



Sunshine Coast Regional District

Elphinstone Official Community Plan

Bylaw No. 600 – Consolidated for Convenience Only – September 27th, 2018

Sunshine Coast Regional District
Elphinstone Official Community Plan

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PART A: PLAN INTRODUCTION

A-1: HISTORY OF ELPHINSTONE

The Elphinstone area was first inhabited by the Coast Salish native people over 9000 years ago, since the end of the glaciation. These First Nation's people lived off the sea and temperate forest up until the early 20th Century. Evidence of their history still remains in the Elphinstone area in the form of shell middens and other artifacts found mainly along the coast. There is also a burial site located just to the west of the Plan Area within District Lot 2497 in Roberts Creek. While there are no Indian Reserves in Elphinstone, the area is within the Squamish Nation's traditional territory.

Although there is some evidence of possible early Chinese exploration in the area, the first documented non-native exploration came with James Cook of British Royal Navy in 1778 who laid claim to the south coast for Britain. The first maps of the region were charted by Spanish explorers, Galiano and Valdez, whose names appear on islands in the Strait of Georgia and who also named the closer Lasqueti and Texada Islands. At the same time, Captain George Vancouver of the Royal Navy named the Strait of Georgia and Gower Point, with Captain Vancouver possibly landing in the vicinity of Chaster Park.

This area was charted in 1859 and 1860 by Captain Richards, aboard HMS 'Plumper'. Richards named many geographic features in honour of naval officers from the time of Vancouver's explorations in 1794 onwards. At this time, the 11th Lord George Keith Elphinstone was First Lord of the British Admiralty, from which Captain Richards named Mount Elphinstone.

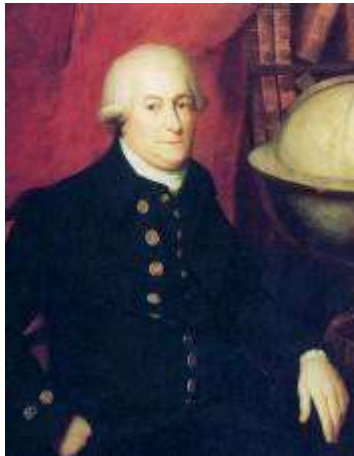
It was almost a century before permanent European settlement occurred in the area; in 1886, George Gibson and his two sons claimed District Lots 685 and 686 within the current Town of Gibsons. James Fletcher first settled within Elphinstone in District Lot 682, closely followed by the Crown granting the very large District Lot 909 to the four Pratt brothers.

The mainstay of employment for most early pioneers was logging and shingle bolting. Flumes were built where carts were not practical, and later a small railroad contributed to the removal of most of the old-growth forest in the entire region. Along with European settlers, Chinese settlers worked in the forest industry, giving rise to "Chinese Camp" above Cemetery Road. On the coast, between 1900 and 1930, there were three lumber mills at the head of Chaster Creek. In 1906, a huge forest fire swept from Leek Road in Roberts Creek though to Howe Sound. The logging, combined with the fire, opened up the area for more settlement and berry and vegetable cropping; the latter became so successful that a cannery was opened on Henry Road between the 1900s and 1930s.

From the 1930s onwards, vacation residential development surged with the construction of many small homes along Ocean Beach Esplanade as the Union Steamship Company increased services from Vancouver to Granthams, Hopkins and Gibsons Landings to the east and Sechelt to north-west. Further residential development in the Elphinstone area occurred with the continued expansion of the forest industry, more recreational and retirement homes being constructed as result of the convenient Black Ball car ferry service beginning in 1951, and with the expanding BC Ferries services in the 1960s. This residential trend continued to focus on local permanent residents over seasonal residents from the 1970s to the present.

The Elphinstone Plan Area, located to the west and north of the Town of Gibsons, has been expanded to cover the entire Electoral Area E, or approximately 20.9 square kilometres of land, as shown on *MAP 1 – Plan Area*. It extends east to the boundary of the Town of Gibsons; west to Electoral Area D (Roberts Creek); north to include small acreages within the Sechelt Provincial Forest; and south to incorporate part of the Strait of Georgia.

The plan area is characterized by a diversity of parcel sizes and housing styles, and has the potential for the development of agricultural land and some resource uses such as forestry. The Town of Gibsons provides the commercial and industrial focus, with the potential for these land uses in the Plan Area being largely limited to an existing commercial industrial area in the vicinity of the Pratt Road/Highway 101 intersection, and to a small tourist commercial area adjacent to Chaster Creek.



Captain George Vancouver, 1792
British National Maritime Museum, Greenwich, U.K.



Admiral Lord George Keith Elphinstone, 1815
British National Maritime Museum, Greenwich, U.K.

A-2: PLAN PURPOSE

This plan has been prepared pursuant to Sections 875 to 878 of the Local Government Act which establish the basis for the content of official community plans (OCP). Thus, this OCP sets out planning goals, objectives and policies designed to accommodate future residential growth, and to address affordable housing, the development of agricultural, commercial, industrial and other resource activities in appropriate locations, and requirements for parks and recreational opportunities and other community facilities for the next 10 years.

The goals, objectives and policies are based on the understanding that settlement within the Elphinstone Plan Area must be shaped by many physical and environmental constraints, while remaining cognizant of the commercial, industrial, recreational and residential opportunities provided nearby in the Town of Gibsons. Within these parameters, the OCP provides guidelines for the development of land uses that stem from the historical settlement pattern of the area, while reflecting those aspirations and concerns of the community identified during the different phases of the planning process. Varied life style options and desirable economic development is to be facilitated in such a manner that the existing rural character and environmental quality are maintained without undue public expenditures.

This OCP is based on the original Elphinstone Official Community Plan adopted in 1987, the Elphinstone Official Community Plan Technical Background Report prepared in 2004, extensive community involvement from 2005 to 2007, and analysis undertaken by the Sunshine Coast Regional District. Upon final adoption by the Regional District Board, the plan will provide directions for bylaw amendments and the provision of community services such as parks. Decisions concerning future bylaw amendments pertaining to changes in density or land uses, for example, will be related to the *Goals, Objectives* and *Policies* of the plan. The Regional District is not committed by adoption of an OCP to proactively implement the OCP, but all bylaws enacted, permits issued, and works undertaken by the Regional District must be consistent with this OCP as required under Section 884 of the Local Government Act.

A-3: PLAN ORGANIZATION

The Elphinstone Official Community Plan (OCP) is comprised of two main parts:

- The text which includes the introduction, statements of goals, objectives and policies for different aspects of the OCP; and
- A series of six maps that relate to different policy areas in the text.

Overall Vision Statement and Plan Goals

These are basic principles on which the plan is based. They provide general directions for growth and development of the community.

The OCP *Goals* were largely formulated by the citizens of the Elphinstone Plan Area in 1987 who were directly involved through a citizen's advisory plan committee in preparing the initial drafts of the plan document. More recently, these *Goals* were reviewed and updated by the Elphinstone Official Community Plan Advisory Committee (OCPAC) appointed for the period from 2005 to 2008 to update the OCP who developed a *Vision Statement* for the updated plan which is as follows:

Elphinstone strives to create liveable communities that respect diversified sustainable development.

Plan Objectives and Policies

Objectives

Each of the above sections includes *Objectives* that represent refinements of the OCP *Goals*, and therefore more specifically indicate what is to be achieved with respect to community growth and development.

They reflect the technical analysis which was undertaken for the Plan Area, and the values of the community articulated by the general public and presented by the OCPAC.

Policies

The policies in the above sections delineate the means of achieving the various *Objectives* or the type of action that should be taken.

Implementation, Amendment and Interpretation

The final section of the OCP includes definitions of key words that are defined in the plan, a summary of the types of measures that can be taken by the Regional District for each policy statement that are required to implement the plan, and the means by which the OCP will be amended and updated in the future.

A-4: PLANNING PROCESS

Preparation of the Elphinstone Plan commenced with intensive citizen participation. The process began in May 2005 with the initial formation of the Elphinstone Official Community Plan Advisory Committee (OCPAC) which held four committee meetings over the course of 2005. In September 2005, the Regional District held two public meetings to obtain general community input on issues of importance that were attended by a total of about 40 residents. On October 26, 2005, the Regional District held a community visioning workshop where presentations and a number of exercises were undertaken to help develop a vision for Elphinstone.

From February 2006 to September 2006, the OCPAC met 10 times. The first two agendas focused on developing a vision for the OCP based on the previous community work, and the remainder of the agendas were based on themes related to the major substantive sections of the OCP. At each meeting, the OCPAC reviewed agendas and made recommendations with the benefit of information from the 2004 Elphinstone Official Community Plan Technical Background Report, other technical information, various working maps, examples from other areas and information from the members themselves.

In March 2006, the Regional District also circulated an issues discussion paper to senior government agencies, the Town of Gibsons and the Squamish Nation. Four agencies (the Town of Gibsons, Agricultural Land Commission and Ministries of Transportation and Forests and Range) made comments that were taken into account by staff.

On September 27th, 2006, the OCPAC and Regional District hosted an open house where members of the public reviewed display panels summarizing the recommendations of the committee. A questionnaire was made available to those attending the open house; it was also placed on the Regional District website along with information from the display panels so that those who could not attend the meeting could review the material and submit questionnaires. Of responses provided, the majority supported the recommendations of the OCPAC. However, a number of refinements and small changes to policy were made as a result of the comments from the public.

From October 18th, 2006 to April 4th, 2007, the OCPAC met six times to review the results of the public questionnaire and the drafts of the main sections of the proposed updated OCP text. Based on the input of the Open House and further discussion of issues amongst the OCPAC members and staff, the first full draft of the OCP document was prepared for review at a second open house held on April 14th, 2007, which was attended by approximately 70 members of the public.

Over the course of the following two months, over 40 residents submitted questionnaires on the first draft of the OCP, and the Elphinstone Advisory Planning Commission and Elphinstone Electors' Association provided recommendations on the

draft. Together, this broader community involvement provided further perspectives to those on the OCPAC and helped strengthen the OCP in the preparation of the second and third drafts of the OCP in June and July 2007.

A Special Meeting of the Planning and Development Committee was held on July 26th, 2007 at which a recommendation was passed to proceed. A presentation was made to the Town of Gibsons Planning Committee on September 11th where there was discussion of issues of interest to the town. The 3rd Draft of the OCP was also referred to the Roberts Creek and West Howe Advisory Planning Commissions which provided comments on the OCP. On September 12th, the 3rd Draft of the OCP was taken to a Technical Planning Committee Meeting to which federal, provincial and local governments and Advisory Planning Commission members were invited to provide comments on their areas of interest. On that same day, the 3rd Draft of the OCP was also brought to a combined Regional District Public Information Meeting and meeting of the Elphinstone Elector's Association at which approximately 30 people were in attendance. Thus, taking into consideration the above, the 3rd draft was revised and the 4th Draft of the OCP was brought back to the Regional District Board in Fall, 2007 for readings and two Public Hearings in early 2008, followed by consideration of adoption in Spring 2008.



Some of the OCP Advisory Committee and SCRD Staff

A-5: GOALS OF THE OFFICIAL COMMUNITY PLAN

1. To minimize visual, air, water and sound pollution in the Elphinstone community.
2. To protect historical sites as well as visually and ecologically important natural areas, including all creek corridors and the ocean foreshore.
3. To protect the long term potential for agriculture and to provide for agricultural activities that promote food security on the Sunshine Coast.
4. To ensure that the Elphinstone community develops in a manner that follows Smart Growth principles within the context of the land use density and pattern desired by the community.
5. To accommodate a range of housing forms, including affordable housing consistent with the existing residential character of the overall community.
6. To ensure that sufficient community services and parks are available to satisfy the needs of members of the community.
7. To ensure that proposed land uses are coordinated with the existing and planned services which are consistent with the desire of the residents to pay for such services.
8. To provide for the safe and efficient transportation of goods and people within and through the Elphinstone Plan Area and feasible environmentally and socially beneficial alternatives to private automobile use.
9. To accommodate resource extraction activities to the extent required by provincial legislation.
10. To allow commercial and industrial development compatible in scale with a rural residential character and with existing established commercial industrial facilities within and in the vicinity of the Plan Area.

PART B: ENVIRONMENT AND LAND USE: OBJECTIVES AND POLICIES

PART B-1: THE LOCAL ENVIRONMENT AND DEVELOPMENT PERMIT AREAS

The planning for Elphinstone accounts for the natural carrying capacity of the Plan Area based on analysis of soil capacity for septic disposal, hydrology, geotechnical hazards and environmentally sensitive lands. Information was obtained from many sources including the 2004 Elphinstone Official Community Plan Review Technical Background Update, and the 2003 Sunshine Coast Sensitive Ecosystem Inventory.

In 2012 and 2013 Kerr Wood Leidel Associates Ltd. Consulting Engineers (KWL) conducted an inventory of hazardous lands within the Elphinstone electoral 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.

Information from these documents has been used to shape the land use designations detailed in Parts B-2 to B-12. Specific regulations concerning protection of the local natural environment are included within the following policies on development permit areas.

While Development Permit Area Nos. 1 to 4 regulate the development of land for the protection of the natural environment and to mitigate hazards, Development Permit Area (DPA) Nos. 5 and 6 provide design guidelines that give direction on the form and character of commercial and multiple-family development. The DPA Nos. 5 and 6 design guidelines are not based on one specific architectural design theme, but emphasize the creation of a village environment over strip highway commercial development. The intent of the design guidelines is to allow flexibility, yet achieve designs which support a socially and economically viable neighbourhood.

Development Permit Areas cannot regulate density, land use, or building size. The land use designations in Parts B-2 to B-12 of this OCP provide direction on the future zoning of land that provides the detailed day-to-day regulation of land use, density and building size and siting. The Low-Impact Development Servicing policies in Part C-3 are designed to provide guidance on future development and servicing policies and requirements that the Regional District should adopt to assist with the vision of creating a diversified sustainable community.

There may be spatial overlap between some DPA categories.

