



Roberts Creek Official Community Plan, Bylaw No. 641

Adopted October 25, 2012



Updated for Convenience Only on September 27, 2018


This document has been prepared for reader convenience only and is not to be used for official purposes.

ACKNOWLEDMENT

The Sunshine Coast Regional District (SCRD) began the Roberts Creek Official Community Plan (OCP) review process in 2008. Prior to adopting the plan, the SCRD Planning Department and the OCP Review Committee met over 70 times (representing over 3500 hours of volunteer time) to develop the OCP Vision, Goals and Policies.

Huge thanks to the members of the OCP Review Committee who gave so much of their time to create the new plan: Mike Allegretti, Scott Avery, Norma Brow, Maureen Drake, Anne Dykes, Elaine Futterman, Carolann Glover, Ed Lands, Stacia Leech, David Moul, and Gerald Rainville. Thanks also to the following volunteers who started out with the committee but were unable to stay through to the end of the process for a variety of personal reasons: Lynn Chapman, D'Arcy Davis Case, Creeshan Everett, Bruce Moseley, Peg Neilon, Roger Sayer, and Lesley Ann Staats.

Thanks also to the SCRD staff members, David Rafael, Mark McMullen and Diane Corbett who supported the committee work.



Donna Shugar
Director for Roberts Creek

Table of Contents

1)	INTRODUCTION	5
A)	What is an Official Community Plan	5
B)	First Nations	6
C)	Arrival of Europeans	8
D)	The Roberts Family and Other Pioneers	9
E)	Harry Roberts	9
F)	Further Development	10
G)	Background History of the OCP	11
H)	Plan Area	11
I)	Review and Amendment of the OCP	12
2)	VISION STATEMENT	13
3)	GOALS OF THE OFFICIAL COMMUNITY PLAN	13
4)	CIVIC COMMUNITY ENGAGEMENT	15
5)	THE PHYSICAL ENVIRONMENT, GREEN HOUSE GAS REDUCTION AND GREEN INFRASTRUCTURE	17
6)	VILLAGE CORE	25
7)	COMMERCIAL, TOURIST COMMERCIAL, AND INDUSTRIAL	31
8)	PARKS, TRAILS AND RECREATION	34
9)	AGRICULTURE	46
10)	LIQUID WASTE MANAGEMENT	55
11)	SOLID WASTE MANAGEMENT	57
12)	TELECOMMUNICATIONS AND GREEN POWER	59
13)	WATER SERVICE AREA and WATERSHEDS	61
14)	STORMWATER MANAGEMENT AND DRAINAGE PLANS	65
15)	TRANSPORTATION SYSTEM	68
16)	DEVELOPMENT PERMIT AREAS and DEVELOPMENT APPROVAL INFORMATION AREA....	74
	Development Permit Area 1A: Coastal Flooding	77
	Development Permit Area 1B: Coastal Slopes	78
	Development Permit Area 2A: Creek Corridor	79
	Development Permit Area 2B: Ravines	79
	Development Permit Area 2C: Floodplain	79
	Development Permit Area 2D: Low Channel Confinement	80

Development Permit Area 3: Open Slope Failure and Rockfalls	81
Development Permit Area 4: Stream Riparian Assessment Areas.....	82
Development Permit Area 5: Roberts Creek Shoreline.....	85
Development Permit Area 6: Multi-Family/Cluster Housing Development,	87
Development Permit Area 7: Roberts Creek Village Commercial Core Area.....	89
Development Permit Area 8: Agricultural Buffering	95
Development Approval Information Area.....	97
17) RESIDENTIAL, COUNTRY RESIDENTIAL and RURAL	98
18) DENSIFICATION STRATEGIES to SUPPORT AFFORDABLE HOUSING.....	104
19) RESOURCE and COMMUNITY WATERSHED	106
20) INSTITUTIONAL	112
APPENDIX A: Community Energy and Emissions Plan Goals and Implementing OCP Policies...	113
Goal 1: Support Energy Efficient Land Use Practices.....	114
Goal 2: Reduce Dependence on Single Occupant Vehicles	115
Goal 3: Enhance the Green Building Sector.....	116
Goal 4: Expand Local Renewable Energy Opportunities.....	117
Goal 5: Reduce and Reuse Solid Waste as a Resource	118
Goal 6: Strengthen the Local Economy.....	119
Goal 7: Manage Brownfield Sites.....	120
Goal 8: Foster a Culture of Conservation in the Community.....	121
Strategy	122
APPENDIX B: ROBERTS CREEK OFFICIAL COMMUNITY PLAN COMMISSION (OCPC).....	123
APPENDIX C: DEFINITIONS	124
MAP SCHEDULES	129
Map 1 General Land Use.....	129
Map 1A General Land Use Village Core	129
Map 2 Parks and Trails.....	129
Map 3 Road Network.....	129
Map 4 Services	129
Map 5 Development Permit Areas	129
Map 6 Primary Resources	129
Map 7 Traditional Territories.....	129

1) INTRODUCTION

A) What is an Official Community Plan

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

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

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

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

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

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

The goals, objectives and policies are based on the understanding that settlement within the Roberts Creek Plan Area is influenced by physical and environmental constraints. The Plan provides guidelines for various land-uses in the Roberts Creek community over the next 25 years. The goals, objectives and policies reflect the historical settlement pattern of the area and the aspirations and concerns of area residents identified during the different phases of

public input for this Plan. Provision is made for a variety of housing opportunities in the established rural and residential areas.

When preparing and adopting an OCP, a local government must include the following statements and map designations:

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

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

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

B) First Nations

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

The Roberts Creek area was originally occupied by the *shíshálh*, from which the town of Sechelt took its name. The *shíshálh* people referred to Roberts Creek as *xwésám*. The mild climate and

abundance of fresh water and natural food (fish, shellfish, salmonberries, huckleberries, blackberries, Oregon grape, fiddlehead ferns, stinging nettle, fireweed, rice root, tiger lily, etc.) made this area a favourite site, the first food-gathering location up-coast from the *shíshálh* Nation's southern boundary with the *Skwxwú7mesh* Nation at Roberts Creek.¹

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

The SCRD has close working relationships with the *shíshálh* Nation. The *shíshálh* Nation are represented on the SCRD Board by a member of Sechelt Indian Government District Council. Elected officials and staff from the SCRD and the *shíshálh* Nation meet on a regular basis to discuss issues of mutual interest and both are parties to several memoranda of understanding and agreements. SCRD engages with the *shíshálh* Nation regarding any proposals to amend the Official Community Plan and related zoning bylaw within their territory.

The *shíshálh* Nation adopted the *Strategic Land Use Plan for the shíshálh Nation (SLUP)*, *lil xemit tems swiya nelh mes stutula*, which provides details of the rich history of the *shíshálh* people. The *shíshálh* Nation's SLUP represents their summary of the values found across their territory, and describes how they would like to see intertidal and land resources protected, managed, and utilized now and into the future. The *shíshálh* Nation has developed the SLUP in order to provide a more comprehensive and integrated view of their territory, so that they can be proactive in determining what happens in the future. As such, the *shíshálh* Nation expects that other governments, including the SCRD, will work with them to align land decisions with their SLUP.

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

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

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

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

¹ Source: Heather Till for BigPacific.com and the Sunshine Coast Museum and Archives, compiled from several sources

The SLUP notes this is an area of extremely high cultural and spiritual values with high wildlife/biodiversity values. The key management issues are to protect its ecological integrity, repair the loss and degradation of *s-chélchálihten* (salmon) spawning and rearing habitat and protect *shíshálh* cultural resources and sites. Management direction includes restricting further land development and establishing a wide riparian reserve zone and management area sufficient to protect high value *s-chélchálihten* (salmon) spawning and rearing habitat.

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

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

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

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

C) Arrival of Europeans²

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

At four o'clock on Saturday morning the 16th, we resumed our course to the northwestward, along the starboard of continental shore of the gulf of Georgia, which from point Gower takes a direction about WNW and affords a more pleasing appearance than the shores of Howe's sound. This part of the coast is of a moderate

² Source: Heather Till for BigPacific.com and the Sunshine Coast Museum and Archives, compiled from several sources

height for some distance inland, and it frequently jets out into low sandy projecting points. The country in general produces forest trees in abundance, of some variety and magnitude; the pine is the most common, and the woods are little encumbered with bushes or trees of inferior growth.

D) The Roberts Family and Other Pioneers

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

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

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

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

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

E) Harry Roberts

Harry Roberts was one of the most influential of the early Creek settlers. Formerly a painter, author and philosopher in England, he brought his visionary spirit to the Sunshine Coast. A multi-talented entrepreneur, he catered to summer travellers and local farmers by building a store near the mouth of the creek (near the current site of the Roberts Creek General Store,). He also built a sawmill which provided lumber for most of the new houses in the area and for the government wharf, and timbers for the 13 bridges necessary to construct Lower Road. He

was well-known for his unique house and boat designs - much of the lumber he produced was used in their construction. He also built and furnished small cottages to rent to vacationers and eventually subdivided as the demand for land grew.

In 1923, Harry leased out his mill and store and moved with his family to Merry Island, then to a retirement home on Nelson Island in 1929. The house he built here, called Sunray, was a charming cottage with south-facing walls of glass. It still stands in its idyllic cove at Cape Cockburn. It was Harry who originated the term Sunshine Coast. He painted a huge sign, visible from the ocean, on the side of the steamer company's freight shed near his store proclaiming this area as the Sunshine Belt, later modified to the Sunshine Coast.

F) Further Development

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

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

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

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

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

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

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

G) Background History of the OCP

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

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

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

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

H) Plan Area

Contained within Electoral Area D (Roberts Creek), the Roberts Creek Plan Area is located west of Electoral Area E (Elphinstone) and east of the District of Sechelt and covers approximately 8,000 square hectares of land. Its southern boundary is located within the Strait of Georgia paralleling the foreshore approximately 300 metres from the high water mark while its northern boundary is within the Sechelt Provincial Forest. The Plan Area was designed to include the substantial privately held land from the Sechelt Landfill to the eastern boundary of Roberts Creek, thus including a portion of Crown land that could include an expanded Mt Elphinstone Park.

The Plan Area is characterized by residential and rural settlements on parcel sizes predominantly larger than 2,000 square metres. The community has an historic commercial focus in lower Roberts Creek at the junction of Beach Avenue, Lower Road and Roberts Creek

Road and a major recreational focus adjacent to the Sunshine Coast Highway in the form of a Regional and Community park, a golf course, and community hall. Several Provincial park sites are located in the Plan Area. The Plan Area includes resource lands with the potential for forestry and agriculture. Many small scale home-based businesses complement the commercial fabric of Roberts Creek. The Town of Gibsons and the District of Sechelt provide the larger scale regional commercial activities and facilities.

The population of Roberts Creek in 1994 was estimated to be 2700. In 2011 the population was 3244. This is an increase of 544 residents or 20%.

I) Review and Amendment of the OCP

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

2) VISION STATEMENT

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

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

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

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

3) GOALS OF THE OFFICIAL COMMUNITY PLAN

1. To actively support a welcoming and friendly atmosphere and reinforce a strong sense of community and neighbourhood.
2. To encourage an active citizenry within a community that enhances self-determination and self-reliance.
3. To foster an inclusive and compassionate community which welcomes, respects and meets the needs of a diverse range of individuals.
4. To ensure that land is put to an aesthetically pleasing and environmentally responsible use and ensure ongoing biodiversity through the protection, restoration and enhancement of plant and animal habitats.
5. To maintain the existing rural atmosphere of the overall community.
6. To maintain downtown Roberts Creek as the community core, on a human scale, as a social focus, and as a service centre for the community.
7. To avoid land use that results in suburban sprawl.

-
8. To protect and preserve riparian areas and watersheds including the water and banks of all creeks, lakes and marine foreshore.
 9. To actively minimize pollution in the community for example, visual, air, greenhouse gas (GHG) emissions, water, soil, sound and light pollution.
 10. To allow for the provision of appropriate community services and gathering places that meet a wide range of needs.
 11. To preserve and enhance agricultural land and support sustainable local food production, distribution and sales.
 12. To actively foster a walkable, bike-able community culture where people have easy access to their community on foot and by bike, and where pedestrians and cyclists are given priority.
 13. To develop a transportation network that encourages various modes of transportation, including cycling, walking and public transit, in order to reduce dependency on fossil fuels and to facilitate movement within and between communities.
 14. To provide a range of housing alternatives and opportunities which meet the needs of a diverse population while respecting the rural character of the community.
 15. To encourage a wide range of cultural and artistic opportunities.
 16. To protect the heritage of Roberts Creek and preserve and enhance historic and archaeological sites.
 17. To ensure there is sufficient and universally accessible parkland and recreational opportunities including public access to the natural environment and to the waterfront, wildlife corridors, and the protection of Roberts Creek because of its historical, social and environmental value to the community.

4) CIVIC COMMUNITY ENGAGEMENT

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

Objectives:

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

Policies:

- 4.1 An elected Roberts Creek Official Community Plan Committee (OCPC) consisting of Roberts Creek residents and property owners should continue to provide on-going monitoring of proposed amendments, advice to the SCRD and implementation of the Plan. While the OCPC should establish its own terms of reference and procedures the Regional District suggests that the OCPC's mission should be to preserve the values expressed in the OCP. Suggested terms of reference and procedures are provided in Appendix B.
- 4.2 That the SCRD continue to support an advisory planning commission (APC) for Roberts Creek, meetings should be advertised in advance and minutes should be posted on the SCRD website.
- 4.3 Public hearings for development applications that are of direct and specific applicability to the Roberts Creek community should be conducted within the community.
- 4.4 All individuals seeking office, where an alternate is needed, shall be strongly encouraged to name their alternate at the time of declaration.

-
- 4.5 The Regional Director or alternate attend APC, OCPC, and Roberts Creek Community Association monthly meetings.
 - 4.6 The SCRД will refer proposals for amendments to the OCP and other land use amendments such as rezoning, temporary use permits and to Agricultural Land Reserve to the OCPC in addition to other agencies identified by the SCRД Board.

5) THE PHYSICAL ENVIRONMENT, GREEN HOUSE GAS REDUCTION AND GREEN INFRASTRUCTURE

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

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

The SCRD, in partnership with all local governments on the Coast developed *Our Coast, our Climate, 2010*, the Community Energy and Emissions Plan, which can be found on the SCRD website (www.scrd.ca). Through policy work, programs and collaborations a number of initiatives have been launched to support reduced green house gas (GHG) emissions. The OCP, as the land use plan for the majority of the populated areas of Roberts Creek, is important in establishing policies and directions to help meet the goals set out in *Our Coast, our Climate*.

The Regional District, in accordance with Bill 27, enacted by the Province in 2008 seeks to reduce the emissions of Green House Gases (GHG) within all Official Community Plan boundaries located in the rural Electoral Areas of the Sunshine Coast Regional District (SCRD). The SCRD supports in principle the aspirational goals of the Provincial Government to reach a 33% reduction of 2007 levels by 2020 and an 80% reduction by 2050. In support of these goals, the SCRD's approach has been to develop locally applicable targets using a bottom up approach based on local growth projections and scientific actions that are within the SCRD's sphere of influence. Thus, rather than be aspirational, the first goal, based on the technical approach of the SCRD is to achieve a 7% reduction from 2007 levels by 2031. In 2007 the estimated population on the Sunshine Coast was 28, 231 and with total emissions being 355,428 tonnes of CO₂e per year, this equates to 12.8 tonnes per capita. CO₂e is carbon dioxide equivalent which is a term used to represent all GHG emissions including methane, ozone and so on. If population continues to increase as projected in order to achieve the overall 7% decrease in CO₂e emission the tonnes per capita must drop from 12.59 to 7.82 which in fact is a 38% decrease per person. Therefore a 7% decrease is in fact quite significant, when factoring in anticipated population growth.

The local community-based (bottom up) approach to meet this global issue and Provincial mandate involves a focus on the spheres of influence of the Regional District, on areas such as transportation, building, solid waste as well as zoning regulation policies and settlement patterns. As part of the bottom up approach to gauge the emissions by sector, the SCRD utilized the supplemented Provincial Community Energy and Emissions Inventory (CEEI) and conducted a more detailed *Community Energy and Emissions Plan* (CEEP), SCRD, 2010.

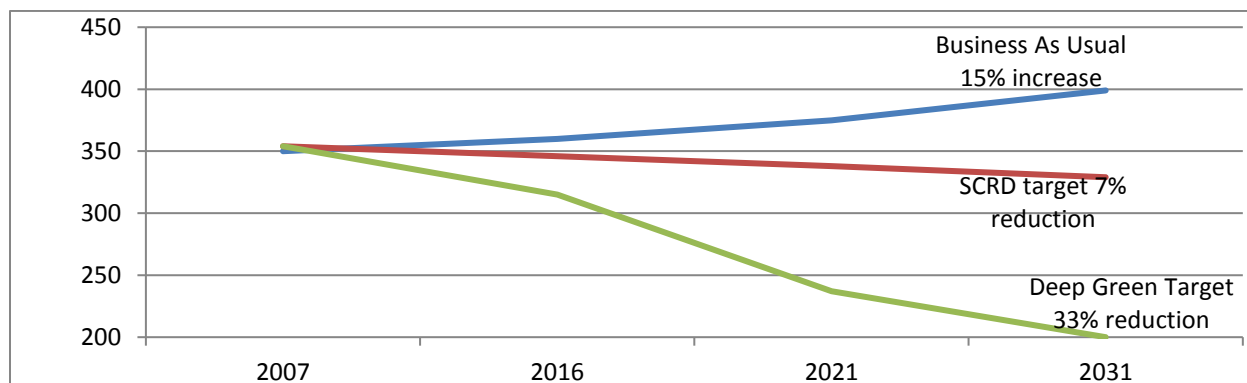
The outcome of the CEEP, entitled *Our Coast, our Climate*, is that the Regional District, the Town of Gibsons and District of Sechelt committed in May 2010 to undertake immediate and future actions to achieve a 7% reduction from the 2007 GHG output level.

The 7% target is considered to be a 'light green' target. An additional analysis was conducted to consider a 'dark green' analysis. The dark green analysis, which is more in line with the Provincial goals, sets a target of a 33% reduction below 2007 levels by 2031 which equates to a

48% level below business as usual, compared with the expected increase of 15% over time. The dark green target requires an aggressive behaviour change in our community and remains an aspirational target at this time.

The 7% reduction goals from 2007 levels are over and above mandated or anticipated improvements in technologies as of 2007 (e.g. Transport Canada mandated average fuel economy), and represents approximately a 22% reduction from the 2007 Business as Usual level. While the 7% (22% lower than the Business as Usual) reduction goal falls short of the aspirational Provincial targets of a 33% reduction, it is based on a specific Sunshine Coast analysis and requires significant actions to achieve.

The following line chart indicates the Business as Usual increase in GHG emissions by 2031 (15%) and compares it to the 7% SCRD reduction target and the 33% 'Deep Green' reduction target. The numbers on the left vertical y (axis) indicate thousand tonnes of CO₂e that are emitted within the SCRD from all sectors. The three lines demonstrate the various possibilities of GHG emissions in our community through 2031:



A review of CEEP emissions is being conducted in 2012 using updated CEEI data from 2010. This review document will assist in clarifying how the region's emissions have changed from 2007, and will also address new opportunities that support emissions reductions

Roberts Creek Role

The Roberts Creek Official Community Plan will play a role in contributing toward the SCRD's goal of a 7% reduction from 2007 GHG output level. The CEEP identifies electoral areas as having the highest regional per capita emissions contribution (9.1 tonnes per capita). Building upon the region wide information provided in the CEEP, further analysis by the SCRD to provides estimation on the GHG emissions within the Roberts Creek OCP area. These can be found in more detail in Appendix A.

The GHG emission sectors that apply to the Roberts Creek Plan Area are: Residential, Commercial, Solid Waste, Transportation and Agriculture/Land Conversion. As is to be expected in a rural environment where the private automobile is the primary method of movement, transportation has the highest sector output (about 40% or 2/5ths) in all electoral areas, followed closely by land use patterns. For the Roberts Creek OCP area focussing actions

and initiatives towards transportation and the land use pattern will support the biggest emissions reductions.

GHG reductions can be achieved by following the future Policies and Action under each of the eight goals (set out below under Policy 5.1) from the Community Energy and Emissions Plan. There is an opportunity to achieve progress in each of these goal areas. While Roberts Creek continues to be a rural area, as our population rises, how we address land settlement and transportation patterns will affect both neighbourhood livability & community feeling as well as near future energy and emission levels. Promoting more walkable, livable and efficient settlement patterns while maintaining the neighbourly qualities of Roberts Creek can be achieved by:

- Focussing residential development near Roberts Creek Village with larger parcels away from the centre, and
- Reducing and avoiding settlement into ALR, rural and resource forest landscapes.

However, opportunities and policies exist for relatively higher density residential development close to the Roberts Creek Village with larger parcels away from the centre. Further settlement into the ALR and rural and resource forest landscapes should also be avoided while promoting more walkable, liveable and efficient settlement patterns, and maintaining the neighbourly qualities.

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

Increasing the efficiency of new housing and retrofitting existing housing will also enable a reduction of the total GHG emissions attributed to residential buildings. Higher density housing can decrease energy use. Efficiency in design and construction of dwellings, and the encouragement of constructing multi-family dwellings which can also reduce residential and transportation sector GHG emissions. Initiatives like Park and Ride locations, Rideshare and Car Cooperatives have been recommended and are under consideration on the coast. A number of BC communities have identified opportunities to support increased Passive Solar Energy uptake in siting and several building requirements at nominal or no cost.

Objectives:

- 5a The Roberts Creek OCP shall establish policies that will help the SCRD meet the targets in *Our Coast, our Climate* in line with the eight goals it sets out.
- 5b To improve and maintain the quiet tranquility of the Roberts Creek area.
- 5c To protect airshed areas and the quality of air.
- 5d To protect watershed areas and the quality of water.
- 5e To preserve the natural site characteristics when development occurs.
- 5f To focus settlement and facilities on terrain most suitable for development so that environmental problems are least likely to occur.

-
- 5g To improve and maintain the existing environmental quality of the community by the effective management of development.
 - 5h To encourage the protection and enhancement of buildings and sites of historical and archaeological significance and to protect *shíshálh* and *Skwxwú7mesh Nations* archaeological and heritage resources.
 - 5i To satisfy the requirements of the provincial *Fish Protection Act*, in particular the Riparian Areas Regulation, with respect to protecting fish habitat.
 - 5j To consider creative development that respects the OCP Vision, Goals and Objectives.
 - 5k To reduce conflicts and deterioration of habitat at the wildlife–human interface.

