a Committee of the Board must be addressed to the Corporate Officer and received in writing two weeks before the meeting. The request must specify the names of persons wishing to speak to the Board, the subject matter, and must identify any action that may be requested of the Board.
- (2) Notwithstanding section 12(1), the Chair may grant a delegation not listed on the agenda an opportunity to be heard on a subject matter related to an agenda item provided the Chair is satisfied that circumstances prevented the delegation from giving advance notice of their request to appear before the Board or Committee.
- (3) A delegation must appoint a speaker, or at the discretion of the Board, more than one speaker. A delegation will be limited to a maximum of ten (10) minutes to present, unless agreed to by a two-thirds vote of those Members present.
- (4) Delegations from invited parties, senior government staff or related agencies from outside the Sunshine Coast may:
  - (a) have the ten (10) minute maximum time limit extended;
  - (b) have a special meeting arranged for the sole purpose of receiving the presentation;
  - (c) have the delegation limit for that particular meeting reduced to one.
- (5) The Chair may deny a delegation the right to address the Board or a Committee if in the Chair's opinion, the delegation is acting in an improper, disruptive or disrespectful manner.

## 13. Attendance of Public at Meetings

- (1) Except where the provisions of section 90 of the Charter apply, all Board meetings must be open to the public.
- (2) Before closing a Board meeting or part of a Board meeting to the public, the Board must pass a resolution in a public meeting in accordance with section 90 of the Charter.
- (3) This section applies to all meetings of the bodies referred to in section 93 of the Charter, including without limitation:
  - (a) Commissions;
  - (b) Advisory Committees;
  - (c) Board of Variance;
  - (d) Parcel Tax Roll Review Panel;
  - (e) Standing and Select Committees;
  - (f) Committee of the Whole.

- (4) Despite section 13(1), the Chair may expel or exclude a person from a Board meeting or meeting of a body referred to in section 13(3) of this bylaw in accordance with section 226(1)(b) of the Act.

#### **14. Closed Meetings**

- (1) A Member must not disclose the proceedings of a closed meeting to the public unless a resolution has been passed to allow disclosure.
- (2) In accordance with Section 117 of the Charter and 205 of the Act, Members must keep in confidence any record or other matter held in confidence by the Board, unless specifically authorized by a resolution of the Board.
- (3) As soon as practicable, the Corporate Officer must review and determine whether to seek a Board resolution for the release of closed minutes and related information that would no longer undermine the reason for discussing it in a closed meeting.
- (4) Board Members, or Alternate Directors sitting in a Board Member's absence, are the only persons permitted to participate in discussion at a closed meeting unless otherwise approved by a majority of the Board Members present.

#### **15. Minutes**

- (1) Minutes of the proceedings of the Board must be:
  - (a) legibly recorded in the format established by the Corporate Officer;
  - (b) certified as correct by the Corporate Officer, and
  - (c) signed by the Chair or the person presiding at such meeting or at the next meeting at which they are adopted.
- (2) Minutes of a Board Committee meeting must be legibly recorded in the format established by the Corporate Officer and signed by the Chair or other Member presiding at the meeting.

#### **16. Participation in Meetings Electronically**

- (1) While it is preferable for Members to attend in person, Members may participate in a Board or Committee meeting by means of electronic or other communication facilities if the Member is unable to be present at the meeting location for reasons pertaining to absence from the Regional District, health reasons or poor travel conditions.
- (2) A Member participating in a meeting under this section is deemed to be present at the meeting.
- (3) Meetings may be conducted by either audio only or a combination of audio and visual means but must be conducted in a manner which allows the public to hear, or watch and hear the proceedings unless the meeting is closed to the public under the authority of section 90 of the Charter.

- (4) The Member presiding over a meeting must be physically present. In the event the designated Chair opts to participate electronically, the Vice Chair must assume the chair. In the absence of the Vice Chair, the Members present must elect a presiding Member for that meeting.
- (5) A quorum of the Board must be physically present in the designated meeting location identified in the public notice.
- (6) A Member participating by audio means only must indicate their vote verbally.
- (7) If any portion of the meeting is closed to the public under the authority of section 90 of the Charter, the Member who is requesting to participate electronically must state that they have assured adequate privacy for the closed portion of the meeting.
- (8) Although the Regional District will make every effort to accommodate electronic participation in meetings as required, nothing in this bylaw will be construed to guarantee any Member electronic access to a Regional District meeting. Electronic participation in meetings will be restricted by equipment capacity.

#### **17. Chair and Presiding Officers**

- (1) The Chair, if present, will preside at meetings of the Board and preserve order and decorum and rule on all points of order. The ruling of the Chair is subject to an appeal to the Board without debate.
- (2) The preservation of order at meetings and appeals from rulings on points of order are governed by section 226(3) of the Act.
- (3) The Vice Chair will preside in the absence of the Chair or when the Chair vacates the chair.
- (4) In the event that neither the Chair nor the Vice Chair is present, the Members present must elect a presiding Member for that meeting.

#### **18. Debate and Conduct**

- (1) No Member, staff person or other person may speak until recognized by the Chair.
- (2) Every Member must address the Chair before speaking to any question or motion.
- (3) Members will address the Chair as “Chair \_\_\_\_\_” and will refer to each other as “Director \_\_\_\_\_”.
- (4) Members speaking at a Board meeting must:
  - (a) use respectful and courteous language;
  - (b) not use offensive gestures or signs, or make a disturbance;
  - (b) not leave the Member’s seat or make any noise or disturbance while a vote is being taken and until the result is declared;

- (c) not interrupt another Member who is speaking, except to raise a point of order;
  - (d) adhere to the rules of the Board and must not resist a decision of the Board or Chair on questions of order or practice or interpretation of the rules of the Board.
- (5) A Member's interaction with staff, the public and other Members must be respectful at all times.
- (6) If the Chair considers that a Member is acting contrary to sections 18(4) or (5), or is otherwise acting improperly, the Chair may order the Member to leave the meeting, and on refusing to do so may, on the order of the Chair, be removed from the meeting by a peace officer.
- (7) If a Member offending sections 18(4) and (5) apologizes to the Board, the Board may, by majority vote, permit the Member to immediately resume the Member's seat.
- (8) A Member who has made a substantive motion to the Board will be allowed a reply.
- (9) A Member may speak to a question, or speak in reply, for no longer than five (5) minutes unless approved by a majority vote of members present.
- (10) Once a question is called by the Chair, no Member may speak to the question, or make any other motion until after the result of the vote has been declared. The decision of the Chair to call the question is conclusive.

## 19. Motions

- (1) Motions must be worded in affirmative terms.
- (2) A motion that has been seconded will be read by the Chair or Corporate Officer before debate, if requested.
- (3) Amendments to a motion must be decided upon before the main question is put to a vote.
- (4) Only one amendment will be allowed to an amendment. Amendments must be voted on in the reverse order to that in which they are moved.
- (5) A motion to commit the subject matter to a Committee, until it is decided, will preclude all amendments of the main question.
- (6) Any Member may bring before the Board any new matter, other than a point of order or privilege, by way of a written motion; provided however, that any new matter of major import, which may require further information than could or would normally be available to the Board at such meeting, may be referred to a Board Committee agenda by the Chair, or may be ruled by the Chair as a notice of motion and will be dealt with as provided by section 19(7).
- (7) Any Member may give notice of a motion to the Board by:
  - (a) providing the Corporate Officer with a written copy of such motion during a meeting of the Board and the Corporate Officer must, upon the Member being

acknowledged by the Chair and the notice of motion being read to the meeting, include it in the minutes of that meeting as notice of motion and must add the motion to the next regular Board meeting, or to the agenda of a special Board meeting scheduled for that purpose; or

- (b) providing the Corporate Officer with a written copy of such motion, no later than seven (7) working days prior to the scheduled meeting, and the Corporate Officer must add the motion to the agenda for said meeting.