Objectives

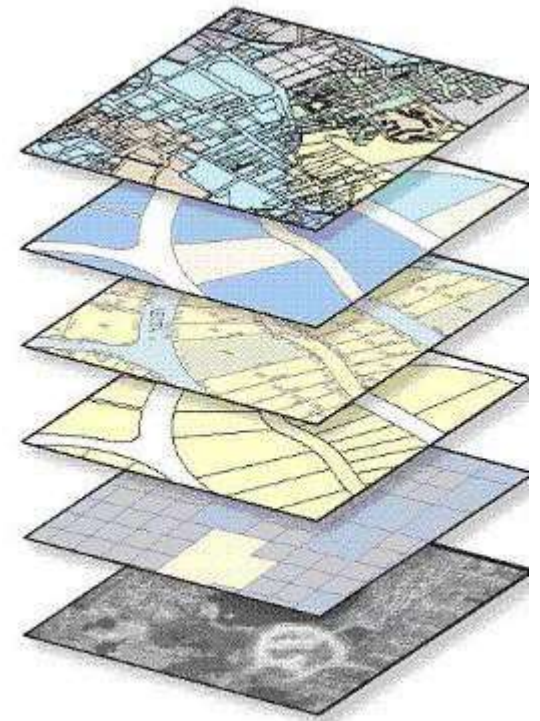
1. To protect the natural environment, its ecosystems and biological diversity related to fish and wildlife, forests, watercourses and the marine shore zone.
2. To protect development from hazardous conditions in the forms of land slip, erosion, marine processes, flooding and wildfires.
3. To promote tourist commercial and mixed-use commercial and light industrial development with a village form and character that will enhance the visual character of the built environment consistent with general community values.
4. To promote the use of LEED (Leadership in Energy and Environmental Design) principles in developments subject to development permit and rezoning applications.

Policies

B-1.1 Types of Development Permit Areas

As provided under Sections 919.1 and 920 of the Local Government Act, development permits shall be required in those areas designated on *Map 2 - Development Permit Areas* for the following reasons:

1. When there are "*natural hazardous conditions*" requiring development precautions and a geotechnical study indicates that such development precautions are necessary to use the land safely for its intended use under the present zoning for approval of subdivisions, alteration of the land, or for the issuance of building permits within *Development Permit Area Nos. 1A, 1B, 2A, 2B, 2C, 2D and 3*.
2. When there is the need to protect the "*natural environment, its ecosystems and biological diversity*" related to the control of silting or erosion or protection of stream banks or foreshore or the protection of fisheries resources for approval of subdivisions, alteration of the land, or for the issuance of building permits within *Development Permit Area No. 4*.



Thematic mapping layers are used as the basis for reviewing different biophysical constraints for determining land uses and development permit areas.

Graphic Source: ESRI, ArcGIS Desktop Help, 2007.

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3. Where commercial or industrial areas are designated land uses, guidelines for the “*form and character*” of buildings, site and landscaping are provided for the issuance of building permits within *Development Permit Area Nos. 5, 6 and 7*.

B-1.2 General Policies on Development Permit Areas

1. The policies in this OCP are consistent with the requirements of the Riparian Areas Regulation under the Fish Protection Act.
2. 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. 1 to 4 indicated on Map 2 and any un-mapped streams as set out under Development Permit Area No.4, except where the following exemptions apply:
 - a. For DPA 1A, DPA 1B, DPA 2A, DPA 2B, DPA 2C, DPA 2 D and DPA 3, “Low Importance” structures, as defined in the BC Building Code: 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, or minor storage buildings.
 - b. where a development has been approved but not yet built (for “protection of the natural environment, its ecosystems and biological diversity” only);
 - 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 where an existing registered covenant or proposed covenant with reference plan based on a qualified professional’s review, relating to the protection of the environment or hazardous conditions outlined in the

subject development permit area, is registered on title or its registration secured by a solicitor's undertaking.

- f. Immediate threats to life and property provided they are undertaken in accordance with the provincial Water Act and Wildlife Act and the Federal Fisheries Act, and are reported to the Regional District.
- 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 and 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
- i. The lands are to be used for 'farm operation' as defined by the Farm Practices Protection Act (for protection of the natural environment, its ecosystems and biological diversity only).
- j. The removal of 2 trees over 20 centimetre diameter breast height or 10 square metres of vegetated area of per calendar year per lot, provided there is replanting of 4 trees or re-vegetation of the same amount of clearing.
- k. Development Permit Area designations do not apply to *Skwxwú7mesh* Nation reserves and any guidelines or requirements that would otherwise be applicable are only advisory in nature to these lands.

Protection of Development from Hazardous Conditions

Coastal zone hazards include flooding of lower-lying terrain (DPA 1A) and erosion and instability of oceanfront slope (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 Elphinstone OCP area were examined by the Kerr Wood Leidel consulting engineers; each creek contains its own set of potential hazards.



Foreshore at Chaster Park:
The most valuable riparian habitat in Elphinstone.

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 a Development Permit area.

Coastal Zone Hazards

B-1.3 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 should 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 run up, wave setup and wind setup.

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

A coastal flood hazard assessment within this development permit area would estimate the FCL for construction on a property.



Chaster Creek is covered by Development Permit Area Nos. 1, 2 and 3 for protection of fish habitat and to mitigate geotechnical hazards.

The following chart summarises the components that make up the flood construction level:

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

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

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

- a. An estimation of coastal flood levels for the expected life of the development; and
- b. An outline all protective measures required to achieve the FCL (e.g. engineered fill or foundations or coastal bank protection or building envelope design).



Photos from a January 2006 storm that flooded Davis Bay Beach and Highway 101. Similar low-lying terrain around Chaster Park is included within *Development Permit Area No. 1* in Elphinstone.



The top of bank along the eastern part of Ocean Beach Esplanade is located within the *Development Permit Area No. 1*.

B-1.4 Development Permit Area 1B: Coastal Slopes

Slope stability issues on oceanfront slopes has 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 should 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



These photos of the 1983 debris flows from Robinson Creek in Roberts Creek illustrate the type of damage that can occur. Development Permit Area No. 2 in Elphinstone includes similar steep watercourse environments.
Photos: Gwen Boyte

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

B-1.5 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.

B-1.6 Development Permit Area 2B: Ravines

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

A report within DPA 2B shall include the following:

- a. A recommendation of required setbacks from the 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 or other steep slope; and
- c. The required setback to top of bank and recommendations relating to construction design requirements for the above development activities, on-site storm water drainage management and other appropriate land use recommendations.

B-1.7 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. The report requirements are set out in Policy B-1.9

B-1.8 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. The report requirements are set out in Policy B-1.9.

B-1.9 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

B-1.10 Development Permit Area 3: Open Slope Failure and Rockfalls

Potential for open slope failures in the Elphinstone OCP were identified where there are areas of moderately steep and steep terrain. Potential landslide impact areas were only estimated for slopes of 10 m 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 m) 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 OCP 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.

B-1.11 Development Permit Area No. 4: Stream Riparian Assessment Areas

1. Justification

- (a) Following the Riparian Areas Regulation of the Fish Protection Act, “DPA No. 4 Stream Riparian Assessment Areas” includes the areas within and adjacent to all unmapped watercourses and those mapped watercourses shown on Map 2 that either provide fish habitat or flow to a waterbody that provides fish habitat:
 - i. for a stream, a 30 metre (98 feet) strip on both sides of the stream, measured from the natural boundary;
 - ii. for a ravine less than 60 metre (197 feet) 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; and
 - iii. for a ravine 60 (197 feet) metres wide or greater, a strip on both sides of the stream measured from the natural boundary to a point that is 10 metres (33 feet) beyond the top of the ravine bank.

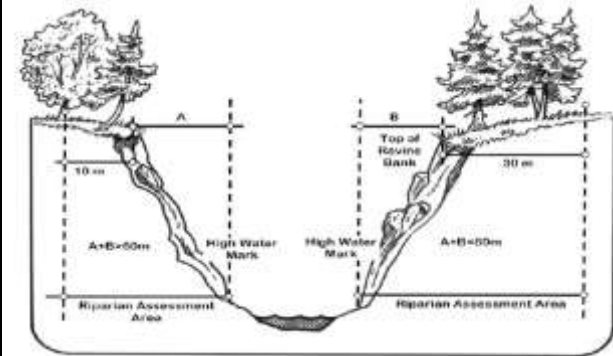
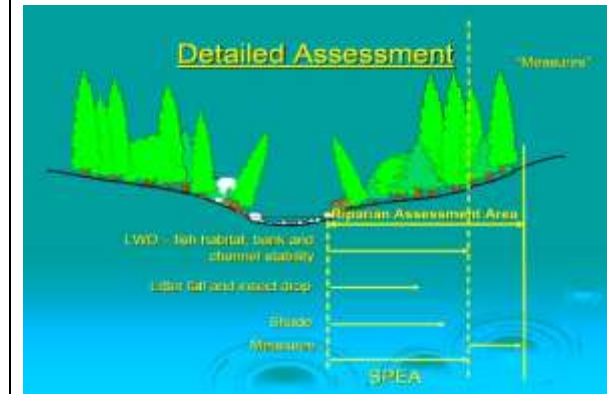


Illustration Riparian Assessment Areas under DPA No.3
Source: Ministry of Water Land and Air Protection, January 2006.



A generalized illustration of the riparian assessment areas to be addressed within Development Permit Area No. 3.
Graphic: B.C. Ministry of Environment, January 2007.

(b) The Riparian Areas Regulation establishes the *Stream Riparian Assessment Areas* as described above for the *natural environment, its ecosystems and biological diversity* for the following types of streams:

- i. watercourses known to have fish present: Chaster Creek (Chum and Coho salmon); and Walker (End Creek) (resident and anadromous cutthroat trout); and
- ii. all other streams, whether mapped or unmapped, are also designated as *Development Permit Area No. 4* as fish and/or fish habitat may be present, or they may flow into a waterbody that provides fish habitat.

2. Guidelines

Development permits issued in these areas addressing the *natural environment, its ecosystems and biological diversity* shall be in accordance with the following:

(a) An assessment report prepared by a qualified environmental professional in accordance with the Province of British Columbia's Riparian Areas Regulation is required in support of a development permit application and for Regional District issuance of a development permit. The report must identify the width of the streamside protection and enhancement area (SPEA) to be protected, and measures necessary to protect the integrity of the streamside protection and enhancement area. The qualified environmental professional must:

- i. certify he or she is qualified to conduct the assessment;
- ii. certify he or she has followed the assessment methods set out in the Schedule to the Riparian Areas Regulation;
- iii. provide an opinion that no natural features, functions or conditions that support fish life processes in the assessment area will be harmfully altered, disrupted or destroyed; or



One of the many small streams in central Elphinstone, many of which do not appear on current maps.

-
- iv. in the event that there will be a harmful alteration, disruption or destruction of natural features, functions, and conditions that support fish life processes in the stream riparian assessment area (i.e. a HADD), obtain authorization from the Federal Minister of Fisheries and Oceans under the Fisheries Act.

(b) The proposed developments and timing of construction should:

- i. avoid and minimize any damaging impact on the natural features, functions and conditions of the streamside protection and enhancement areas;
- ii. avoid and minimize the area of encroachment into the streamside enhancement areas.

(c) Development permits issued may require that:

- i. areas of land, specified in the permit, must remain free of development, except in accordance with any conditions contained in the permit;
- ii. specified natural features or areas be preserved, protected, restored or enhanced in accordance with the permit;
- iii. natural watercourses be dedicated;
- iv. works be constructed to preserve, protect, restore or enhance watercourses or other specified natural features of the environment;
- v. protection measures be implemented, including that vegetation or trees be planted or retained in order to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, control erosion or protect banks;
- vi. an explanatory plan or reference plan prepared by a BC Land Surveyor delineate the identified streamside protection and enhancement area; and
- vii. development comply with the Land Development Guidelines for the Protection of Aquatic Habitat, published by Fisheries and Oceans Canada

and the Ministry of Environment, Land and Parks (May, 1992).

- (d) In the event that the report outlined above confirms that the stream does not provide fish habitat, the qualified environmental professional is exempted from filing his or her report with the Ministry of Environment to the extent set out under the Riparian Areas Regulation of the Fish Protection Act.

B-1.12 Development Permit Area Nos. 5, 6 and 7: Form & Character Areas

1. Justification

- (a) *Development Permit Area No. 5 Highway 101 Commercial Industrial Mixed-Use*
This development permit area applies to the *Commercial Industrial Mixed-Use* land use designation. The objective of the designation is to achieve a higher quality of design which emphasizes a West-Coast village commercial environment adjacent to upper Gibsons.
- (b) *Development Permit Area No. 6 Bonniebrook Tourist Commercial*
This development permit area applies to the *Tourist Commercial* land-use designation centred on Bonniebrook Lodge at Ocean Beach Esplanade between 6th Street and Harry Road. The objective of the development permit area is to achieve development that is consistent with the heritage character of Bonniebrook Lodge and complements the natural environment of Chaster Creek and Ocean Beach Esplanade areas.
- (c) *Development Permit Area No. 7 Rural Industry*
This development permit area applies to the *Rural* land-use designation within the north-east corner of the Plan Area on which the extension of the Highway 101 Bypass is centred. The objective of the development permit area is to provide some landscape, signage and design limitation on rural industrial and commercial uses allowed under the current zoning bylaw of the Regional District in this area that forms a future gateway to the Sunshine Coast.



Recent strip commercial developments in the 1990's in Upper Gibsons included good landscaping and were relatively small in scale. However, further design detail is being sought in recent and current developments such as the Blackfish Pub.

2. Application of Guidelines Common to Development Permit Area Nos. 5, 6 & 7

Development permits are required to regulate the *form and character* of development prior to the construction, addition or exterior alteration of commercial, multi-family or industrial buildings within *Development Permits Areas Nos. 5, 6 and 7* as shown on *Map 2*. Development permits are not required where the construction or site development is consistent with these guidelines and where:

- (a) either a new building or an addition to an existing building has a floor area of less than 10 sq. m. (108 sq. ft.); or
- (b) the value of the alteration to an existing building is less than \$20,000 (2008 value to be increased on January 1st of each subsequent year by Statistics Canada's Vancouver CPI increase for the previous year); or
- (c) new site development (parking and landscaping) covers less than 200m² (2160 sq. ft.).