Policies

- 5.1 The SCRD will consider development proposals against the following goals set out in *Our Coast, Our Climate* and the OCP will set out policies that support SCRD’s goal of a 7% reduction from 2007 GHG output level by 2031:
 - a) **Support Energy Efficient Land Use Practices:** Energy efficient land use practices in the Plan Area should include focusing on in-fill development within the existing residential neighbourhoods, focusing development in walkable areas close to transportation options, such as in the Roberts Creek Village and introducing the possibility of some limited neighbourhood commercial uses, such as home occupations. Energy efficient land-use choices also include avoiding extending suburban residential development into areas beyond the water supply boundary and into the Agricultural Land Reserve. Increased land use efficiency can reduce all emission sectors.
 - b) **Reduce Dependence on Single Occupant Vehicles:** Create reliable transportation opportunities to move residents efficiently between communities, including frequent transit, bike and walking paths, carpools, and car share programs. Increasing transit ridership through neighbourhood buses and more frequent and convenient trips is a significant means of cutting down on the dependence of single occupant vehicles.
 - c) **Enhance the Green Building Sector:** Create a healthy, local green building sector that supports energy efficiency in new and existing buildings. The opportunity for reduction in GHG in the building form is also an important consideration. New dwellings should be constructed to a higher standard – building above the current building code (EnerGuide 80 and over) increases the value and livability while reducing long-term energy costs. Residential buildings should be retrofit, to increase efficiency, comfort and home value. A simple home energy audit helps identify best cost-value options. Simple steps like increased ceiling and crawl space insulation, air leakage reduction, window upgrades and more efficient heating systems (such as replacing inefficient wood heaters with energy efficient wood stoves) offer substantial savings and increased comfort. As much of the coast housing stock is old, retrofits are a significant source of energy and emissions saving. Rebate

programs may be available to assist with improving energy efficiency and advice should be sought from the Regional District

- d) **Expand Local Renewable Energy Opportunities:** Optimize use of local and regional renewable and alternative energy sources. Explore and support opportunities for small scale energy production from sources such as creeks, geothermal and solar power. The Renewable Energy Atlas (SCRD, 2012) highlights opportunities for renewable energy on the coast and provides links to current and local suppliers/ installers. Consideration needs to be given to mitigating potential impact on the natural environment.
 - e) **Reduce and Reuse Solid Waste as a Resource:** Optimize solid waste reduction, reuse and recycling while working towards zero waste. The SCRD solid waste management planning for the region has these goals in mind.
 - f) **Strengthen the Local Economy:** Build a local, energy efficient economy that employs and supplies goods and services to Sunshine Coast residents. For example energy efficiency and sustainability workshops and certificate training were hosted in 2011 and 2012 to support local businesses and builders.
 - g) **Manage Brownfield Sites:** Transform appropriate brownfield sites (vacant, previously developed sites usually industrial or commercial) into complete community assets. Roberts Creek does not have any historic industrial sites that are vacant and the commercial areas are in use. However over the OCP period vacant or underused sites may come forward. Any redevelopment should consider opportunities to create higher density or new uses compatible with the OCP that include community opportunities. Removal of invasive species should be a consideration.
 - h) **Foster a Culture of Conservation in the Community:** Create a culture of energy conservation for residents and businesses on the Sunshine Coast.
- 5.2 The SCRD should produce a Sustainability Checklist to assist in reviewing development proposals and to assist developers in achieving 'greener' developments. Accessible one page flyers have been generated highlighting 'easy wins' for builders and homeowners around building siting, efficient design and water conservation.
- 5.3 When reviewing applications for development, especially when rezoning or OCP amendment applications are required, the SCRD shall consider the potential impacts such as:
- Impact of noise on neighbours and from neighbouring uses on the subject property;
 - Pollution; and
 - Preservation of the natural environment.

-
- 5.4 The Roberts Creek OCP shall establish subdivision parcel size restrictions that are linked to environmental, servicing and physical constraints.
- 5.5 The Roberts Creek OCP shall identify locations that are potentially hazardous and include these within development permit area designations which set out the issues that need to be addressed and the means to identify and, if possible, mitigate the hazards.
- 5.6 In light of anticipated ocean level rises, the setback requirements for locating structures from the marine high water (natural boundary) should be increased from 7.5 metres horizontal and 1.5 metres vertical to 15 metres horizontal or 2 metres vertical, whichever is the greater horizontal distance, except where determined under development permit area designations in Section 16,.
- 5.7 The recommendations set out in the *Delcan Stormwater Management Study* (please contact the SCRD for details), or any future updates, should be implemented through amendments to SCRD subdivision Servicing and Development bylaws and in partnership with the Province when resources permit.
- 5.8 Archaeological sites are to be protected and at least the following steps shall be taken:
- Residents must report the discovery of archaeological evidence to the *Skwxwú7mesh* Nation or the *shíshálh* Nation and the Province's Archaeology Branch.
 - When requested, the SCRD will support the completion of an archaeological study to ensure the protection of heritage.
 - Developers will be encouraged to contact the relevant First Nation to determine if archaeological sites may be present, but not identified, on the subject property.
- 5.9 Historical sites of value to the community but not requiring protection under the *Heritage Conservation Act* could be identified in the *Sunshine Coast Community Heritage Register*, commemorated with signs and incorporated where feasible into development that is accessible to the public.
- 5.10 A development permit area designation may be considered for the protection of identified heritage sites, or to preserve and enhance the form and character of identified structures.
- 5.11 The Province shall be strongly encouraged to liaise with the Regional District regarding issues affecting watercourse hazard assessment on residential, country residential and rural lands and other environmental issues including the use of pesticides and herbicides.
- 5.12 For significant developments requiring rezoning or Official Community Plan amendments, the Regional District may require that the Official Community Plan also be amended to designate the subject lands as a development permit area for purposes of protecting the natural environment.

The Regional District will assess the proposal with reference to the *Habitat Atlas* and *Sensitive Ecosystem Inventory* (these can be found on the SCRD website web mapping section) to identify potentially sensitive sites within or near the proposed development area.

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

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

- 5.13 The Regional District shall strongly encourage relevant Provincial ministries to protect wildlife habitat at the mouth of all creeks, especially of Roberts Creek.
- 5.14 The effective enforcement of bylaws regulating noise and prohibiting the storage of junk and derelict vehicles shall continue to be a Regional District priority for the Roberts Creek community.
- 5.15 Developers, subdividers and the utility companies should be encouraged to place new hydro and telephone lines underground, and, as required by the Ministry of transportation policy, to consolidate any separate utility lines for telephone and hydro on one side of a road.
- 5.16 Proposals for the release of smoke into the atmosphere that are referred to the Regional District for comment shall be carefully assessed with the objective of maintaining air quality.
- 5.17 The Regional District shall strongly recommend that requests for permits for the release of industrial and noxious chemicals into the atmosphere be denied.
- 5.18 Federal and Provincial agencies shall be encouraged to adhere to the Regional District's policy of "no application of pesticides and herbicides" in the use and management of land in Roberts Creek.
- 5.19 The Regional District shall discourage the use of pesticides and herbicides on private properties for cosmetic purposes.
- 5.20 The re-alignment and re-plotting of parcel boundaries to eliminate long narrow lots shall be encouraged.
- 5.21 Applicants shall be encouraged to design residential subdivisions in a manner that maintains and enhances the natural attributes of the site, while maximizing safety, accessibility, and efficient use of land.
- 5.22 The Regional District should provide guidance on how to reduce light pollution and consider whether light pollution should be controlled through bylaw amendments and enforcement.

-
- 5.23 Development should be considered with regard to the impact on wildlife habitats, especially in the interface area between the rural/residential areas and the resource/hinterland areas. This should include developing and implementing a Bear Aware program.
 - 5.24 The Regional District, in partnership with all relevant agencies, the community and First Nations, should develop a program to control and if possible eradicate invasive plant species. Removal of invasive species could be a community benefit identified when considering an application to amend the OCP or rezone property.
 - 5.25 The Regional District, in partnership with all relevant agencies, the community and First Nations, should develop a program to reduce the potential for fires in the interface area.
 - 5.26 The Regional District, in partnership with all relevant agencies, the community and First Nations, should develop a program to eliminate inhumane trapping.
 - 5.27 The Regional District, in partnership with relevant agencies, the community and First Nations, should develop a program to protect the marine environment with specific consideration of identifying and protecting areas with forage fish spawning potential and offshore eelgrass beds.
 - 5.28 Development near the natural boundary of the ocean should be reviewed regarding potential impact on the marine environment.

6) VILLAGE CORE

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

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

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

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

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

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

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

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

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

Objectives

- 6a To support economic activities that enhance the rural atmosphere of the Roberts Creek Village Core.
- 6b To satisfy some of the community's commercial needs by supporting the existing role of the Roberts Creek Village Core.
- 6c To provide for some controlled, modest expansion of the existing commercial and community facilities in a way that is compatible with the area's rural character.
- 6d Home office and home occupation to continue to play an important economic role in a manner compatible with the character and opportunities of the village core.
- 6e To provide for community amenities and development opportunities so that increased density close to the village core may be supported.
- 6f To support a mix of commercial and residential developments that create affordable housing opportunities.

Policies

6.1 VILLAGE COMMERCIAL CORE:

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

- a) retail outlets;
- b) personal services;
- c) medical;
- d) offices;
- e) specialized food establishments;
- f) artisan studios and art galleries; and
- g) education services.

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

- 6.1.2 All new non-residential development within the designated area is subject to Development Permit Area 7 (ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA).

6.1.3 Proposals to change land designation or rezone a parcel for commercial use shall be considered against at least the following criteria:

- a) Within area from Timberland to Largo to Beach as shown on (add map reference);
- b) Adjacent to or near existing commercial development;
- c) Form and Character subject to Development Permit Area 7;
- d) Impact on neighbouring properties and rural residential character;
- e) Level of vacancy in existing commercial property;
- f) Parking provision;
- g) Stormwater management;
- h) Access to public transport.

If approved, the boundary of Development Permit Areas 7 (Roberts Creek Village Core Area) will be amended to include the parcel(s).

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

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

6.2 ENHANCED HOME OCCUPATION AREA

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

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

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

6.2.3 Any change in zoning shall be guided by at least the following criteria:

- a) Maintain rural residential atmosphere;
- b) Lots greater than 3500 sq metres;
- c) Limit number of employees to resident family plus 2 non-residents;
- d) On-site resident to operate the business;

-
- e) Sufficient on-site parking to be provided for staff and customers and hidden from street frontage and from neighbours such as by vegetation buffers;
 - f) Tutoring, such as for music, to be limited to no more than seven students, with a maximum of 10 people, at any one time;

6.3 TOURIST ACCOMMODATION:

- 6.3.1 Bed and breakfast facilities will continue to offer opportunities for tourist accommodation on a small scale basis. An Enhanced Bed and Breakfast area is identified on Map 1A, including the Village Core and Home Business Transition Zone, that may allow for a modest increase in bed and breakfast use, such as an increase to 3 rooms and an additional employee subject to at least the criteria set out in 6.2.3 (a) to (e)
- 6.3.2 More intensive forms of tourist accommodation such as sleeping units, lodges, and motels shall be discouraged.
- 6.3.3 Short term home rental where the owner or property manager is not present shall be discouraged.

6.4 COMMUNITY AMENITY BONUSING

- 6.4.1 Within the area identified on MAP 1A (waterfront to Highway, Blackburn to Marlene) the Regional District may consider development proposals that would provide higher density development.
- 6.4.2 Before the Regional District should consider approving increased density a Liquid Waste Management Strategy must be completed for the core area. The Strategy should consider aspects such as soil type related to septic capacity, potential location for treatment plant(s) and link to development potential
- 6.4.3 In order to achieve community amenities, greater residential densities than would otherwise be allowed may be permitted subject to a rezoning process that includes a public hearing.
- 6.4.4 Any application to increase residential density will be considered against at least the following criteria:
 - a) Impact on adjacent properties;
 - b) Impact on environmental values and proximity to environmentally sensitive areas;
 - c) Enhance the protection of biodiversity;
 - d) Minimizing habitat fragmentation;
 - e) Distance from hazardous areas;
 - f) Minimizing impact on road traffic safety and levels;
 - g) Accessibility to services and public transit;

-
- h) Reduce dependency on cars by provision of safe infrastructure for bicycles, walking, and car share facilities;
 - i) Water conservation;
 - j) Energy efficient design;
 - k) Designed to conserve natural resources and minimize waste;
 - l) Protection of heritage and landscape features;
 - m) Clustering of development to maintain larger portion of site to be undeveloped; and
 - n) Maintain rural residential character.

The intention is to reduce possible negative impacts on the local area and encourage development that has a small impact on resource use.

The level of detail that developers are expected to provide will be based upon the size and potential impact of the proposed development.

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

- a) Provision of affordable and rental housing;
- b) Heritage conservation;
- c) Public access and/or use;
- d) Natural habitat conservation/restoration such as removal and control of invasive plant species;
- e) Protection of biodiversity;
- f) Park dedication;
- g) Community facilities;
- h) Bike lanes and trails;
- i) Energy efficient building design beyond that required by Provincial Building Regulations;
- j) Land for community agriculture/community forest;

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

6.5 PEDESTRIAN AND CYCLING FACILITIES

6.5.1 The Regional District shall work with the residents, businesses, First Nations and the Province to improve the pedestrian and cycling facilities within the core area. This could include establishing new paths, reducing speed limits in specific areas and encouraging planting/maintenance of appropriate road side vegetation.

-
- 6.6 MULTI-FAMILY RESIDENTIAL/CLUSTER HOUSING units at a density of no greater than 2,000 square metres per unit may be permitted on sites in the vicinity of the Roberts Creek commercial core to provide for seniors housing, special needs housing and co-housing opportunities within the Plan Area. Parcels being proposed to permit this type of housing should be evaluated on criteria that includes but is not necessarily restricted to the following:
- a. the absence of high constraints and potentially hazardous conditions for the proposed building site;
 - b. the proposed location of the sewage disposal system shall be within soils recommended by Regional District consulting engineers as being appropriate for 2,000 square metre residential parcels, as indicated in the *Roberts Creek Plan Area Technical Background Report* and the design and engineering of the treatment system and land disposal system shall be subject to SCRD approval and may become a community sewer system owned and operated by the SCRD;
 - c. within a reasonable walking distance of the established Roberts Creek commercial core;
 - d. the availability of public transit to provide access to major commercial facilities such as supermarkets and medical offices in the neighbouring municipalities;
 - e. the potential for site ingress and egress;
 - f. the potential for pedestrian access to the waterfront and to other recreational opportunities;
 - g. the provision of on-site community facilities; and
 - h. the form and character of such a project shall be subject to development permit design guidelines established by the Regional District in consultation with area residents.

The above policies would expand the potential areas for commercial activity in and near the Village Core as follows:

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

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

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

Enhanced Bed & Breakfast Area – increase in the number bedrooms than allowed in Zoning Bylaw (such as an increase from 2 to 3)

7) COMMERCIAL, TOURIST COMMERCIAL, AND INDUSTRIAL

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

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

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

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

Objectives

- 7.a Development requiring commercial zoning in areas outside the existing village core is not permitted.
- 7.b Other than bed and breakfast, home occupation or home office and a site specific land-use zone which permits an auxiliary art gallery, commercial and industrial development including small scale commercial and industrial activity along the Sunshine Coast Highway is not permitted.
- 7.c To recognize the important economic role played by home office and home occupation and to allow for the continuation of these opportunities in a manner compatible with the rural, agricultural, country residential, and residential character of Roberts Creek.
- 7.d To support enhanced home occupation within and near the village core.
- 7.e To provide for tourist accommodation facilities compatible with the rural character of the area and consistent with servicing constraints.
- 7.f To maintain the existing provisions for small scale tourist accommodation facilities.
- 7.g To support tourist oriented opportunities provided through the Provincial and Regional District parks systems, and non-commercial assembly uses.

-
- 7. h To support enhanced bed and breakfast uses in and near the village core.
 - 7.i To prohibit marina facilities and boat launching facilities at the mouth of Roberts Creek and elsewhere along the OCP foreshore.
 - 7.j Tourist facilities will continue to be provided through the Provincial Parks system, regional and community level parks, and the Sunshine Coast Golf and Country Club.
 - 7.k The need for marina and boat launching facilities will continue to be met through opportunities in other communities on the Sunshine Coast.
 - 7.l Future major commercial and service industrial facilities shall be encouraged to locate within the Town of Gibsons, District of Sechelt and Sechelt Indian Government District, which have the supporting infrastructure and land uses for such activities.
 - 7. m To support the existing and future roles of major centres on the Lower Sunshine Coast and the Port Mellon and Hillside industrial areas in providing employment opportunities of a major commercial and industrial nature for the Lower Sunshine Coast.
 - 7.n Except for in the area around the Sechelt Regional Landfill at Dusty Road site but outside of the Chapman-Grey Watershed, to prohibit all uses that require an industrial designation within the OCP and to strongly encourage the location of hazardous industrial uses outside the Plan Area.
 - 7.o To support opportunities for small scale commercial and light industrial activity auxiliary to residential use.

Policies

- 7.1 Through Roberts Creek the Sunshine Coast Highway is a visually important corridor which embodies and reflects the rural identity of Roberts Creek. COMMERCIAL, INDUSTRIAL and auxiliary small scale commercial and industrial activity will be prohibited. A specific land-use zone should be applied to this corridor area. Exceptions to this include uses referenced in sections 7.2 (home based businesses) and 7.4 (auxiliary art galleries)
- 7.2 Zoning provisions for home-based businesses in the form of home offices and home occupations shall be maintained throughout the RURAL, AGRICULTURAL, COUNTRY RESIDENTIAL and RESIDENTIAL areas in order to provide economic opportunities compatible with the rural and residential life-styles of Roberts Creek residents. Suitable parking shall be provided on site. Conditions shall be established in the Regional District's zoning bylaw regarding aspects such as amount of retail floor area, number of employees, signage and so on.
- 7.3 Home occupation uses should not produce any vibration, noise, heat, glare, odours, air pollution or electrical interference discernible from outside of the building in which the home occupation is located beyond that which is reasonable for residential activity. Guidelines will be established in the Regional District's zoning bylaw.

-
- 7.4 An auxiliary art gallery, a use for the display and sale of original or limited edition works of art created exclusively by local Sunshine Coast artists which may include a studio workspace, may be permitted subject to a site specific rezoning. Specific criteria will be considered in the rezoning process and could include: limitations relating to floor area, number of employees, parking requirements and other items. These will be incorporated into the site specific zone
- 7.5 For areas designated AGRICULTURAL an application for non-farm use may be required for certain home-based businesses. Please contact the Agricultural Land Commission and the SCRCD for advice.
- 7.6 Bed and breakfast facilities limited in scale to 2 bedrooms, will continue to offer opportunities for tourist accommodation on a small scale basis.
- 7.7 Tourist accommodation needs will be met in part through the Provincial Parks system and outdoor recreation camps.
- 7.8 More intensive forms of tourist accommodation such as campgrounds, sleeping units, lodges, and motels shall be discouraged. Campgrounds may be permitted in RESOURCE areas subject to limitations such as minimum parcel area of 1.75 hectares and 10 camp sites per hectare.
- 7.9 A full range of industrial activities, including petroleum product storage, shall be strongly encouraged to locate away from residential areas, and preferably in the Hillside and Port Mellon area, which will have both the supporting infrastructure and land uses for these activities.
- i. Providing there is no negative impact on the Chapman/Grey Watersheds, the area near the Sechelt Regional Landfill may be suitable for light industrial development subject to rezoning applications which will establish uses permitted;
 - ii. Light industrial uses include: manufacturing, processing, servicing and repair and excludes uses such as log storage, auto wrecking, bulk fuel and chemical storage.
- 7.10 Zoning provisions for small scale commercial and industrial activity auxiliary to residential use shall be permitted in the RURAL areas in order to provide economic opportunities compatible with the rural lifestyle of Roberts Creek.
- 7.11 Policies relating to resource extraction are set out elsewhere in the OCP.

8) PARKS, TRAILS AND RECREATION

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

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

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

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

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

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

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

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

While not officially a part of our parks system, the natural and diverse beaches that form the southern boundary of Roberts Creek are an important and highly valued recreational asset to our community. The variety of cobble, pebble, sandy and rocky beaches that connect upland areas of Roberts Creek to the waters of Georgia Strait support diverse ecological values and

play a key role in defining the unique rural-coastal character of our community. Recognizing the importance of our coastal landscape to the community, public access to and enjoyment of our beaches are to be preserved and protected.

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

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

As the region's population grows there will be increased demands for parkland and leisure services. There is a role for active and passive recreation as a means of improving community health. A park and trails network that encourages non-car based travel in a safe environment should result in reduced accidents, by separating users from vehicles

Public consultation identified park acquisition as a priority for the strategic plan. There is a range of ways that the SCRD can acquire open space such as: interagency partnerships, securing the use of UREPs, public/private partnerships, rezoning to encourage parkland dedication, requiring land to be dedicated for parks upon subdivision, and through donation of land. The Official Community Plan identifies park acquisition priorities.

Objectives:

- 8a To participate in the provision of park and recreational opportunities, such as wilderness experiences, playgrounds, and playing fields, at the neighbourhood, community, regional and Provincial levels to fulfill the recreational needs of all members of the community, where practicable.
- 8b To protect and support the recreational opportunities provided by provincial parks and lands that protect habitat, enhance ecological diversity and conserve resources.
- 8c To coordinate future park and recreational development with facilities of School District #46 (Sunshine Coast) and any other agency so as to minimize public expenditure, to provide an enhanced neighbourhood focus, and maximize the use of the services and facilities provided by all agencies, where practicable.
- 8d To ensure public rights of way are provided for public use and recreation, access to and from the waterfront and development of interconnecting trails between neighbourhoods and parks.
- 8e To protect foreshore areas, and where appropriate acquire additional upland areas and foreshore lease areas for enhanced public recreational use of the foreshore.
- 8f To protect major watercourse areas as they are a valuable recreation resource which should be preserved for appropriate public use while ensuring minimal impact to the environment.

-
- 8g To protect and support the outdoor recreational opportunities provided by the private sector, including those provided by non-profit agencies and community groups.
 - 8h To encourage and facilitate the development of additional recreational opportunities by non-profit agencies and community groups in appropriate locations.
 - 8i To support the development and operation of the Dakota Ridge Winter Recreation Site under the supervision of the SCRD.
 - 8j To pursue a Coast Wide Trail Strategy for Crown Lands under the umbrella of the SCRD which, through extensive public consultation, will include development of a Trail Users Code of Conduct and strategies which resolve conflicts between trail users as well as ensuring minimal impact to the environment.
 - 8k To obtain use of the provincial Lands for the Use, Recreation and Enjoyment of the Public (UREP) as Community Parks.
 - 8l Support the development of the Roberts Creek section of the Suncoaster Trail that will run from ferry to ferry, subject to a public consultation process.
 - 8m To encourage a broad range of recreational activities with an emphasis on those that do not consume resources, that benefit the safety and health of residents, and that preserve the rural character.

Policies:

- 8.1 The SCRD should adopt a Parks and Trails Master Plan that includes statements about the purpose of each park and trail network. Maintenance Plans should also be developed for each park and trail network.
- 8.2 Map 2 designate as PARK and FUTURE PUBLIC RECREATIONAL USE those areas of land and water currently set aside for recreational activities to serve existing and future residents. These designated areas include:

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

The OCP supports the existing Management Plan and the SCRD attempt to identify a third party to oversee an SCRD Board approved covenant to protect the park from further development and to ensure that the management plan is followed. Cliff Gilker Park now has 2 wheel chair accessible, barrier free trails from the playground to the top and the bottom of the waterfall. The Regional District should work with the Ministry of Transportations and Infrastructure regarding the existing road right of way through the Park which should not be developed as a road and if possible be un-designated and incorporated into the Park. See Policy 8.9b

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

Waterfront park with a large jetty/pier and natural driftwood bench seats overlooking Georgia Strait, sandbar at low tide. Mandala area recently acquired. In consultation with the community, decisions need to be made about whether to block off the

Mandala area with a gate and whether to make adjustments to the parking area to ensure best use. Public toilets (one is wheelchair accessible). Pursue any possibilities for obtaining additional park space (or trail) at estuary and beside creek to Lower Rd. See policy 8.8d.

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

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

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

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

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

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

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

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

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

- 7) Flume Creek: approx 0.75 Ha (1.8 acres)

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

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

Access by foot path from Crystal Crescent. Beavers have built a dam which has left the park swamp-like, particularly in the winter, but it may dry out in the summer.

Potential uses need to be investigated. The SCRD should investigate the potential to

acquire Randall Lake if the opportunity arises and develop a trail around it subject to ecological protection.

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

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

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

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

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

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

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

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

13) Roberts Creek Provincial Park – 40 Ha.

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

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

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

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

Approximately 0.9 Ha (2.2 acres) of formal play area on Roberts Creek Road and 2.4 Ha (5.9 acres) of treed area east and north of school. Owned by School District 46.

17) Camp Byng (Scout Property) – approx 86 Ha (212 acres),

The site is split by Lower Road and there is no public access.

18) Seaview Cemetery – approx 2.3 Ha (5.7 acres). The main cemetery for the Sunshine Coast

19) Golf Club –approx 58 Ha (143 acres). 18 hole golf course with club house facilities

20) RC Creekside - 0.15 Ha (0.37 acres), stream side area.