## **20. Reconsideration of an Adopted Bylaw, Resolution or Proceeding**

- (1) The Chair may require Board reconsideration of a matter in accordance with section 217 of the Act and section 131 of the Charter.
- (2) Without limiting the authority of the Chair to reconsider a matter, and subject to section 20(4), any Member, other than the Chair, may propose Board reconsideration of a matter after a vote has been taken on a motion if the Member voted in the majority and reconsideration of the motion is moved at the same meeting.
- (3) A motion to reconsider requires two-thirds of the votes cast by the Board to pass. If the motion to reconsider is passed, the matter must be put before those eligible to vote on the original motion for reconsideration and voted upon in accordance with the Act.
- (4) A matter may not be reconsidered if the matter has:
  - (a) been acted upon by any officer, employee or agent of the Regional District;
  - (b) had the approval or assent of electors and been adopted;
  - (b) been reconsidered under the Act or section 20(2) of this bylaw.

## **21. Voting**

- (1) Voting rules will be in accordance with the Act.
- (2) The Chair or presiding officer must vote at the same time as the other Members.
- (3) All votes pertaining to Board or Committee business must be taken by a show of hands of all Members, unless otherwise required under Section 16, and the Chair must declare the motion carried or defeated as the case may be.
- (4) A Member who is present at the meeting and who abstains from voting or does not indicate their vote on the question by raising their hand will be deemed to have voted in the affirmative.
- (5) On any question where the number of votes are equal, the question is defeated.
- (6) The names of those who vote for and those who vote against the question will be recorded in the minutes whenever a Member calls for a recorded vote, and in cases required by law.

- (7) When the question under consideration contains distinct propositions, a separate vote on each proposition must be taken if requested by a Member who is entitled to vote on the question.

## **PART 4 – RESOLUTIONS AND BYLAWS**

### **22. Resolutions**

- (1) A resolution may be introduced at a Board meeting by a Member in accordance with section 19 of this Bylaw.
- (2) The Chair or other Member at a Board or Committee meeting may require a Member introducing a lengthy motion to provide the resolution in writing to the Corporate Officer.

### **23. Bylaws**

- (1) No bylaw will be adopted until it has been read three times.
- (2) The title of the bylaw will be read by the Chair or Corporate Officer at each reading of the bylaw, unless a majority of the Members require that it be read in full.
- (3) Where the Act requires that a public hearing be held it must be held after first reading and before third reading of the bylaw.
- (4) A bylaw may be adopted at the same meeting at which it has passed third reading, by or through a motion carried in accordance with section 228 of the Act.
- (5) A Member may request that the whole or any part of the bylaw be read again before the motion for adoption is called.
- (6) If a bylaw requires statutory approval, consent or assent, it must not be adopted until the approval, consent or assent has been obtained, unless the applicable statute or the Letters Patent provide otherwise.
- (7) The Corporate Officer is authorized to correct any typographical error that may not have been corrected at the time of submission to the Board and the bylaw will have the same status as if the Board had corrected the same.
- (8) A copy of every adopted bylaw must be signed by the Chair and the Corporate Officer and be placed, by the Corporate Officer, in the Regional District's records for safekeeping, having endorsed upon it:
  - (a) the Regional District's corporate seal;
  - (b) the dates of its readings and adoption; and,
  - (c) the date of any ministerial approval or approval of the electorate if applicable.

**PART 5 – COMMITTEES**

**24. Establishment of Committees**

- (1) Select and Standing Committees may be established in accordance with section 218 of the Act.
- (2) The Board Chair may establish Standing Committees for matters the Chair considers would be better dealt with by committee and may appoint members to those Committees.
- (3) The Board may appoint Select Committees to consider or inquire into any matter and report its finding and opinions to the Board.
- (4) The Board may establish Advisory Committees to provide advice and recommendations to the Board, or to a Board Standing Committee, on matters determined to be within Board approved Terms of Reference.

**25. Notice of Committee Meetings**

- (1) Notice of Standing and Select Committee meetings will be provided in accordance with Notice of Regular meetings (section 5) and Notice of Special meetings (section 6) of this bylaw.
- (2) Notice of Advisory Committee meetings will be provided by way of a notice posted at the Public Notice Posting Place indicating the time, date and place of the meeting.
- (3) The regular meeting schedule for Standing and Select Committees may be altered from time to time by Board resolution.
- (4) A meeting of a Standing or Select Committee may be cancelled by the Chief Administrative Officer in consultation with the Committee Chair and Vice Chair.

**26. Attendance at Committee Meetings**

- (1) Members of the Board who are attending a meeting of a Standing, Select or Advisory Committee of which they are not a member may take part in any discussion or debate by permission of a majority vote of the Members of the Committee but may not vote.

**27. Duties of Committees**

- (1) The general duties of the Standing and Select Committees of the Board are:
  - (a) to consider and report to the Board on all matters referred to them by the Board Chair or the Board or coming within their purview, and to recommend action to the Board in relation to those matters; and



- (b) to carry out the instructions of the Board expressed by resolution in regard to any matter referred by the Board to a Committee, and to report its action as specified in the instruction of the Board; and
  - (c) to carry out the duties and follow the procedure established by the Board.
- (2) The general duties of the Advisory Committees of the Board are to provide advice and recommendations to the Board on specific matters, as determined by the Committee's Terms of Reference, and to carry out the duties and follow the procedure established by the Board.

## **28. Quorum and Opening Procedures for Committee Meetings**

- (1) The provisions set out in Section 9 of this bylaw apply to determining quorum and to the opening procedures for meetings of Standing and Select Committees of the Board.

## **29. Committee Rules of Procedure**

- (1) Subject to subsection (2), the following provisions of this bylaw apply to the conduct of meetings for Standing and Select Committees of the Board:
- (a) Part 1 – Section 3 (Application of Rules of Procedure);
  - (b) Part 2, Sections 5 (Notice of Regular Meetings), 6 (Notice of Special Meetings), and 9 (Quorum and Opening Procedures); and
  - (c) Part 3 – Board Proceedings.
- (2) Despite sections 21(1) and 21(7), with respect to voting in Standing or Select Committees, where an Electoral Area or Municipality does not participate in a service, all Members may partake in the debate on recommendations respecting the service, but only Members participating in the service may move, second or vote on recommendations, unless there is only one participating area in a service, in which case all Members may move, second and vote on recommendations respecting the service.
- (3) The following provisions of this bylaw apply to the conduct of meetings for Advisory Committees:
- (a) Part 1 – Section 3 (Application of Rules of Procedure);
  - (b) Part 3 – Section 11 (Order of Proceedings and Business), 13 (Attendance of Public at Meetings), 17 (Chair and Presiding Officers) and 19 (Motions);

## **30. Reports to Board**

- (1) A Standing or Select Committee of the Board may report to the Board at any regular meeting or as required by the Board.

**PART 6 – GENERAL**

**31. General**

- (1) If any section, subsection or clause of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.
- (2) The rules of the Board must be observed in proceedings of the Sunshine Coast Regional Hospital District Board and Standing and Select Committees of the Board as far as may be applicable.

**PART 7 – AMENDMENTS**

**32. Amendments**

This bylaw must not be amended except by bylaw passed at a regular meeting of the Regional District, pursuant to a notice in writing mailed to each Member under section 225(2) of the Act.

**PART 8 – REPEAL**

**33. Repeal**

*Sunshine Coast Regional District Procedure Bylaw No. 474, 1999, and amendments thereto, are hereby repealed.*

READ A FIRST TIME	this	12 <sup>th</sup> day of	July, 2018
READ A SECOND TIME	this	12 <sup>th</sup> day of	July, 2018
READ A THIRD TIME	this	12 <sup>th</sup> day of	July, 2018
ADOPTED	this	26 <sup>th</sup> day of	July, 2018

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR

**SUNSHINE COAST REGIONAL DISTRICT  
BYLAW NO. 310.168**

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

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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 310.168, 2016*.