3. Guidelines Common to Development Permit Areas Nos. 5 and 6

3.1 General Form and Character of Development

- (a) Buildings *should* be designed to appear relatively small in scale and not overwhelm adjacent buildings or roads by:
 - i. varying building heights or shifting rooflines on buildings with long street or highway frontages; and
 - ii. shaping larger buildings to give the building the appearance of being composed of a number of smaller sections or blocks.
- (b) A village character should be promoted and "highway commercial strip" character *should be avoided* by:
 - i. siting buildings near the front or exterior side parcel lines fronting highways;



The above photos illustrate buildings which have their mass broken down by the use of varied rooflines and articulated walls.

- ii. creating landscaped open spaces within developments of various scales from outdoor patios in smaller developments to commons and squares in larger developments;
 - iii. locating surface parking at the rear or interior side setbacks of buildings instead of within the front setback; and
 - iv. planting significant landscaping adjacent to highways that is integrated with landscaping within the site.
- (c) Where possible, new buildings *should* be positioned to maintain sun exposure to sidewalks, pedestrian areas and adjacent residential buildings.
- (d) Covered walkways *should* be provided to provide weather protection for shoppers and further articulation to front building facades.
- (e) Long, single-story buildings *should* incorporate elements that add vertical definition such as sloped roofs or facade treatments such as fascia, beltcourses, pilasters or other such elements.
- (f) The ground levels of commercial buildings *should* be emphasized through careful arrangement and proportioning of windows and the provision of canopies or awnings.
- (g) Large, blank walls (in excess of 10.0 metres [33.0 ft.] in length) facing highways or customer parking areas *shall not* be permitted unless design elements such as murals or faux windows are placed on the façade.
- (h) Modification of standardized corporate franchise building designs or features *shall be* required in the event of conflict with these design guidelines.



Façades with covered walkways and a number of smaller windows create more inviting retail environments.

3.2. Exterior Finishing

In general, a variety of cladding and trim materials *are permitted*, provided that the materials have a natural or traditional appearance subject to the following guidelines:

- (a) The dominant cladding materials *should be*:
 - i. wood siding or other paintable composite siding materials (such as “hardy board”) which have the appearance of wood; or
 - ii. sand float stucco provided that it is accented with substantial wood trim, brick or stone or other features such as posts and beams; or
 - iii. traditional, narrow-gage, corrugated metal roofing and siding.
- (b) The use of clay brick and stone (such as round river rock, split granite, local rock) for building design accents *is encouraged*.
- (c) Exposed concrete block or other concrete walls *are permitted* only if they are painted or stuccoed and are required for fire separation purposes or face the rear or interior side lot lines.
- (d) Pre-fabricated industrial metal siding (such as “R-panels”) *is permitted* and artificial brick and stone are *discouraged*.
- (e) Real brick, stone, and small-scale corrugated metal siding *is encouraged*.
- (f) Cornices, wooden trim or other similar architectural details *should be* used to create a visual separation between the ground floor and second floor of the building.
- (g) Trim work, windows and doors *may be* painted in bright colours to accent wall colours.

3.3 Site Planning: Landscaping and Parking

- (a) The retention of natural vegetation is strongly *encouraged* where possible.



Examples of signs from retail chains that have been significantly modified to suite local retail environments.

- (b) Where natural vegetation can not be maintained, landscaping *should* include a mixture of deciduous and evergreen plants and/or trees which are suitable for the local climate (such as from the BC Naturescape plant list).
- (c) All other site areas not covered by buildings, parking areas, or retained natural vegetation and pedestrian areas and walkways *shall be* landscaped.
- (d) Wood fencing, shrubs or trees *shall be* used as a visual buffer between commercial buildings and adjacent rural and residential areas.
- (e) The drive aisles in parking areas *shall be* paved in asphalt, concrete, or pavers.
- (f) The areas used for parking spaces *may be* covered in the above-noted paving surfaces, permeable pavers or in gravel where the gravel is contained within a system design to keep the gravel in place.
- (g) Subject to soil suitability, at least one-half of a parking area *should be* water permeable and designed to allow for stormwater infiltration to assist with a stormwater management plan developed in accord with policies in *Part C-3: Low-Impact Development Servicing*.
- (h) Parking lots *are to be* located to the side or rear of buildings, and *should not* visually dominate the development.
- (i) Landscaped areas within the parking lot are required when more than 20 vehicles are to be accommodated, with a row containing no more than 10 parking stalls being permitted without a landscape island.
- (j) Driveway entries to parking lots should be defined by landscaped nodes that may include low-ground cover and entry features that do not prohibit visibility.
- (k) Parking areas that abut a highway shall be buffered by a minimum 3.5 metre (11.5 ft.) wide landscaped strip adjacent to the edge of sidewalk or paved part of the highway, whichever is closer.



Retention of natural site vegetation is encouraged. When not possible, landscaping will be required as shown in the above examples.

- (l) Provision must be made to supply adequate irrigation and soils to all planted areas and to maintain the approved landscaping.
- (m) Support services such as loading bays, refuse containers, storage areas, and utility services shall be located to the rear or side of buildings and be screened to minimize visibility from highways and other public areas.

3.4 Signage and Site Lighting

- (a) Carved or textured wood and ornamental painted metal signs are *encouraged*.
- (b) Front-lit signs are *preferred*.
- (c) Where back-lit and self-illuminated signs are installed, they *shall*, unless varied under a development permit:
 - i. be mounted flush to the building exterior;
 - ii. have a maximum surface area which does not exceed 0.5 sq. m. (5.4 sq. ft.) for every 1.0 metre (3.3 feet) of building frontage to a street;
 - iii. have a maximum profile height of 0.75 metres (2.5 feet); and
 - iv. be coordinated with the architecture of the building to which they are attached.
- (d) Painted canopy signs are *acceptable*, but shall have an area not exceeding 1/3 (one third) of the area of the canopy
- (e) Free-standing signs *shall* be limited to a height of 3.0 metres (9.8 feet) above grade and *shall* have a surface area on each side which does not exceed 3.0 sq. m. (32.3 sq. ft.). Signs mounted upon a base made of stone, brick, wood or other natural-appearing material are *encouraged*.
- (f) Flashing lights and moving signs are *not permitted*.



Landscape islands in parking lots improve aesthetics and can reduce the overall site impermeability.



There are many types of attractive pavers that are designed to allow water infiltration into the ground and reduce run-off.

- (g) Multi-unit buildings *should* have unit signs of compatible size, arrangement and character.
- (h) Lighting *shall* be provided for pedestrian and parking areas on the property as well as to supplement street lighting on public sidewalks.
- (i) Site lighting *shall* be directed downward to avoid “light spill” on adjacent residential areas and designed following the Regional District’s *Outdoor Lighting Standard*.
- (j) Site lighting *should* be neutral in colour. High-pressure sodium (orange) lights are *not permitted*.

3.5. Transitions (Intersections, Commercial/Residential Interface)

- (a) Commercial and industrial buildings *should* be sited to afford maximum privacy to adjacent residential/rural properties and minimize the impacts of noise, glare and shadows.
- (b) Site boundaries of abutting residential and rural zoned parcels *shall be* fenced and landscaped with dense shrubbery with a minimum width of 3.5 metres (11.5 feet) to create an effective buffer.
- (c) Site planning should reinforce the definition of highway intersections by placing buildings and pedestrian areas in close proximity to highway intersections.

4. Additional Policies Relating to Development Permit Area No. 5 Commercial Industrial Mixed-Use

- (a) Business improvement area and/or downtown revitalization area programs should be investigated in conjunction with the Town of Gibsons.
- (b) The Regional District should work with the Town of Gibsons to develop a concept plan for upgrading the public highway rights-of-way within Development Permit



Examples of carved wood hanging and free-standing signs that would meet the DPA No. 4 design guidelines.

Area No.4 and amending the Regional District's Servicing Bylaw as discussed under *Part C-1: Transportation*.

- (c) Further site-specific design guidelines may be created for any large-scale development on parcels exceeding 2.0 ha. (4.95 acres) when a Comprehensive Development zone is developed under the Mixed-Use Commercial Industrial designation.

5. *Guidelines Applicable to Development Permit Area No. 6
Bonniebrook Tourist Commercial*

The above *Development Permit Area No. 4* guidelines are also applicable to *Development Permit Area No. 5* except for sections 3.1 (a), 3.1(g) and 3.4 (d) which are replaced with the following :

- 3.1 (a) Development *should* be consistent with the heritage character and form of Bonniebrook Lodge with buildings being designed to appear relatively small in scale and not overwhelm adjacent buildings or roads by the use of the following techniques:
- i. varying building heights or shifting rooflines on buildings with long street frontages; and
 - ii. shaping larger buildings to give the building the appearance of being composed of a number of smaller sections or blocks.
- (g) Large, blank walls (in excess of 6.0 metres (19.7 ft.) facing highways are not permitted unless design elements such a mural or faux windows placed on the façade.
- 3.4 (d) Free-standing signs *shall* be limited to a height of 2.0 metres (6.6 feet) above grade and have a surface area on each side which does not exceed 3.0m² (32.3 sq. ft.). Signs mounted upon a base made of stone, brick, wood or other natural- appearing material are encouraged.



Examples of standardized retail chain signage that would meet the *Development Permit Area No. 4* design guidelines. New additions to Bonniebrook Lodge and new buildings in *Development Permit Area No. 5* should complement the existing building.

6. *Guidelines Applicable to Development Permit Area No. 7
Rural Industry*

6.1 *Building Form*

Industrial and commercial buildings permitted under the zoning bylaw in this area *should* be consistent with the single-family building form and character found in rural areas of the Sunshine Coast by ensuring:

- (a) Buildings *should* be designed to appear relatively small in scale and not overwhelm adjacent buildings or roads by the use of the following techniques:
 - i. varying building heights or shifting rooflines on buildings; and
 - ii. shaping larger buildings to give the building the appearance of being composed of a number of smaller sections or blocks.
- (b) Large, blank walls (in excess of 6.0 metres (20.0 ft.) facing highways are not permitted unless design elements such a mural or faux windows placed on the façade.

6.2 *Signage*

- (a) Signage shall be limited to free-standing signs that *shall* be limited to a height of 2.0 metres (6.6 feet) above grade and have a surface area on each side which does not exceed 3.0m² (32.3 sq. ft.). Signs mounted upon a base made of stone, brick, wood or other natural- appearing material are encouraged.
- (b) Site lighting *shall* be directed downward to avoid “light spill” on adjacent residential areas and designed following the Regional District’s *Outdoor Lighting Standard*.
- (c) Site lighting *should* be neutral in colour. High-pressure sodium (orange) lights are *not permitted*.

6.3 *Siting and Landscaping*

- (a) Commercial and industrial buildings *should* be sited to afford maximum privacy to adjacent residential/rural properties and minimize the impacts of noise, glare and shadows.
- (b) Those portions of the site abutting highways, residential and rural zoned parcels *should be* fenced and landscaped with dense shrubbery with a minimum height of 2.0 metres (6.6 feet) and width of 1.0 metres (3.3 feet) to create an effective buffer so that industrial and commercial uses are not visible from the adjacent areas.

B-1.13 Development Approval Information Area

The Regional District may require development approval information for development permit applications and rezonings. These types of proposals shall be evaluated, to the extent required under the applicable *Development Permit Area* Nos. 1 to 6 based on the following criteria:

- (a) The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife habitat, environmentally sensitive features, and rare or endangered plant or animal species;
- (b) The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage;
- (c) The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour;



The Canadian Green Building Council is the organization that formally certifies LEED buildings. Some municipalities have developed their own environmental building rating systems.

Source: Canadian Green Building Council, 2007

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- (d) The impact of the proposed development on traffic volumes and roads including the ability to provide safe and effective access to both the development as a whole and to individual dwellings/buildings within development;
 - (e) How the proposed development impacts and buffers adjacent uses; and
 - (f) The ability of the proposed development to provide on-site water and sewage disposal or to connect to community services, if available.

B-1.14 Wildland / Urban Forest Fire Interface

The Regional District is strongly encouraged to undertake a *Forest Interface Fire Hazard Assessment* following Fire Smart principles in conjunction with the West Howe Sound Fire Protection District and Ministry of Forests and Range to determine which areas are most at risk for interface forest fires and to propose measures to mitigate hazards and risks.

B-1.15 Promotion of LEED Certification

The application of the Canadian Green Building Council's LEED (Leadership in Energy and Environmental Design) Silver standard or equivalent will be:

- (a) *Encouraged* during the Regional District's review of applications within Development Permit Areas Nos. 4 and 5 and non-single family rezoning applications generally.
- (b) *Required*, subject to the discretion of the Regional District Board, at the time of its consideration of development variance permits to increase the maximum floor area of commercial buildings or rezoning of land within the *Commercial Industrial Mixed Use* land use designation.

B-1.16 First Nations Archaeological Sites

The Regional District will work with the Squamish Nation to ensure that its heritage is protected under the Heritage Conservation Act and through cooperation in Crown land-use and resource planning processes.

B-1.17 Sign Bylaw

The Regional District should consider the adoption of a sign bylaw under Section 908 of the Local Government Act so that signage placed on existing buildings may also be regulated in addition to the DPA No. 4 to 6 sign guidelines that apply only to new development.

PARTS B-2 TO B-12: LAND USE DESIGNATIONS & PARK ACQUISITION POLICIES

Land use policies form the cornerstone of the Elphinstone OCP. Land use designations described in this OCP reflect not only current land use, but also land uses and development densities needed to preserve community character while accommodating future growth within servicing limitations. More importantly, future rezoning applications and land-use regulations must be consistent with these land use designations. In short, general land use designations give more certainty to landowners and the community on the development intended for an area.

B-2: AGRICULTURAL

The following agricultural objectives and policies relate to parcels located within the Agricultural Land Reserve (ALR) established under the Agricultural Land Commission Act. Agricultural soil capability mapping completed by the ALC has confirmed the need to retain and protect the majority of the ALR for agricultural purposes designated on *Map 3 - Land Use Designations* as *Agricultural A* and *Agricultural B* while lands designated as *Rural Residential* with District Lots 902 and 903 are recommended for exclusion.

Objectives

1. To preserve agricultural land by maintaining larger parcels on lands with better agricultural soils with Canada Land Inventory ratings of classes 1 to 4 with existing or improved soil conditions.
2. To provide for agricultural activities, particularly organic and market garden farming.
3. To promote community understanding and appreciation of local agriculture with land-use decisions consistent with this OCP.
4. To increase opportunities for local farmers to provide local sources of a range of agricultural products, including the opportunity to market locally-produced food products.