21) Camp Douglas – 3.6 Ha (8.9 acres) - owned and operated by the United Church.

22) The entire foreshore area extending 300 metres offshore into the Strait of Georgia

This area is identified on Map 2 as FUTURE RECREATION or PUBLIC USE OCEAN. The SCRD should work with the Province and First Nations to protect the foreshore with the objective of maintaining and improving the natural environment to assist in the recovery of salmon that spawn in the many streams in Roberts Creek. Initial efforts should be spent on identifying key locations, such as the mouth of Roberts Creek. Recreational use of the foreshore should be considered with regard to protecting environmentally sensitive areas, such as eelgrass beds.

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

Moorage buoys may be a permitted use within this area providing they serve only the upland parcels (land directly connected to or closest to the facility) and are not located within eelgrass beds. Docks should not be located over eelgrass.

- 8.3 The SCRD should encourage the Crown and owners of Private Managed Forest Land to consider land swaps with the objective of creating additional parks in the community interface. The parks should be leased to or owned by the SCRD and a process should be developed to work with the Crown and First Nations to identify lands that are suitable for park use.
- 8.4 Should all or parts of Camp Douglas or Camp Byng cease to be needed by the operators the SCRD should seek to acquire the land for park use. If acquired, they should be used for public recreation use in perpetuity. These sites are identified on Map 2 as RECREATION or PUBLIC USE LAND
- 8.5 Map 2 designate an INTEGRATED WALKING, BICYCLING, and EQUESTRIAN TRAIL SYSTEM where road rights-of-ways, utility corridor and parks should be developed as walking, bicycling and equestrian routes. The SCRD should consider establishing a Trails Committee to assist the SCRD in developing and maintaining the Trail System.
- The SCRD should consider provision of additional or alternative trails negotiated through subdivisions and rezoning applications.
- 8.6 Map 2 designates as RECREATION or PUBLIC USE land areas currently zoned and partially developed by private non-profit organizations as recreational camps, equestrian facilities, gun club and for golf course purposes, and may include public uses such as trails. Such uses are important to making Roberts Creek a liveable community and land use designations should be maintained. Additional opportunities should be identified and supported, subject to a rezoning process.

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

8.8 NEIGHBOURHOOD-LEVEL OPPORTUNITIES

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

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

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

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

- b. Detailed site development plans should be prepared with the participation of residents to establish the specific types and siting of neighbourhood level opportunities to be developed in existing and any future parks.
- c. When land for park purposes is to be dedicated by subdivision plan, the acquisition of the future NEIGHBOURHOOD PARK SITES shall be priorities.
- d. The following neighbourhood level park areas and nature park areas depicted on Map 2 should be established:
- FUTURE NEIGHBOURHOOD PARK SITE(S) 1

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

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

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

- FUTURE NEIGHBOURHOOD PARK SITE 4

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

- FUTURE NEIGHBOURHOOD PARK SITES ABOVE THE SUNSHINE COAST HIGHWAY

The SCRD shall develop and implement a community process for selecting sites for future neighbourhood parks above the highway.

8.9 COMMUNITY AND REGIONAL-LEVEL OPPORTUNITIES

- a. A standard of 10,000 square metres (1.0 hectare) per 500 population and a service radius of 2 kilometres should be utilized as a guideline for planning community level parks of approximately 10 hectares in size. This type of park accommodates activities such as senior playing fields, jogging tracks, and specialized play equipment such as an adventure playground.
- b. Cliff Gilker Park (approximately 53 hectares) partially provides regional park opportunities and playing field activities that serve the Roberts Creek community as well as other Sunshine Coast communities. Cliff Gilker Park will continue to be used for a variety of community and regional level activities, with provision for higher intensity use west of the Clack Creek. The layout of the park in this area should accommodate a variety of organized activities such as baseball and soccer.

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

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

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

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

c Roberts Creek Hall Park

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

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

d Roberts Creek Pier Park

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

8.10 PROVINCIAL LEVEL OPPORTUNITIES

- a. Roberts Creek Provincial Park sites will provide for Provincial level opportunities in the Plan Area.
- b. The SCRD considers that there are opportunities to make better use of existing Provincial Parks and to expand the number of these within Roberts Creek.
- c. The SCRD considers that sites designated by the Province for the Use, Recreation and Enjoyment of the Public (UREP) should become either Provincial Parks or parks under SCRD ownership or lease.
- d. There is a long held desire that a larger portion of Mount Elphinstone be granted park status and that the three existing sections Mount Elphinstone be linked by formal managed trails.
- e. A first step could be to fill in the horseshoe shaped section by dedicated Crown land for addition to the Mt Elphinstone Park.
- f. The SCRD should continue to work towards dedicating the full 1500 hectares area identified for the complete Mt Elphinstone Park. The Regional District should work with the *shíshálh* and *Skwxwú7mesh* Nations, and the province to realize this.

8.11 WATER RECREATION OPPORTUNITIES

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

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

8.12 WALKING, BICYCLING AND EQUESTRIAN ACTIVITIES

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

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

- i. work has started on paving a 1.5 to 2 metre wide strip on top of the natural gas pipeline right-of-way down Roberts Creek Road and along Lower Road to the cemetery and it should be completed.
 - ii. pave the shoulder on one side of the Sunshine Coast Highway in conjunction with improvements to this road, or independently, whichever comes first. The aim is to extend the separated bicycle-pedestrian path both towards Sechelt, to the commercial, civic and industrial area at Field Road, and towards Elphinstone and eventually link to the Town of Gibsons.
 - iii. Until such time as a separate bicycle-pedestrian trail is available, pave both shoulders of the Sunshine Coast Highway in conjunction with improvements to these roads, or independently, whichever come first.
 - iv. Until such time as a separate bicycle-pedestrian trail is available, pave both shoulders of the Lower Road in conjunction with improvements to these roads, or independently, whichever come first.
- b. Biking and walking paths should be developed with clearly marked lines separating these two types of activities from each other and from the vehicular traffic, and with routes being clearly sign posted.
- c. Existing logging roads and forest recreational trails should continue to provide horseback riding, mountain biking, hiking and other types of backcountry non-motorized activities, supplementing those that will be made available through the INTEGRATED WALKING-BICYCLING-EQUESTRIAN SYSTEM.

-
- d. Heritage sites and trails, including old logging roads and homestead sites should be identified and integrated with other opportunities for backcountry activities.
 - e. Map 2 identifies the general location for the Suncoaster Trail. This is a significant regional trail that will eventually establish a ferry terminal to ferry terminal route, subject to a public consultation process. The SCRD should identify and develop links from the Suncoaster to and from the Roberts Creek Village, existing parks and trail network and the residential areas. There should be a public process to determine the route through Area D so that the SCRD will be positioned to access grants as soon as they become available. The Trail should be developed in an ecologically sensitive way, such as hand built as opposed to use of heavy machinery.
 - f. Map 2 designates as a FUTURE BACKCOUNTRY RECREATIONAL SITE 1 land which is located in the vicinity of Largo Road (B & K logging road) and the BC Hydro right-of-way that is currently used as a regional and international mountain bike circuit.

This area should be restored by removing illegal dump sites and preserved and maintained for this specialized activity. Facilities such as an outhouse and garbage bins should be provided, especially for events. A Trail Plan should be developed to ensure that trails are developed sensitively along with a 'code of use' to ensure the site is cleaned up after events.
 - g. The opening up and development of the foreshore access points depicted on Map 2 should be pursued to provide enhanced recreational activities and public access. These access points and recreational sites should be clearly identified with appropriate sign posting.
 - h. Subject to community consultation sites suitable for motorized trails could be identified as part of a Parks and Trails Master Plan providing that they are separated from trails for non-motorized users.
 - j. Signage should be placed at all beach access points both on the road and beach ends of the access.

8.13 The Regional District should maintain and develop the existing joint use agreement between School District No. 46 and the Regional District for maximizing the community use of school facilities, including playing fields.

8.14 Existing areas with a UREP status (Use, Recreation and Enjoyment of the Public) in areas designated by Map 2 as FUTURE RECREATION or PUBLIC USE LAND should be secured in Regional District ownership or some other form of tenure, to provide for a variety of community and regional level opportunities.

The acquisition of these sites would be subject to confirmation by the Province of the need for these sites for community purposes.

8.15 Assembly Uses provide important facilities that encourage and support greater connections to the area and a more complete community.

-
- a) Existing Assembly Uses that provide for meeting places that support cultural, spiritual, religious, educational, entertainment and other community activities, such as a local farmers' markets, are supported and zoning should be established that allows for these to be permitted uses.
 - b) Existing Assembly Uses should be protected and any rezoning that removes such a use should not be supported.
 - c) New Assembly Uses that provide community facilities should be supported subject to a rezoning process.
 - d) Overnight accommodation as part of an Assembly Use is not normally permitted, however site specific designations may allow for this subject to a rezoning process.

9) AGRICULTURE

According to local historians, Betty C. Keller and Rosella M. Leslie, (*Bright Seas, Pioneer Spirits: The Sunshine Coast*) prior to World War II Roberts Creek, in addition to being a logging community and a steamship tourist destination, was a farming community.

In the early 1900's Albert and Gertrude Reeves cleared 12 acres of land for truck garden crops and raised pigs, chickens and geese for market; Mrs. Hanbury and sons planted an orchard and raised pigs; and Joseph Smith, on his waterfront property, made his living growing artichokes for the Vancouver market.

In the years after World War II, competition from the large scale farms of the Fraser Valley and produce imported from the United States gradually made it more difficult for Roberts Creek farmers to find markets. Much of the farm land was allowed to lie fallow while some of it was subdivided for homes. In the 1960's the "Creek" was rediscovered by the "hippie" generation and many of these new "Creekers" settled on old farms. While many of these new "Creekers" may have drifted away by the end of the 1970's those who stayed on have had a powerful influence on the philosophy of the community and have led the fight to preserve its rural character.

As citizens of Roberts Creek, we embrace our past, and like our predecessors, affirm that farming is integral to our rural lifestyle and economy. We recognize the importance of agriculture as a food source, an environmental resource, and a contributor to the local economy. We are committed to protecting and increasing where possible the supply of agriculture lands and ensuring the viability of farm operations.

The Roberts Creek Official Community Plan area contains approximately 500 hectares of land that is designated as Agricultural Land Reserve by the Agricultural Land Commission. The SCRD zoning bylaw allows for a broad range of farming activity on ALR parcels. The SCRD zoning bylaw also permits agricultural and the keeping of livestock on most rural land. Keeping of livestock and/or the keeping of poultry and rabbits is permitted in some residential zones, subject to limitations. In addition, the zoning bylaw allows horticulture and silviculture on all parcels.

Objectives

- 9.a Preserve and protect land for agriculture use.
- 9.b Support and promote small-scale farming as a social, cultural and economic priority and an ecologically responsible land use in Roberts Creek.
- 9.c Facilitate the sale of agricultural products produced in Roberts Creek both on site and at farmers' markets.
- 9.d Support a strategy for diversifying and enhancing farm income by creating opportunities for value added activities related to local agriculture without adverse impacts on farmland capabilities.
- 9.e Minimize conflict between agricultural activity and other uses on adjacent properties regarding the environment.

-
- 9.f Encourage the creation and implementation of a regional agriculture plan that leads to sustainable regional food self-sufficiency.
 - 9.g Encourage best practices of water management and conservation to minimize the impact on the Regional District's water and local aquifers, while considering the needs sufficient for agriculture use.

Policies

9.1 Agricultural Land Reserve

The Agricultural Land Commission established the ALR between 1974 to 1976 through cooperative efforts with regional districts and member municipalities. Local input on an ALR plan was gained through a public hearing process.

These policies suggest the types of applications to the Agricultural Land Commission which could be supported by the Regional District. Applications for non-farm use, exclusion and inclusion are submitted to the Regional District for review. The Regional District can refuse the application or it can forward it to the ALC for final decision (either with or without comments from the SCRD). The final decision regarding approval for such applications rests with the Commission.

9.1.1 Agricultural Land Use

Map 1 shows land that is designated as Agricultural.

- a) The designation shall include all land that is within the Agricultural Land Reserve and may include other land.
- b) Subdivision of ALR land will not normally be supported;
- c) The SCRD should continue to support an Agricultural Advisory Committee to provide local expert advice on agricultural issues and to assist with information programs;
- d) The Regional District should work with the province, First Nations and the community to realize the agricultural potential of any ALR in Crown ownership;
- e) All applications for exclusion, inclusion and non-farm use of ALR must be reviewed by the following:
 - (i) SCRD Planning Department;
 - (ii) Area Director;
 - (iii) Area D APC;
 - (iv) Area D OCPC; and
 - (v) Regional District Agricultural Advisory Committeeprior to consideration by the SCRD Board as to whether to forward the application to the Agricultural Land Commission.

9.1.2 Exclusion of property from ALR

- a) The Regional District continues to strongly support the preservation and maintenance of the agricultural land base and applications for exclusion of land from the Agricultural Land Reserve will not usually be considered.
- b) The Regional District may consider an application that would result in inclusion of an equivalent area of existing non-ALR farmland into the ALR subject to relative farming capacity of the land under consideration.
- c) Exclusion may be supported for essential community services, if the location of the service is limited by engineering constraints, or by strategic considerations, and that the proponent has demonstrated that there is no suitable alternate, non-ALR property.

9.1.3 Non-farm Use of ALR

The Regional District could support applications to the Agricultural Land Commission for non-farm use within the Agricultural Land Reserve, in some situations, where local farming or the greater community would benefit. Support for such applications should only be considered if the application falls into one of the following categories:

- a) the proposed non-farm use would allow an active farm to diversify and broaden its income, but not decrease the farming capacity of the property.
- b) in the instance of a proposed exclusion, the Regional District may consider an application that would result in inclusion of existing non-ALR farmland into the ALR.
- c) for essential community services, if the location of the service is limited by engineering constraints, or by strategic considerations, and that the proponent has demonstrated that there is no suitable alternate, non-ALR property.

Note: The removal of soil and placement of fill is a non-farm use, however there are exceptions set out in the ALC's legislation. Please contact the ALC for advice.

9.1.4 Inclusion of new ALR

To offset the impacts of the non-farm use or the removal of lands from the Agricultural Land Reserve under this policy, the Regional District will encourage the inclusion into the Agricultural Land Reserve of other lands, in the planning area, that are at least as suitable for agriculture. The Regional District will work with property owners, the Agricultural Advisory Committee and the Agricultural Land Commission to designate additional ALR.

9.1.5 Second Dwelling on ALR

The Regional District may consider permanent second dwellings within the ALR in accordance with policies established in the Zoning bylaw, providing the second permanent dwelling's location would not adversely affect farming ability of the land or of the environment. Unless refused by the Regional District, all applications for permanent second dwellings shall be referred to the ALC.

9.1.6 Strata Subdivision of ALR Lands

Agricultural activities are strongly encouraged for ALR lands. Strata subdivision of ALR will not normally be supported unless a proposed subdivision clearly improves farming capability or commercial production of the site in a way that would not be possible without a strata subdivision. The following criteria should be taken into consideration when making an application for strata subdivision:

- a) average parcel size of 1.75 hectares shall be considered;
- b) the parcels, dwellings and other structures are located to minimize harm to the agricultural ability of the proposed parcels and minimize the adverse effects on the environment;
- c) the proposed subdivision would allow an active farm to diversify and broaden its income, but not decrease the farming capacity of the property;
- d) A lower average parcel size may be considered if:
 - (i) a limit is placed on the total footprint of all residential structures;
 - (ii) a covenant will be registered to identify a common area that is set aside for agriculture equal to 10% of whole parcel to be available for use by the wider community (i.e. beyond those living in the development); the covenant will set out who the managing agency will be and other terms as negotiated with the applicant and the SCRD.

9.2 Non ALR Farm Land

9.2.1 Identification of Sites with Farming Potential

The Regional District should undertake or support initiatives to identify properties not currently in the ALR but which have agricultural potential and are primarily used for farming, so that these properties may be protected for future agriculture.

9.2.2 Community Farm Land

Community Farm Land is to be used by the wider community to provide farming opportunities. Community Farm Land may be secured as an amenity bonus. Support should be given for rezoning applications that would allow various forms of community farming activities including farm product processing or storage facilities for produce from off site.

A community farm is a multi-functional farm where the land is held “in trust” for community rather than owned privately. A community group or co-operative governs the land use agreements, and agricultural uses of the land are shared by a community of farmers. The primary focus of a community farm is local food production using sustainable agricultural practices. Land holders, land managers, and farmers work together by mutual agreement. Farmers are housed on or near the land.

9.2.3 Communal Farm Land

As an amenity bonus, the Regional District should consider rezoning applications to allow higher density where land will be farmed communally. Such sites are not available to the wider community but to a members of a specific group or organisation and secured through covenant.

9.3 Reducing Development Impact on Farms

9.3.1 Roads through agricultural land

The Regional District shall work with the Ministry of Transportation and Infrastructure to support the planning of new and modifications to existing roads that avoid disruption and fragmentation of existing and potential agricultural land.

9.3.2 Borders and Buffering and Zoning

When considering rezoning applications for land that borders or drains onto agricultural land, the Regional district will ensure that such zoning changes do not negatively impact farming. (See 9.4.7 Water Policies)

9.3.3 Utility Corridors and Telecommunications Development

The Regional District shall work with utility and telecommunications providers to reduce the impact of utility and communication corridors on existing and potential agricultural lots.

9.4 Support for Farming

9.4.1 Any parcel may be used for agricultural purposes. The sale of agricultural products should be allowed subject to the following criteria:

- a) the agricultural product is grown on the same property,
- b) availability of sufficient on-site parking,
- c) any separate produce stand is able to be easily moved and
- d) limited retail floor area is subject to the same limitations as for home occupation as set out in the zoning bylaw.

Limitations for criteria b-d will be established in the relevant SCRD Zoning Bylaw.

9.4.2 The keeping of livestock, such as sheep, goats, cattle, horses, swine and bees, may be permitted as set out under the Regional District's zoning bylaw which shall establish minimum parcel size and setbacks from parcel lines for features such as feeding troughs, manure piles and so on. Keeping of poultry and rabbits are considered in Policy 9.4.10.

9.4.3 Agricultural Advisory Committee and Agricultural Area Plan

- a) The Regional District shall continue its support of the Agricultural Advisory Committee (AAC) to consider and advise the Regional District on agricultural matters.

-
- b) Encourage the SCRDC with assistance from the AAC to prepare an Agricultural Area Plan.
 - c) Encourage the AAC to develop programs to promote the education of farming activity

9.4.4 Food Security

- a) The Regional District should consider impacts on local food security when making land use decisions.
- b) The Regional District should ensure a healthy, sustainable and stable food supply by working with Vancouver Coastal Health, Agricultural Advisory Committee, food producers, and other stakeholders to develop a long-term plan for improving local and regional food security.

9.4.5 Intensive Farming

The Regional District should develop appropriate regulations and guidelines for “intensive farming” in consultation with farmers and other stakeholders to minimize the impact of such activities on rural and residential neighbours.

9.4.6 Environmental Values

The Regional District should encourage healthy and environmentally sound agricultural practices (e.g. promote the BC Environmental Farm Program and BC Farm Energy Assessments www.ardcorp.ca/index.php?page_id=14).

9.4.7 Water

The Regional District should

- a) develop a water management plan for the region that considers agricultural water needs.
- b) Promote on-going education of farmers and public about farm specific water conservation and encourage storage of surplus water on farms and in general.
- c) develop an education program to improve the management of farm waste, leachate collection, soil and water conservation, and water-nutrient balance.
- d) when it considers rezoning applications that are not related to farming, ensure that the proposal will not reduce the quality and quantity of water for farming.

9.4.8 No Genetically Modified Organisms (GMO)

- a) While there is limited power to prevent the introduction of GMOs the Regional District is encouraged to designate Roberts Creek and the Sunshine Coast as a genetically engineered crop free zone.
- b) The Regional District is encouraged to support the control and eradication of non-native or genetically modified organisms harmful to native species and the environment, and prevent introduction of such harmful organisms.

Note: Prevent harm as the best method of environmental protection and, when knowledge is limited, apply a precautionary approach. Item 6 of the *Earth Charter* states “a. Take action to avoid the possibility of serious or irreversible environmental harm even when scientific knowledge is incomplete or inconclusive. b. Place the burden of proof on those who argue that a proposed activity will not cause significant harm, and make the responsible parties liable for environmental harm. “

9.4.9 Residential Agriculture

The Regional District should:

- a) Strengthen local sustainable agriculture by supporting “backyard gardening” and community garden initiatives, such as allowing for horticultural sales.
- b) In order to share food resources and to protect wildlife, support gleaning of crops and fruit.
- c) Encourage new development to include contiguous space intended for food production and garden space for residents.
- d) Permit community gardens, including community composting facilities, in any zone.

9.4.10 Support the Farming of Poultry and Rabbits

The Regional District, in consultation with the AAC, APC, OCPC and the community, should:

- a) implement land use policies that allows for the keeping of hens only and rabbits in all residentially zoned parcels;
- b) implement land use policies that allow keeping of poultry (including roosters and other fowl that are used for food production) and rabbits in all other zones;
- c) allow commercial sale of rabbits, poultry and eggs produced on that lot, in any land use zone;
- d) take action to reduce possible nuisance such as noise, smell, vermin and predators:
 - (i) establish reasonable setbacks for all structures, such as feed stations, and associated material, such as manure piles, must conform to provincial standards;
 - (ii) establish a reasonable limit on the number of rabbits and poultry allowed in residentially zoned lots;
 - (iii) develop best practices guidelines for the keeping of poultry and rabbits.

9.4.11 Soil Removal and Fill Practices

The Regional District should:

- a) prohibit the removal of soil suitable for agricultural purposes from land designated as agricultural
- b) support the placement of fill to protect the natural environment and where possible to preserve, maintain, and enhance soil for agricultural purposes
- c) develop regulations regarding soil removal or enhancement
- d) work with the AAC and ALC to develop policies regarding soil removal and fill
- e) refer any application for soil removal and fill to the AAC and ALC.

9.4.12 Agritourism

The SCRD should support agritourism as a means to strengthen local agriculture and expand knowledge and experience of agricultural activities throughout the wider community.

- a) The Regional District should develop appropriate regulations and guidelines for agritourism activities in consultation with farmers and other stakeholders to minimize the impact of such activities on neighbouring properties.
- b) Land use zoning policies should permit agritourism accommodation as the equivalent of bed and breakfast accommodation.
- c) The Regional District may consider applications for rezoning or temporary use permit that would permit agritourism accommodation providing for more than 3 units, provided that:
 - (i) the use is accessory to working farm operations;
 - (ii) the use is on agriculturally designated land that is in the ALR; the application is consistent with ALC policies;
 - (iii) the working farm will continue in operation and will not be adversely affected;
 - (iv) potable water of sufficient quantity for both farming and non-farming use is available;
 - (v) sewage disposal facilities are suitable;
 - (vi) on-site parking is adequate;
 - (vii) the impact of increased traffic on adjacent roadways is considered;
 - (viii) the environmental impact of the proposal is considered;
 - (ix) and the impact on adjacent properties is addressed.

9.4.13 Farm Gate Sales

The Regional District shall allow sale of farm products, including livestock, poultry and rabbits, produced on the same lot by allowing small produce stands near the road lot line subject to considerations of parking and road safety.

9.4.14 Processing, Marketing, Education and Research

Within the OCP area, the Regional District shall consider rezoning applications or temporary use permits to allow facilities for:

- (i) farm marketing
- (ii) farmers' markets;
- (iii) small scale processing facilities of locally grown products;
- (iv) agricultural education;
- (v) agricultural research.

Criteria to consider such uses includes:

- (i) potential support of farming in Roberts Creek;
- (ii) adequate parking;
- (iii) minimizing impact on neighbouring lots such as from noise and smell;
- (iv) environmental impact.