**PART B – AMENDMENT**

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:
  - a. Amend Schedule 'A' by rezoning two parts of The South ½ of District Lot 908, Group 1 New Westminster District, Except Part in Plan 15254 from R2 to R2A and RM3 to RU1 as shown on Appendix A to this bylaw;
  - b. Amend Schedule 'B' by rezoning two parts of The South ½ of District Lot 908, Group 1 New Westminster District, Except Part in Plan 15254 from Subdivision District C to Subdivision District A and RM3 to Subdivision District A as shown on Appendix B to this bylaw;

**PART C – ADOPTION**

READ A FIRST TIME this	12	DAY OF JANUARY ,	2017
READ A SECOND TIME this	12	DAY OF OCTOBER ,	2017
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	7	DAY OF NOVEMBER ,	2017
READ A THIRD TIME this	11	DAY OF JANUARY,	2018
APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT this	5	DAY OF APRIL ,	2018
ADOPTED this		DAY OF ,	

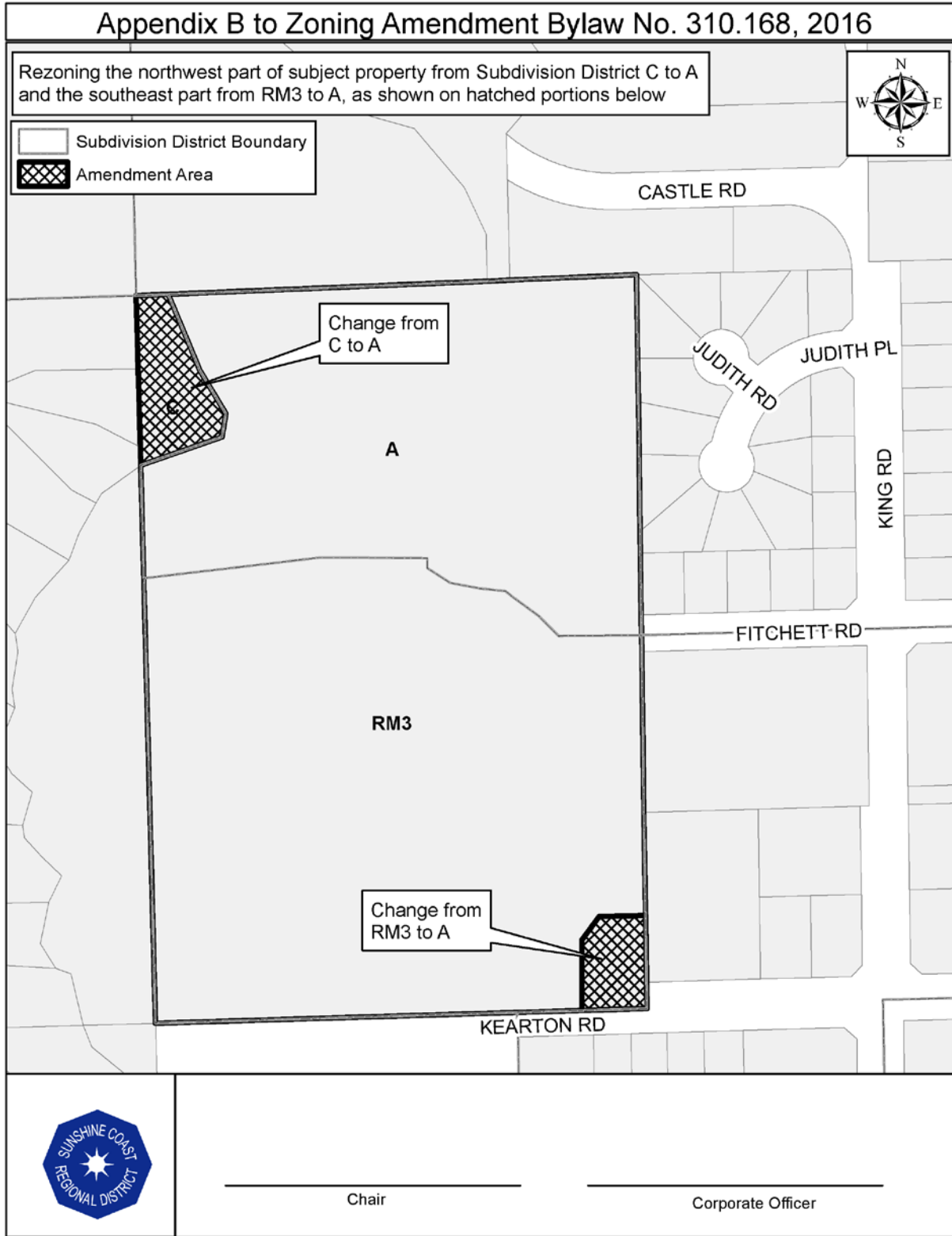
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Corporate Officer

---

Chair





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

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

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

**PART A – CITATION**

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

**PART B – APPLICATION**

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

**PART C – ORGANIZATION**

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

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

**PART D – SEVERABILITY**

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

**PART E – REPEAL**

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

**PART F - ADOPTION**

READ A FIRST TIME this	27 <sup>th</sup> DAY OF	APRIL	2017
PURSUANT TO SECTION 475 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this	DAY OF	MONTH	YEAR
READ A SECOND TIME this	DAY OF	MONTH	YEAR
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND WASTE MANAGEMENT PLANS this	DAY OF	MONTH	YEAR
PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this	DAY OF	MONTH	YEAR
READ A THIRD TIME this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

---

Corporate Officer

---

Chair



# Egmont/Pender Harbour Official Community Plan

July, 2018

Photo Credit: Jeff Dyck



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# Part One: Introduction

## 1.1 Acknowledgements

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

## 1.2 Egmont/Pender Harbour Official Community Plan Advisory Group

Peter Robson, Chair

Les Falk

Karen Dyck

Joe Harrison

Bob Fielding

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

Kal Helyar

Gordon Littlejohn

Maureen Juffs

Catherine McEachern

Steve Luchkow

Din Ruttelynck

Patti Soos

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

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

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

## 1.3 Introduction

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

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

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

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

According to the 2016 Census, the percentage of the population over the age of 15 years was 87% within the Plan area. This compares to 77% for the Sunshine Coast as a whole and close to 71% across British Columbia. It is evident that the population in Egmont/Pender Harbour is growing older. Efforts need to be made to create a more balanced community to ensure a prosperous and sustainable future.

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

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

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

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

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

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

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

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

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

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

## 1.4 Egmont/Pender Harbour OCP: Community Vision and Goals

### COMMUNITY VISION

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

### COMMUNITY GOALS

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

## Part Two: Land Use Designations

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

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

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

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

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

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

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

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

Part 3.1 of this OCP, within the Community Plan section, provides clarity regarding the value of using densification methods in the right location to increase housing supply and providing diverse housing choices for residents within the community. Housing availability and choices will assist in providing options for new-comers and long-time residents alike.

#### 2.1.1 Objectives

- (a) To focus future residential growth in appropriate community areas.
- (b) To minimize residential conflicts and air quality impacts by establishing appropriate buffer zones to industrial and resource activities, including forestry and agriculture.