Excerpt from Map 3: Land Use Designations

5. To protect existing and future agricultural activities from potential conflicting non-agricultural uses within the Agricultural Land Reserve (ALR) and the *Rural Residential* designated lands adjacent to the ALR.
6. To support the *Agricultural Land Commission* (ALC) in protecting agricultural lands and opportunities.

Policies

B-2.1 General Agricultural Policies

1. The three general land use designations within the ALR provide Regional District parcel size limits if a subdivision application to the ALC is approved.
2. Lands designated *Agricultural A* and *Agricultural B* have been identified on the ALC's soil capability mapping as generally having soils that are (or are improvable to) good to very good for agricultural purposes. These parcels are suitable for agricultural activities such as berry crops, other fresh market vegetable crops, some tree fruits, and most types of nursery production.
3. Any parcel may be used for agricultural purposes, and the keeping of livestock, poultry and rabbits may be permitted as set out under Regional District zoning bylaw.

B-2.2 Agricultural A Policies

Those lands designated as *Agricultural A* as indicated on *Map 3* shall be subject to the following policies:

1. A wide range of agricultural uses is permitted, including the marketing of products grown on-site.
2. These lands are to be maintained within the ALR and are subject to the Agricultural Land Commission Act.
3. One single family dwelling is permitted on a parcel of any size.



A riding stable in *Agricultural A*.

4. Home occupations and bed & breakfasts are permitted as auxiliary uses.
5. A second dwelling unit may be permitted where the dwelling is wholly contained within a single family dwelling or forming part of a duplex. In such case there is no opportunity for any additional detached dwelling. In circumstances where no auxiliary dwelling unit or duplex exists a second detached dwelling may be permitted for use by immediate family members or farm workers provided that the dwelling is located on a non-permanent foundation as a mobile home and approved by the Regional District and ALC under the Agricultural Land Commission Act.

Under no circumstances may a parcel contain more than two dwelling units.

6. Kennels on parcels exceeding 1.75 ha. (4.32 acres) as permitted under the Agricultural Land Commission Act and the current Regional District zoning bylaw.
7. Subdivisions creating parcel sizes exceeding 4.0 hectares (9.88 acres) may be permitted in cases where:
 - (a) The potential for agriculture is not deemed by the ALC to be adversely affected by this lot size;
 - (b) The subdivision is subject to approval by the Regional District and ALC pursuant to the Agricultural Land Commission Act.
7. The use of undeveloped road allowances within the ALR by adjacent agricultural land owners or Community Land Trusts for farms or community gardens is supported. This is subject to the approval of the Ministry of Transportation on the understanding that it may be used for road purposes and public access at any time.



Two of the few existing viable farms on the Sunshine Coast. In the future, more such farms may be needed in the region's limited ALR lands.

B-2.3 Agricultural B Policies

Those lands designated as *Agricultural B* as indicated on *Map 3* shall be subject to the following policies:

1. A wide range of agricultural activities is to be permitted, including the marketing of products grown on-site and in garden nurseries.
2. These lands are to be maintained within the ALR subject to the Agricultural Land Commission Act.
3. One single family dwelling is permitted on a parcel of any size.
4. Home occupations and bed & breakfasts are permitted as auxiliary uses.
5. An auxiliary dwelling is permitted for farm help or family members within a mobile home on a non-permanent foundation subject to approval by the Regional District and ALC under the Agricultural Land Commission Act.
6. Kennels are permitted on parcels exceeding 1.75 ha. (4.32 acres) as permitted under the Agricultural Land Commission Act and the current Regional District zoning bylaw.
7. Subdivisions with minimum parcel sizes of 1.75 hectares (4.32 acres) may be permitted where:
 - (a) The potential for agriculture is not deemed by the ALC to be adversely affected by this lot size; and
 - (b) The subdivision is subject to the approval by the Regional District and ALC pursuant to the Agricultural Land Commission Act.

B-2.4 Agricultural, Horticulture and Keeping of Livestock and Poultry

The use of land for horticulture, agriculture and the keeping of livestock and poultry may be permitted with the *Agricultural A* and *Agricultural B* designations and in other parts of the Plan Area as set out in this OCP and regulated under the current Regional District zoning bylaw.

B-3: RURAL RESIDENTIAL

Objectives

1. To provide a buffer adjacent to the ALR to ensure that incompatible land uses and densities are not located adjacent to the ALR that would create land use conflicts that could impair the agricultural use of *Agricultural A* and *Agricultural B* lands.
2. To provide a form of rural residential development that provides housing options between the *Residential* land use designations and the *Rural*, *Agricultural A* and *Agricultural B* land use designations.
3. To provide for complementary auxiliary uses to rural residential uses where appropriate.
4. To exclude the lands from the Agricultural Land Reserve within District Lots 902 and 903 located to north of the *Agricultural A* land use designation as supported by the Agricultural Land Commission.

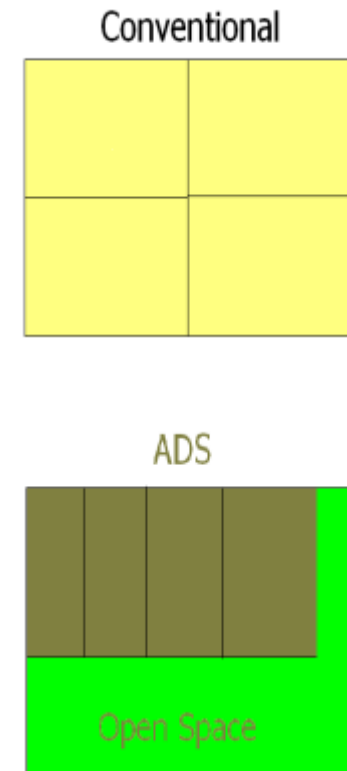
B-3.1 Policies

1. Those lands designated as *Rural Residential* as indicated on *Map 3* shall be subject to the following policies:
 - (a) Any parcel may be used for agricultural purposes, and the keeping of livestock (not including pigs), poultry and rabbits may be permitted as set out under the current Regional District zoning bylaw.



A *Rural Residential* property on Reed Road in the foreground with the *Rural Forest* designation in the background.

- (b) One single family dwelling on parcels of any size is permitted.
 - (c) Home occupations and bed & breakfasts are permitted auxiliary to a rural residential use.
 - (d) Wild bird rehabilitation centre auxiliary to a residential use on parcels exceeding 0.35 ha. (0.86 acres).
 - (e) A second dwelling may be permitted on parcels exceeding 0.4 ha. (1.0 acre).
 - (f) Transition houses or vehicle repair and maintenance within enclosed buildings may be permitted on parcels exceeding 0.8 ha. (2.0 acres).
 - (g) Riding stables and academies, campgrounds and garden nurseries may be permitted on parcels exceeding 1.75 ha. (4.32 acres).
 - (h) Kennels and keeping of pigs for personal consumption on parcels exceeding 1.75 ha. (4.32 acres) are permitted under the current Regional District zoning bylaw.
2. The Regional District may apply, with consultation of affected land owners, for a group exclusion of parcels within the ALR in District Lots 902 and 903. These lands were previously removed on a site-by-site exclusion basis under the *Agricultural C* designation in the 1987 Elphinstone Official Community Plan.
 3. Subdivisions may be permitted where:
 - (a) All resultant parcels exceed 1.0 hectare (2.47 acres) in size and have a parcel depth of over 100 metres (328 feet) to any abutting land within the *Agricultural A* or *Agricultural B* land use designations; or
 - (b) Lands are within *Comprehensive Development Cluster Housing Area Nos. 1 and 3* on Map 3, in which site rezonings may be considered to allow a density bonus for subdivisions creating smaller parcels averaging 2000 sq. m. (0.5 acres) (with a minimum size of 1500 sq. m. [0.38 acres]) if land comprising 50% of the subdivision's gross area is dedicated as park or is protected as publicly-



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The above example demonstrates how a conventional 4-lot subdivision can be re-shaped to have 50% open space with 4 lots.

accessible open space with a covenant and statutory right of way provided this area has a minimum depth of 60 metres (198 feet) where adjacent to the ALR; or

- (c) Lands are within *Comprehensive Development Cluster Housing Area No. 2* on *Map 3* within the *Rural Residential* designation, in which site rezonings may be considered to allow a density bonus in subdivisions creating smaller parcels averaging 2000 sq. m. (0.5 acres) (with a minimum size of 1500 sq. m. [0.38 acres]) if land comprising 50% of subdivision's gross area is dedicated as park or is protected as publicly-accessible open space with a covenant and statutory right of way; or
- (d) Lands are within *Comprehensive Development Cluster Housing Area No. 4* on *Map 3*, in which site rezonings may be considered to allow a density bonus in subdivisions creating smaller parcels averaging 1000 sq. m. (0.25 acres) (with a minimum size of 700 sq. m. (0.18 acres)) if land comprising 50% of the subdivision's gross area is dedicated as park or is protected as publicly-accessible open space with a covenant and statutory right of way provided this area has a minimum depth of 60 metres (198 feet) adjacent to the ALR and covers any wetland areas under the rezoning application; and a local community sewer system is constructed that will serve the entire area under rezoning application.
- (e) Site rezonings may be considered to allow a density bonus in subdivisions creating smaller parcels with a flat minimum size of 700 sq. m. (0.18 acres) within *Comprehensive Development Cluster Housing Area No. 4* if there is also installation of systems for on-site clean stormwater retention for irrigation, and stormwater detention to improve on-site and down-slope drainage conditions in addition to the requirements in subsection (d) above.



View of Rural Forest and the slopes of Mount Elphinstone.

B-4: RURAL FOREST

Objectives

1. To recognize the respective responsibilities of the Ministry of Forests and Range and other Provincial Ministries responsible for managing the Sechelt Provincial Forest under the Forest Act and other Provincial legislation.
2. To provide for forest related and other resource activities within and adjacent to the Sechelt Provincial Forest as shown on *Map 1*.

B-4.1 Policies

Those lands designated as *Rural Forest* as indicated on *Map 3* shall be subject to the following policies:

1. Land may be used for forestry, agriculture or other resource extraction where Provincial legislation allows for such activities to supercede local zoning authority.
2. Land may be used for outdoor recreation, parks and environmental conservation purposes.
3. While sand and gravel is permitted to be extracted from any location as required under Provincial legislation, any processing of such material shall not be permitted.
4. One single-family dwelling on parcels of any size is permitted.
5. Parcels may be subdivided where:
 - (a) All resultant parcels exceed 100.0 ha. (247.0 acres); and
 - (b) Each parcel adjacent to land outside the Sechelt Provincial Forest has a depth exceeding 100 metres (328 ft.).

B-5: RURAL

Objectives

1. To provide for rural residential acreage subdivisions with 4.0 ha. (9.8 acre) minimum parcel sizes to form a transition between the *Rural Forest* and *Rural Residential* land use designations.
2. To provide for rural residential land uses that may be accompanied by a range of small-business and rural activities on larger parcels.
3. To allow for aggregate processing and the manufacture of aggregate products in the limited area currently zoned for this use with the possibility for expansion in adjacent areas.

B-5.1 Policies

Those lands designated as *Rural* as indicated on *Map 3* shall be subject to the following policies:

1. One single family dwelling may be permitted on parcels of any size.
2. Home occupations and bed & breakfasts may be permitted auxiliary to a residential use.
3. Transition houses or second single family dwellings may be permitted on parcels exceeding 0.8 ha. (2.0 acres).
4. Parcels may be used for agricultural purposes, the keeping of livestock (not including pigs), and keeping of poultry and rabbits as set out under the current Regional District zoning bylaw.
5. The following uses may be permitted within the specific regulations set out in the current zoning bylaw:

- (a) Vehicle repair and maintenance within enclosed buildings, garden nursery, wildlife rehabilitation centres and tourist information centres on parcels exceeding 0.8 ha. (2.0 acres).
 - (b) Campground, an enclosed sawmill, kennels, riding stable and academy, animal shelters, other non-motorized outdoor recreation and assembly uses, one fully enclosed building up to 75 sq. m. (807 sq. ft.) on a parcel to house manufacturing or storage, equipment works yards, sawmills and shake mills, equipment repair and maintenance within enclosed buildings, and the keeping of pigs for personal consumption are permitted provided:
 - i. the parcel shall exceed 1.75 ha.(4.32 acres); and
 - ii. a parcel configuration is created permitting adequate setbacks for visual and sound buffering.
6. Aggregate processing and the manufacture of aggregate products is permitted only within that part of District Lot 1657, including and above the BC Hydro Right of Way, that is zoned for this use under the current Regional District zoning bylaw and for future expansion within this area via rezoning applications.
7. On Lot 1, DL 1657, Plan VAP23053, PID 016-713-541
- i. The following uses may be permitted:
 - (a) general contractor facility;
 - (b) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
 - (c) concrete batch plant;
 - (d) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (c) to be used for the purpose of housing a caretaker or watchman.



Service commercial and light industrial uses have been a part of the *Commercial Industrial* area along Highway 101 for several decades.

-
- ii. The following conditions of use may apply:
- (a) vehicle repair and maintenance buildings may be up to 7.5 metres in height and have a total floor area of 600 square metres;
 - (b) manufacturing or storage buildings may be up to 7.5 metres in height and have a total floor area of 600 square metres;
 - (c) equipment works yard shall be screened by a solid fence or landscaping and have a total site area of up to one hectare.

8. Parcels may be subdivided where:

- (a) All resultant parcels exceed 4.0 ha. (9.88 acres); and
- (b) Each parcel adjacent to the Sechelt Provincial Forest (SFP) has a depth from the SPF boundary exceeding 100 metres (328 ft.).

B-6: COMMERCIAL INDUSTRIAL MIXED USE

Objectives

1. To recognize the existing commercial and industrial area around the Highway 101/ Pratt Road intersection while allowing for commercial and mixed-use infill development in a manner that recognizes surrounding potentially conflicting land uses and servicing limitations.
2. To recognize the area as a gateway to the adjacent Gibsons commercial area.
3. To promote types of commercial, multi-family, and light industrial development that will complement the more recent adjacent commercial development in the upper Gibsons area and that are consistent with the current development permit area design guidelines in this OCP.
4. To confine commercial and industrial activities to land already within this land use designation to prevent the creation of sprawling strip commercial development along Highway 101.