9.4.15 The SCRD shall require a 10 metre landscape buffer be established on any parcel adjacent to ALR prior to amending its Land Use Designation to facilitate an increase in development potential or density or additions of new uses. The landscape buffer shall conform to the Guidance set out in Development Permit Area 8.

9.5 The Regional District should provide guidance for how to reduce the potential for attracting bears to farm sites with the objective of protecting residents, farm produce and bears.

9.6 Site Specific Uses

- a) 1710 Sunshine Coast Highway (DL 904, Block 9, Plan 4213, PID 011-749-351) The Land Use designation is amended to allow for activities that are in keeping with its rural surroundings including uses that are considered of community benefit such as education services, recreation facilities, cultural exhibits and performance halls.

10) LIQUID WASTE MANAGEMENT

In the SCRD, liquid waste management is primarily handled by individual site owners as there is no comprehensive regional or electoral area system. Nor are there plans to develop one in the foreseeable future. However to ensure consistency of maintenance and operation, the SCRD has a policy to take over community systems (those that serve several lots) for residential and larger commercial developments providing they meet SCRD standards. As such, the SCRD has taken ownership and operation of some systems to date such as the Co-Housing site. The cost of operating these systems is met by the property owners and not subsidised by the general public.

Site specific conditions influence the development capacity because soil structure limits ability to meet provincial requirements. The Province no longer issues permits for individual lots and relies on qualified installers to register the plans with the Province. Technology is changing as package plants can respond to needs of sites that in the past were difficult to develop.

Community Sewage Systems means a common sewer or system of sewerage or sewage disposal which serves two or more parcels. Ocean outfalls are not supported.

Objectives:

- 10a To adopt an efficient liquid waste management approach that minimizes the potential for pollution of the land or aquatic ecosystems.
- 10b To adopt policies that reduces the possible impacts of treatment facilities that serve multi-parcels or large developments.
- 10c To not support sewage management systems that rely upon ocean outfalls

Policies

- 10.1 On-site sewage treatment and disposal systems and established individual parcel sewage treatment shall continue to be the preferred method of effluent disposal in the Plan Area and shall be subject to Provincial requirements.
- 10.2 Minimum parcel sizes to be permitted by subdivision shall reflect the suitability of soil types for ground disposal and treatment of effluent and by Ministry of Health subdivision standards.
- 10.3 At the time of subdivision or rezoning, multiple parcel or non-residential community sewage treatment systems with land disposal or ocean outfalls shall be discouraged unless unanticipated environmental problems or health hazards relating to sewage disposal need to be urgently addressed or where such facilities are required to provide for special housing needs.
- 10.4 Sewage treatment facilities required to address environmental problems, health hazards or to provide for affordable or special housing needs shall be designed and developed to Regional District standards and to Provincial requirements and subject to public consultation with local residents.

-
- 10.5 Absorption field design should be based on Provincial septic tank criteria for large flow systems regardless of treatment quality.
- 10.6 Proposals for sewage treatment systems that rely on ocean outfalls are not supported.
- 10.7 Community sewage treatment systems, including common septic fields serving more than one parcel, are to be designed and developed to Regional District requirements.
- 10.8 Where a sewage treatment facility meets requirements of the Regional District's subdivision servicing bylaw, it should be owned and operated by the Sunshine Coast Regional District.
- 10.9 The Regional District, in consultation with the Province and the local community, shall develop a liquid waste management strategy, initially for the village core and then the rest of the OCP area, to confirm and specify provisions for local community sewer systems (LCSS) that will provide a comprehensive approach to managing liquid waste reduction, treatment, utilization and disposal, that would include policies:
- (i) Allowing LCSS for smaller-sized lot subdivisions and commercial uses regulated under Ministry of Health regulations (up to 22,700 litres per day).
 - (ii) Allowing LCSS for smaller-sized lot subdivisions or commercial uses regulated under Ministry of Environment regulations (over 22,700 litres per day).
 - (iii) Adopting an On-Site Sewer System Operation & Maintenance Bylaw to ensure maintenance and inspection of septic systems on existing smaller residential lots.
 - (iv) Regarding examination of existing subdivisions where there are existing or potential environmental health problems related to on-site septic disposal to determine if LCSS are needed to serve these areas.
 - (v) Allowing consideration of innovative solutions such as composting toilets.
 - (vi) Providing support for new technologies, such as smaller engineered systems, that meet Provincial and SCRD standards.
- 10.10 Technologies that reduce water use, such as grey water systems are encouraged.

11) SOLID WASTE MANAGEMENT

Located within the Roberts Creek OCP area, the Sechelt Regional Landfill on Dusty Road handled 11,600 tonnes in 2009 and is the largest landfill on the Coast and provides regional services for all areas with the exception of Egmont/Pender Harbour. The SCRD is altering its services in Egmont/Pender Harbour with the closure of landfill operations in 2014 and will be replaced with a waste transfer facility. The Sechelt Regional Landfill will become the only SCRD site for landfill on the Coast. Including the waste transferred from Egmont/Pender Harbour, the site has approximately 18 years remaining at current disposal rates.

The Landfill site is a lease from the Crown. Solid waste management is provided in accordance with the approved Solid Waste Management Plan, which was reviewed and adopted by the Regional District Board but still awaits approval from the Province; until then the 2005 waste plan is in effect. Provincial requirements change over time and the SCRD has responded by amending its operating plans and standards as necessary.

Over time disposal has moved from burying all non –toxic waste to separation at the site to encourage re-use and recycling. The SCRD has plans to implement energy recovery of methane gas at the Landfill. Neighbourhood recycling centres are a significant method of collecting recyclable material in the SCRD and are supplemented with recycling programs at the landfills. The SCRD encourages waste to be separated prior to drop off at the Landfill for example with differentiated charges for sorted and un-sorted material. The Landfill is organized such that there are different locations for recyclables, garden wastes, wood, construction material and other types of material. The Landfill also includes a ‘share shed’ to allow reuse of items.

As part of the 2010-11 Solid Waste Management Plan review, the SCRD is investigating the potential for curb side pickup of recyclables and food scrap, including a public consultation process, as part of the SWMP review. Composting of garden waste at a central facility is an issue that is also being considered. There are two privately operated composting sites in the vicinity of the Landfill.

Objectives:

- 11a To provide for the management of municipal solid waste in a manner that meets the waste management and reduction requirements of the Regional District and Provincial Government as set out in the approved Solid Waste Management Plan.
- 11b To support the Zero Waste goal of the SCRD’s Solid Waste Management Plan.
- 11c To support policies and programs that reduce, re-use and recycle and thereby promote the wise use of the earth's resources.
- 11d To provide for the disposal of residuals at the existing landfill at Dusty Road.
- 11e To dispose of household hazardous waste in a safe and considerate manner.
- 11f To ensure that the disposal of solid waste does not negatively impact on wildlife and the environment.

Policies:

- 11.1 The Regional District will continue to provide a garbage pick-up service within the OCP area. While not all properties currently are served for various reasons, such as lack of access, the RD shall regularly review operational capability and local conditions to determine if service can be extended.
- 11.2 The Regional District shall provide solid waste management services for the Plan Area that meet the requirements of the Provincial Government and continue to strive to reduce solid waste deposited at the Sechelt Regional Landfill site on Dusty Road in Electoral Area D.
- 11.3 The Regional District's disposal site on Dusty Road will continue to be the main disposal site for residual refuse from the Plan Area.
- 11.4 The Regional District shall continue to support recycling as a means of reducing solid waste and if necessary provide collection facilities in appropriate locations subject to community consultation. Provision of curbside recycling should form part of consideration when reviewing the Regional District's Solid Waste Management Plan
- 11.5 The Regional District shall investigate and if possible implement alternatives to landfill such as food scraps.
- 11.6 The Regional District shall investigate and if possible implement energy recovery facilities at the Sechelt Regional Landfill in Roberts Creek.
- 11.7 Residents will be encouraged to reduce, recycle and re-use materials in order to maximize the life span of the existing solid waste disposal site.
- 11.8 The Regional District shall prepare and regularly update a Regional Solid Waste Management Plan.

12) TELECOMMUNICATIONS AND GREEN POWER

There is growing support for green energy solutions, however there is also concern regarding the scale and number of projects that may be ‘industrializing’ the back country. Government policy and agency regulation processes change over time. Currently, utilities in BC are supporting a distributed generation model – by encouraging homeowners, businesses and local developments to generate power onsite and then share this energy back either onto the grid and/or local buildings. BC Hydro currently offers a simplified and fast-tracked approach to support residential and commercial customers to generate heat and/or energy using a “BC clean” source and net-metering back to the grid (for capacity ratings below 50 kilowatts (50kW)). Examples of alternative energy technologies included under BC Clean include small/micro hydro, wind, solar, photovoltaic, geothermal, tidal, wave and biomass energy, cogeneration of heat and power, energy from landfill gas and municipal solid waste, and fuel cells.

(http://www.bchydro.com/energy_in_bc/acquiring_power/current_offerings/net_metering.html)

Small microhydro projects under 5 kW capacity have been undertaken in the Roberts Creek OCP area – generating under 5 kW (sufficient to cover off a single household). Currently there are no independent power projects developed in the Roberts Creek OCP area that require provincial or SCRD approvals and meet the requirements of BC Hydro’s Calls for Power (over 15 MW generating capacity) or Standing Offer Program (from 50 kW to 15 MW generating capacity). These are generally run-of-river but can include wind or other types of technology.

Small scale green power projects that serve individual houses can make use of a variety of technologies, such as solar panels, geothermal or wind, to generate power for on-site use and sale to BC Hydro. Currently BC Hydro reviews projects that generate less than 0.05 MW, under their Net Metering Program. BC Hydro policies change over time in response to Provincial legislation and initiatives and changes in technology. The SCRD shall continue to review these changes to determine if OCP or other SCRD policies need to be amended.

The *Renewable Energy Atlas (SCRD, 2012)*, provides a high level assessment of the potential for Renewable Energy on the coast and also highlights available resources and local installers which residents, businesses and institutions can use as a source to determine next steps for installing systems locally.

Energy conservation efforts are an important component in meeting future energy needs. New development should be built to minimize energy use. Existing development should be upgraded to reduce energy use. BC Hydro, as part of their energy planning relies on conservation as the main means to close the potential gap between generation capacity and demand. . As higher energy homes become the norm, the additional effect of increased computer and wireless technologies in homes represents a growing sector of home energy efficiency.

As a society we are becoming more reliant on and comfortable with rapidly changing telecommunications and computer technology. High speed internet and reliable cover for cell phones and other equipment can contribute towards increased local employment opportunities and life style choices.

It is likely that technology and regulation will continue to change at a high pace. While local governments have limited control over the location of facilities and limited influence over Provincial and agency policies, it is useful to set out what the Roberts Creek community views are.

Objectives:

- 12a The Regional District should support improvement to telecommunications facilities that are shared, well located and do not negatively impact local residents.
- 12b Small scale household level green power projects (less than 5 kW generation capacity) should be encouraged.
- 12c Larger green power projects should receive full review that includes significant public consultation.
- 12d That the benefits offered by all green power projects do not neglect possible impacts on the local community and the environment.
- 12e Community energy systems should be supported.

Policies:

- 12.1 The SCRD will work with regulatory agencies and providers to ensure that local input is considered in the location of telecommunications facilities such as communications towers.
- 12.2 The SCRD supports the provision of high speed internet connection facilities provided local input is included in the decision making process and potential environmental impacts are mitigated and minimized.
- 12.3 The SCRD will continue to request and participate in provincial and federal working groups established to review proposals for green power projects in the OCP area.
- 12.4 For small scale, household level green power projects (less than 0.05 MW generation capacity), the SCRD shall consider reducing the fee for development variance permits or development permits that are subject to Development Permit Area 4: Stream Riparian Assessment Areas, and restrictions of structure/building height could be relaxed.
- 12.5 The SCRD will investigate the potential for community led green power projects in the OCP area. These could include ocean or geothermal based heat pump system that could support a small higher density living development. Another example could be a community driven solar pV project for a shared facility/ building. The *Renewable Energy Atlas (SCRD, 2012)* provides one source of information and opportunity for the region.
- 12.6 Under no circumstances does the community approve of the use of herbicide or pesticide on public utility rights of way.
- 12.7 The potential impact of green power projects on sensitive environments needs to be considered with the objective of mitigating any potential harm.

13) WATER SERVICE AREA and WATERSHEDS

Currently there is a split in provision of potable water. Most properties below Highway 101 (Sunshine Coast Highway) are served by the SCRD water system and treatment plant on Chapman Creek. Most properties above the Highway draw water from wells or streams as the SCRD system is currently not capable of servicing this area.

In September 2003, a *Watershed Accord* was signed between the SCRD and the *shíshálh* Nation, for the purpose of protecting community water drinking resources in the *ts'úkw'um stulu* (Chapman Creek) and Grey Creek watersheds. This agreement commits both parties to “sharing responsibility and the decision-making processes in respect of the shared management of the watersheds” and “for the sharing of the costs, expenses, and liabilities from the shared management of the watersheds”. All applications for industrial, commercial, recreational, or other activities within the watershed will be referred to the *shíshálh* Nation for their comment. The SCRD and the *shíshálh* Nation will continue to work together to protect the watershed from any development which will impact the drinking water supply.

In October 2005, a further *Joint Watershed Management Agreement* was established to co-manage these watersheds. This *Agreement* created a *Joint Water Management Advisory Committee*, which includes equal representation from the SCRD and the *shíshálh* Nation. This Agreement was renewed in January 2011 to acknowledge the mutual interests in improving and maintaining the safety and quality of the potable water supply. The Chapman Watershed above the water intake for the treatment plant is identified as *ts'úkw'um stulu lil xemit tems swiya* (Tetrahedron – Chapman Creek Conservation Area (CA)) in the *Strategic Land Use Plan for the shíshálh Nation*.

The SCRD regularly updates its 10-Year Water Master Plan which identifies works that need to take place to maintain the existing system and sets out expansion and improvements needed to serve the Coast. Development approvals should be based upon water capacity.

SCRD's main water treatment facility for the Coast is in the Roberts Creek area as is the intake on Chapman Creek. There is a longstanding SCRD and community commitment to protect the integrity and water quality of Chapman/Grey Watershed.

The SCRD does not have the power to issue licences to draw water from lakes or streams, this is a provincial responsibility. However the SCRD will continue to be sent referral notices from the province for new lease/licenses. Protection of aquifers that provide groundwater is an important consideration when reviewing any development or resource extraction proposals in Roberts Creek.

Water conservation programs, such as the low flow toilets replacement program, and improvements to existing infrastructure (such as watermain replacements, looping of water lines) are the primary focus of the SCRD as a means of improving service and controlling demand placed on the system. However in the longer term, increased treatment capacity and water storage will be needed. As preparation for meeting longer term needs a community-driven watershed study should take place.

Objectives:

- 13a To protect watershed areas and the quality of water.
- 13b To supply sufficient quality and quantity of Regional District water for domestic consumption, agriculture and fire protection purposes.
- 13c Water conservation programs and development of related infrastructure are supported.
- 13d To protect surface and groundwater which are necessary for ecosystem health, independent supply to individual lots and Regional District community water systems.
- 13e To avoid zoning changes that result in the depletion of existing wells or springs or water bodies used as water supplies.
- 13f To avoid the creation of new flooding hazards or the aggravating of existing flood hazards that could result from changes to storm water drainage patterns.
- 13g To encourage the Regional District to undertake aquifer mapping.
- 13h To support a community-driven watershed study.

Policies:

- 13.1 The Regional District will develop and maintain reservoirs, water mains and any other storage capacity, supply mains, or other transmission facilities required to provide water to that part of the Plan Area depicted by Map 4 (Services) as SCRD Water Service Area (Development Cost Charge boundary).
- 13.2 When the SCRD's 10-Year Water Master Plan is updated then the OCP objectives and policies will be reviewed and, if necessary, updated subject to public consultation and environmental review.
- 13.3 The costs of distributing water from the supply water mains to new parcels and of providing hydrants for fire protection purposes for new development shall continue to be the responsibility of those creating new parcels.
- 13.4 The costs of extending and expanding Regional District water mains to serve new developments shall be the responsibility of those undertaking the development.
- 13.5 If as a result of new development the Regional District community water mains are extended beyond the current Water Development Cost Charge (DCC) Bylaw area, the developer shall be responsible to make application to extend the DCC Bylaw area and/or other arrangements acceptable to the Regional District to off-set or accommodate future capital and operating costs imposed on the Regional District.
- 13.6 In order to minimize future needs and demands for community water supplied by the Regional District, average parcel sizes of at least 1.0 ha. (2.5 acres) shall be maintained in those parts of the Plan Area that are not served by the Regional District community water service that be provided with on-site water sources meeting Provincial Government's environmental and health legislation and policies.

-
- 13.7 The use of private and Crown lands should be conducted in a matter that does not jeopardize existing and future domestic public and private water quality, flow and supply.
- 13.8 Deforestation is a significant concern and any forestry activity should take into account possible impacts on water quality and supply.
- 13.9 Community-driven watershed studies to identify "Well-Head Protection Areas" and provide recommendations for management of development within such areas should be undertaken to ensure that the water quality of recharge areas for ground water wells is maintained.
- i. The studies should consider the impact of forestry activity on both Crown and private land with regard to water quality, supply and flow.
 - ii. The studies should facilitate an innovative community-driven watershed study to examine horizontal rather than vertical movement of water using slowing-down devices, such as gabions and swales, to recharge the aquifer as one means of maintaining supply for wells.
 - iii. This will be a non-traditional watershed study to make Roberts Creek an exemplary community watershed/forest harvesting area (i.e. not recommending larger culverts as the solution to controlling flow).
- 13.10 The Regional District should, as part of developing its next *10-year Regional Water Master Plan*, include studies and policies regarding ground water protection, re-charging aquifers and potentially developing alternate water supplies.
- 13.11 Rezoning applications must consider the impacts on existing wells, springs, or other water supplies.
- If development is expected to need more water than the uses already allowed on the property, then evidence shall be provided that wells or other water supplies in the neighbourhood would not be negatively impacted.
- Information will also be required regarding whether water use would affect agricultural activities or negatively impact any springs necessary to maintain fish habitat.
- Should a zoning change be proposed where groundwater supplies are not adequate, the applicant would be required to find other means of supplying water, such as rainwater catchment water storage or a water conservation program.
- Provision of information and solutions options must be provided by a qualified expert (such as engineers with expertise in hydrology and biologists that have expertise in the role of groundwater on area ecosystems (i.e. wetlands fed from aquifers) and the SCRD will consult with the Province to ensure that relevant legislation and regulations are met.

-
- 13.12 The provision of a community water service to all parcels on the south side of the Sunshine Coast Highway shall be a Regional District priority due to the potential for contamination of surface water supplies by run-off from the Sunshine Coast Highway.
- 13.13 The Regional District shall take all opportunities in the planning and development approval process to implement the Regional District's Universal Water Metering Master Plan.
- 13.14 Land that is presently designated and zoned for watershed protection should remain in such a zone and not have development potential.
- 13.15 All users are encouraged to conserve water by methods such as:
- a. grey water reuse
 - b. introduction of low flow toilets and showerheads;
 - c. on site water collection and storage;
 - d. planting of drought tolerant, low water demand native species (xeriscaping or xerogardening); and
 - e. automated irrigation systems.
- 13.16 The Regional District shall take appropriate actions, such as public education programs and sprinkler regulation during periods of low precipitation, to ensure that sufficient water supply is available.
- 13.17 The SCRD will consider provision of water for fire fighting in reviewing proposals, especially where there is no access to Regional District water services. Appropriate facilities will be required.

14) STORMWATER MANAGEMENT AND DRAINAGE PLANS

Management of drainage and stormwater in the SCRD has traditionally been overseen by the Province through the Ministry of Transportation and Infrastructure, although their mandate is targeted at protecting the road system against flooding and damage. The guiding principle is to not increase flow from the site and to return to a 'natural' situation. Thus the infrastructure should not just funnel water into streams especially where there are geotechnical issues. Capturing run-off on site, such as using on-site retention, so that it can then be returned in the ground is a means of recharging the aquifer.

In 2006, the SCRD commissioned consultants, Delcan, to carry out a study of stormwater issues in eastern Roberts Creek, Elphinstone and West Howe Sound. This study was co-funded by the SCRD and the Ministry of Transportation & Infrastructure. The results of the study will inform the SCRD's emerging policies related to development and subdivision reviews. It is used in discussions relating to allocating Provincial resources to address current road related drainage issues. The reports making up the *Integrated Stormwater Management Plan* were provided in two phases, the first received in 2006 and the second in 2008.

Soft solutions are preferred to hard engineered solutions (such as planted swales over hard pipes). There is a limit to what can be accounted for such as 1-in-10 year event as opposed to 1-in-100 year events. Over time as climate change has a greater impact, there is a potential for increased precipitation events of greater intensity along with longer hot/dry periods. Thus heavier impact events may become more regular.

It is important to consider downstream or downhill impacts of additional lots (subdivision) and new development on existing lots.

Roadside ditches are generally required by the province as means to protect the road system. Care needs to be taken when tying individual lots into such facilities and the property owner and SCRD should work with the province to ensure that the existing road ditch systems do not fail.

Building Permit controls such as perimeter drains are designed to protect the building and not to specifically protect adjacent lots. The SCRD is working with the province to ensure that adequate systems are implemented at the time of subdivision and rezoning.

Objectives

- 14a To maintain the existing natural watersheds' flow characteristics to the greatest extent possible by taking into account the cumulative impacts of each development on watersheds.
- 14b To minimize each development's contribution to the sedimentation and pollution of watercourses.
- 14c To limit the percentage of total impervious area (TIA) surfaces in each watershed to not more than the existing TIA or to a maximum target level set out by an Integrated Stormwater Management Plan.
- 14d To minimize the impacts of stormwater and drainage at subdivision stage.

Policies

- 14.1 The Regional District should amend its current zoning bylaw to include provisions limiting the percentage of impervious paving and building areas on a parcel to reduce surface runoff. Allowances could be made where hard surfacing is incorporated into water collection and storage that reduces use of community water systems.
- 14.2 The Regional District should amend its current subdivision servicing bylaw, in cooperation with the Province, to discourage the use of curb and gutters on local residential roads and to require the construction of swales or shallow pervious ditches where road side drainage is required.
- 14.3 The Regional District should establish a protocol with the Ministry of Transportation and Infrastructure regarding requirements for site specific drainage plans to minimizing the impact of stormwater at subdivision both within the site and to properties downstream.
- 14.4 Any drainage plans to be formulated for the Plan Area shall be cognizant of water quality and quantity standards for independent water supply sources such as wells.
- 14.5 In addition to within development permits areas, native trees and vegetation should be maintained to reduce the effect of rainfall on stormwater flows where possible, at the time of approval of rezoning and other discretionary development applications.
- 14.6 Where retention of native vegetation is not possible, re-vegetation using the *Naturescape BC* guidelines should be undertaken to reduce the effect of rainfall on stormwater flows where possible, at the time of approval of rezoning and other discretionary development applications.
- 14.7 The Regional District should undertake stormwater planning at the watershed level and at the individual development level that takes into account the full spectrum of rainfall events in order to maintain or replicate to the greatest extent possible natural systems, thereby protecting stormwater as a resource for:
- (i) Groundwater recharge to maintain base flows in streams;
 - (ii) Fish, other aquatic species and wildlife;
 - (iii) Potable water supplies; and
 - (iv) Aesthetic and recreational use.
- 14.8 The Regional District's Subdivision Servicing Bylaw should be amended to ensure that development requiring building permit or subdivision applications meet on-site and off-site stormwater management criteria that support the above stormwater objectives for the following types of development:
- (i) A dwelling unit, duplex, multi-family unit development, expansion or development of a mobile home park;

-
- (ii) Auxiliary buildings with a floor area exceeding 200 sq. m. (2152 sq. ft.);
 - (iii) A commercial, industrial or institutional building; and
 - (iv) Subdivisions that would result in a net increase in three or more parcels for any type of land use.