- (c) To minimize residential impact on sensitive habitat by establishing buffers to significant natural habitat features.
- (d) To minimize the impact of residential development activity on community watersheds within the Plan area.
- (e) To encourage subdivision design and development which provides a variety of parcel sizes.
- (f) To minimize, where possible, land clearing activity at all phases of residential development.
- (g) To support development in brownfield sites (previously developed) as a priority over greenfield sites (undeveloped land).
- (h) To encourage dwelling design and siting which takes advantage of opportunities for energy efficient homes including passive solar heating.
- (i) To encourage the building of a range of housing types and opportunities to address affordable, rental, seniors and special needs housing, including persons with disabilities and low-income residents.
- (j) To provide for cluster housing opportunities in appropriate residential areas.
- (k) To discourage additional driveway access onto the Sunshine Coast Highway.
- (l) To provide for home occupation employment opportunities compatible in scale and character with residential and rural neighbourhoods.
- (m) To provide rural lifestyle opportunities through larger parcel sizes and compatible rural land uses.
- (n) To provide for auxiliary small scale commercial and light industrial activity in appropriate areas.
- (o) To provide for a greater variety of agricultural activities, including local food production and sales.
- (p) To reduce the risk of wildfire hazard in residential areas.
- (q) To encourage sustainable uses when considering development approval of land.

### **2.1.2 Policies**

- (a) Opportunities for affordable rental, seniors and special needs housing shall be made available through zoning providing for auxiliary dwellings, duplexes, suites within houses, mobile homes, special rental housing, transition homes, and full size second dwellings in most parts of the Plan area subject to parcel size and other requirements.
- (b) Through the subdivision review process for subdivisions and building permit applications, homeowners or developers are encouraged to organize their projects to capitalize on available opportunities for implementation of sustainable building strategies

for example, passive and active solar energy in off-grid areas, water conservation and green roofs.

- (c) Homeowners are encouraged to practice careful vegetation management in proximity of their homes in order to reduce the spread of forest fire and to reduce the threat of property damage from wildfire. This may include the removal of ladder fuels such as low branches on trees and fuel on the ground. Non-combustible finishing on houses and buildings may be considered to reduce the threat of spreading fire.
- (d) Map 1 designates select residential lands as Residential A & B, for which the principal use shall be single family detached housing and associated auxiliary uses, including auxiliary structures, limited commercial opportunities such as bed and breakfasts, home based business and food production and sales.
- (e) Parcel size and land use requirements for the residential land use designation, to be regulated within the zoning bylaw as described in the specific land use designations described below.
- (f) Property development in a Residential or Rural Residential designation adjacent to the Agricultural Land Reserve must include an on-site buffer to protect current and future agricultural uses.

### **2.1.3 Residential A**

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

### **2.1.4 Residential B**

- (a) This designation is located primarily along Highway 101 and outside of community water supply areas and has a larger parcel size pattern. The minimum size of new subdivided lots shall be 1 hectare, subject to subdivision approval, due in part, to moderate



constraint of soil types and terrain characteristics for on-site sewage disposal common to residential acreage properties, generally located outside of community and neighbourhood core areas.

- (b) Consideration may be given to smaller parcels in waterfront areas where additional highway accesses are not required.
- (c) Specific land uses may include a variety of housing forms, including second dwellings or duplexes, as well as bed and breakfast home and home-based business. Bed and breakfast inn (maximum five bedrooms) and supportive housing may serve as additional uses.

### **2.1.5 Comprehensive Residential**

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

### **2.1.6 Rural Residential**

- (a) Map 1 designates as Rural Residential A and Rural Residential B. These areas provide a transition zone from the more dense residential areas to the less dense rural areas and encourage a range of land uses to promote community diversity while also providing a buffer to the lakeshore and watershed protection.
- (b) The minimum size of new subdivided lots with Rural Residential A shall be 1.75 hectares along the lakeshores and 1 hectare for other properties, subject to subdivision approval,

and a minimum of 4 hectares within Rural Residential B. Both designations require a minimum lakeshore frontage of 60 metres.

- (c) Lakefront properties may be permitted to have a second single family dwelling or a bed and breakfast home on parcels exceeding 2 hectares.
- (d) Terrain characteristics and soil types pose mainly moderate development constraints for on-site sewage disposal, road development and site preparation. Geotechnical reviews may be required during future development.
- (e) Development in proximity to lakeshores is subject to Development Permit Area #4 and the policies contained within Part 3.1.3: The Aquatic Environment.
- (f) Additional land uses may include up to two detached single family dwellings, a variety of housing types as well as bed and breakfast home, agriculture, and home-based business. Auxiliary light industry, bed and breakfast inn, garden nursery, riding stable, transition house, storage, and campground may be permitted as additional uses depending on parcel size. The density for sleeping units and campgrounds shall be 10 units per hectare up to a maximum of 30 units.
- (g) Existing non-conforming lakefront campgrounds, such as Hotel Lake shall be enabled to maintain operations, pursuant to the provisions of the *Local Government Act*. Future expansion of the campsite may be subject to a zoning bylaw amendment to accurately reflect the use and will be subject to riparian and sewage treatment reviews.
- (h) A 30 metre assessment area for structures and land development and alteration from the natural boundary of all lakes and creeks in the Plan area is required pursuant to the Riparian Areas Regulation for the purpose of habitat protection, vegetation retention, water quality protection and geotechnical constraints, and as further described in Development Permit Area 4: Riparian Assessment Areas. The 30 metre assessment is in addition to the recommended 20 metre building setback.
- (i) Ecological interpretive assemblies and related field study centres operated on a non-profit or public basis may also be a compatible use on sites where there is no conflict with community water supply and where such use demonstrates environmental stewardship within the watershed protection area.
- (j) Subdivision approval for water access only properties is contingent upon off-site parking on suitably zoned lands. Properties located at the north end of Sakinaw Lake in proximity to the boat launch on Sakinaw Lake Road and Lakeshore Road have been identified as properties within the Rural Residential A designation that may be suitable in the future for off-site parking subject to a zoning bylaw amendment.
- (k) Other properties within the Rural Residential designations may be considered in the future for off-site parking on water access lakefront properties, subject to review by the SCRD and the community in the zoning bylaw amendment process. A future bylaw amendment for on-site parking must consider nearby creeks and spawning areas as well as other important environmental considerations. Stormwater management, visual and noise buffering shall also be considered.

- (l) To protect existing and future agricultural activities from potential conflicting non-agricultural uses within and adjacent to the Agricultural Land Reserve.

### **2.1.7 Multi-Family**

- (a) Map 1 designates as Multi-Family, land where existing zoning recognizes established multi-family housing opportunities, at densities no less than one unit per 500 square metres of land, providing alternative and affordable housing opportunities, such as cluster housing, town houses and apartments and mobile home parks.
- (b) Market restricted affordable housing may also be considered as part of a development approval for future multi-family developments.
- (c) The mobile home park located at 12248 Sunshine Coast Highway shall remain as a mobile home park or similar multi-family long-term housing development.
- (d) Proposals for additional multi-family sites may be considered in residential areas except for properties fronting Highway 101, unless alternative access is readily available, and will be evaluated on criteria that includes the following site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw:
  - i. served by on-site sewage disposal and community water service;
  - ii. in proximity to facilities and services such as convenience shopping and commercial retail areas;
  - iii. the proposed development will not pose a detrimental impact on environmentally sensitive areas and watercourses and geotechnical hazard areas as indicated on Map 2: Development Permit Areas;
  - iv. in proximity to a major collector road forming part of the Major Road Network as shown on Map 3 in order that traffic generated by the development does not adversely affect established residential properties;
  - v. access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure in terms of safety and efficiency of traffic flows;
  - vi. vehicular access to a proposed development will be provided in a location which, through sensitive siting and design, causes minimal impact on adjacent properties;
  - vii. the traffic demand and impact from the proposed development will be compatible with the capacity, character and traffic patterns of adjacent roads and with the character of the area;
  - viii. liquid waste disposal from the overall development must be acceptable to the SCRD, Vancouver Coastal Health Authority or Ministry of Environment, depending upon sewage volume;
  - ix. developments that compensate for increased density by dedicating areas not to be built on as green space or open space will be encouraged and re-development on brownfield sites is encouraged;

- x. a proposed development in residential or rural areas should respect existing neighbourhood character through compatible architectural design and landscaping, sensitive siting of all buildings and an appropriate overall scale;
- xi. building height and building mass shall be reviewed in relation to the impact on the surrounding properties.
- xii. a community amenity shall be provided for those residing in the cluster housing development, such as a tennis court, exercise room, public meeting or green spaces to create social hubs for the neighbourhood and overall community.