B-6.1 Policies

Those lands designated as *Commercial Industrial Mixed Use* as indicated on *Map 3* shall be subject to the following policies:

1. A range of commercial uses is to be permitted, including but not limited to retail and wholesale sales, commercial indoor recreation, gasoline service stations, offices and restaurants.
2. A range of light industrial uses is to be permitted, including but not limited to the manufacturing, processing, fabricating, assembling, testing, storage, transporting or distributing of goods, provided that:



Recent adjacent strip commercial development in the 1990's in adjacent Gibsons could be the trend for Highway 101 corridor in Elphinstone....but there are alternatives.



This plan for a 4.8 ha. (12.0 acre) mixed-use site is provided as an example of an alternative where commercial and residential can be accommodated with large open space areas. Source: Calthorpe Associates, Berkley, CA

-
- (a) There is no processing or storage of raw materials or resources, nor animals, nor storage of any materials or goods outside of the building; and
 - (b) Any office or commercial uses associated with the light industrial use are located to the front of the site adjacent to a public highway frontage.
3. As a preferred development option for parcels exceeding 2.0 ha. (4.95 acres), a mixed-used village development with commercial and multiple family residential is encouraged via a rezoning to a comprehensive development zone that includes:
- (a) Retail uses;
 - (b) Multiple-family residential alone or above retail uses;
 - (c) Maximum building heights of 3 stories;
 - (d) Up to 10 units/acre (25 units/ha.) gross density;
 - (e) Up to 50% parcel coverage;
 - (f) At least 25% publicly-accessible open space;
 - (g) No more than 25% surface parking and private roads;
 - (h) A requirement that multiple-family residential units be setback not less than 30.0 metres (98 ft.) from adjacent land within the ALR or Highway 101;
 - (i) LEED Silver building certification or equivalent;
 - (j) Installation of systems for on-site clean stormwater retention for irrigation, and stormwater detention to improve nearby riparian habitat; and
 - (k) Provision of 10% designated affordable housing using criteria based on CHMC and Statistics Canada information and a housing agreement developed under



Section 905 of the Local Government Act to be approved by the Regional District Board.

4. On any parcel, the maximum combined retail or wholesale floor area within any building shall not exceed 1394 sq. m. (15,000 sq. ft.).
5. The maximum parcel coverage is 50%.
6. Parcels may be subdivided provided that:
 - (a) Each resultant parcel shall exceed 1.0 ha. (2.5 acres);
 - (b) Parcel frontages shall exceed 30 metres (98 feet) fronting a public highway or longer as specified by the Ministry of Transportation; and
 - (c) The parcel is connected to an approved community sewer system or the parcel has a sufficient size to allow for the installation of a septic field or community sewer system to the standards of the Regional District, and the Vancouver Coastal Health Region or Ministry of Environment, for the size and use of land proposed.



Source: District of West Vancouver

Commercial developments can include attractive pedestrian areas and streetscapes as illustrated above.



Bonniebrook Lodge is the only *Tourist Commercial* site.

B-7: TOURIST COMMERCIAL

Objectives

1. To recognize existing tourist commercial services in the Chaster Creek area.
2. To permit additional commercial recreational activities that have minimal impact on the adjacent residential areas and valuable streamside and shore habitats.
3. To provide the opportunity to establish auxiliary neighbourhood commercial and restaurant uses for the benefit of visitors and neighbourhood residents.

B-7.1 Policies

Those lands designated as *Tourist Commercial* as indicated on *Map 3* shall be subject to the following policies:

1. Permitted uses include restaurants, motels, lodges, a retail store up to 100 sq. m. (1076 sq. ft.), campgrounds of up to 25 sites per ha. (10 sites per acre) of parcel area, and one dwelling unit for staff on each parcel on which a *Tourist Commercial* use is located.
2. *Tourist Commercial* uses shall be limited to the existing area designated as such on
3. Map 3 except for the campground and commercial outdoor recreation uses permitted
4. in the *Rural* general land use designation.
5. Each parcel created by subdivision shall exceed 2000 sq .m. (0.5 acres).

B-8: RESIDENTIAL DESIGNATIONS

Objectives

1. To ensure the availability of sufficient land in appropriate areas that will accommodate population growth to the extent desired by the community.
2. To provide for residential densities that reflect the carrying capacity of the land including terrain, septic and other servicing constraints.
3. To provide for a variety of housing types and parcel sizes.
4. To provide for various forms of affordable housing including auxiliary dwelling units, duplexes and second dwellings on larger lots.
5. To ensure that parcel sizes and residential densities are appropriate for the level of services that the community desires and is willing to pay for.
6. To minimize residential conflicts with resource activities and natural hazards.
7. To provide for home occupation opportunities compatible in scale and character with residential and rural settlement.
8. To encourage subdivision design and zoning regulations that promote alternative and low-impact development standards generally and those set out in *Part C-3: Low Impact Development Servicing*.

B-8.1 Common Residential Land Use Policies

The Plan Area may be viewed as having three major types of residential areas. The first areas are located above the waterfront slopes of Ocean Beach Esplanade with relatively low development constraints outside of the Walker and Chaster Creek ravines which are designated as *Residential A* and *C*. The second area, designated as *Residential B*, includes the steep bluffs above the western part of Ocean Beach Esplanade that are



A newer home on lot of approximately 2000 sq. m. (1/2 acre) lot in the *Residential A* area.

subject to natural hazard constraints. The third area to the north of the Town of Gibsons has been recently designated as *Residential D* and provides a transition between the denser urban residential development in Gibsons and the *Rural* land-use designation to the north.

1. Those lands designated *Residential A, B, C* and *D* as indicated on *Map 3 – Land Use Designations* shall be subject to the following common policies:
 - (a) One single family dwelling on parcels of any size is permitted.
 - (b) A second dwelling is permitted on parcels with a size exceeding 4000 sq. m. (1.0 acre) to provide a potentially affordable housing option.
 - (c) Agricultural and horticulture sales on parcels exceeding 2000 sq. m. (0.5 acre) are permitted.
 - (d) On parcels exceeding 500 sq.m. (0.125 acres), the maximum parcel coverage shall be 35% including the footprint of all buildings, covered structures and impervious surfaces.

B-8.2 Residential A Land Use Designation Policies

In addition to the Common *Residential* Land Use Policies (above), those lands designated *Residential A* on *Map 3* shall be subject to the following specific policies:

1. An auxiliary dwelling unit with a gross floor area up to 55 sq. m. (592 sq. ft.) is permitted on parcels exceeding 2000 sq. m. (0.5 acres) where there is only one other single-family dwelling unit.
2. Home offices and bed & breakfasts are permitted within a single-family dwelling.
3. Each parcel created by subdivision shall exceed 2000 sq. m. (0.5 acres) subject to sewage (septic) disposal, public road access, possible development permit requirements, and other servicing requirements of the REGIONAL DISTRICT and other agencies.



An older home on a lot of 1000 sq. m. (1/4 acre) with cottage in the *Residential A* area.



B-8.3 Residential B Land Use Designation Policies

In addition to the Common *Residential* Land Use Policies (above), those lands designated *Residential B* on *Map 3* generally occupy lands with potential hazards, and shall be subject to the following specific policies:

1. An auxiliary dwelling unit with a gross floor area up to 55 sq. m. (592 sq. ft.) is permitted on parcels exceeding 2000 sq. m. (0.5 acres) where there is only one other single family dwelling unit.
2. Home offices and bed & breakfasts are permitted within a single-family dwelling.
3. Each parcel created by subdivision shall exceed 10,000 sq. m. (2.47 acres) subject to sewage (septic) disposal, public road access, possible development permit requirements, and other servicing requirements of the REGIONAL DISTRICT and other agencies.

B-8.4 Residential C Land Use Designation Policies

In addition to the Common *Residential* Land Use Policies (above), those lands designated *Residential C* on *Map 3* shall be subject to the following specific policies:

1. An auxiliary dwelling unit with a gross floor area up to 55 sq. m. (592 sq. ft.) is permitted on parcels exceeding 2000 sq. m. (0.5 acre) where there is only one other single family dwelling unit on the parcel.
2. A duplex is permitted on a parcel exceeding 2000 sq. m. (0.5 acre) where there is no other type of dwelling unit on the parcel.
3. Home occupations and bed & breakfasts are permitted auxiliary to a residential use.
4. Each parcel created by subdivision shall exceed 2000 sq. m. (0.5 acre) subject to sewage (septic) disposal, public road access, possible development permit



Newer homes on a *Residential C* lots with sizes of approximately 2000 sq. m. (1/2 acre).



The Roberts Creek Co-Housing project is an example of the use of the cluster housing area policies.

Following **cluster housing policies** in the Roberts Creek OCP, a bare land strata subdivision with 33 units was approved under a CD zone with a **total of 51%** of the 8.0 ha. (20 acre) site protected through dedication of park and covenant as shown on the above plan.

requirements, and other servicing requirements of the Regional District and other agencies.

5. Within the areas identified as *Comprehensive Development Cluster Housing Area Nos. 2 and 5* within the *Residential C* designation on *Map 3*, site rezonings may be considered to allow a density bonus in subdivisions creating smaller parcels averaging 1000 sq. m. (0.25 acres) (with a minimum parcel size of 700 sq. m. [0.18 acres]) if:
 - (a) Land comprising 50% of subdivision's gross area is dedicated as park or is protected as publicly-accessible open space with a covenant and statutory right of way provided this area has a minimum depth of 30 metres (98 feet) adjacent to the top of bank of the Chaster Creek ravine; and
 - (b) The subdivision is serviced by a local community sewer system within the Regional District.
6. In addition to the requirements under Policy 5 above, site rezonings may be considered to allow a density bonus in subdivisions with a flat minimum parcel size of 700 sq. m. (0.18 acres) if there is also:
 - (a) Installation of systems for on-site clean stormwater retention for irrigation, and stormwater detention to improve nearby riparian habitat; and
 - (b) Additional road dedication and funding is provided for a road or pathway across Chaster Creek and/or for extending Harry Road.

B-8.5 Residential D Land Use Designation Policies

In addition to the Common *Residential* Land Use Policies (above), those lands designated *Residential D* as indicated on *Map 3*, shall be subject to the following specific policies:

1. An auxiliary dwelling unit with a gross floor area up to 55 sq. m. (592 sq. ft.) is permitted on parcels exceeding 2000 sq. m. (0.5 acre) where there is only one single family dwelling unit on the parcel.
2. A duplex is permitted on a parcel exceeding 2000 sq. m. (0.5 acre) where there is no

other type of dwelling unit on the parcel.

3. Home occupations and bed & breakfasts are permitted auxiliary to a residential use.
4. The minimum parcel size created by subdivision shall exceed 2000 sq. m. (0.5 acres) subject to sewage (septic) disposal, public road access, possible development permit requirements, and other servicing requirements of the Regional District and other agencies.
5. Within the area identified as *Comprehensive Development Cluster Housing Area No. 6* on *Map 3*, site rezonings may be considered to allow a density bonus in subdivisions creating smaller parcels averaging 1000 sq. m. (0.25 acres)(with a minimum parcel size of 700 sq. m. [0.18 acres]) if:
 - (a) Land comprising 50% of subdivision's gross area is dedicated as park or is protected as publicly-accessible open space with a covenant and statutory right of way provided the area has a minimum depth of 30 metres (98 feet) adjacent to land within the *Rural* general land use designation or the top of bank of a ravine containing a stream;
 - (b) The subdivision is serviced by a local community sewer system within the Regional District or the Town of Gibsons community sewer system.
6. In addition to the requirements under Policy No. 5, site rezonings may be considered to allow a density bonus in subdivisions with a flat minimum parcel size of 700 sq. m. (0.18 acres) if there is also:
 - (a) Installation of systems for on-site clean stormwater retention for irrigation, and stormwater detention to improve on-site and down-slope drainage conditions;



- (b) Provision of 20% designated affordable housing using criteria based on CHMC and Statistics Canada information and a housing agreement developed under Section 905 of the Local Government Act to be approved by the Regional District Board.

B-9: MOBILE HOME PARKS

Objectives

1. The two existing mobile home parks designated as *Mobile Home Park* on *Map 3-Land Use Designations* should continue to provide a range of affordable housing options up to a density of 15 units per hectare (6 units per acre).
2. Potential new or expanded mobile home parks should be encouraged via zoning bylaw amendments to achieve the following policies outlined below.

B-9.1 Policies

1. The two existing mobile parks designated as *Mobile Home Park* on Map 3 have a maximum density of 15 units per hectare (6 units per acre), the density which should be incorporated into an updated Mobile Home Park Bylaw to also correspond to current trends in mobile home park design and standards.
2. Proposals for further mobile home parks at densities of no greater than 15 units per hectare (6 units per acre) may be permitted via a site rezoning within *Comprehensive Development Cluster Housing Area No. 2* subject to all of the following criteria:
 - (a) The mobile home park is between 1.6 hectares (4.0 acres) and 10 hectares (24.7 acres);
 - (b) The site will be serviced by a local community sewage system approved by the Regional District, the Vancouver Coastal Health Region, and the Ministry of Health and Ministry of Environment as applicable;



Mobile Home Parks provide a key element of affordable housing in Elphinstone and thus the OCP provides for further parks.

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- (c) on-site recreational opportunities shall be provided with at least 10% of the mobile home park site area being devoted for recreational use subject to a minimum area of 500 sq. m. (0.125 acre);
 - (d) External road linkages provided to the major road network as shown on *Map 5* and transit routes.
3. In addition to Policy 2, a site rezoning creating a density bonus to increase the density to 20 units per hectare (8 units per acre) may be considered if the additional requirements are met:
- (a) There is installation of systems for on-site clean stormwater retention for irrigation, and stormwater detention to improve nearby riparian habitat;
 - (b) There is provision of 20% designated affordable housing using criteria based on CHMC and Statistics Canada information and a housing agreement developed under Section 905 of the Local Government Act to be approved by the Regional District Board; and
 - (c) Additional road dedication and funding for a road or pathway across Chaster Creek is provided and/or for extending Harry Road is provided (applicable to mobile home park sites adjacent to Chaster Creek).