The infrastructure required should relate to the size of the development and its potential impact on the area.

- 14.9 Development should not result in the pollution of surface or groundwater supplies. Particular care should be taken to ensure that there are no detrimental impacts on agricultural land, to wells or to streams because of water pollution.

15) TRANSPORTATION SYSTEM

The road network has a significant impact on the character of the area. It can define whether an area is rural, suburban or urban in character. A well designed road network may reduce trip lengths, improve safety and encourage walking and cycling.

The road network in the rural areas of the Sunshine Coast Regional District is the responsibility of the Province to maintain, develop and improve. The SCRD does not have jurisdiction over roads. However, it is important the Sunshine Coast Regional District works with the Ministry of Transportation and Infrastructure in planning network and land use changes. The Regional District wants to ensure that any proposed network changes are the subject of consultation with local residents at a scale related to the proposal.

Not all roads are developed to Provincial standards and there are significant areas that are accessed via road right of ways that are not maintained by the Province. There are significant forest service roads in Roberts Creek that provide access to recreation areas and are sometimes used to access residential properties.

The Sunshine Coast Highway is the only road link to Gibsons, Sechelt and beyond. It is moderately busy and generally able to handle local traffic. However there are significant pulses of traffic tied to the BC Ferry schedule that can cause local congestion, hazardous conditions and make it very difficult to turn left onto or from the Highway; this is especially pronounced in the summer. The traffic light installed at Roberts Creek Road should assist in improving access into and out of the main residential areas below and above the Highway. Lower Road and Beach Avenue provide a local alternative below the Highway, although this route also experiences an increase during the Ferry pulse. It is not unusual to find vehicles travelling well over the 50 km/hr speed limit to try to catch the ferry as monitored by Speed Watch, a local residents group. This needs to be addressed.

The Public Transit services were initiated in 1982, and have been expanded over the years to include a conventional transit service. The service operates from Halfmoon Bay to Langdale and offers accessible service to 18,400 residents, based on an estimate of 2006 population within 400 meters of a transit route. The Sunshine Coast Transit System (SCTS) is fully accessible for passengers with disabilities, and Handydart services are also available. Bicycle racks are available on all SCTS buses. In Roberts Creek, the Sechelt to Langdale Ferry Route alternates between travelling along the Highway and going along Lower Rd/Beach Ave/Flume Rd.

Objectives:

- 15a To work with the Ministry of Transportation and Infrastructure to plan for an adequate road system that complements and supports the existing rural wooded character of Roberts Creek.
- 15b In cooperation with the Province, the SCRD should ensure that any proposed changes to the road network are the subject of consultation with local residents at a scale related to the proposal.
- 15c To provide for public transit and encourage road layouts and pedestrian links that facilitate transit use.

-
- 15c To provide for a well maintained walking, bicycling, and equestrian system inter-linking residential neighborhoods with recreational areas and community facilities.
 - 15d To provide for off-street parking, including bicycle parking that will adequately serve the various land uses.
 - 15e To strongly oppose the off-loading of barges at road rights-of-way providing beach access.
 - 15f To provide for park and ride facilities for cars and bikes.
 - 15g To ensure that the road network and other transportation infrastructure are developed to minimize impact on the rural residential character, environmentally sensitive areas and the ALR.
 - 15h Subject to future public consultation, to implement the relevant improvements identified in the *Integrated Transportation Study* (SCRD, 2011).

Policies:

- 15.1 The TRANSPORT NETWORK depicted by Map 3 and formulated by the Regional District should form the future PRIMARY HIGHWAY, MAJOR RURAL ROAD, MAIN RESIDENTIAL\RURAL ROAD and SCENIC HERITAGE ROAD system for the Plan Area.

ROBERTS CREEK NOMENCLATURE	MINISTRY OF TRANSPORTATION & INFRASTRUCTURE NOMENCLATURE
Primary Highway	Primary Highway (present Sunshine Coast Highway)
Major Rural Road	Secondary Highway (Sunshine Coast Highway when Bypass completed)
Main Residential/Rural Road	Major Road
Local Residential/Rural Road	Local Road
Scenic Heritage Route	

- 15.2 As it is unlikely that a major alternative to the Sunshine Coast Highway will be built within the life of this Roberts Creek OCP, Map 3 has not identified a possible route. However, in the event that an alternate to the Highway is required through the Roberts Creek OCP area, the location and the transportation modes should only be decided following a meaningful public process that includes local residents.
- 15.3 The *Integrated Transportation Study* identifies a potential bypass route being developed around the Davis Bay community in the District of Sechelt. If Field Road is not deemed to be appropriate as the permanent or long term access around Davis Bay, then an alternative access in the vicinity of Jack Road should be considered.

As part of this bypass, the continuation of the separated cycling and walking path to Field Road should be included in the development of this alternative route.

In addition the specific proposal should be subject to a meaningful public consultation process that includes residents of Roberts Creek.

Regarding where the alternate route through the Town of Gibsons and Elphinstone Electoral Area intersects on the eastern side of Roberts Creek, there are a range of potential options and as such a separate public consultation process that includes residents of Roberts Creek should be conducted.

- 15.4 The SCRD shall establish a relationship between the Roberts Creek community, the *shíshálh* and *Skwxwú7mesh* Nations, the Regional District, and the Province which enables public participation in the decision making process where new roads and highways are being planned or developed or where existing roads are being substantially changed.
- 15.5 To provide opportunity for the province to work collaboratively with property owners adjacent to or substantially affected by new road and highway development to be notified sufficiently in advance of construction so as to have meaningful opportunity for comment on said development.
- 15.6 As not all of a road right of way is required for the actual developed road surface, shoulders and drainage, the SCRD shall work with the Province to ensure that adequate vegetation/tree lined buffers are maintained within the road right of way that screen adjacent lots. This should be subject to road, bike and pedestrian safety, such that the rural character of the area is maintained. The Sunshine Coast Highway and Lower Road are the major road routes into and through Roberts Creek and should be the focus for developing buffers.
- 15.7 The development of roads as designated by Map 3 (Road Network) should continue to take place on an incremental basis as warranted, through the dedication of necessary rights-of-ways as land is subdivided.
- 15.8 The SCRD should develop a screening bylaw for properties adjacent to road rights of way, pursuant to the *Local Government Act*, for properties in Roberts Creek. Screening of properties would have to take into account sight lines and safety of the travelling public to ensure no obstacles are placed with a roads clear zone. Any landscaping or screening within the right of way would require Ministry approval..
- 15.9 The Province shall be strongly encouraged to make safety improvements to Highway 101, including Rat Portage Hill, and access lanes into major facilities such as the Sunshine Coast Golf and Country Club and Cliff Gilker Park, subject to Provincial funding priorities. The *Integrated Transportation Study (SCRD, 2011)* should be referred to when making decisions on priorities for improvements.
- 15.10 The SCRD shall work with the Province, the *shíshálh* Nation, property owners the District of Sechelt, and the Town of Gibsons to extend the separated pedestrian and bike path along part of the Highway into the District of Sechelt, at least as far as Field Road industrial and commercial area, and towards the Elphinstone boundary and ultimately into the Town of Gibsons. The Regional District may

require provision of separated path as consideration of a community benefit during consideration of rezoning applications.

- 15.11 The designations for larger COUNTRY RESIDENTIAL parcels adjacent to the Sunshine Coast Highway and associated land-use designations as shown on the Schedule 3 will help to maintain the rural, wooded atmosphere while minimizing the need for access points.
- 15.12 Any alterations to the road network should take into account the potential for provision of public transit or improvements to existing transit provision (such as provision of bus pull outs).
- 15.13 Potential subdividers and developers should be required to plan rural road layouts and pedestrian links that provide controlled access to the Major Road Network and facilitate access to public transit services.
- 15.14 The parking requirements of commercial, home occupation and community facilities shall have a minimal impact on the visual and pedestrian and cycling environment in those areas. The Regional District may consider proposals to reduce minimum parking requirements through a development variance permit or rezoning application, subject to community, Ministry of Transportation and Infrastructure and RCMP input.
- 15.15 In consultation with the Ministry of Transportation and Infrastructure, consideration should be given to establishing pedestrian and bike routes along undeveloped road rights of way. Such facilities should be clearly marked and developed in a manner enabling their integration with future road development within the right of way. In addition green corridors (such as parks), where appropriate, should be used as pedestrian and bike routes to complement and integrate with road side routes.
- 15.16 Where an undeveloped road right of way is to be developed to facilitate subdivision or other development activity, the Province is encouraged to work with the SCRD and local residents to protect or replace exiting trails or to provide new trails for pedestrian and bike use.
- 15.17 The Province should provide sufficient shoulder width, at least 2 metres, for bikes and pedestrians in their design of Major Road Network routes. Bike routes need to be well maintained and kept free of debris
- 15.18 The lease at the foot of Henderson Road should be renewed for recreation use and prohibit the barging of houses.
- 15.19 Park and Ride facilities should be encouraged. Their location should be evaluated on criteria that includes, but is not necessarily limited to the following:
 - a. the potential for park and ride to be integrated with other forms of development, thereby making more efficient use of parking areas;
 - b. a location that facilitates transit use such as close to a bus stop;
 - c. near main intersection;
 - d. close to facilities such as the school;

-
- e. can accommodate parking for cars and bikes; and
 - f. visible, safe public space.
- 15.20 Any new road accesses onto the Sunshine Coast Highway should be discouraged for safety reasons.
- 15.21 Map 3 designates Beach Avenue and Lower Road and all beach access road-ends as a SCENIC HERITAGE ROUTE to recognize the unique and significant scenic heritage value of these roads. Improvements to provide safer pedestrian and cycling use should be made. This could include provision of walking/cycling paths adjacent to the roads, reducing speed limits in specific locations and reducing the impact on roadside vegetation on pedestrians/cyclists. Appropriate signage to the route should be provided.
- 15.22 While they are alternative routes towards the District of Sechelt and the Town of Gibsons for local residents and an alternative when the Highway is blocked, Lower Road and Beach Avenue are local roads. The Regional District shall encourage the Ministry of Transportation and Infrastructure to maintain the local character when completing any road improvements.
- 15.23 When considering issues relating to road layout or development the Regional District shall engage with the Roberts Creek community at large and relevant community groups.
- 15.24 The SCRDC shall work with the local community, developers, the Province and BC Transit to expand public transportation services that includes, but is not limited to: greater frequency, specialist services such as Handy Dart, increased bike storage at stops, bus stop shelters, expansion of service to properties north of the Highway and smaller community buses.
- 15.25 Traffic calming measures should be investigated, initially for Lower Road with other roads to be considered as identified, in consultation with local residents and the Ministry of Transportation and Infrastructure. If appropriate, implementation would be subject to Ministry approval and oversight.
- 15.26 Support for non-Greenhouse Gas emitting vehicles, such as Electric Vehicles (EV) and limited speed electric scooters should be investigated, including community engagement, and if appropriate implemented. Support for installation of EV charging stations and electric scooters/ bicycles would enhance uptake and use of these technologies. Other actions could include traffic speed reductions, dedicated lanes or roads and additional controlled intersections across the Highway. Any changes would need to be agreed with and implemented by the Ministry of Transportation and Infrastructure.
- 15.27 The Regional District should work with property owners and the Ministry of Transportation and Infrastructure to balance the desire for roadside vegetation that enhances rural character with the need to provide for safe, usable roadside pedestrian and bicycle paths.

15.28 The following intersections, shown on Map 3, are identified for improvement:

a) *Integrated Transportation Study* -

i) Lower Road and Sunshine Coast Highway

ii) Flume Road and Sunshine Coast Highway

b) Other Sources -

iii) Roberts Creek Road and Timberland Road (identified by School District 46 and Ministry of Transportation and Infrastructure)

iv) Cedar Grove Road and Roberts Creek Road (identified by RC community).

The Regional District shall consider any applications to amend the OCP or rezone properties near these intersections with respect to potential to achieve the improvements or to ensure that the proposed development does not hinder future improvements.

15.29 As there may be other intersections that are in need of improvement, the Regional District should work with the community and the Ministry of Transportation and Infrastructure to identify these and if needed amend Map 3 (Road Network) and Policy 15.28.

15.30 When reviewing subdivision applications the Regional District should identify opportunities for providing new, usable beach access.

16) DEVELOPMENT PERMIT AREAS and DEVELOPMENT APPROVAL INFORMATION AREA

Development Permit Areas are designated to identify sensitive locations and protect them from the negative impacts of development and to protect development from hazards. This could include fish habitat in streams, steep slopes, shoreline and design guidelines for commercial areas.

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

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

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

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

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

There may be spatial overlap between some DPA categories.

The DPA designation does not stop development outright. Any development needs to be supported by detailed reports from qualified professional that identify where development can and can't take place on a particular property or detailed design statements to respond to design guidelines.

There may be site specific information needed by the SCRD and the *shíshálh* and *Skwxwú7mesh* Nations to assist in reviewing any proposals that require an amendment to the OCP or a rezoning application.

Objectives:

- 16a To protect development from hazardous conditions.
- 16b To protect the natural environment.
- 16c To ensure that the form and character of commercial and multi-family residential development reflect the wooded, rural community atmosphere that now prevails.
- 16d To protect Agricultural Lands from possible impacts of subdivision of adjacent properties.

-
- 16e The Regional District may require development approval information to support permit, OCP amendment and rezoning applications.
- 16f To protect archaeological and heritage resources.

Policies:

- 16.1 Development Permits shall be required prior to the subdivision of land; commencement of the construction of, addition to or alteration of a building or other structure; or alteration of land within a designated development permit area as shown on Map 5.
- 16.2 The policies in this plan are consistent with the requirements of the provincial government's *Riparian Areas Regulations*.
- 16.3 Development permits shall be required prior to the subdivision of land; commencement of the construction of, addition to or alteration of a building or other structure; or alteration of land within a designated development permit area by Map 5, except where the following exemption provisions apply:
- (i) to the proposed construction involves a structural change, addition or renovation to an existing lawfully conforming and constructed building or structures provided that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land;
 - (ii) to the removal of existing vegetation to allow for replanting or the planting of native trees, shrubs, or groundcovers for the purpose of enhancing the habitat values and/or soil stability within the development permit area;
 - (iii) to a subdivision or rezoning application, where an existing registered covenant or proposed covenant with reference plan based on a geotechnical engineer and/or qualified environmental professional's review, relating to the protection of the hazardous or environment conditions outlined in the subject development permit area, is registered on title or its registration secured by a solicitor's undertaking;
 - (iv) to the alteration of land that involves removing dead or damaged trees as determined by a qualified person (registered professional forester, or an International Society of Arboriculture (ISA) Certified Arborist) providing that:
 - any damage resulted from non-human causes, such as a storm or landslide;
 - such trees pose an immediate hazard to life, living accommodation or other lawfully constructed structures; and
 - the removal is accomplished through the use of standard forestry practices and techniques
 - (v) to 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;

- (vi) to independent power projects that were subject to Ministry of Environment and Department of Fisheries and Oceans approval and a “save harmless” covenant or agreement with the Regional District;
- (vii) to emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property provided they are undertaken in accordance with the provincial *Water and Wildlife Acts* and the *Federal Fisheries Act*, and must be reported to the Regional District;
- (viii) where a development has been approved but not yet built (for “a” protection of the natural environment, its ecosystems and biological diversity only);
- (ix) where the lands are subject to the *Forest Act* or *Private Managed Forest Land Act*;
- (x) where the lands are to be used for ‘farm operation’ as defined by the *Farm Practices Protection Act* (for Development Permit Area 4: Stream Riparian Assessment Areas);
- (xi) for park or parkland ancillary uses not related to commercial, residential or industrial activities (for Development Permit Area 4: Stream Riparian Assessment Areas).
- (xii) within DEVELOPMENT PERMIT AREA 5: ROBERTS CREEK SHORELINE, existing legal non-conforming buildings under Section 911 of the *Local Government Act*, and other existing buildings and impervious surfaces described within DPA#5 Guidelines 2 (c) and (d) may be repaired within their existing 3-dimensional envelope without a Development Permit.
- (xiii) within DEVELOPMENT PERMIT AREA 5: ROBERTS CREEK SHORELINE, existing shoreline protection works or beach access steps within Policy DPA#5 Guidelines 2 (a) and (b) may be repaired without a Development Permit if they are within their original 3-dimensional envelope and are above the current grade and are above and landward of the current natural boundary of the ocean.
- (xiv) Exemptions set out in DEVELOPMENT PERMIT AREA 7: ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA
- (xv) for DPA 1A, DPA 1B, DPA 2A, DPA 2B, DPA 2C, DPA 2D 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.
- (xvi) Development Permit Area designations do not apply to *shíshálh* Nation or *Skwxwú7mesh* Nation Band Land or reserves and any guidelines or

requirements that would otherwise be applicable are only advisory in nature to these lands.

- 16.4 Some sites/parcels are within two or more development permit areas and all relevant guidelines should be met.
- 16.5 The *Sensitive Ecosystems Inventory (SEI)* indicates where sites of environmental interest may be found on the Coast. Any applications for permits or rezoning should refer to the *SEI* and the Regional District may require an environmental study to identify specific locations worthy of protection.
- 16.6 The Regional District should use the *SEI* as the basis for a detailed study to identify specific locations to be designated as new Development Permit Areas for the protection of the natural environment, its ecosystems and biological diversity.

Protection of Development from Hazardous Conditions

Coastal Zone Hazards

16.7 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 runup, wave setup and wind setup.

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

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

16.8 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 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

16.9 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.

16.10 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.

16.11 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 16.13.

16.12 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 16.13.

16.13 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

16.14 Development Permit Area 3: Open Slope Failure and Rockfalls

Potential for open slope failures in the Roberts Creek 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.”

Development Permit Area 4: Stream Riparian Assessment Areas

DPA 4 as shown on Map 5, and including any mapped or unmapped stream tributaries that may provide fish habitat.

Research and analysis for wetland areas appears in the report by Taara Environmental titled *The Confirmation of Effective Ecological Boundary of Wetlands in West Howe Sound and Roberts Creek Official Community Plan Areas*.

They consist of the areas so designated by Map 5, and the following areas in the Plan Area, within and adjacent to all streams, which by definition includes wetlands and lakes:

- (a) for a stream, a 30 metre strip on both sides of the stream, measured from the natural boundary;
- (b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- (c) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the natural boundary to a point that is 10 metres beyond the top of the ravine bank.

The Provincial *Riparian Areas Regulation* establishes the Stream Riparian Assessment Areas as described above.

CATEGORY: (a) "protection of the natural environment, its ecosystems and biological diversity".

JUSTIFICATION:

DEVELOPMENT PERMIT AREA 4: STREAM RIPARIAN ASSESSMENT AREAS include the following types of riparian areas that either provides fish habitat or flows to a waterbody that provides habitat. This consists of areas as illustrated on Map 5, and includes the following areas within and adjacent to all streams:

- (a) The following watercourses known to have fish present: East Wilson Creek (resident and sea-run cutthroat trout):
Flume Creek (cutthroat trout); Clack Creek (resident cutthroat trout, dolly varden); Roberts Creek (coho, chum, steelhead, resident cutthroat, dolly varden), Stephens Creek (coho and chum); Malcolm Creek (coho and chum, steelhead, sea-run and resident cutthroat), Robinson Creek (resident cutthroat), Clough Creek (possibly resident cutthroat) and Molyneux Creek (resident cutthroat).
- (b) All streams in the Plan Area, whether mapped or unmapped, are also designated as Development Permit Area 4 as fish and/or fish habitat may be present or they may flow into a waterbody that provides fish habitat.
- (c) Randall Lake, which supports resident cutthroat.

GUIDELINES:

- (a) An environmental assessment report prepared by a qualified environmental professional in accordance with Riparian Areas Regulation is required in support of a development permit application and for Regional District issuance of a development permit. The report must identify the width of the streamside protection and enhancement area to be protected, and measures necessary to protect the integrity of the streamside protection and enhancement area.
- (b) The qualified environmental professional must:
 - (i) certify he or she is qualified to conduct the assessment;
 - (ii) certify he or she has followed the assessment methods set out in the Schedule to the *Riparian Areas Regulation*;
 - (iii) provide an opinion that no natural features, functions or conditions that support fish life processes in the assessment area will be harmfully altered, disrupted or destroyed; or
 - (iv) in the event that there will be a harmful alteration, disruption or destruction of natural features, functions, and conditions that support fish life processes in the stream riparian assessment area (i.e. a HADD), obtain authorization from the Minister of Fisheries and Oceans, Canada or authorization under a regulation under the *Fisheries Act* (Canada).
- (c) Proposed developments and timing of construction should:
 - (i) minimize any damaging impact on the natural features, functions and conditions of the streamside protection and enhancement areas;
 - (ii) minimize the area of encroachment into the streamside protection and enhancement areas.
 - (iii) take into consideration fish passage and spawning times
- (d) Development Permits issued may require that:
 - (i) areas of land, specified in the permit, must remain free of development, except in accordance with any conditions contained in the permit;
 - (ii) specified natural features or areas be preserved, protected, restored or enhanced in accordance with the permit;
 - (iii) natural watercourses be dedicated;
 - (iv) works, including improvements to channelized areas, be constructed to preserve, protect, restore or enhance watercourses or other specified natural features of the environment;
 - (v) protection measures, including that vegetation or trees be planted or retained in order to preserve, protect, restore or enhance fish habitat or riparian areas; control drainage, or control erosion or protect banks;

-
- (vi) an explanatory plan or reference plan prepared by a BC Land Surveyor delineate the identified streamside protection and enhancement area; and
 - (vii) development comply with *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.

IMPLEMENTATION:

Regional District issuance of development permits by Board resolution unless delegated to the Manager of Planning and Development or their alternate;

Regional District issuance of a development permit is subject to notification from the Ministry of Environment and/or Fisheries and Oceans Canada that they have been notified of the proposed development, and provided a copy of the assessment report with the proper certifications and have provided the proper authorizations.

Environmental assessment report requirements;

Section 219 Covenants, *Land Title Act*.

Development Permit Area 5: Roberts Creek Shoreline

DPA 5 is shown on Map 5

CATEGORY: "a" Protection of the Natural Environment, its Ecosystems and Biological Diversity; and
 "b" Natural Hazardous Conditions.

JUSTIFICATION:

DEVELOPMENT PERMIT AREA 5: ROBERTS CREEK SHORELINE extends 15 metres landward of the natural boundary of the ocean and extends for any works seaward of the *natural boundary*.

Research and analysis supporting the identification of DPA 5 as "Protection of the Natural Environment" and "Natural Hazardous Conditions" is provided in the report *entitled Green Shores Case Study: Roberts Creek Overview of Key Shore Management Issues and Green Shores Opportunities (2007)*.

Residential development and *shoreline protection works* may threaten the integrity of the foreshore and upland parcels.

The objective of this designation is to provide long-term protection of the existing shoreline, and adjacent foreshore and upland for their ecological values and to guard against erosion and damage to existing and future buildings and structures.

To address the above, a development permit shall be required to ensure development will neither contribute to nor be unduly subject to natural shoreline hazards nor damage the shoreline and marine environments.

GUIDELINES:

Development Permits issued shall be in accordance with the following guidelines:

1. An assessment prepared by *qualified coastal professional(s)* addressing any natural hazards and the marine environment shall be required for specified development activities within this development permit area which extends 15 metres landward from the natural boundary of the ocean and includes any works below the natural boundary.
2. Within this development permit area, the following types of development shall be confirmed, via a report(s) prepared by a *qualified coastal professional(s)*, to not be subject to or cause erosion, flooding, landslip or damage to the marine environment, and be in accordance with Provincial and Federal legislation. Such specified development, requiring certification, *shall* include:
 - a. *Shoreline protection works*;
 - b. Beach access steps requiring footings on the *natural boundary*;
 - c. *Dwellings*; and

-
- d. Other *buildings* or impervious surfaces with more than 10 sq. m. (108 sq. ft.) floor area or parcel coverage.
 3. The required assessment prepared by the *qualified coastal professional(s)* shall, as a minimum, address the following as applicable to the proposed development activities:
 - a. Existing shoreline processes, including erosion and deposition of land and beach materials;
 - b. Existing and anticipated shoreline processes, including erosion and deposition of land and beach materials, given projected environmental trends including climate change and sea-level rise;
 - c. The impacts of the proposed development activities, *including shoreline protection works*, on the shoreline abutting and within the vicinity of the subject parcel;
 - d. The impacts of the proposed development activities, *including shoreline protection works*, on the foreshore ecology abutting and within the vicinity of the subject parcel; and
 - e. The long-term safety of the existing and *proposed shoreline protection works, dwellings* and other *buildings* on the subject parcel from natural hazards including shoreline erosion, landslip and flooding.