## 2.2 Resource

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

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

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

### 2.2.1 Objectives

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

### 2.2.2 Policies

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

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

## 2.3 Agriculture

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

The OCP provides input into land uses within the Agricultural Land Reserve and provides direction for the SCRDC to work in collaboration with the Agricultural Land Commission in its role as a decision maker for agricultural land.

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

### 2.3.1 Objectives

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

### 2.3.2 Policies

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

size and is not necessarily relied upon for subdivision within the ALR as the goal is to preserve agricultural land and encourage farming opportunities.

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



## 2.4 Industrial

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

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

### 2.4.1 Objectives

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

## 2.4.2 Policies

- (a) Map 1 designates land for industrial uses. Industrial uses shall be permitted except where they will have a deleterious impact on sensitive habitat areas or the natural environment due to air, water or ground pollution. Land use requirements in the industrial areas for a variety of uses shall be as follows:
- i. Light Industrial:

The minimum size of new subdivided lots shall be 2,000 square metres in areas served by community water and 1.0 hectare in areas not served by community water, subject to Provincial ministry approvals.

Properties designated as Light Industrial are recognized as having potential for activities such as light industry, as defined in the zoning bylaw, such as retail, wholesale and storage...
  - ii. Heavy Industrial:

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

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

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

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

The Regional District may support applications for shellfish tenures over marine foreshore areas where upland conflicts are minimized and where natural habitat conditions are least impacted. Upland developments related to such a tenure will require appropriate zoning.
- (b) Land within this designation shall remain within the industrial land base for present and future use.
- (c) The area between Menacher Road and Garden Bay Road at Kleindale is well suited as an alternate primary commercial centre for the Plan area. Map 1 designates land as General Commercial; however light industrial uses may also be suitable.

- (d) The scale of development may be limited due to lack of water servicing. Any large scale development involving habitable or combustible buildings may require an on-site reservoir to provide fire protection.
- (e) The extension of zoning to permit additional facilities described in the Industrial designations may be considered for land located in proximity to existing industrial uses. Any proposed rezoning will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* & SCRD Procedures and Fees Bylaw:
- i. the proposed development does not pose a detrimental impact on environmentally sensitive areas and geotechnical hazard areas as indicated on Map 2: Development Permit Areas;
  - ii. access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;
  - iii. sewage disposal from the proposed development is acceptable to the Regional District and to the Provincial authority, either the Vancouver Coastal Health Authority or the Ministry of Environment;
  - iv. availability of off-street parking; and
  - v. ability to buffer proposed commercial and industrial uses from adjacent residential uses.
- (f) Under certain circumstances it may be advisable to consider allowing establishment of an industrial or commercial use on a temporary basis. This enables the SCRD to put a maximum time limit on certain uses. Issuance of a temporary use permit may be accomplished by an examination of the following guidelines:
- i. pursuant to the *Local Government Act*, land within Industrial designation on Map 1 is designated as a Temporary Use Permit Area;
  - ii. applications for temporary use permits will be evaluated in terms of their consistency with the policies of this plan respecting the scale, type and location of industrial development; the expected duration of the use; potential impacts on adjacent uses; and the environmental suitability of the land for the use proposed;
  - iii. temporary use provisions are intended to accommodate heavy industrial uses such as asphalt manufacturing or high impact commercial outdoor recreation ventures. Uses such as PCB storage, chromium manufacturing and other high impact chemical plants; fish/animal rendering plants; and noxious industries are deemed to be incompatible uses within the Plan area and therefore will not be considered for temporary industrial permits;
  - iv. no additional permanent structures are to be constructed in conjunction with a temporary industrial use. Financial security shall be required to ensure that temporary structures are removed upon expiration of a permit and that the land is restored to a satisfactory condition if it has been altered;

- v. all applications for temporary uses must conform with the Ministry of Transportation and Infrastructure access requirements; Vancouver Coastal Health Authority sewage disposal regulations for small sewage systems, and Ministry of Environment for large scale sewage systems; Ministry of Environment/Federal Fisheries habitat protection guidelines and any other agency regulations as may be necessary.
- (g) Efforts shall be made to secure the former maintenance yard on Francis Peninsula Road owned by the Ministry of Transportation and Infrastructure for public use or ownership for a variety of community level industrial opportunities.

## 2.5 Public Use and Utilities

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

### 2.5.1 Objectives

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

### 2.5.2 Policies

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

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

## 2.6 Community Recreation and Conservation

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

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

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

### 2.6.1 Objectives:

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

### 2.6.2 Policies:

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

- (e) Dan Bosch Park shall continue to provide day use beach access at Ruby Lake.
- (f) Lions Park shall provide a sports field for the Plan area.
- (g) Future dedication of land within the Katherine, Mixal and Sakinaw Lake area should be explored to complete hiking trail circuits.
- (h) SCRD and *shíshálh* Nation should explore means of acquiring District Lot 4700 between Ruby Lake and Sakinaw Lake. Future plans to construct a public boat launch, campground or any other use would be subject to an environmental assessment conducted by a Registered Professional Biologist and public consultation with both Ruby and Sakinaw Lake landowners and the general community.
- (i) Bicycle and walking paths accessible to all users should be developed in the Plan area.
- (j) Access to the waterfront is to be secured at the time of subdivision or other development approval, where applicable.
- (k) Park acquisition during subdivision and development stage shall be consistent with the Parks and Recreation Master Plan and the SCRD Board Parks Acquisition Policy.
- (l) Map 1: Land Use Designations show areas where park dedication would be favourable during subdivision development. These areas are marked by insignias on the map and are general locations of potential future park dedications. Any land accepted in this area would be subject to on-site analysis, general agreement with land developer and SCRD.
- (m) The Ministry of Forests, Lands and Natural Resource Operations and Rural Development is encouraged to decommission only those roads that are urgently required to be decommissioned due to safety concerns. Existing logging roads and forest recreational trails continue to provide multi-purpose recreation routes and back-country activities.
- (n) An alternative route shall be developed for the portion of the Suncoaster Trail that is presently located Highway 101.
- (o) To support community groups that can provide stewardship and oversight for beach accesses and trails.



## 2.7 General Commercial

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

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

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

### 2.7.1 Objectives

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

### 2.7.2 Policies

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

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

## 2.8 Tourist Commercial

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

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

### 2.8.1 Objectives

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

### 2.8.2 Policies

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

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

## Part Three: Community Planning

### 3.1 Densification Strategies to Support Affordable Housing

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas.

#### 3.1.1 Objectives

- (a) Increase the supply of housing units through infill development on existing eligible parcels.
- (b) Direct cluster housing, multi-unit and mixed-use development to village hubs and similar settlement cluster areas.
- (c) Integrate housing development with the rural context.
- (d) Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- (e) Use housing agreements to secure affordable housing.