B-10: 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. The intent of these strategies is to provide a set of criteria for evaluating densification proposals and tools to support and secure contribution to affordable housing.

Objectives

1. Increase the supply of housing units through infill development on existing eligible parcels.
2. Direct cluster housing, multi-unit and mixed-use development to the Comprehensive Development Cluster Housing Areas and similar settlement cluster areas.
3. Integrate housing development with the rural context.
4. Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
5. Use housing agreements to secure affordable housing.

B-10.1 Policies

1. 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.
2. Subdivision creating lots smaller than 1000 m², 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 the Comprehensive Development Cluster Housing Areas or similar settlement cluster areas.

Developments exceeding density limits of the Official Community 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:

- (a) 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



Chaster Park, a *Special Feature Park*, at sunset.

Whispering Firs, an example of a *Neighbourhood Park*.



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- (b) 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.
3. 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.
4. 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:
- (a) 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
- (b) 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.

5. Affordable or higher-density housing shall be developed in a way that integrates with rural communities and strengthens 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.
6. 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.

B-11: PARK LAND USE DESIGNATION & ACQUISITION POLICIES

Objectives

1. To recognize the need for park opportunities at the neighbourhood, community, regional and provincial levels to fulfil the recreational needs of residents.
2. To coordinate future park and recreational development with facilities of School District No. 46 so as to minimize public expenditure.
3. To reserve land and water areas with high scenic natural recreational potential for future parks.

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- . To enhance the public's access and use of ocean and forest environments in a manner that minimizes detrimental effects on these environments.

B-11.1 Parks Land Use Designation Main Policy

1. Lands identified as *Park* on *Map 3 – Land Use Designations* and on *Map 4 - Parks and Recreation* should be acquired for current and future park use and environmental protection.
2. Land and water areas identified as *Public Recreation* on *Map 3* are designated to provide for nature- and water-oriented recreational opportunities for the public.

B-11.2 Neighbourhood and Mini Park Policies

1. A minimum park requirement of 1.0 hectares (2.47 acres) per 1,000 population and a 0.5 kilometre service radius should be utilized as a guideline for planning neighbourhood level parks of 1.0 hectares (2.47 acres) or greater in size.
2. Neighbourhood level parks should be developed for recreation opportunities such as junior-sized playing fields, children's play equipment and tennis courts.
3. The creation of smaller mini parks shall only be pursued to provide supplementary neighbourhood-level facilities in areas where there will be insufficient population to warrant a full-size neighbourhood park. Such parks may include amenities such as playgrounds or play courts as desired by the community.
4. Parks shown as *Future Neighbourhood or Mini Park Dedication* on *Map 4* should be established through dedication at time of subdivision and other methods as outlined below:

(a) Future Neighbourhood Park No. 1

Chaster Creek at Fitchett Road

This park site is proposed to include a relatively level site of approximately 0.55 ha. (1.36 acres) to the east of Chaster Creek shown on *Map 4* to be dedicated to the Regional District at the time of subdivision or a rezoning. A further park area

shall be dedicated within the Chaster Creek ravine setback designated as a *streamside protection and enhancement area* (SPEA) at the time of rezoning following the cluster housing area policies in Part B-8. This park dedication should be connected to the existing park on the west side of Chaster Creek and the proposed *Future Neighbourhood Park Site No. 2* to the north if possible.

(b) *Future Neighbourhood or Mini Park Site No. 2 Upper
Chaster Creek Park*

This park site is proposed to include a relatively level site of approximately 0.72 ha. (1.78 acres) to the west of Chaster Creek or adjacent road generally as shown on *Map 4*. The park is to be dedicated to the Regional District at the time of subdivision or a rezoning of the Poplars Mobile Home Park (consistent with the *Mobile Home Park* land use designation in Part B-9). A further additional park area shall be dedicated within the Chaster Creek ravine setback designated as a *streamside protection and enhancement area* (SPEA) at the time of a rezoning.

This park dedication should be connected to the existing park dedication on the west side of Chaster Creek and the proposed *Future Neighbourhood Park Site No. 1* to the south, if possible.

(c) *Future Neighbourhood or Mini Park No. 3 Middle
Chaster Creek Park*

This park site is proposed to include a relatively level site of approximately 0.32 ha. (0.79 acres) to the east of Chaster Creek shown on *Map 4* and is to be dedicated to the Regional District at the time of subdivision or rezoning. A further additional park area shall be dedicated within the Chaster Creek ravine setback designated as a *streamside protection and enhancement area* (SPEA) at the time of a rezoning following the cluster housing area policies in Part B-8.

(d) *Future Neighbourhood or Mini Park No. 4
Grandview Heights Park*

A level park site is to be dedicated at the time of the subdivision of two parcels of land located between Grandview Heights Road and Sunnyside Drive that will encompass approximately 0.26 ha. (0.64 acre) shown on *Map 4*. The dedication shall be achieved at time of subdivision or a rezoning of the two parcels following

the cluster housing area policies in Part B-8. A pathway connection between Sunnyside Drive and Grandview Heights Road should be included.

(e) *Future Neighbourhood or Mini Park No. 5*
Chaster and Mahon Park

A level park site of approximately 0.28 ha. (0.69 acre) depicted on *Map 4* is to be dedicated at the time of the subdivision of three parcels of land located between Chaster and Mahon Roads and Gibsons to the east. The contiguous park dedication shall be achieved at time of subdivision or rezoning following cluster housing area policies in Part B-5. The park should be combined with recreational use portions of adjacent road allowances, including the Mahon Road trail.

5. In addition to the 5% park dedication required at the time of subdivision, voluntary *special feature park dedications* will be pursued at the time of issuance of development permits for streamside protection and enhancement areas (SPEA) on a case-by-case basis to better protect Chaster and Walker Creeks and other watercourses.
6. The amount of land stipulated in the above policies for the various *neighbourhood or mini park or community special feature park* sites should be considered as a minimum requirement at the time of subdivision. The Regional District should attempt to acquire additional park land via voluntary contribution of the owner of land at time of subdivision, rezoning or issuance of a development permit.
7. The Regional District recognizes the value of creating connected protected areas along the linear creek corridors for fish, mammal wildlife and bird nesting:
 - (a) Through cooperation with Community Land Trusts and other non-profit land conservancy groups to voluntarily protect private lands;
 - (b) Through voluntary registration of conservation covenants on private lands with the Regional District or other non-profit land conservancy groups;
 - (c) By promoting bequests and donations of land;



Trail connections, using road allowances, are an important part of the parks system, and are addressed under *Part C1: Transportation*.

-
- (d) Purchasing lands when opportunities arise and the Regional District Board authorizes funding.
 - 8. The Regional District should make creek corridors accessible to the public, within the limits of protecting the ecosystem.
 - 9. The Regional District should work with other government agencies and non-governmental organizations to confirm the location of major wildlife corridors and work in partnership towards their protection through the various legal means outlined in this OCP.

B-11.3 Community and Regional Park Policies

- 1. A minimum park requirement of 1.0 hectare (2.5 acres) per 1,000 population and a service radius of 2.0 kilometres (3.2 miles) should be utilized as a guideline for planning community level parks of approximately 10 hectares (24.7 acres) or larger in size.
- 2. Community level parks may be maintained as large natural areas with passive recreational features such as trails and viewpoints or be developed for active recreational opportunities such as senior level playing fields, fitness areas, jogging tracks and special children's play areas.
- 3. The following areas depicted as *Future Community Park or Regional Park Acquisition* on *Map 4 – Parks and Recreation* should be acquired by the Regional District:

- (a) *Future Community or Regional Park No. 1*
District Lot 1313 – Old Gibsons Watershed Reserve

This large 48 ha. (120 acre) site includes land sloping northward towards Mount Elphinstone and is covered by the largest areas of *mature coniferous forest* and *wetland* identified in the Sunshine Coast Sensitive Ecosystem Inventory (2003) within the Elphinstone OCP. The land is crossed by Smales Creek, Walker Creek and two upper branches of Chaster Creek incised in steep ravines.

This important natural area should be largely protected in its entirety as a Regional Park and managed in a manner that protects the surface and ground water resources so that they can continue to be available to the Town of Gibsons and the Regional District for community water and reservoir purposes. A playing field may be considered in a suitable area of the park subject to detailed site planning.

(b) *Future Community or Regional Park No. 2*
District Lot 1314 – Old Watershed Reserve

This 33 ha. (82 acre) site includes land sloping northward towards Mount Elphinstone and is partly covered by mature coniferous forest area identified in the Sunshine Coast Sensitive Ecosystem Inventory (2003). The land is crossed by Webb Brook and two upper branches of Chaster Creek incised in steep ravines.

This site should be protected in its entirety as a Regional Park and managed in a manner that protects the surface and ground water resources so that they continue to be available to the Town of Gibsons and the Regional District for community water purposes as needed.

4. The Regional District should facilitate private donations of money and land when offered, and consider purchases of land when opportunities arise for community parks for playing fields, community hall sites, trails and other special feature parks whether consistent with this Plan or identified by the community with Regional District Board support.

B-11.4 Recreational and Environmental Planning within Provincial Forest Lands

The Provincial Forest designated as *Rural Forest* on *Map 3* should be addressed via a *Land and Resource Management Plan* or similar Provincial planning process that protects important ecological, recreational and aesthetic values along with the currently permitted resource extraction.



Trails on East Ocean Beach Esplanade and other road allowances are important recreational attributes.



West Ocean Beach Esplanade: The existing natural character of this road is valued by the community.

B-11.5 Ocean Beach Esplanade Policies

Ocean Beach Esplanade is a unique, valuable community asset with many recreational and environmental features that are valued by Elphinstone residents and the broader Sunshine Coast community. As such, it should be managed according to the following policies:

1. Pursue options with the Provincial Government to obtain Regional District control over those parts of the Esplanade that are not required now or in the future for public road, driveway accesses to adjacent lots or public utilities. Acquisition as *park* is the first priority, while a licence of occupation and with a Provincial Greenbelt Act designation is the second option.
2. Restoration or rebuilding of existing structures, or features including but not limited to parking pads, driveways, decks, patios, retaining walls and landscaping that are encroaching onto the public right-of-way is permitted only if a road closure or an encroachment or setback permit has been granted by the Ministry of Transportation and Infrastructure and it can be determined through a development permit that there are no other feasible locations on the property for these structures or features, and the redevelopment can be safely carried out without negative impact on the function, safety, use and appearance of the adjacent public space.
3. The following guidelines shall be used to guide the Regional District's response to referrals by the Ministry of Transportation and Infrastructure concerning road closure and encroachment and setback permit applications to facilitate redevelopment of structures or features encroaching onto the Ocean Beach Esplanade. However, it is recognized that the final decision on these applications rests solely with the Ministry of Transportation and Infrastructure.
 - (a) Road closure should be considered for the encroaching principal dwellings only. Encroachment or setback permits may be considered for auxiliary structures and other features, including but not limited to parking pads, driveways, decks, patios, retaining walls and landscape features.



The clean, fine pebble beach at Secret Beach leads to foreshore which is designated as *Public Recreation Use*.



A family enjoying recreation on the foreshore.

-
- (b) Wherever possible, the redevelopment of an existing structure or feature should incorporate parts of the parent parcel and be designed to minimize the area necessary for road closure or encroachment on the road right-of-way.
 - (c) The area proposed for road closure should be limited to the footprint of the existing principal dwelling plus a 1-metre buffer around the footprint.
4. The following guidelines shall be used in evaluating development permit applications for structures or features encroaching onto the Ocean Beach Esplanade.
- (a) Restoration or rebuilding of existing structures or features should be limited to the original footprint and height.
 - (b) The redevelopment should help to enhance the safety of all users of the Esplanade (including motorists, cyclists and pedestrians). Design of buildings and landscape features should consider proper vehicle turning radius and driveway visibility and slope and limit private parking on the road right-of-way.
 - (c) Architectural and/or landscaping design plans should accompany the development permit application illustrating how the development can fit into the surrounding environment, and complement the private and public space along the Esplanade.
 - (d) Geotechnical and environmental reports prepared by qualified professionals must be submitted with the development permit application confirming that the redevelopment is safe from landslide, erosion and flood hazards, and has no negative impact on the drainage and natural environment in the surrounding areas and technical functions and safety of the adjacent public right-of-way.
 - (e) The geotechnical reports must consider the impacts of major earthquakes on the subject properties and adjacent road right-of-way and provide recommendations on damage mitigation and risk prevention measures. The environmental reports must consider future sea level rise and its potential impacts on the subject properties and adjacent road right-of-way and provide recommendations on damage mitigation and risk prevention measures.
-

5. The Regional District should establish a landscape management approach for those parts of the Esplanade identified for park use above that should:
 - (a) Address methods of improving public access and interlinking recreational areas, including the use of adjacent road rights-of-way for pedestrian purposes;
 - (b) Specify types of public facilities and recreational activities to be accommodated; and
 - (c) Ensure that measures are required to minimize the physical, visual and environmental impact of public use and the works undertaken by the Regional District and Ministry of Transportation.

B-12: PUBLIC RECREATION USE

Objective

1. To maintain the entire foreshore fronting the Elphinstone community for public recreational use in its natural state.

B-12.1 Policies

1. The area extending out 300 metres (984 ft.) from the natural boundary of the shoreline of the Strait of Georgia facing Electoral Area E is designated on *Map 3 – Land Use Designations* as *Public Recreation Use* and shall be used:
 - (a) By the general public and designated by government agencies for public recreation and environmental protection uses; and
 - (b) For navigation of water craft, but will not include any docks, wharfs or boat mooring facilities.



Playground at Cedar Grove Elementary is used jointly as a school and park facility.



Frank West Hall and Fire Hall.



The Town of Gibsons Works yard as an *Institutional Use*

B-13 INSTITUTIONAL

Objective

1. To recognize established institutional uses and to provide for additional appropriate institutional uses that are required to serve existing and future residents.