Development Permit Area 6: Multi-Family/Cluster Housing Development,

DPA 6 is shown on Map 5.

CATEGORY:	"e"	Form and character of intensive residential development.
	"f"	Form and character of multi-family / cluster housing development.

JUSTIFICATION:

DEVELOPMENT PERMIT AREA 6: MULTI-FAMILY/CLUSTER HOUSING DEVELOPMENT describes the area of a co-housing development near the Community Commercial core of Roberts Creek. This area comprises Lot 3, District Lots 809, 810 and 1506, Group 1, Westminster District, Plan BCP916, which extends from the end of Emery Road north to Highway 101.

The objective of this designation is to preserve and enhance the established rural character of Roberts Creek, to ensure building and site design that encourages and supports sustainable community living, multi-family specialized housing, and to complement the commercial core of Roberts Creek nearby.

GUIDELINES:

A development permit is required for the construction or addition of a building involving either:

- (a) a floor area exceeding 25 square metres located on land designated pursuant to the *Land Title Act* as "strata"; or
- (b) a floor area over 100 square metres located on land designated pursuant to the *Land Title Act* as "common property".

A development permit is not required for the construction or addition of a greenhouse, irrespective of its floor area.

All developments shall be in accordance with the following guidelines, irrespective of whether a development permit is required:

General Form and Character of Development

- (a) Preservation of the established rural character of Roberts Creek will be achieved through:
 - (i) creative building design that emphasizes the use of natural or natural-like materials, and which is compatible with the scale and character of its surroundings;
 - (ii) preservation of existing mature coniferous trees; and
 - (iii) siting of buildings and structures in a manner that gives priority to pedestrians over automobiles.

Form, Exterior, Design and Finish of Buildings

- (b) Building form that is of a consistent style and character throughout the site, and which ensures design diversity and rhythm by varying and alternating building mass, siting and various major and minor design elements.
- (c) Buildings should incorporate elements that add vertical definition, including sloped roofs and façade treatments such as porches, balconies and verandas.
- (d) While meeting Building Code requirements for building separation, building walls should be well articulated through the placement of windows and other design elements, and by varying exterior cladding materials, finishes and colours.

Parking and Landscaping

- (e) The retention of natural vegetation, including large mature conifers, is required as a landscaping element.
- (f) Parking should not visually dominate the co-housing development. The amount of surface parking on-site may be determined by considering the overall number of co-housing residents and visitors potentially utilizing the site.
- (g) While separating parking from residential buildings, parking areas should be integrated with the overall development, with well-established links between parking areas and buildings.
- (h) Where possible, parking areas should be broken up by landscaping elements, and visually screened from adjacent properties and public areas.
- (i) Where possible, parking areas and other hard surfaces should be constructed of permeable or semi-permeable materials.
- (j) Support service facilities and structures such as refuse containers, composters, recycling facilities, storage areas and utilities should be located and screened to minimize visibility from adjacent properties and public areas.

Lighting and Signs

- (k) The majority of lighting and signs on-site should be oriented towards pedestrians. Carved or painted wood signs will incorporate limited front lighting, and shall be coordinated with the overall building design. Light fixtures shall incorporate a high cut-off to minimize surrounding glare. The SCRD's Outdoor Lighting Guidelines provides advice regarding types of lighting fixtures.

-
- (l) Vehicular oriented signs on-site are restricted to maximum height of 1.8 metres.

IMPLEMENTATION:

Issuance of development permits, as required, prior to issuance of building permits.

Development Permit Area 7: Roberts Creek Village Commercial Core Area

DPA 7 is shown on Map 5.

CATEGORY: "e" Form and character of commercial development.

JUSTIFICATION:

DEVELOPMENT PERMIT AREA 7: ROBERTS CREEK VILLAGE COMMERCIAL CORE AREA describes the commercial core of Roberts Creek. This area is located in the vicinity of the junction of Lower Road and Roberts Creek Road, from Largo Road to Timberlands Road.

The objective of this designation is to support economic activities and development that enhances the established rural atmosphere and environmental stewardship of downtown Roberts Creek and encourages innovative design.

APPLICATION OF GUIDELINES:

Development permits are required to regulate the *form and character* of development prior to the construction, addition or exterior alteration of commercial or mixed use buildings containing commercial uses or land alteration within *DPA 7*.

Development permits are not required where the construction or site development is consistent with these guidelines and where:

1. either a new building or an addition to an existing building has a floor area of less than 10 sq. m. (108 sq. ft.); or
2. the value of the alteration to an existing building is less than \$20,000 (2008 value to be increased on January 1st of each subsequent year by Statistics Canada's Vancouver CPI increase for the previous year); or
3. site landscaping that covers less than 100 m² (1080 sq. ft.) or
4. greenhouses in general and, where artificial lighting for plant growth is provided, greenhouses must be shielded to prevent light pollution.

For items 1 to 3 this is a one-time only exemption to be indicated through a covenant registered on title.

Development permits issued in this area shall be in accordance with the following:

- A) Green Building Materials and Energy Efficiency

-
- a. The Regional District may consider relaxation of the following guidelines where the applicant demonstrates to the RD's satisfaction that green building materials and/or energy efficiency beyond that required by Building Regulations will be applied.

B) General Form and Character of Development

- a. Preservation of the established rural character and environmental stewardship of downtown Roberts Creek will be encouraged by:
 - (i) creative building design that emphasizes the use of natural materials and respects the scale of existing development;
 - (ii) varying building heights or shifting rooflines on buildings with long street or road way frontages;
 - (iii) shaping larger buildings to give the building the appearance of being composed of a number of smaller sections or blocks;
 - (ii) siting of buildings in a manner that gives priority to pedestrians over the automobile;
 - (iv) promoting significant landscaping adjacent to public rights-of-ways and integrated within sites;
 - (v) where possible, new buildings should be positioned to maintain sun exposure to sidewalks, pedestrian areas and adjacent residential buildings;
 - (vi) providing walkways or paths to allow for continuous unobstructed links with adjacent parcels;
 - (vii) walkways and pedestrian paths must be universally accessible;
 - (viii) supporting use of green/energy efficient design and materials.
- b. "Roadway commercial strip" character should be avoided by:
 - i) siting buildings near the front or exterior side parcel lines fronting roadways;
 - ii) creating landscaped open spaces within developments of various scales from outdoor patios in smaller developments to commons and squares in larger developments;
 - iii) locating surface parking at the rear or interior side setbacks of buildings instead of within the front setback; and

-
- iv) planting significant landscaping adjacent to roadways that is integrated with landscaping within the site taking into consideration maintaining safe sightlines for roads, pedestrians and bikes.

C) Form and Design of Buildings

- a. Building form that compliments existing buildings will be required.
- b. Single story buildings should incorporate elements that add vertical definition such as sloped roofs or facade treatments such as facia, awnings and/or verandas;
- c. Covered walkways, designed for accessibility, should be provided to provide weather protection for shoppers;
- d. Blank walls and large expanses of any one material, especially on street oriented facades are unacceptable unless measures are taken to minimize visual impact by adding facade treatments such as facia, pilasters or other such elements;
- e. The ground levels of commercial buildings should be emphasized through careful arrangement and proportioning of windows and entrances;
- f. Modification of standardized corporate franchise building designs or features shall be required in the event of conflict with these design guidelines.

D) Exterior Finishing

In general, a variety of cladding and trim materials is permitted, provided that the materials have a natural or traditional appearance and are complimentary to existing development.

E) Site Planning: Landscaping

- a. The retention of trees and natural vegetation as a landscaping element is strongly encouraged;
- b. Where trees and natural vegetation cannot be maintained, landscaping should include a mixture of deciduous and evergreen plants and/or trees which are suitable for the local climate (such as from the BC Naturescape plant list);
- c. Provision and retention of edible landscaping is supported;
- d. All other site areas not covered by buildings, parking areas, or retained natural vegetation and pedestrian areas and walkways shall be landscaped;
- e. Provision of xeriscaping or landscaping which requires minimal watering is encouraged;

-
- f. Provision should be made to conserve and supply adequate water to all planted areas, such as use of drip irrigation and/or rainwater barrels, and to maintain landscaping as approved.

F) Site Planning: Parking and Support Services

- a. Parking should not visually dominate a development. Where possible, parking areas should be located to the side or rear of a commercial building;
- b. Parking areas should be integrated into the overall development by means such as incorporating significant landscaping, coordination of outdoor elements and linking of buildings with parking by distinctively paved walkways;
- c. Handicapped accessible parking spaces must be provided close to building entries and the number of such spaces shall depend on the scale of the development;
- d. Bicycle parking facilities should be provided at least in equal number to parking spaces;
- e. The drive aisles in parking areas shall be predominantly covered in permeable materials, although asphalt, concrete, or pavers may be used subject to (f) below;
- f. The areas used for parking spaces shall be covered with permeable pavers or in gravel where the gravel is contained within a system design to keep the gravel in place;
- g. Subject to soil suitability, at least one-half of a parking area should be water permeable and designed to allow for stormwater infiltration to assist with a stormwater management plan developed in accord with Stormwater Management policies;
- h. Landscaped areas within the parking lot are required when more than 10 vehicles are to be accommodated, with a row containing no more than 5 parking stalls being permitted without a landscape feature;
- i. Driveway entries to parking lots should be defined by landscaped nodes that may include low-ground cover and entry features that ensures visibility and safety;
- j. Parking areas that abut a roadway shall be buffered by a minimum 3.5 metre (11.5 ft.) wide landscaped strip that includes a sidewalk or path;
- k. Support service facilities and structures such as loading bays, refuse containers, storage areas and utility services should be located preferably to the rear or side of buildings and be screened to minimize visibility from public areas. Screening should be

constructed of natural materials compatible with the main buildings;

- I. Underground hydro servicing should be provided.

G) Signage

The intention is to prevent proliferation of signage and encourage quality design that is coordinated within the development as a whole.

- a. All signs should be architecturally coordinated with the overall design of buildings and landscaping;
- b. Painted canopy or painted awning signs are acceptable, but shall occupy an area not exceeding 15% of the area of the canopy
- c. A limited number of free standing signs shall be restricted to a maximum height of 2.0 metres above the grade and limited to a combined surface area on all sides of 3 sq m (32.3 sq ft.) and mounted upon a base made of stone, brick, wood or other natural-appearing material
- d. Roof signs; interior lit or back lit signs; revolving, flashing, or moving signs; as well as use of reflective or dayglo paint, permanent banners and advertizing flags are prohibited;
- e. Notwithstanding (d) above ,non-flashing interior lit “Open” signs, less than 0.129 sq metres (200 square inches), shall be allowed for each unit in the development;
- f. Multi-unit buildings should have unit number and/or address number signs of compatible size, arrangement and character;
- g. Other than a limited number of directional signs, all signage must be for units/activities within the development, 3rd Party signage is not allowed.

H) Site Lighting

- a. The starting point in designing a lighting scheme should be to provide responsible lighting that has minimal negative impact upon people, the environment and property. This should provide a safe and welcoming development while eliminating light pollution which is any adverse effect of artificial light, including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste;
- b. Site lighting shall be directed downward to avoid “light spill” and designed following the Regional District’s *Outdoor Lighting Guidelines*;

-
- c. Site lighting should be neutral in colour. High-pressure Sodium (orange) and Mercury Vapour lights are not permitted.

I) Fencing and Commercial/Residential Interface

- a. Commercial buildings should be sited to afford maximum privacy to adjacent residential properties and minimize the impacts of noise, glare and shadows;
- b. Boundaries abutting residential zoned parcels shall be fenced and/or landscaped with dense shrubbery or a hedge with a minimum width of one metre to create an effective buffer;
- c. Fencing adjacent to residential zoned parcels should be solid, unless combined with landscaping, and clad in wood;

J) Large Scale Development

- a. A design context statement is to be provided by the developer that indicates how the proposal meets the guidelines and OCP objectives.
- b. Further site-specific design guidelines may be created for any large-scale development on parcels exceeding 4000 sq m (0.98 acres) when a parcel within the Comprehensive Development zone is developed.
- c. No individual building that is used for retail sales as a principal use shall have a maximum footprint of 300 square metres (3230 sq ft) and a maximum floor area larger than 500 square metres (5380 sq ft).

IMPLEMENTATION:

Regional District issuance of development permits by Board resolution prior to issuance of a building permit;

Review of development permit applications by local residents, the Roberts Creek Advisory Planning Commission and Roberts Creek Official Community Plan Committee;

Liaison with the Province and other relevant authorities.

Development Permit Area 8: Agricultural Buffering

DPA 8 is shown on Map 5

The designation is established for the purposes of the protection of agriculture land reserve designated parcels which are adjacent to parcels that have subdivision potential.

Justification

Protection of Farming

Description:

Development Permit Area 8 is applicable to all land shown on Map 5 that is within the Roberts Creek Plan Area. Land designated as Agricultural Land Reserve (ALR) requires protection for long term agricultural use. The subdivision of lands adjoining or reasonably adjacent to farm lands may facilitate development that might compromise the agricultural use of the ALR lands. As a result of this, land use conflicts may develop. In order to reduce potential conflicts a 10 metre landscape buffer should be established and protected.

Research and analysis supporting the identification of DPA 8: Agricultural Buffering appears in the publication by the Agricultural Land Commission titled Landscaped Buffer Specifications.

A development permit is required for the following activities:

1. Subdivision as defined in the Land Title Act or the Strata Property Act ;

Guidelines:

Those lands identified within Development Permit Area 8 that have the potential for subdivision. A minimum 10 metre wide landscaped buffered area should be maintained and/or established on land to be developed if it is adjoining an ALR boundary. The intent of the buffering is to enable uses within proximity to large ALR properties, without hindering present and future use of these ALR lands.

- All buffer areas shall be landscaped using native vegetation in accordance with Schedule C of the BC Agricultural Land Commission's publication entitled Landscaped Buffer Specifications published in 1993;
- The buffering shall take place prior to the proposed subdivision;
- Security in the form of a cash bond for 50% of the value of the buffering shall be submitted to the SCRD and held for a minimum of one year to enable some further planting in the event that some of the planted native species need to be re-furbished;
- No new buildings and structures, except for fencing, shall be situated within the 10 metre vegetation buffer area unless the zoning is varied under a development permit issued under this section or development variance permit issue by the Board; and

-
- A Section 219 covenant for the vegetation buffer area may be required which restricts the removal of vegetation and the construction of any buildings or structures other than fencing within the buffer area.

Exemptions:

The following is exempt from requiring a development permit:

- where an existing covenant or proposed covenant secured by a solicitor's undertaking at the time of rezoning or subdivision, meets the development permit guidelines'
- a structural change, addition or renovation to an existing lawfully conforming and constructed building or structures provided that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land.
- Where there is a road right of way, either developed or not, between the ALR and subdividing parcels.

Development Approval Information Area

The entire Plan Area is a Development Approval Information Area. The Regional District may require development approval information for development permit and rezoning applications. These types of proposals shall be evaluated, at a minimum, on:

- (a) The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife habitat, environmentally sensitive features, and rare or endangered plant or animal species.
- (b) The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, reuse and dispersal of such drainage.
- (c) The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour;
- (d) The impact of the proposed development on traffic volumes and roads including the ability to provide safe and effective access to both the development as a whole and to individual dwellings/buildings within development;
- (e) How the proposed development impacts and buffers adjacent uses; and
- (f) The ability of the proposed development to provide on-site water and sewage disposal or to connect to community services, if available.
- (g) When requested by a First Nation, an archaeological study will be conducted to ensure the protection of First Nations interests.
- (h) energy efficiency and emissions reduction

17) RESIDENTIAL, COUNTRY RESIDENTIAL and RURAL

The *Roberts Creek Technical Background Report* provides an estimated growth potential for additional dwellings and new parcels in Roberts Creek. Based on a conservative estimate that 30% of eligible parcels may eventually build an auxiliary dwelling, an additional 239 secondary residential dwellings are possible. The total build-out, including second dwellings, is estimated at 2,259 units. The build-out scenario allowing for untapped subdivision potential and vacant or underutilized land provides for 540 additional parcels and 921 additional residential units. Based on 2006 average household size, 2.4 people, this could be approximately 2200 additional people added to the 2006 Census population of 3307 for an estimated total population of 5507. The population in 2011 was 3244. Thus there is an untapped potential for a further increase of 2263 residents or 41% growth. (Sources: *Roberts Creek Technical Background Report*, July 2008; *2006 and 2011 Census of Population*, Statistics Canada.)

Outside of the significant Crown and Private Managed Forest Lands in the northern area of the OCP, the majority of land is used for residential purposes. For the most part this is in single parcels that may allow for up to two dwellings. Provision should be made for a range of house types to serve the whole community. This includes affordable housing, transition housing and special needs housing.

The lack of affordable rental and home ownership housing in Roberts Creek has become an increasingly important social and economic issue due to the rise in real estate values and only modest increases in income levels in recent years. Affordable housing issues affect all sectors of our community (economic, social and cultural), all age ranges and all types of residents from individuals to families to seniors. Senior government assistance for low income rental and non market home ownership has all but disappeared in the past ten years. Some funding has been restored in support of developments involving partnerships of private housing developers, non profit societies and local governments.

There are many approaches to providing affordable rental and home ownership housing and Official Community Plans can play a significant role in the areas of density bonusing, community amenity contributions and multifamily residential zoning (see glossary for definition of terms). Using these tools the Roberts Creek OCP can support the creation of affordable housing – rental and home ownership. Development proposals that include the creation of Affordable Housing can also enhance the goals set out in the Regional District's response to climate change - Our Coast, Our Climate initiative.

The Roberts Creek Official Community Plan encourages local private housing developers, non-profit housing providers, local governments, the Roberts Creek Official Community Plan Committee, the Roberts Creek Community Association and the Roberts Creek Advisory Planning Commission to work with the Sunshine Coast Housing Committee to support the creation of affordable housing in Roberts Creek.

Special needs housing provides accommodation for specific users that require various levels of assistance either from staff living on site or in attendance during 'normal' working hours. There may be auxiliary facilities, such as medical rooms, small administration office space or a communal dining room. Such facilities are often subject to Provincial regulations and oversight. There may also be financial assistance from Provincial or Federal programs. For example there

are seniors' housing developments around the Coast that fall within this type of housing. The facility is normally the primary (only) or long term home for residents. Such developments may be specifically designed and consist of apartments or dwellings with limited features, such as no individual kitchens.

Transition housing may provide temporary homes for people needing short term residences due to personal situations. There is often an element of care provided and there may be direct Provincial oversight. Normally these facilities are provided within a dwelling where facilities are shared. An example is a transition home for women and children leaving abusive situations. A greater level of Provincial oversight is provided the larger the facility. Quite often the facility appears as a regular dwelling with no visual clues that it is anything other than a regular house.

Innovative design and construction, especially where 'green' materials are used and low energy use is realized, are encouraged. Smaller dwellings, especially those that make use of alternative building materials and techniques, for example straw bale, may also provide a source of affordable housing. In some cases the BC Building Code may not support such alternatives and code compliance alternatives would need to be researched.

In Roberts Creek significant portions of the Sunshine Coast Highway are next to residential land. The OCP supports maintaining larger lot sizes next to the Highway. This will help to provide a green, forested area next to the Highway and is a visual barrier and sound buffer between the Highway and higher density residential areas towards the ocean.

Objectives:

- 17a To provide for future growth, while recognizing there is a limit on the amount of residential, country residential and rural properties which can be supplied due to servicing availability and the land base required for other activities.
- 17b To provide for a variety of housing types and parcel sizes.
- 17c To minimize residential conflicts by establishing appropriate buffer zones to resource activities and areas of natural hazard and environmental concern.
- 17d To encourage subdivision design and development which provides a variety of parcel sizes, minimizes land clearing, and promotes a natural landscape buffer to all roads.
- 17e To encourage dwelling design and siting which takes advantage of opportunities for energy efficient homes including passive solar heating and geothermal.
- 17f To provide a range of housing opportunities to address affordable housing.
- 17g To encourage the use of natural building materials in keeping with the treed, rural character of Roberts Creek.
- 17h To promote house design and style which reflects the rural wooded atmosphere of Roberts Creek.
- 17i To promote alternative residential development.
- 17j To encourage and reinforce the country residential, non-commercial and non-industrial character along the Sunshine Coast Highway.

-
- 17k To establish and maintain a buffer of natural treed vegetation along the Sunshine Coast Highway.
- 17l To discourage access onto the Sunshine Coast Highway from country residential properties.
- 17m To support the SCRD working with property owners, residents and builders to explore innovative housing design which improves affordability and energy efficiency.

Policies:

- 17.1 Map 1 designates as RESIDENTIAL A, RESIDENTIAL B, RESIDENTIAL C and RESIDENTIAL D parcels for which the principal use shall be single family detached housing and duplexes and for which the parcel size requirements for subdivision purposes shall be as follows:
- RESIDENTIAL A
In general, soil types and terrain characteristics for on-site sewage disposal may support a minimum parcel size requirement for subdivision purposes of 2,000 square metres (0.494 acres), subject to Provincial ministry approvals. This minimum parcel size requirement will also support the community's goal of maintaining larger sizes of residential parcels in residential neighbourhoods.
 - RESIDENTIAL B
Due to a lack of soil depth for adequate on-site sewage disposal a minimum parcel size requirement for subdivision purposes of 3,500 square metres (0.864 acres) may be supported, subject to Provincial ministry approvals.
 - RESIDENTIAL C
Due to a lack of soil depth for adequate on-site sewage disposal combined with the presence of near surface bedrock a minimum parcel size requirement for subdivision purposes of 5,000 square metres (1.235 acres) may be supported, subject to Provincial ministry approvals.
 - RESIDENTIAL D
Due to sloping terrain characteristics or shallowness to bedrock and lack of soil depth for adequate on-site sewage disposal a minimum parcel size requirement of 10,000 square metres (2.47 acres) may be supported, subject to Provincial ministry approvals.
- 17.2 Map 5 designates as COUNTRY RESIDENTIAL land adjacent and in proximity to the Sunshine Coast Highway where parcels of approximately one hectare and larger are to be maintained and where land-uses and forms of development that maintain the rural atmosphere of this important visual corridor will be encouraged. Examples of preferred land-uses and forms of development include rural acreage with limited access onto the Sunshine Coast Highway, and activities such as agriculture and small scale home occupations.