#### 3.1.2 Policies

- (a) Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.
- (b) Subdivision creating lots smaller than 1000 m<sup>2</sup>, cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in village hubs or similar settlement cluster areas.
- (c) Developments exceeding density limits of the Official Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:
  - i. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
  - ii. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

- (d) Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.
- (e) Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:
- i. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
  - ii. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.
- (f) Affordable or higher-density housing shall be developed to integrate into rural communities and strengthen community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.
- (g) Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing. A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

## 3.2 Natural Environment

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

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

### UPLAND ENVIRONMENT

#### 3.2.1 Objectives

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

#### 3.2.2 Policies

- (a) Policies within this OCP, particularly geotechnical hazard areas and riparian areas, shall be used to protect watercourses and adjacent areas during the course of development.
- (b) Development applications or referrals which include the release of smoke, noxious chemicals or odours shall be carefully assessed with the objective of maintaining air quality in the community.
- (c) Applicants shall be encouraged to design residential subdivisions in a manner that maintains and enhances the natural attributes of the site, including the retention of indigenous vegetation and providing walking links within the neighbourhoods and existing trails.

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



## AQUATIC ENVIRONMENT

### 3.2.3 Objectives

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

### 3.2.4 Policies

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

and recognize the difference between fresh and salt water and include the entire Plan Area. Fresh water zoning is considered to be a priority.

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

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

## 3.3 Land Transportation System

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

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

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

### 3.3.1 Objectives

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

- (j) To work together with the Ministry of Transportation and Infrastructure when considering approval of subdivisions in difficult to access locations.
- (k) To support park and ride locations in proximity to the highway and collector roads.
- (l) Support the creation of private facilities for public parking to accommodate water access only properties.
- (m) Parking facilities should contain washroom facilities for customers.

### **3.3.2 Policies**

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

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

## 3.4 Marine Transportation System

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

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

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

### 3.4.1 Objectives

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

### 3.4.2 Policies

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

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

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

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

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



## 3.5 Service Utilities

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

### 3.5.1 Objectives

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

### 3.5.2 Policies

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

## 3.6 Water Service

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

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

### 3.6.1 Objectives

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

### 3.6.2 Policies

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

## 3.7 Liquid Waste Management

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

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

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

### 3.7.1 Objectives

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

### 3.7.2 Policies

- (a) On-site sewage treatment systems shall continue to be the preferred method of effluent disposal in the Plan area and be subject to the requirements of the appropriate governing authority be it the Vancouver Coastal Health Authority or Ministry of Environment along with the SCRD.
- (b) A liquid waste management study will identify where any future community sewer systems could be developed, and to confirm areas to be serviced by on-site septic systems. Attention is to be given to the provision of community sewer to serve the community commercial centres and higher density neighbourhoods.
- (c) The Vancouver Coastal Health Authority through the Municipal Sewage Regulation is responsible to establish, maintain, and enforce a health-related non-pollution standard for septic effluent disposal on land based sewerage systems. The Ministry of Environment through the Municipal Wastewater Regulation is responsible to establish, maintain, and enforce a health-related and non-pollution standard for effluent from larger sewerage systems that treat waste water and eventually discharge to land, water bodies or ocean.

- (d) Residents are encouraged to consider proven and reliable alternate sewage disposal systems for single parcels as either replacement systems or for properties with limited soil for conventional systems. Such alternate systems must be designed and installed by authorized persons as required by the Municipal Sewerage Regulation.
- (e) Community sewage treatment systems shall be constructed to SCRD subdivision servicing bylaw standards and maintained by either the SCRD or a strata corporation, with a vision of integration with an overall community system developed in compliance with a liquid waste management strategy.
- (f) Support for sewage ocean outfalls will only be considered where a minimum of high level secondary treatment/tertiary treatment, pursuant to SCRD subdivision servicing bylaw standards is proposed to serve existing developments with an understanding that any approved facility be integrated into a future community sewer system recommended by an SCRD Liquid Management strategy.
- (g) Sewage discharge into local waters from live-aboard vessels shall not be permitted.

## 3.8 Solid Waste

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

### 3.8.1 Objectives

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

### 3.8.2 Policies

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

## 3.9 Stormwater Management

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

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

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

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

### 3.9.1 Objectives

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

### 3.9.2 Policies

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

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

### 3.10 Development Permit Areas

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

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

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

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

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

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

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

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

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



## COASTAL ZONE HAZARDS

### 3.10.1 DEVELOPMENT PERMIT AREA 1A: COASTAL FLOODING

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

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

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

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

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

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

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

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

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

### **3.10.2 DEVELOPMENT PERMIT AREA 1B: COASTAL SLOPES**

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

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

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

A report within DPA 1B shall include the following:

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

## CREEK HAZARDS

### 3.10.3 DEVELOPMENT PERMIT AREA 2A: CREEK CORRIDOR

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

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

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

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

### 3.10.4 DEVELOPMENT PERMIT AREA 2B: RAVINES

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

A report within DPA 2B shall include the following:

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

### 3.10.5 DEVELOPMENT PERMIT AREA 2C: FLOODPLAIN

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

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

### **3.10.6 DEVELOPMENT PERMIT AREA 2D: LOW CHANNEL CONFINEMENT**

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

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

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

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

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

## **SLOPE HAZARDS**

### **3.10.7 DEVELOPMENT PERMIT AREA 3: OPEN SLOPE FAILURE AND ROCKFALL**

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

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

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

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

A report within DPA 3 shall include the following:

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

## **RIPARIAN PROTECTION**

### **3.10.8 DEVELOPMENT PERMIT AREA 4: RIPARIAN ASSESSMENT AREAS**

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

A. Setbacks

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

B. Development Permits

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

Development Permits may require that:

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

### 3.10.9 DEVELOPMENT PERMIT EXEMPTIONS

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

- (a) Sundeck additions or other projecting features of non-habitable portions of a building within Development Permit Area 1A (Coastal Flooding).
- (b) For “Low Importance” structures or buildings that represent a low direct or indirect hazard to human life in the event of failure, including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences.
- (c) The proposed construction involves a structural change, addition, or renovation to existing conforming or lawfully non-conforming buildings or structures, provided that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land;
- (d) The planting of native trees, shrubs, or groundcovers for the purpose of enhancing the habitat values and/or soil stability within the development permit area;
- (e) A subdivision or rezoning application, where an existing or proposed covenant with reference plan based on a qualified professional’s review of the subject development permit area, is registered on title or its registration secured by a solicitor’s undertaking;
- (f) Construction commencing on a property within two years of a development permit or covenant, as described above, has been issued.
- (g) Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property provided they are undertaken in accordance with the provincial *Water Act*, *Wildlife Act*, and the *Federal Fisheries Act*, and are reported to the Regional District;
- (h) The lands are subject to the *Forest Act* or *Private Managed Forest Land Act*, and  
The removal of up to 2 trees over 20 centimetres, measured at 1.5 metres in height, or 10 square metres of vegetated area per calendar year per lot, provided there is replanting of 4 trees, or re-vegetation of the same amount of clearing.

## Part Four: Regional Planning

### 4.1 Regional Planning Context

The shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan are regional planning documents that coordinate with the OCP. Part Four summarizes and references each of these documents to demonstrate the inter-connectivity of land use and community development. Each section make reference to these external plans, as written at the time of OCP adoption.

If plans referred to in this section are updated the new version or replacement plan will become the source document to be reviewed and utilized for land use recommendations and decisions.



## 4.2 *shíshálh* Nation Strategic Land Use Plan

Pursuant to the *Local Government Act* throughout the preparation of an Official Community Plan a local government must consider opportunities for early and ongoing consultation with first nations. SCRDR recognizes that lands within the Plan area are located within the territory of the *shíshálh* Nation. The SCRDR has a close working relationship with the *shíshálh* Nation who are represented on the SCRDR Board by a member of the *shíshálh* Nation Council. Elected officials and staff from both the SCRDR and the *shíshálh* Nation meet on an on-going basis to discuss issues of mutual interest and both are parties to several memoranda of understanding and agreements. SCRDR has engaged with the *shíshálh* Nation regarding the development of the Official Community Plan and will do so with any future requests for amendment to this plan and related zoning bylaw amendments.