B-13.1 Policies

1. Those parcels of land that are currently used for elementary school, fire hall and cemetery purposes are designated as *Institutional* as indicated on *Map 3 – Land Use Designations*, and may include addition of related uses such as day care facilities, ambulance stations, other schools, emergency facilities, works yards and crematoriums.
2. Any new institutional facilities proposed for sites not already designated *Institutional* shall require amendment of this OCP to designate the proposed site as such.
3. Future expansion of the Cedar Grove Elementary School site and development of associated outdoor recreation facilities and community purposes should be done in cooperation with the Regional District.
4. The acquisition of future school sites should be undertaken with consultation between School District No. 46 and the Regional District.
5. The Regional District should discourage the location of major institutional uses such as provincial offices, colleges, and courts of law within the Plan Area. These should be focused towards the Town of Gibsons and District of Sechelt which are regional service centres.

PART C: INFRASTRUCTURE AND LOW-IMPACT DEVELOPMENT SERVICING

While land use policies shape the physical and social body of a community, development servicing and broader infrastructure and transportation policies help form the arteries that support the whole community. Ultimately, choices in developing and maintaining these arteries are needed to develop the community in a healthy, sustainable manner.

PART C-1: TRANSPORTATION

The Local Government Act mandates that Official Community Plans contain policies regarding transportation and the major road network. However, in Regional Districts, the Ministry of Transportation (MOT) is responsible for local road network planning and subdivision approval with the participation of the Regional District. MOT is also directly responsible for road maintenance, construction and major road network planning under the Transportation Act. Given this, the Regional District must work in partnership with MOT in both broader road network planning and the site-specific subdivision approval process.

Objectives

1. To encourage the development of a balanced system of roads based on a hierarchy of road types (arterial highways, major collector roads and minor collector and local roads).
2. To plan for a road network, in cooperation with MOT, that effectively provides for local and through traffic and fulfils the needs of existing and future residents and visitors.
3. To ensure that the road network and other transportation infrastructure are developed to minimize impact on the rural residential character, environmentally sensitive areas and the ALR.
4. To encourage subdivision road layouts and trail linkages that reduce the need for private automobile transportation and facilitate access to public transit.



Russell Road: A quaint, rural local road which the community wants to maintain as-is.

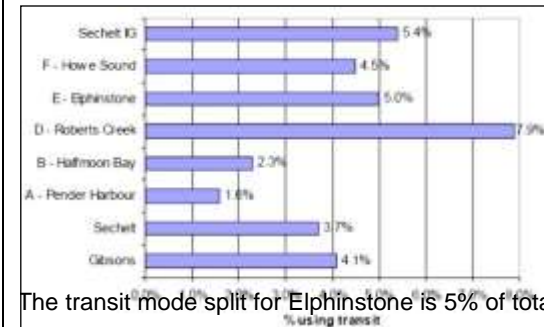


Typical local road in a residential area with traditional low-impact design with grassed swales, no curbs and gutters.

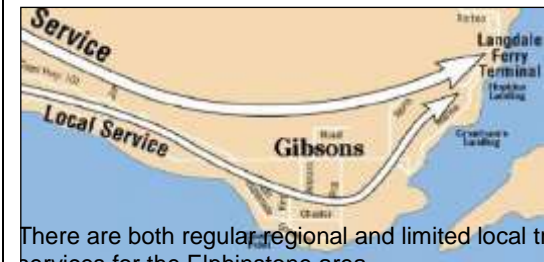
5. To ensure provision of adequate off-street parking to serve residential, commercial, and industrial activities.

C-1.1 **Policies**

1. *Highway 101* and other *Major Collector Roads* comprise the Major Road Network depicted on *Map 5 – Transportation* and set direction for existing and proposed roads to be constructed and expanded as warranted by usage and safety factors.
2. The development of Major Collector Roads shall continue to take place on an incremental basis, with MOT acquiring the necessary rights-of-way as land is subdivided, and expanding and constructing such roads as warranted by usage and safety factors.
3. The Regional District encourages MOT to develop an Area Traffic Management Plan (ATMP) with Regional District and community involvement.
4. The Regional District shall continue to request that safety improvements to the existing *Highway 101* and *Intersection Improvements* in the areas depicted on *Map 5* be a provincial funding priority in the immediate-term.
5. The Regional District shall continue to request that the proposed *Highway 101 Bypass* be made a provincial funding priority, and not support the use of local and collector roads such as Russell Road as interim or alternative bypass routes.
6. A closer examination of the location of the Highway 101 Bypass will be undertaken as part of the Regional Growth Strategy with neighbouring Electoral Area D and the Town of Gibsons.
7. Road layouts for new subdivisions should facilitate access to *Major Collector Roads* as shown on *Map 5* and also provide a finer grid of through local roads.



The transit mode split for Elphinstone is 5% of total trips.



There are both regular regional and limited local transit services for the Elphinstone area.

There are about 1,500 residents in the Gibsons / Elphinstone area who are not served by transit, mostly in the area around Gower Point Road/Ocean Beach Esplanade and north of Highway 101. Providing 4 daily round trips between Sunnycrest Mall and Ocean Beach Esplanade would require about 1,000 hours annually, including some time for flexible routing."

Source: Sunshine Coast Transit Business Plan, 2006.

8. *Local Roads* and *Minor Collector Roads* depicted in yellow on *Map 5* should be incrementally linked or looped, where feasible, to develop a local grid road network that provides alternative and shorter vehicular and non-vehicular travel routes throughout the Plan Area.
9. The Regional District will work with MOT and developers as needed to search for feasible alternatives to the extension of Harry Road for a secondary access route for the area west of Chaster Creek.
10. Vegetation and tree retention or replanting on private property fronting *Major Collector Roads* and the existing *Highway 101* is to be encouraged at the time of subdivision, when possible, and during consideration of development permits under *Part B-1: The Local Environment & Development Permit Areas*.
11. The Regional District shall work with MOT to develop a Memorandum of Understanding (MOU) on developing modified road standards that meet both the requirements of MOT and the specific needs of Elphinstone with regards to:
 - (a) Road and sidewalk standards for the *Commercial Industrial Mixed Use* designation depicted on *Map 3*; and
 - (b) Low-impact development standards for other roads.
12. The maintenance of existing travelled public roadways and provision of driveway accesses to private parcels by MOT within Ocean Beach Esplanade should be undertaken, in consultation with the Regional District. This should be done in a manner that respects the important recreational and environmental attributes of the Esplanade as outlined in *Part B-11: Park Land Use Designation & Acquisition*.
13. The Regional District will work with MOT to encourage, at the time of subdivision, the dedication and construction of roads and trails to facilitate access to public transit route within 400 metres (1/4 mile) of as many residential lots as possible.



Gower Point Road: a tree-lined Major Collector



Highway 101: New road standards with sidewalks/ bike routes should be extended west from Pratt.

14. The *Cycling and Walking Path Routes* shown on *Map 4 – Parks and Recreation* shall be developed for transportation and recreation purposes subject to detailed feasibility studies.
15. The Regional District shall work with MOT to encourage the development of cycling and walking routes along roads so designated on *Map 4*, with the Gower Point Road route being made a priority.
16. The Regional District should work with MOT to promote further dedication of pathways at the time of subdivision in other areas, particularly in blocks longer than 200 metres (1/8 mile) with pedestrian “desire lines” to schools, beaches, parks, and commercial areas.
17. Traffic and parking studies should be required for rezoning and development permit applications for commercial and industrial developments that are anticipated to generate significant increases in traffic. Similarly, the Regional District will encourage the Town of Gibsons to consult with the Regional District on developments that could significantly affect traffic within the Plan Area.
18. The Regional District should work with the MOT to require that new developments provide the necessary off-site road improvements to ensure that the developments do not reduce the capacity or safety of the existing road network.
19. Working with MOT, the Regional District should adopt amendments to its Subdivision Servicing Bylaw to require additional road servicing standards that:
 - (a) Are supportive of low-impact development standards that minimize disturbance to natural drainage patterns and work to maintain pre-development stormwater flows as outlined in *Part C-3: Low-Impact Development Standards*;
 - (b) Increase traffic safety on both *Local* and *Major Collector Roads*; and



There has been increased concern over traffic safety over the past few years which the community wishes to see addressed through cooperative planning between the Regional District and MOT.

-
- (c) Provide for an alternative urban standard streetscape for lands designated *Commercial Industrial Mixed Use* as indicated on *Map 3 – Land Use Designations*.

PART C-2: INFRASTRUCTURE

The Local Government Act mandates that Official Community Plans contain policies regarding infrastructure even if the services are provided outside of the Plan Area and broader region-wide policies prevail.

Objectives

1. To protect surface and groundwater which are necessary for ecosystem health, independent supply to individual lots and for the Town of Gibsons an Regional District community water systems.
2. To supply sufficient Regional District community water for domestic consumption and fire protection purposes in areas without compromising the ability of residents to pay for the service.
3. To adopt a cost-efficient liquid waste management approach that minimizes the potential for pollution of the land or aquatic ecosystems.
4. To provide for the disposal of solid waste in a manner that meets the waste management and reduction requirements of the Regional District and Provincial Government.
5. To recognize existing and potential utility needs.

C-2.1 Community Water Policies

1. The Regional District will develop the storage capacity and will supply mains within the Plan Area, as shown on *Map 6 – Infrastructure*, that will convey water from outside the Plan Area to the local distribution water mains.

Per capita water consumption for customers on the Regional District water system is approximately 644 litres per day in 2004. The REGIONAL DISTRICT Board has resolved to reduce per capita water consumption within the REGIONAL DISTRICT to the 1999 Canadian average of 575 litres per day. Toilets use the greatest amount of indoor water, 26%. Outdoor use accounts for 43% of daily summer use.

Source: REGIONAL DISTRICT Infrastructure Services Dept., 2004

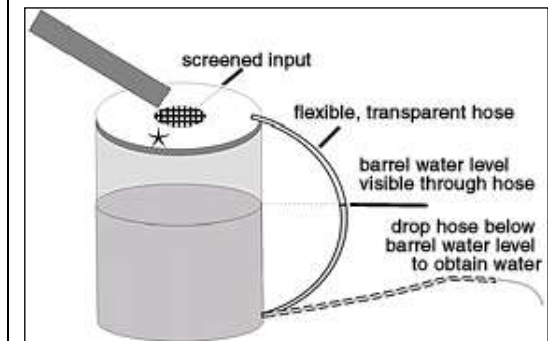
2. The costs of extending and expanding Regional District water mains to serve new developments shall be the responsibility of individuals undertaking the development.
3. If Regional District community water mains are extended beyond the current Water Development Cost Charge (DCC) Bylaw area, the developer shall be responsible to make application to extend this DCC Bylaw area and/or other arrangements acceptable to the Regional District to off-set or accommodate future capital and operating costs imposed on the Regional District.
4. Average parcel sizes of at least 1.0 ha. (2.5 acres) shall be maintained in those parts of the Plan Area that are not served by the Regional District community water service that must be provided with on-site water sources meeting Provincial Government's environmental and health legislation and policies.
5. District Lots 1313 and 1314 that are designated for *Future Community and Regional Park Acquisition* on *Map 4 - Parks and Open Space*, shall be used for park and recreation purposes only in a manner that does not jeopardize any existing community water supply required by the Town of Gibsons.
6. The Regional District should, as part of developing its next 10-year Regional Water Master Plan, include studies and policies regarding ground water protection and potentially developing alternate water supplies for Elphinstone and the Town of Gibsons.
7. The Regional District shall take all opportunities in the planning and development approval process to implement the Regional District's Universal Water Metering Master Plan.

C-2.2 Liquid Waste Management Policies

1. Until such time as a community sewer system is available, on-site septic disposal shall continue to be the method of effluent disposal in the Plan Area except in:



The Regional District supports the *Waterwise Gardens* program that promotes the use of xerophyte plants that require less watering.



Rain barrels can be used to supply water to gardens during the dry summer months.

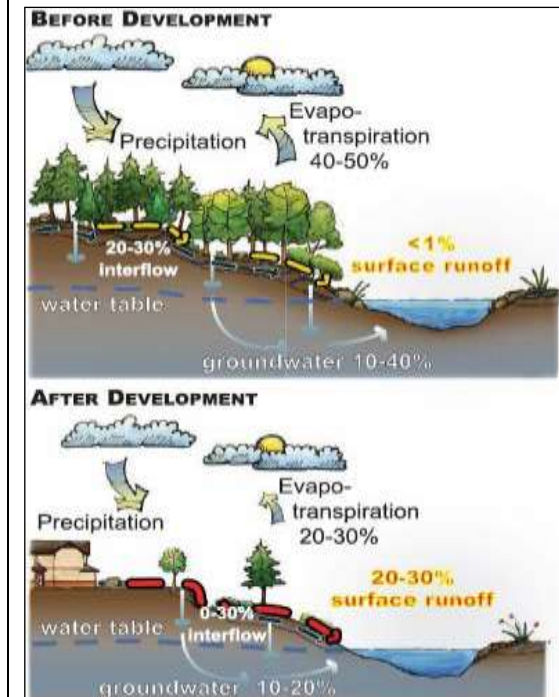
Source: Maryland DNR Green Building Program

- (a) Those areas where there are currently local community sewer systems (LCSS); or
 - (b) Where new LCSS are approved subject to the requirements of the Vancouver Coastal Health Region, the Ministries of Health and Environment and the Regional District.
2. New LCSS may be permitted to service commercial developments or in *Comprehensive Development Cluster Housing Areas* depicted on *Map 3 – Land Use Designations*.
3. New parcels to be served by on-site septic systems shall reflect the suitability of soil types for ground disposal and treatment of effluent, and meet the minimum parcel sizes specified in this OCP, and the requirements of the Ministry of Health, Vancouver Coastal Health and Ministry of Environment.
4. The Regional District should update the 1990 Regional District West Howe Sound Waste Management Plan or create a Community Sewer and Sanitary Sewer Plan, that would include policies:
 - (a) Allowing LCSS for smaller-sized lot subdivisions and commercial uses regulated under Ministry of Health regulations (up to 22,700 litres per day).
 - (b) Allowing LCSS for smaller-sized lot subdivisions or commercial uses regulated under Ministry of Environment regulations (over 22,700 litres per day).
 - (c) Adopting an On-Site Sewer System Operation & Maintenance Bylaw to facilitate maintenance and inspection of septic systems on existing smaller residential lots.
 - (d) Examining of existing subdivisions where there are existing or potential environmental health problems related to on-site septic disposal to determine if LCSS are needed to serve these areas.



Septic systems provide sewage treatment and disposal to the vast majority of lots in the Plan Area; septic capability is a major limitation on subdivision potential.