-
- 17.3 Land use activities of a commercial or industrial nature shall not be permitted in the area designated as COUNTRY RESIDENTIAL.
- 17.4 The screening of land uses from the Sunshine Coast Highway in the COUNTRY RESIDENTIAL designation shall be required wherever feasible in order to maintain and enhance the visual quality of this area and to minimize the impact of noise and pollution of vehicular traffic. A natural treed vegetation buffer shall be encouraged as a screening method.
- 17.5 To restrict access onto the Sunshine Coast Highway particularly for new development within the COUNTRY RESIDENTIAL designation.
- 17.6 Map 1 designates as MOBILE HOME PARK land where existing zoning recognizes established mobile home parks as providing alternative and affordable housing opportunities.
- 17.7 The Regional District, through the review process for subdivision and building permit applications should encourage applicants to organize their projects to capitalize on available opportunities for passive solar heating and to encourage subdivision design which provides a variety of parcel sizes and shapes.
- 17.8 Opportunities for affordable housing, rental housing and special needs housing in residential and country residential zones shall be made available through zoning providing for auxiliary dwellings, duplexes, mobile homes, transition homes, and full size second dwellings in most parts of the Plan Area subject to parcel size and other requirements.
- 17.9 i. Affordable Housing is where the cost either is subsidized or held at below market value. There is a range of types such as:
1. Affordable Rental Housing: Housing where the total monthly shelter cost (gross monthly rent including utilities – heat, hydro and hot water) is at or below one times the average rent in the region and costs less than 30% of total before tax household income.
 2. Affordable Market Homeownership: Housing produced by the private sector and rented or sold at a price that is affordable to a broad segment of the local population. Housing that is affordable in perpetuity and subject to a selling agreement (covenant registered on the title) between the developer and the region's housing authority
 3. Affordable Non Market Homeownership: Housing produced with a purchase price that is affordable to households of low and moderate income, which are households within the lowest 60 percent of the income distribution for the region as determined by Statistics Canada. Housing where the total monthly costs (mortgage and utilities) cost less than 30% of total before tax household income. These are permanently affordable
 4. Life Lease Housing – A legal agreement that permits seniors to purchase and occupy a home for life (or until they are no longer capable of living there) in exchange for a lump sum payment and subsequent monthly payments to cover

the ongoing project management fees and maintenance and operating expenses (and in some cases rent, depending on the size of the initial payment). The major difference between a life lease and a condominium is that the title to life lease units remains with the sponsoring organization, not with the occupant. The sponsoring organization is usually a non-profit housing organization.

5. Minimal or Alternative Housing – use of alternative building materials and small size may result in relatively affordable housing. There are potential issues with respect to meeting BC Building Code requirements however this may prove to be a useful source of market housing. Additional research should take place to determine what if any changes in Regional District or Provincial policy and regulation should be supported.

- ii. The SCRD shall require a housing agreement or covenant to ensure that the housing is permanently affordable
- 17.10 Zoning provisions for auxiliary dwellings on parcels over 2,000 square metres and second dwellings on parcels over 3500 square metres shall be supported. However, these provisions shall not be used as an entitlement for increasing density through a rezoning application to facilitate subdivision.
- 17.11 To further provide affordable housing, innovative forms of housing will be considered, such as units with shared facilities, use of alternative building materials and smaller units. This should be subject to rezoning and located where servicing requirements can be met.
- 17.12 Map 1 designates land as RURAL. This includes land located outside the Crown Provincial Forest and Private Managed Forest Land areas where land-use zoning will permit:
- i. residential,
 - ii. limited forest related activities,
 - iii. other compatible rural activities such as agriculture, small scale, value added manufacturing of local forest products, and
 - iv. limited forms of assembly.
- This land serves as a buffer to the Crown Provincial Forest and Private Managed Forest Land and provides community diversity and a rural-lifestyle alternative. Some areas are also characterized by terrain less conducive to residential settlement.
- 17.13 Minimum parcel size requirement for subdivision purposes for RURAL shall be 1.75 hectares (4.3 acres) to provide a buffer of larger parcels to adjacent resource lands, to provide for community diversity and a rural-lifestyle alternative, and in part to satisfy soil constraints for on-site sewage disposal purposes.
- 17.14 Secondary suites may be allowed in all zones subject to criteria established in the SCRD zoning bylaw.
- 17.15 RURAL designated lands that are located north of but not immediately adjacent to the Sunshine Coast Highway may be considered for COUNTRY RESIDENTIAL uses

and the minimum parcel size requirement for subdivision purposes shall be 1.75 hectares provided that

1. significant road access issues can be resolved by the parcels owners to the satisfaction of the Regional District and the Ministry of Transportation and Infrastructure;
2. parcels are to have no more than one dwelling;
3. the re-designation is the subject of a Plan and, if required a rezoning amendment application; and
4. at least 20 percent of the parcel's area will be set aside as forested land such that:
 - a) this is in addition to and exclusive of any land that is identified as a streamside protection and enhancement area as set out under Development Permit Area 4: Riparian Assessment Areas;
 - b) areas set aside as forested land provide connectivity and environmental benefit; and
 - c) the set aside areas are agreed to by the Regional District and secured through covenant.

Where road access issues were resolved as a result of re-designating the parcels then any subsequent applications to re-designate parcels adjacent to that access will be requested to provide a community benefit, to the satisfaction of the SCRD, equal to what would have been their portion of access improvement costs.

The properties will be designated Country Residential.

- 17.16 Notwithstanding Section 17.12, a small-scale distillery, meadery or cidery with a gross floor area of not more than 100m² is permitted on Lot 15 District Lot 1311 Plan 4216.

18) 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:

- 18a Increase the supply of housing units through infill development on existing eligible parcels.
- 18b Direct cluster housing, multi-unit and mixed-use development to the Village Amenity / Density Bonus Area and similar settlement cluster areas.
- 18c Integrate housing development with the rural context.
- 18d Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.
- 18e Use housing agreements to secure affordable housing.

Policies:

- 18.1 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.
- 18.2 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 Village Amenity / Density Bonus Area 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:

- (i) Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and
- (ii) With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the Local Government Act and approved by the Regional District Board.

-
- 18.3 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.
- 18.4 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:
- (i) Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and
 - (ii) A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the Local Government Act and approved by the Regional District Board.
- 18.5 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.
- 18.6 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.

19) RESOURCE and COMMUNITY WATERSHED

Since time immemorial the *shíshálh* Nation and the *Skwxwú7mesh* (Squamish) Nation have used the Roberts Creek area for economic, food, spiritual, medicinal, ceremonial, and cultural purposes. When the settlers arrived in the late 1880's, they settled mainly along the shoreline, but logged in the uplands. For decades, there were sawmills and shingle mills run by local entrepreneurs. These were eventually replaced by corporations such as Port Mellon Pulp and Paper and the Howe Sound Log Sort.

Over the years residents of Roberts Creek have worked in the forest industry. Harvesting has been on-going in the forested uplands, and a small number of forest-based enterprises still endure. Almost every residential property has evidence of a stump with spring-board scars reminiscent of the Forest Pioneers. Through the 1980's and early 1990's, the Community was very active in Forest Watch and Forest Walkers, and challenged many forest harvesting practices. The 1994 OCP reflected this commitment, and proposed ecological (holistic) harvesting of forests and more sustainable and planned forest management.

While the community embraces their logging history, mounting evidence confirms the Roberts Creek Uplands as a valuable ecological forest resource at a time when world forest resources continue to shrink. In addition to the critical importance of maintaining healthy, ecologically vibrant forests, the Uplands also have a commensurate economic value as recreational land.

The OCP takes this history into account and also considers some critical changes that have taken place since the first OCP was adopted in 1994, such as:

- Water: increasingly a key issue and frequently associated with climate change. The upland forested areas within the OCP proposed boundary contain much of the Chapman and Grey watersheds as well as with many major creeks and subsidiary streams that require protection and maintenance to allow safe movement of water through residential areas. There is concern that Roberts Creek will need their own source of water in the future.³ The Technical Report which guides the OCP has suggested that Roberts Creek have a back-up water supply anticipating the effects of climate change and drought. It is also noted that 30% of Roberts Creek residences use well water⁴ and changes in upland forest harvesting and clearing for residential dwellings affect the movement of water and the aquifers that support the wells. The *shíshálh* Nation Strategic Land Use Plan (2007) identifies water as the greatest overall concern⁵.
- Territorial Land Claims: At some point in the future, the *shíshálh* Nation and the *Skwxwú7mesh* Nation will settle their territorial land claims with the Provincial Government. The Roberts Creek OCP area is included in these claims.
- Climate Change: an expressed goal of citizens of Roberts Creek⁶ as well as a commitment of the SCRD⁷, the Province of British Columbia⁸, and the Canadian

³ Technical Review p. 5

⁴ Technical Review p.45

⁵ A Strategic Land Use Plan for *shíshálh* Nation Approved Draft 20007

⁶ Creek Café October/Nov 2008?

⁷ Carbon Charter Commitment

⁸ BC Government signed up with California on GHG commitments

Government⁹ is to reduce Green House Gas (GHG) emissions to mitigate climate change. Forests sequester carbon, and are a major part of the GHG strategy. Smart Growth has also been accepted as a GHG strategy, with plans for densification in the core of Roberts Creek and reducing “urban sprawl”. Although none are currently proposed for Roberts Creek, there is also an initiative to “trade” carbon credits in the marketplace, with those “polluting” (such as companies mining the tar sands) being obligated to buy carbon credits, while those sequestering carbon can sell carbon credits.

- Environmental Services: Forest cover on sloped land provides significant services such as erosion control, stream maintenance, water quality and aquifer protection. These services protect the increasingly high-value Roberts Creek waterfront and dense residential areas in the central core as well as public infrastructures. In the past Roberts Creek has experienced log jams creating debris floods, washout of roads and increased water flow as a result of upland changes.
- Tenure: Since the 1994 OCP, the Province has undergone dramatic change in tenure arrangements, with a blend of *corporatization, privatization and decentralization*. Much of the Roberts Creek forested uplands is now held in Crown Land with BC Timber Sales (BCTS) as the main harvesting lease arrangement as well as an emergence of privately managed forest lands (PMFL). In 2010, the Ministry of Forests announced critical cutbacks in forest protection (fire), compliance, reforestation, planning and management. In addition, the District of Sechelt established a Community Forest part of which is within the Roberts Creek OCP area. Land formally owned by Canfor Corp has seen significant increase in harvesting and road construction activity, these are subject to the Private Managed Forest Land Act and require reforestation
- Population: Since the 1994 OCP, the Roberts Creek population has increased by an estimated 20% (from 2700 to 3244). There are projections of an increased population in Vancouver, which is likely to result in a spill over to the Sunshine Coast. Considering these projections, there is a need to identify future park and recreational areas while also considering water and environmental services and the needs of the logging industry. There has also been an increase in trail use in the uplands, with conflicts between the various trail users and with resource extraction.

Given the expressed long-term commitments for GHG reductions at all levels, the concerns about water and healthy watersheds, the need for environmental services, the changes in forest tenure, the *shíshálh* Nation and *Skwxwú7mesh* Nation territorial land claims, the historic land parcel designation, and the future need for recreational parks and trails, the forested uplands within the OCP Boundaries of Roberts Creek will be preserved as much as possible. This can be done using current and new policy instruments (by-laws and zoning) and clearly stated and achievable OCP objectives and activities.

The following objectives and policies for RESOURCE designated lands in this section of the community plan recognize the value of forestry to the community - not only economically, but also for its potential contribution to ecosystem (environmental) resources, wilderness areas, old growth attributes (where identified), watershed reserves, and recreational resources.

⁹ Canada also signed the REDD++ with the UN (Reduced Emissions from Deforestation and Degradation in 2008).

The objectives and policies recognize that the mandated responsibility of the Province is one of integrated resource management. The objectives and policies also reflect the community's desire that the Ministry of Forests, when permitted under its enabling legislation, adopt both a holistic and community-oriented approach to forestry management.

Holistic, sustainable forestry recognizes that the forest is a diverse, interconnected web which sustains all life forms. One part is not more important than another and retention and protection of all the "parts" is crucial not only to the continuation of the forest ecosystem, but also to ensuring long term sustainability and economic value. This approach would result in balanced uses of this resource and therefore represent sound stewardship.

Sustainable forestry works best when there is a 'closed system' where resources are extracted in a responsible way that allows for growth to replace the forest to allow for perpetual resource extraction. Thus there is no extensive land clearing then long re-growth period where resources are not available for many years. This would be reinforced by local small scale manufacturing to create value added products for the local or wider market. Partnerships between the local community, the SCRD, land owners (especially the Province and forestry companies) are needed to give sustainable forestry the chance to succeed.

Map 6 shows the current resources within and immediately adjacent to the Plan Area (gravel and forestry). The following objectives which stem from the foregoing principles should also extend outside the community Plan Area, as the forest functions as an ecosystem and not in terms of artificially imposed boundaries.

Objectives:

- 19a To keep as much forest as possible in the watershed area and uplands of the OCP area and beyond for the provision of:
 - a) environmental services such as: a steady quality and quantity of water, carbon sequestering (GHG) benefits, erosion control, flood mitigation and wildlife sanctuaries;
 - b) economic benefits in a sustainable working forest and viable recreational areas, and;
 - c) social, cultural, spiritual, and generational resilience.
- 19b To ensure the protection and maintenance of the biological diversity and sustainability of the forest.
- 19c To ensure that forest uses are ecologically, economically and socially responsible and balanced.
- 19d To encourage the effective involvement of the local community in Forest Management planning by way of meaningful consultation and cooperation with the Province, First Nations and forestry companies in forest lands stewardship.
- 19e To support the development within the community of value added manufacturing of local forest products.

-
- 19f To allow Crown Provincial Forest lands to be used for public education in integrated resource management and holistic, sustainable forestry and to demonstrate the associated economic aspects of forestry.
 - 19g Within Crown Provincial Forest lands to allow for uses, such as outdoor recreation, that are compatible with integrated resource management and holistic forest practices.
 - 19h Residential uses will not be permitted in RESOURCE designated lands;
 - 19h.1 Notwithstanding Section 18h, temporary accommodation in the form of sleeping cabins is permitted on Block 2 District Lot 3380 Plan 4341.
 - 19i To discourage the alienation of Crown Provincial Forest Lands and Private Managed Forest Lands for uses other than Forestry and compatible resource orientated activities.
 - 19j To provide for agricultural activities, including the opportunity for marketing locally produced agricultural products.
 - 19k To provide for appropriate forestry related uses of both Managed Forest and Crown Provincial Forest lands, such as sorting and storage of timber harvested on the same parcel and wood processing in the form of sawmills, shake mills and wood chippers of timber harvested on the same parcel.
 - 19l To provide for auxiliary small scale commercial and industrial activity in appropriate areas away from residential and rural areas.
 - 19m The interface of RESOURCE and those areas which are rural or residential should be considered within the context of interface fire potential, emergency planning and as well as potential impacts on residential uses.

Policies:

- 19.1 A Roberts Creek Forest Resources Board, with a broad base of community representation, should be established to:
 - i. initially monitor for ecologically, economically and socially sound forest management practices;
 - ii. promote public forestry education;
 - iii. work with similar community organizations in the region to seek and maintain consultation and cooperation with the Ministry of Forests, Lands and Natural Resource Operations, managed forest land owners and the Private Managed Forest Land Council in managing the forest lands.
- 19.2 Map 1 designates land as RESOURCE. This includes land within the Crown Provincial Forest and Private Managed Forest Land, designated under the *Private Managed Forest Land Act* and identified under the *Assessment Act*, where the potential exists for resource activities such as the establishment, management, and harvesting of the forest cover for timber and other forest products and values, as well as

-
- educational opportunities in holistic forestry and ecology. Areas with identified gravel resources are identified.
- 19.3 Residential uses are not compatible with such activity and will not be a permitted use.
- 19.4 Temporary work camps required to support resource activities may be a permitted use.
- 19.5 Protection of the Community Watershed is a primary concern of the SCRD and is a key part of the *Strategic Land Use Plan for the shíshálh Nation (SLUP)*, and any activities near the Community Watershed boundary must take this into account. The *SLUP* sets out the *shíshálh* Nation's objectives to protect the Chapman and Gray Creek watersheds and notes the *Joint Water Management Agreement* signed by the *shíshálh* Nation and the SCRD.
- 19.6 The Regional District adopted a *Source and Assessment Response Plan (SCRD 2012)* for the Chapman Creek watershed and it supports the COMMUNITY WATERSHED land use designation and Rural Watershed Protection zoning designation.
- 19.7 With the exception of lands located immediately adjacent to Highway 101, minimum parcel size requirement for subdivision purposes shall be 100 hectares in order to minimize the alienation of land which may contribute to the establishment of land-uses that conflict with forestry related activities.
- 19.8 The RESOURCE designated area located immediately adjacent to the Sunshine Coast Highway near Pell Rd, currently owned by the Crown, may be considered for COUNTRY RESIDENTIAL uses or for expansion of the adjacent Provincial Park.
- 19.9 Any proposed rezoning to COUNTRY RESIDENTIAL uses and density will be subject to confirmation of effective, safe access and other required servicing infrastructure, as well as any environmental issues being addressed.
- 19.10 Map 1 designates land as COMMUNITY WATERSHED, this is land within the boundary of the Chapman Creek Watershed and is the location for the main water collection and treatment facility that serves the majority of residents on the Sunshine Coast. No resource, commercial or industrial activities shall be permitted within this area. Recreational and environmental based activities that have no negative impact upon the watershed shall be permitted. Restricted watershed use areas may be designated and protected. Residential development is not permitted in this area.
- 19.11 Portions of the RESOURCE designated lands may have good potential for sand and gravel resources. Should these resources be proposed for development in the future, the Province requires that the development meet the requirements of the legislation and regulations for mining. The SCRD will work with the Province to ensure that appropriate safeguards and reclamation are set out as conditions within any mining permits.
- 19.12 Sand, gravel and mineral extraction shall strongly be discouraged in the Plan Area.

-
- 19.13 Processing of minerals, including sand and gravel, shall not be permitted other than that required to remove the mineral from the site.
- 19.14 Proposals that support sustainable forestry are supported although they may be subject to rezoning or OCP amendments.

20) INSTITUTIONAL

The provision of institutional uses such as schools, libraries, community halls, and local government facilities is an important aspect of creating a self-sufficient community. These community resources help to attract a broad range of people from all age groups to create a balanced community. They offer local employment and leisure opportunities. Establishing and retaining such facilities reduces the need to travel to other parts of the Coast in order to meet most needs. Thus there is a reduction in greenhouse gas created through transport and allows for trips that serve more than one purpose.

Objectives:

- 20a To protect established institutional uses, such as schools.
- 20b To provide for additional institutional uses that can be appropriately located in the OCP Area to serve existing and future residents.
- 20c To encourage future institutional property and structures to be of a multi-use nature.
- 20d To encourage community use of school facilities.

Policies:

- 20.1 Map 1 designates as:

INSTITUTIONAL

This is land set aside for public and community uses such as Roberts Creek Community Elementary School, the Roberts Creek Community Hall, churches, fire hall, the cemetery, the Roberts Creek Library and other important community uses. Changes from this designation are not supported.

- 20.2 The Regional District should discourage the location within the Plan Area of major institutional uses such as government offices, colleges, and Courts of Law which have a service area that extends over a major part of the coastal community. Such facilities should be located in neighbouring municipal areas.
- 20.3 Additional parking for the Roberts Creek Community Hall should be acquired.
- 20.4 To encourage community use of school facilities.

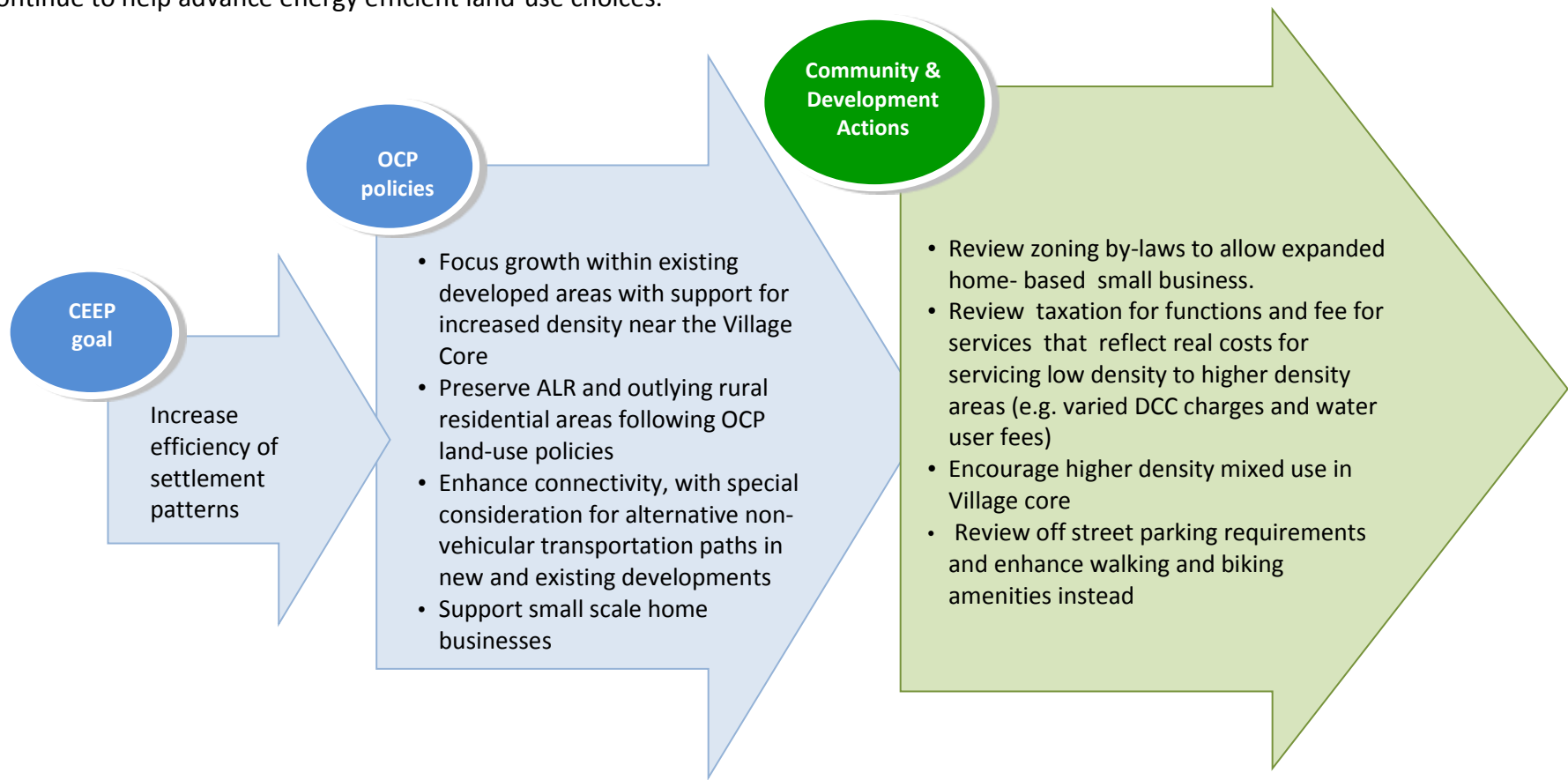
APPENDIX A: Community Energy and Emissions Plan Goals and Implementing OCP Policies



In the following Section, each CEEP Goal, has general supporting OCP Policies and specific Community Actions identified that can be achieved through the implementation of the OCP.