Working in conjunction with the *shíshálh* Nation, the SCRDR is committed to the protection and, when appropriate, restoration of environmental, cultural and archaeological resources within the Plan area. The decision making process related to land use will progress in an open and transparent fashion that meets the needs of the *shíshálh* Nation and the Egmont/Pender Harbour community.

The *shíshálh* Nation also has adopted a Strategic Land Use Plan (SLUP) which covers their entire territory, and was prepared through interviews with Elders, community members, and staff. It has also been formally approved by the Nation. Loosely translated, *lil xemit tems swiya nelh mes stutula* in the *shashishalhem* language means “we are looking after our land, where we come from.”

The SLUP represents the Nation’s summary of the values found across the territory, and describes how the Nation would like to see their intertidal and land resources protected, managed, and utilized now and into the future. The *shíshálh* Nation developed the SLUP in order to provide a more comprehensive and integrated view of their territory, so that they can be proactive in determining what happens in the future.

Further information about the SLUP and *shíshálh* Nation values, including how the Nation would like to see the intertidal and land resources protected, managed, and utilized now and into the future, can be found in the SLUP ([www.shishalh.com](http://www.shishalh.com)).

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

The *shíshálh* Nation has a *Resources Decision-Making Policy*, which identifies the principles and process through which the Nation reviews proposals for the use of lands and resources in their Territory.

The policy is consistent with and reflective of the principles enunciated by the Supreme Court of Canada, and provides a foundation for appropriately engaging together. Information is available on the Nation’s website at: [www.shishalh.com](http://www.shishalh.com).

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

## CONSERVATION AREAS

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

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

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

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

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

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

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

## CULTURAL EMPHASIS AREAS

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

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

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

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

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

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

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

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

## EARL – TREAT CREEK COMMUNITY FORESTRY AREA OF INTEREST

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

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

## STEWARDSHIP AREAS

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

## Relation to Egmont/Pender Harbour OCP

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

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



### 4.3 We Envision: Regional Sustainability Plan

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

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

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

#### THE 13 STRATEGIC DIRECTIONS OF WE ENVISION

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



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

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

## **LAND USE STRATEGIC DIRECTIONS**

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

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

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

## 4.4 Climate Action

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

### CEEP Goals

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

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

#### 4.4.1 Objective

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

#### 4.4.2 Policies

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



## Part Five: Map Schedules, Glossary and Conversion Scale

### MAP SCHEDULES:

Map 1: Land Use Designations

Map 2: Development Permit Areas

Map 3: Transportation Systems

### GLOSSARY:

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

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

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

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

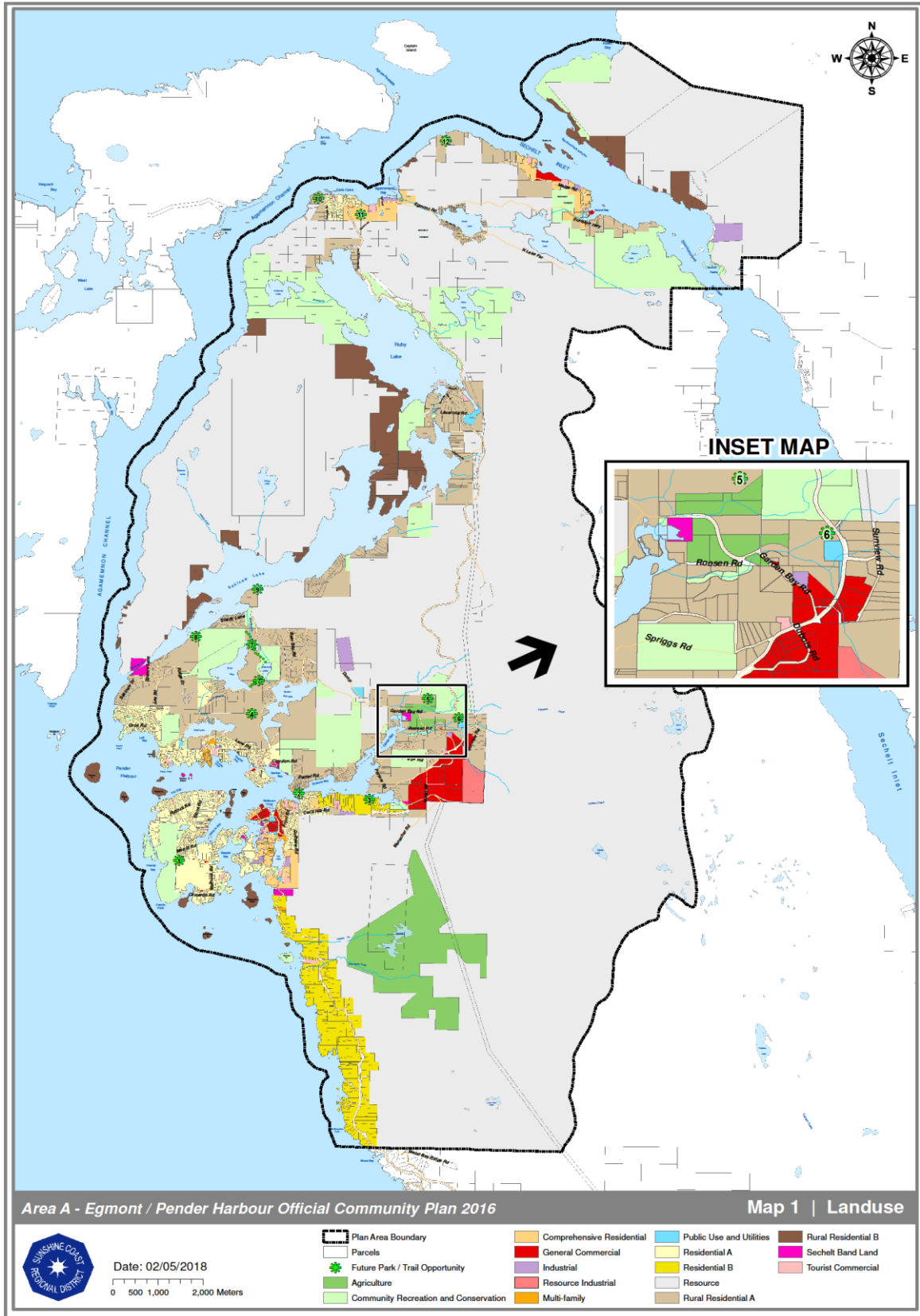
**Cluster Housing** – a group of building or parcels which are clustered in proximity to save on development costs and preserve land for greenspace and environmental benefit.