Source: Infiltrator Systems Inc., Sadyford, CT.



The above graphic illustrates conceptually the potential increase in runoff due to the removal

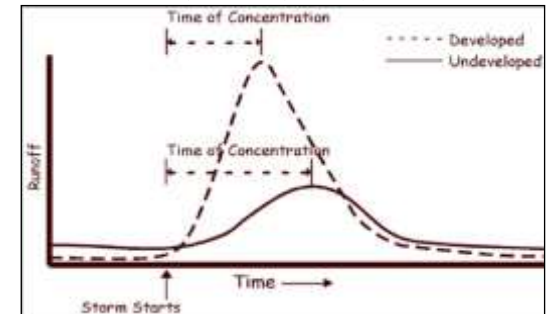
C-2.3 Integrated Stormwater Management Plan Policies

1. The Regional District should undertake stormwater planning at the watershed level and at the individual development level (see *Part C-3: Low-Impact Development Servicing*) that takes into account the full spectrum of rainfall events in order to maintain or replicate to the greatest extent possible natural systems, thereby protecting stormwater as a resource for:
 - (a) Groundwater recharge to maintain base flows in streams;
 - (b) Fish, other aquatic species and wildlife;
 - (c) Potable water supplies; and
 - (d) Aesthetic and recreational use.
2. The Regional District should amend its Subdivision Servicing Bylaw to ensure that developments requiring building permit and subdivision applications meet on-site and off-site stormwater management criteria that support the above stormwater objectives for the following types of development:
 - (a) A dwelling unit, duplex, multi-family unit development, expansion or development of a mobile home park;
 - (b) Auxiliary buildings with a floor area exceeding 200 sq. m. (2152 sq.ft.);
 - (c) A commercial, industrial or institutional building; and
 - (d) Subdivisions that would result in a net increase in three or more parcels for any type of land use.

C-2.4 Solid Waste Management Policies

of vegetation and suburban development in a west coast temperate environment.

Source: AHBL Inc., Planners, Seattle, WA.



An idealized graph showing the increase in runoff intensity in a developed vs. undeveloped watershed.

Source: City of Portland, OR.



Since 1995, the Regional District has reduced the solid waste flow into region's landfills by nearly 35% by weight.

1. The Regional District shall provide solid waste management services for the Plan Area that meet the requirements of the Provincial Government and continue to strive to reduce solid waste deposited at the Sechelt Landfill in Electoral Area D.
2. The Regional District shall continue to support recycling as a means of reducing solid waste and provide collection facilities such as the those at Tsain-Ko Shopping Mall and Gibsons Park Plaza.

PART C-3: LOW-IMPACT DEVELOPMENT SERVICING

Section 878 of the Local Government Act provides for inclusion of policies within an OCP relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

As discussed at the beginning of *Part C – Infrastructure*, the community's transportation, water, drainage and sewage infrastructure can be considered the arteries that help shape land use.

Given this, the following policies on *low-impact development servicing* are included based on the principle of promoting development that has less environmental impact at the individual development or subdivision level.

The following policies are designed to provide guidance to the Regional District when it considers rezonings as well as subdivision and development permit applications via amendments to its subdivision servicing and zoning bylaws. These applications and bylaws are where the regulatory power to implement low-impact development standards largely rests.

Objectives

1. To maintain the existing natural watersheds' flow characteristics to the greatest extent possible by taking into account the cumulative impacts of each development on watersheds.



Source: Low Impact Development Centre, Beltsville, MD, 2005

The key elements of *low-impact development* (LID) rely on all areas of the OCP being applied at the individual development level.



2. To minimize each development's contribution to the sedimentation of watercourses.
3. To limit the percentage of total impervious area (TIA) surfaces in each watershed to not more than the existing TIA or to a maximum target level set out by an Integrated Stormwater Management Plan.

C-3.1 Policies

1. The Regional District should amend its current zoning bylaw to include provisions limiting the percentage of impervious paving and building areas on a parcel to reduce surface runoff.
2. The Regional District should amend its current subdivision servicing bylaw, in cooperation with MOT, to require the planting of trees or other shrubbery within road allowance boulevards.
3. In addition to tree removal permit and development permits areas (see *Part B-1*), native trees and vegetation should be maintained to reduce the effect of rainfall on stormwater flows where possible, at the time of approval of rezoning and other discretionary development applications.
4. Where retention of native vegetation is not possible, re-vegetation using the *Naturescape BC* guidelines should be created to reduce the effect of rainfall on stormwater flows where possible, at the time of approval of rezoning and other discretionary development applications.
5. The Regional District should amend its current subdivision servicing bylaw, in cooperation with MOT, to discourage the use of curb and gutters on local residential roads and to require the construction of swales or shallow pervious ditches where road side drainage is required.
6. Where smaller-lot single-family residential and mobile home parks development is to be clustered with 50% park or open space being provided within the areas designated as *Comprehensive Development Cluster Housing Areas* on Map 3, developments should include stormwater detention ponds, where soils permit.

Conceptual lot layout depicting the use of various LID practices that reduce development's negative impact on stormwater and habitat.

Source: Puget Sound Action Team, State of Washington, Olympia, WA



A bio-swale located along a road in suburban density subdivision that could be applied in cluster subdivisions with lots averaging 1000 sq. m. (0.25 acres) or less.

Source: City of Seattle, WA

PART D: IMPLEMENTATION, AMENDMENT AND INTERPRETATION

Part D-1: IMPLEMENTATION WITH COMMUNITY INVOLVEMENT

Elphinstone OCP Advisory Committee (OCPAC)

The Elphinstone OCP has been developed based on a blending of the analysis of the biophysical opportunities and constraints to development and extensive community involvement. In particular, the hard work of a core group of citizens on the Elphinstone OCP Advisory Committee (OCPAC) shaped this OCP. As discussed in the introduction, the OCPAC was formed in May 2005 and concluded its work in February, 2008.

The following members of the OCPAC spent much time and gave much thought to the development of the OCP:

*Robert Corlett
Sandra Cunningham
Lynda Chamberlin
Jim Gurney
Marj Knive
Sam Heppell*

*Dougald MacDonald
John Newman
Tony Richmond
Marilyn Richmond
Suzanne Smart
Damir Vrkic*

Elphinstone Official Community Plan Committee (OCPC)

Given the above extensive involvement, an ongoing Elphinstone Official Community Plan Committee (OCPC) could be established that monitors the implementation of the OCP. The OCPC would be somewhat different than the existing Elphinstone Advisory Planning Commission (APC) that is an organization established under a Regional District bylaw that receives referrals on planning issues from the Regional District. The OCPC would not be a committee of the Regional District and may be constituted via direct selection of members from the broader Elphinstone community via advertisements in the local media and community meetings recruiting members. This process could be facilitated with the assistance of the Elphinstone Electors' Association. The terms of reference for this process would need to be developed to establish such things as advertising, OCPC member selection processes, term limits and meeting procedures.

In summary, the OCPC could be a "grass roots" organization that could monitor the implementation of the OCP and proactively recommend issues relating to the OCP that should be brought to the attention of the Regional District.

Methods of Implementation

The Regional District is not committed by adoption of an OCP to proactively implement the OCP, but all bylaws enacted, permits issued, and works undertaken by the Regional District must be consistent with this OCP as required under Section 884 of the Local Government Act. Implementation of the OCP policies will be undertaken with involvement of the above bodies via the following mechanisms:

1. Issuance of development permits.
2. Adoption of zoning bylaw amendments.
3. Adoption of amendments to other Regional District bylaws.
4. Regional District capital and operational budgets.
5. Undertaking studies and plans.
6. Working with other agencies such as the Ministry of Transportation, Ministry of Forests and Range, the Agricultural Land Commission, Integrated Land Management Bureau, the Town of Gibsons and School District No. 46 (Sunshine Coast) and other applicable agencies on the review of land development applications, capital works projects and other planning initiatives as applicable.

Part D-2: AMENDMENT

Given the above extensive involvement, the following policies are provided regarding amendment of this OCP:

1. Amendments to the OCP will follow the requirements of the Local Government Act as well as be referred to the APC and EOCPC if it is constituted as a separate body.
2. That a review of the implementation of the OCP be completed five years after its adoption by the APC and EOCPC as applicable.
3. That the OCP be updated ten years after its adoption or as needed when a *Regional Growth Strategy* is adopted by the Regional District with the involvement of the APC and EOCPC as applicable.

Part D-3: INTERPRETATION AND DEFINITIONS

1. The Elphinstone OCP shall be interpreted in accordance with the Local Government Act, Land Title Act, Strata Property Act and the Fish Protection Act and other Federal and Provincial Acts as applicable.
2. Within the text of the OCP, the following are some of the terms used in the Plan that require definition with distinction in meaning as follows:

"ALR" refers to the Agricultural Land Reserve established under the *Agricultural Land Commission Act*, R.S.B.C, 1979, c.9, and as depicted in the Appendix;

"aggregate processing" means the sifting, sorting, crushing or cleaning of minerals, sands and gravels extracted from the land and their processing into different types of aggregate mixes, concrete and asphalt products.

"alteration of land" means:

(a) for the purpose of *protection of the natural environment, its ecosystem and biological diversity*,

- i. construction and erection of buildings and structures for residential, commercial or industrial activities or ancillary uses;
- ii. removal, alteration, disruption or destruction of natural features, including mature and native vegetation;
- iii. the disturbance of soils, including grubbing, scraping, and removal of top soils;
- iv. the digging of trenches and placement of fill for any purpose including but not limited to construction of roads, docks, wharves, bridges and trails, placement and maintenance of sewer and water services; and the development of drainage systems and utility corridors;
- v. the creation of structural and non-structural impervious or semi-pervious surfaces;
- vi. subdivision; and
- vii. flood protection works;

and

(b) for the purpose of *protection of development from hazardous conditions*:

- i. removal, alteration, disruption or destruction of natural features, including mature and native vegetation;
- ii. the digging of trenches and placement of fill for any purpose including: construction of roads and trails; placement and maintenance of sewer and water services; and the development of drainage systems and utility corridors; and
- iii. the creation of structural and non-structural impervious or semi-pervious surfaces.

“assessment report” means a report prepared in accordance with the assessment methods to assess the potential impact of a proposed development in a riparian assessment area and which is certified for the purpose of the *Riparian Areas Regulation* by a qualified environmental professional.

“fish” means all stages of:

- (a) salmonids;
- (b) game fish; and
- (c) regionally significant fish.

“fish habitat” means the areas in or about a stream, such as spawning grounds and nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes.

"geotechnical assessment" means a study or studies prepared by a qualified geotechnical professional licenced in the Province of British Columbia which: interprets the physical conditions of surface or subsurface features in a study area with respect to stability, potential seismic disturbance, interrelated chemical activity, and size and volume analysis; specifically addresses the possible effects of physical alterations or deformations of the land related to proposed building or other projects; and may establish standards for the siting and construction of proposed buildings or the nature and location of proposed uses.

"land slip" means any natural or man induced process which results in slope matter movement.

“land use designation” means a description of policies relating to existing and future land use and density of development and with which all future zoning bylaws and amendments must be consistent.

"Major Collector Road" means a road designed to carry traffic from local residential streets to Highway 101.

"may" means a course of action that could be followed provided specified criteria are met.

"natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well in respect to the nature of the soil itself, and includes the active floodplain.

"natural features, functions and conditions" include but are not limited to the following:

- (a) large organic debris that falls into the stream or streamside area, including logs, snags and root wads;
- (b) areas for channel migration, including active floodplains;
- (c) side channels, intermittent streams, seasonally wetted contiguous areas and floodplains;
- (d) the multi-canopied forest and ground cover adjacent to streams that:
 - i. moderates water temperatures,
 - ii. provides a source of food, nutrients and organic matter to streams,
 - iii. establishes root matrices that stabilize soils and stream banks, thereby minimizing erosion, and
 - iv. buffers streams from sedimentation and pollution in surface runoff;
 - v. a natural source of stream bed substrates; or
 - vi. permeable surfaces that permit infiltration to moderate volume, timing and velocity and maintain sustained water flows in streams, especially during low flow periods.

"potential vegetation" means vegetation that is considered to exist if there is a reasonable ability for regeneration either with assistance through enhancement or naturally, as confirmed by a qualified professional, and is considered to not exist on that part of an area covered by a permanent structure.

"qualified environmental professional" means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;

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- (b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and
 - (c) the individual is acting within that individual's area of expertise.

"qualified geotechnical professional" means a professional engineer or a professional geoscientist with experience in geotechnical study and geohazard assessments.

"ravine" means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

"Regional District" means the Sunshine Coast Regional District.

"School District" means the Sunshine Coast School District Number 46.

"shall" means an imperative course of action which is within the scope of the Regional District's powers to provide, enact, regulate, or enforce.

"should" means a desirable course of action to be taken by the Regional District or other body or persons.

"stream" includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook; or
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in (a) or (b) above.

“streamside protection and enhancement area” means an area:

- (a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and
- (b) the size is determined according to the *Riparian Areas Regulation* on the basis of a report provided by a qualified environmental professional in respect of development proposal.

“subdivision” means subdivision as defined in the *Land Title Act* or in the *Strata Property Act*.

“structure” means an erection or construction of any kind whether fixed to, supported by or sunk into land or water, including those relating to flood protection works, docks, wharves and bridges; but excluding fences two meters or less in height.

“top of ravine bank” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

"will" means a course of action to be expected on the basis of facts.

Links to Some Regional Information Resources (December 2007)

The following websites contain information related to policies in the Elphinstone OCP or may be useful in assisting with the implementation of the OCP.

SCRD Bylaws and Policies

<http://www.scrd.bc.ca>

BC Government Statutes

<http://www.qp.gov.bc.ca/statreg/>

Climate Change and BC

<http://www.env.gov.bc.ca/soe/bcce/#>

BC Stewardship Series

<http://www.stewardshipcentre.bc.ca>

Canadian Green Building Council

<http://www.cagbc.org/>

Green Shores

<http://www.greenshores.ca>

Smart Growth BC

<http://www.smartgrowth.bc.ca>

Naturescape BC

<http://www.hctf.ca/nature.htm>

Water Wise Conservation

<http://www.waterwiser.org>