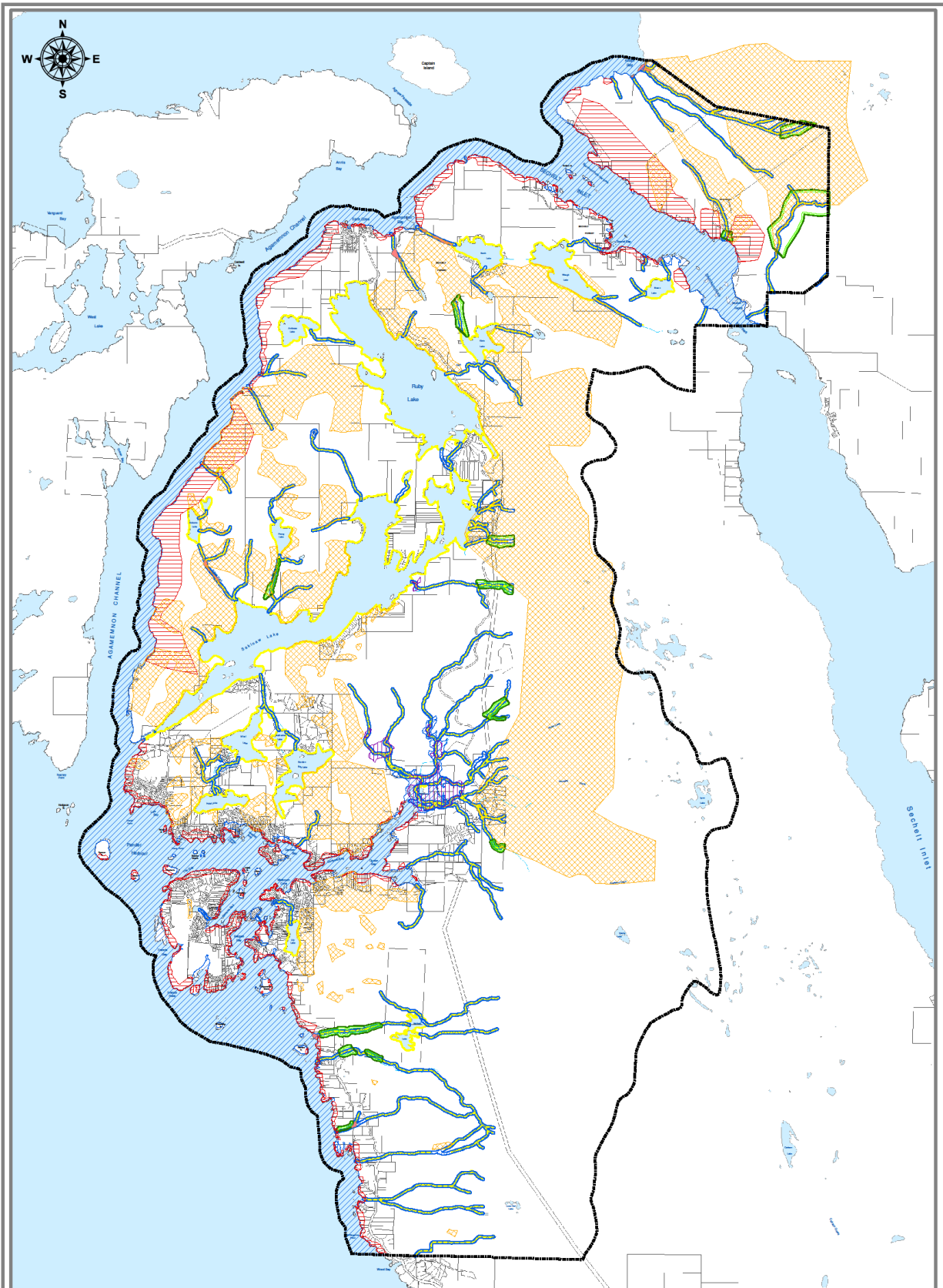
**Development Permit Area** – An area of land that has been identified as being potentially hazardous or environmentally sensitive. Advice from a qualified geotechnical engineer and/or qualified environmental professional is required to receive a development permit. Development permits may be required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

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

## METRIC IMPERIAL CONVERSION CHART

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





Area A - Egmont / Pender Harbour Official Community Plan 2016

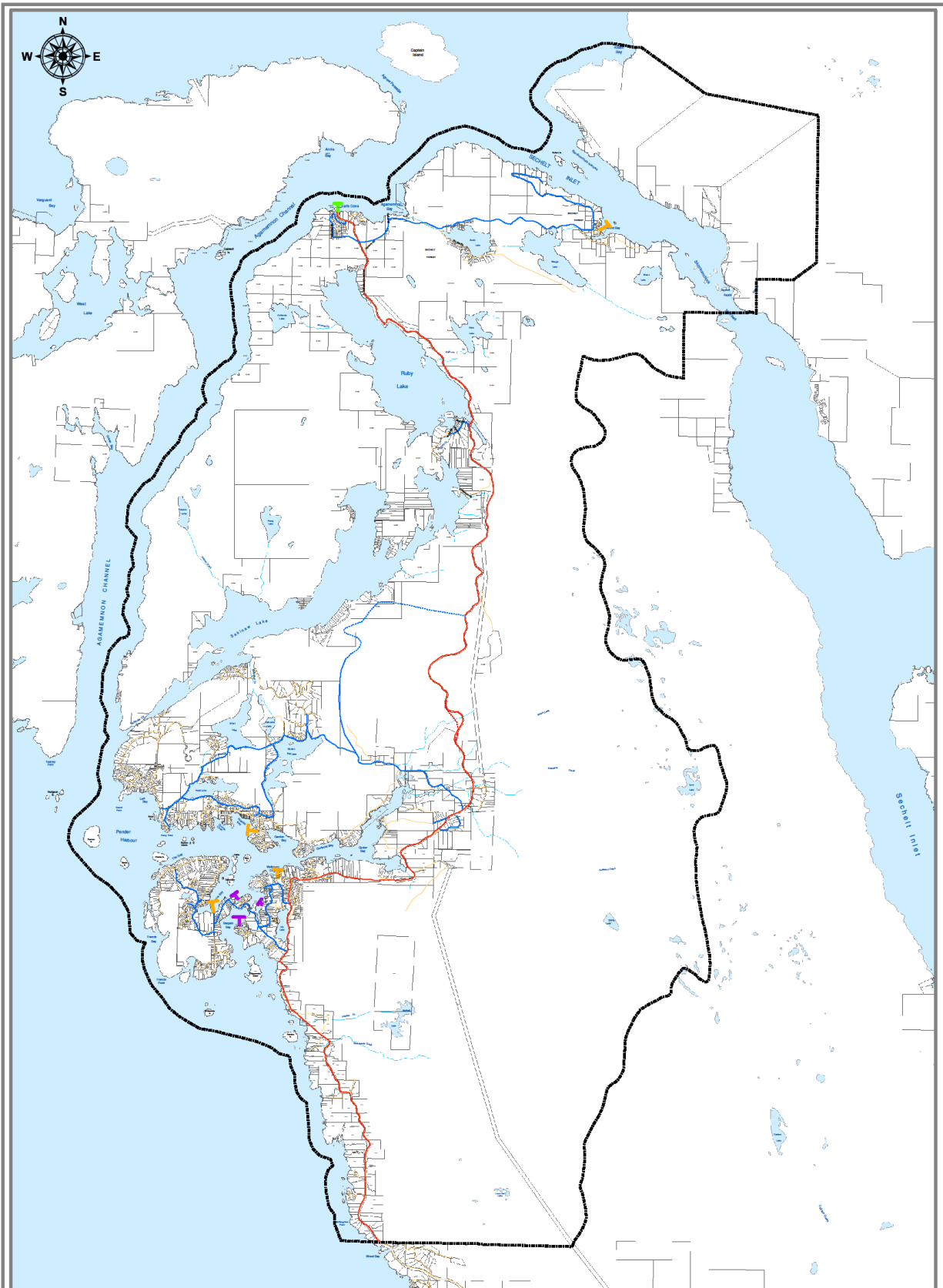
Map 2 | Development Permit Areas



Date: 15/08/2016

0 550 1,100 2,200 Meters

- |                            |                                  |                                   |
|----------------------------|----------------------------------|-----------------------------------|
| Plan Area Boundary         | DPA #2A - Creek/River Corridor   | DPA #2D - Low Channel Confinement |
| Parcels                    | DPA #2B - Ravines (15 m setback) | DPA #3 - Slope Hazards            |
| DPA #1A - Coastal Flooding | DPA #2B - Ravines (30 m setback) | Riparian Assessment Areas         |
| DPA #1B - Coastal Slopes   | DPA #2C - Floodplain             |                                   |



Area A - Egmont / Pender Harbour Official Community Plan 2016

Map 3 | Transportation



Date: 10/08/2016  
 0 500 1,000 2,000 Meters

- Plan Area Boundary
- Parcels
- Proposed Primary Highway
- Existing Major Roads
- Existing Primary Highway (Route 101)
- Proposed Major Roads
- Earls Cove Ferry Terminal
- Government Wharves
- Community Docks