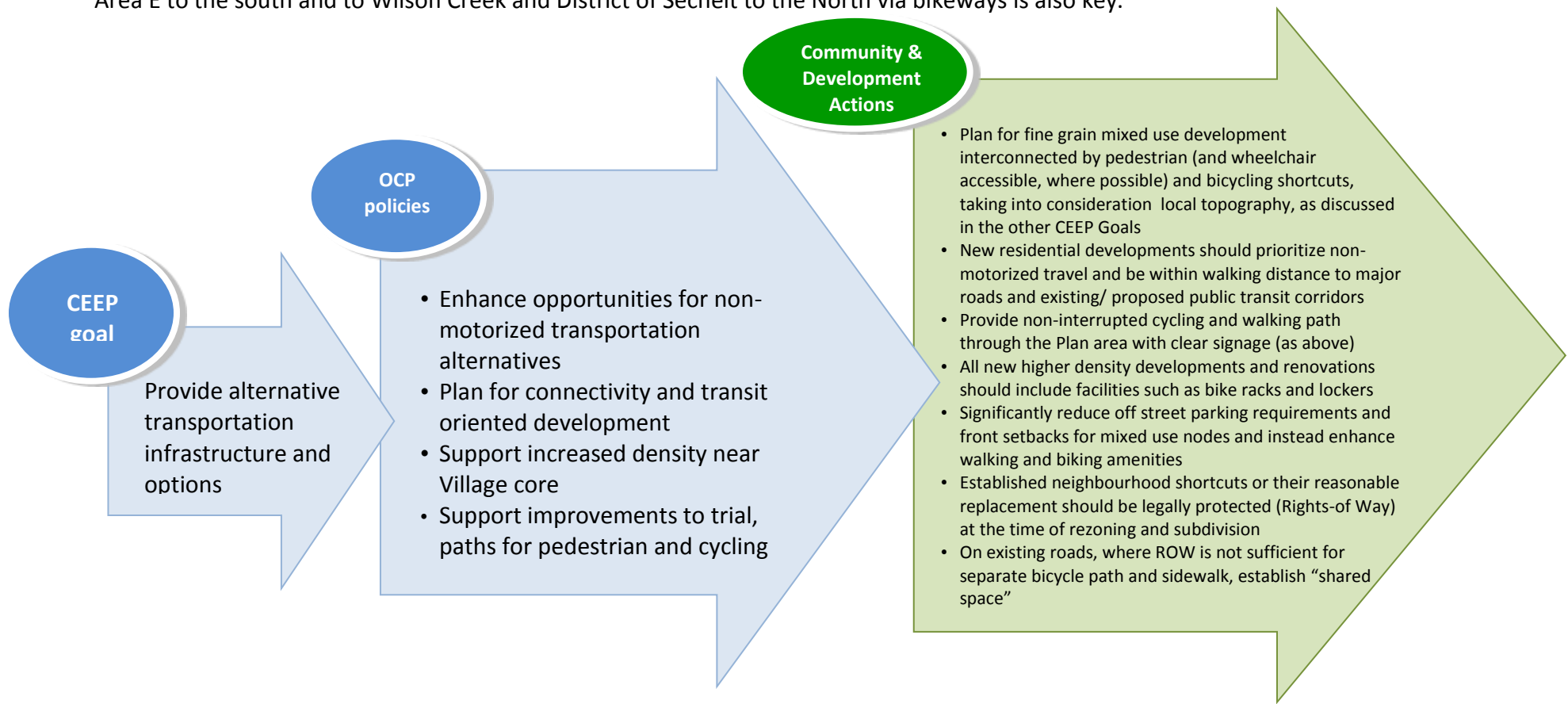
Goal 1: Support Energy Efficient Land Use Practices

Effective land-use decisions have the greatest potential impact open long term regional emissions reduction. Energy efficient land use practices in the OCP area include focusing on infill development within the existing residential neighbourhoods, in walkable areas close to village core. Small-scale neighbourhood commercial uses will be concentrated in the Village core, Energy efficient land use choices also include not supporting increases in residential development potential into areas beyond the community water supply boundary and into the Agricultural Land Reserve. Increased land use efficiency reduces energy demand and GHG emissions in all sectors with compounding effects over the long term, while generating savings for public and private sectors, both in terms of operating and capital expenditures. . As technology and innovative policy approaches become available future OCP amendments can continue to help advance energy efficient land-use choices.



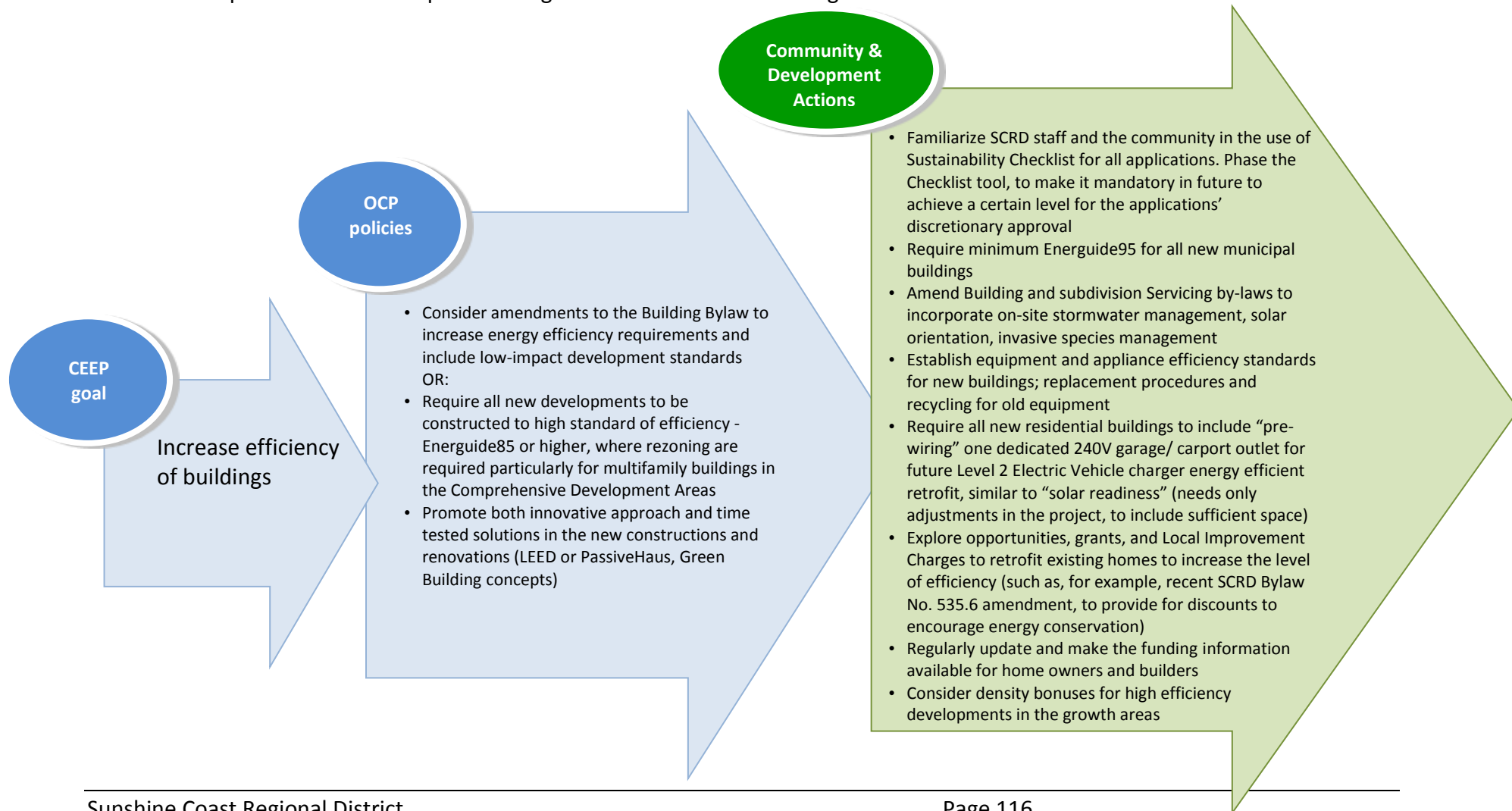
Goal 2: Reduce Dependence on Single Occupant Vehicles

Create reliable transportation alternatives to move residents efficiently between communities, including frequent transit, bike and walking paths, park and ride locations, carpools, and car share programs. Increasing transit ridership through neighbourhood buses and more frequent and convenient trips is a significant means of cutting down on single occupant vehicles dependence. Bicycle and walking pathways throughout the OCP area, that link to existing bikeway and trails to increase connectivity and options for both residents and visitors, should be developed as identified in the OCP, with the Lower Road corridor being the first priority and links and tie ins to Highway 101 a second priority. Addition of clear signage (e.g. with distances and estimated bicycle travel times) will support increased ridership. Assessing and supporting near future options to connect Roberts Creek to the Town of Gibsons and Area E to the south and to Wilson Creek and District of Sechelt to the North via bikeways is also key.



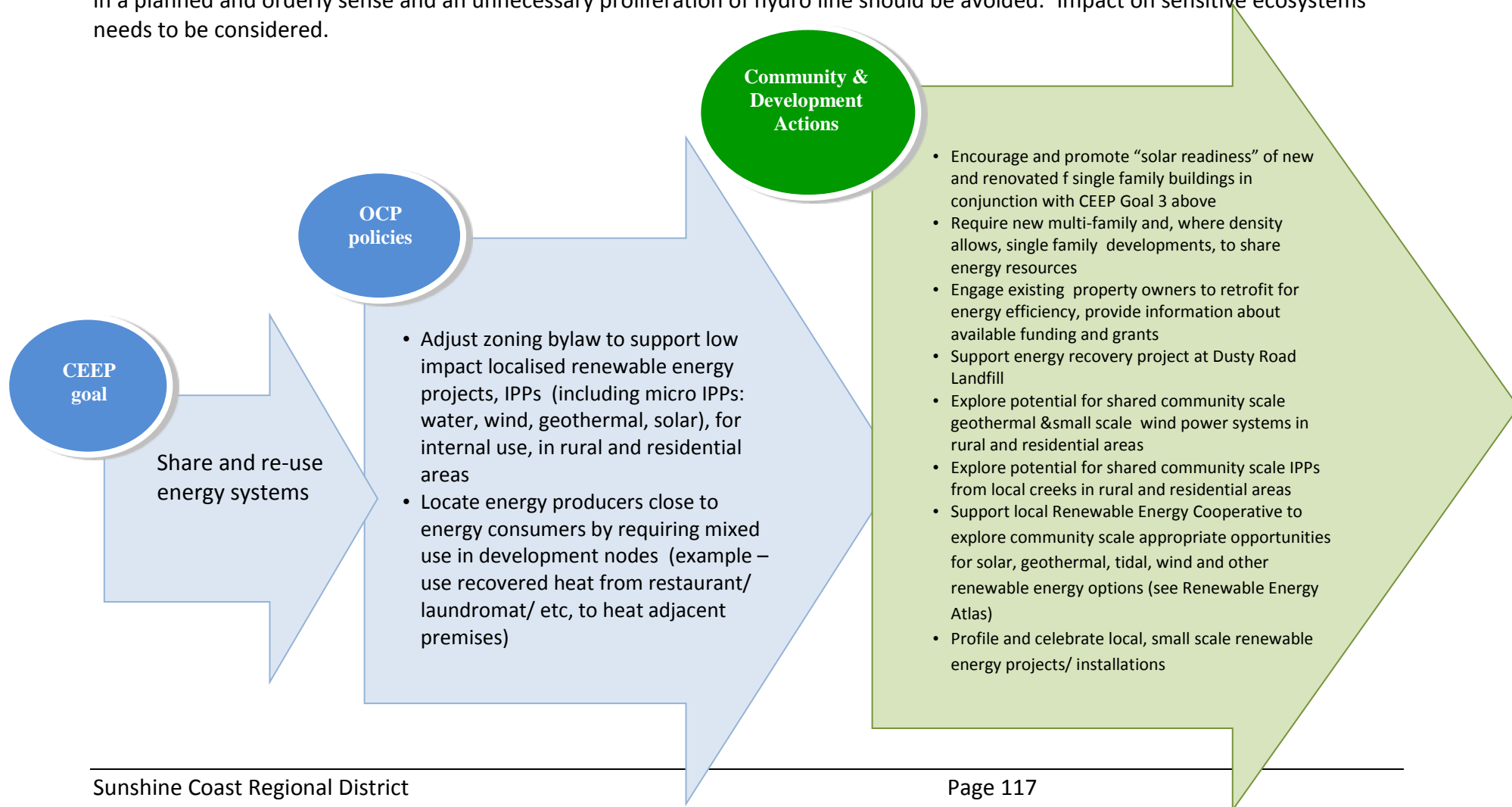
Goal 3: Enhance the Green Building Sector

Create a healthy, local, green building sector that supports energy efficiency in new and existing buildings. The opportunity for reduction in GHG in the building form is also an important consideration. Residential buildings could be retrofitted, new dwellings should be constructed to a higher standard under the new building code, and volunteer home owner initiatives can all contribute to reduce the 14 per cent of GHG output resulting from the residential building sector.



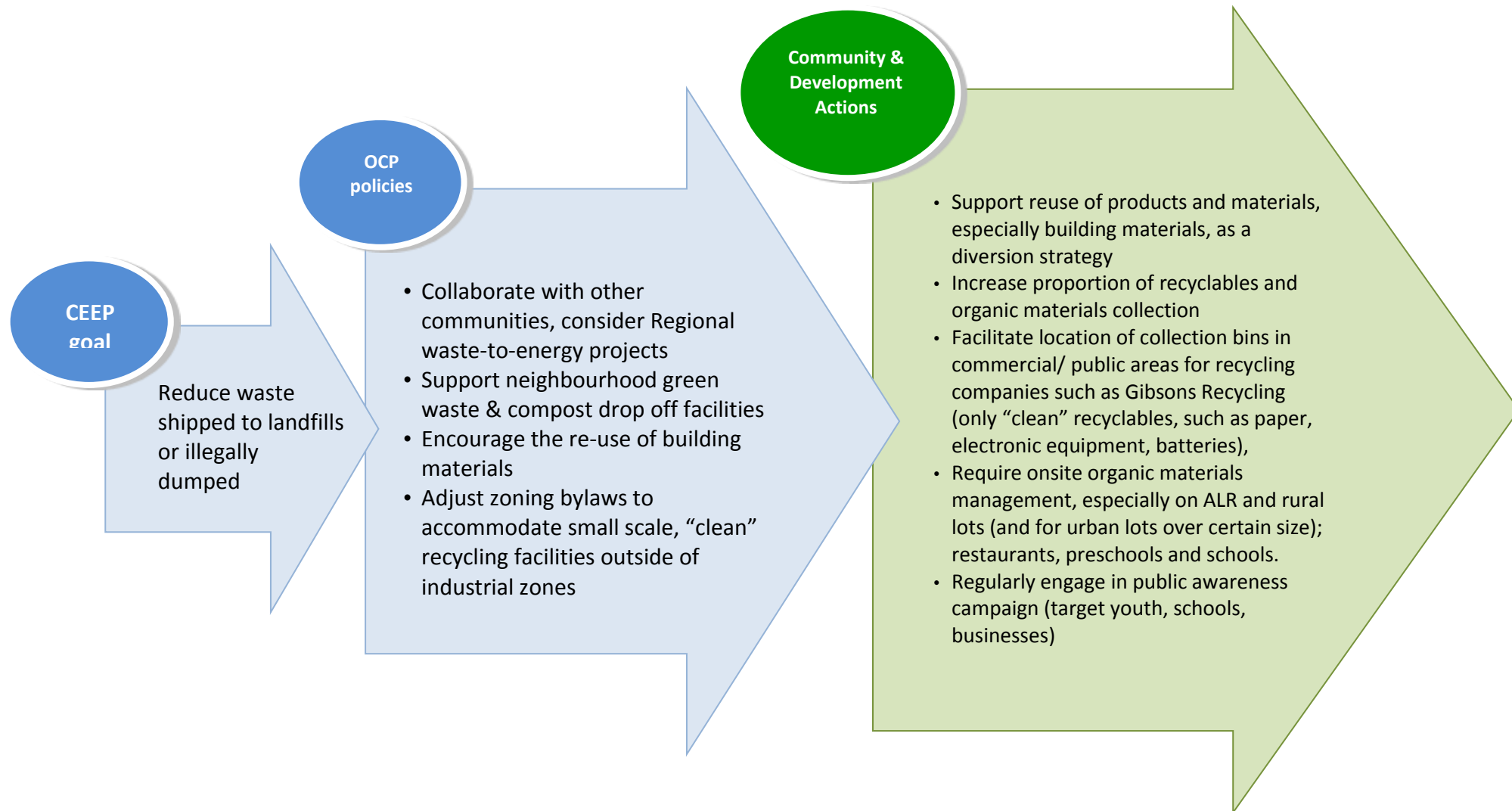
Goal 4: Expand Local Renewable Energy Opportunities

Optimize use of local and regional renewable and alternative energy sources. Explore and support opportunities for small scale energy production from creeks and solar power. Where possible and practical, share utilities among properties. Complimentary and adjacent businesses can effectively reduce energy use (e.g. restaurants generate extra heat in food preparation that can be shared with adjacent services – similarly refrigeration). Independent power projects (IPPs) and associated power lines should be developed in a planned and orderly sense and an unnecessary proliferation of hydro line should be avoided. Impact on sensitive ecosystems needs to be considered.



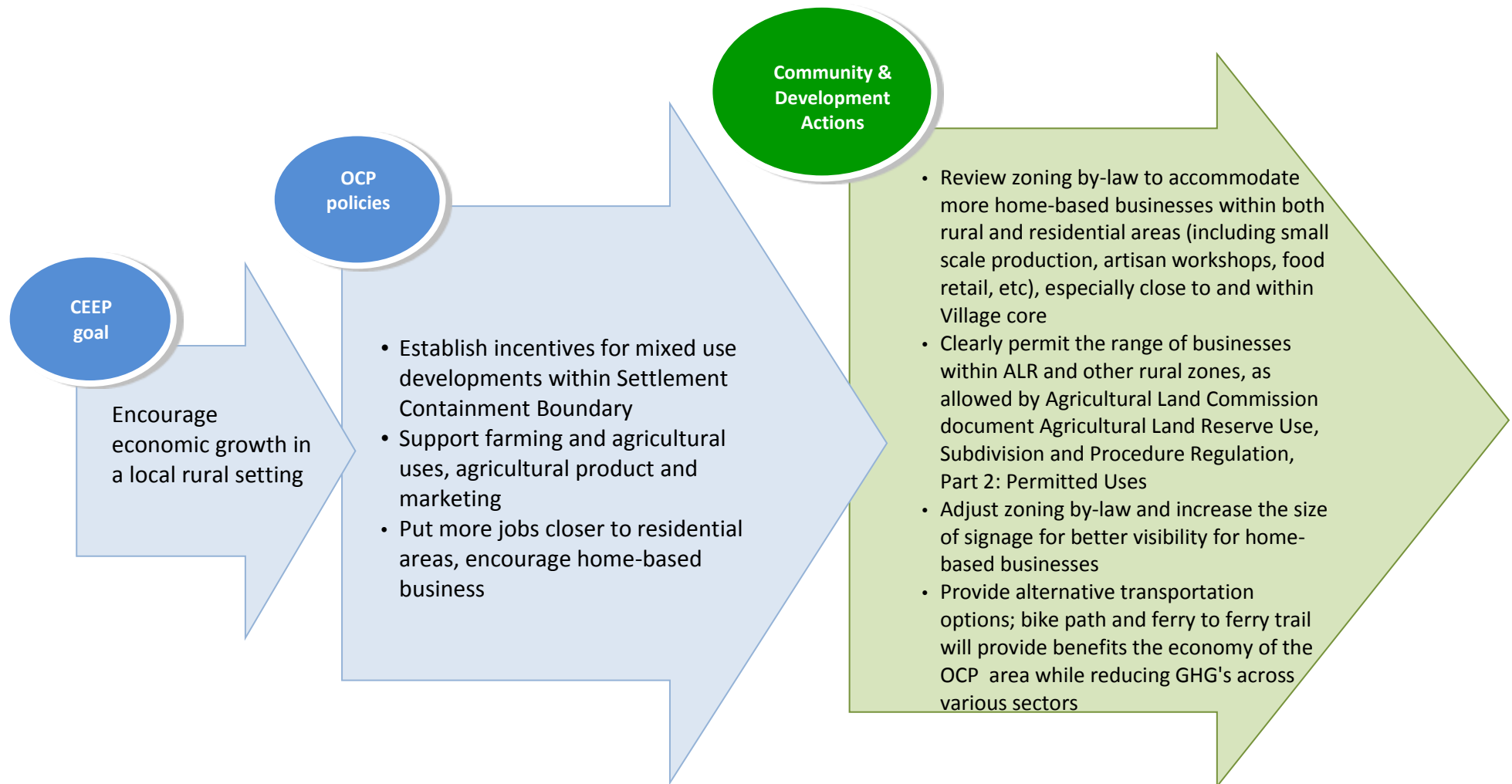
Goal 5: Reduce and Reuse Solid Waste as a Resource

Optimize solid waste reduction, reuse, and recycling, and use residual materials as an energy resource while working towards zero waste.



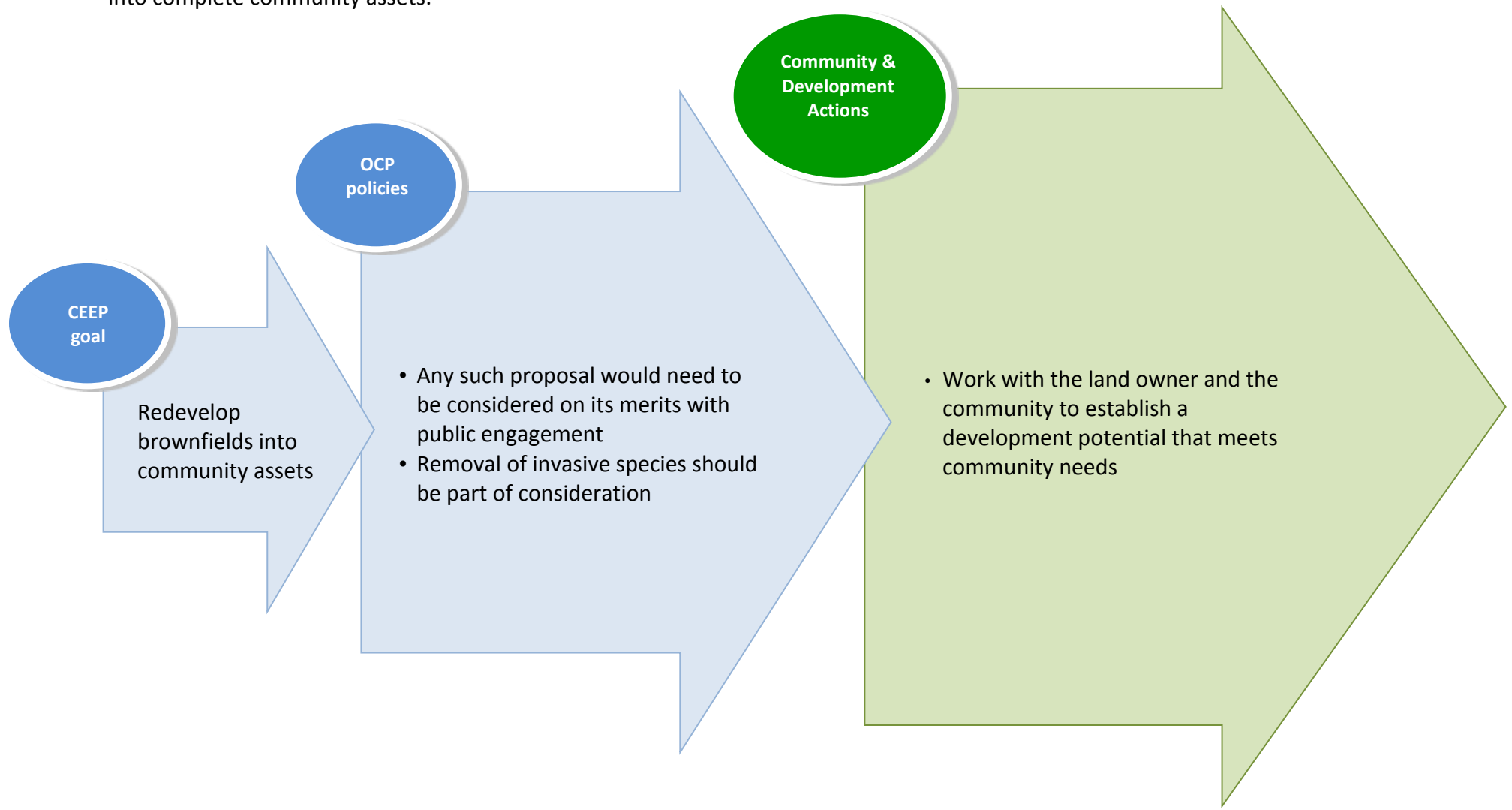
Goal 6: Strengthen the Local Economy

Build a local, energy efficient economy that employs and supplies goods and services to the OCP area and the Sunshine Coast residents. Encourage and support the retrofitting of existing houses, possibly through the means of government incentives in the form of Local Improvement Charges. Consider expanding the provisions of home occupations and agricultural use.



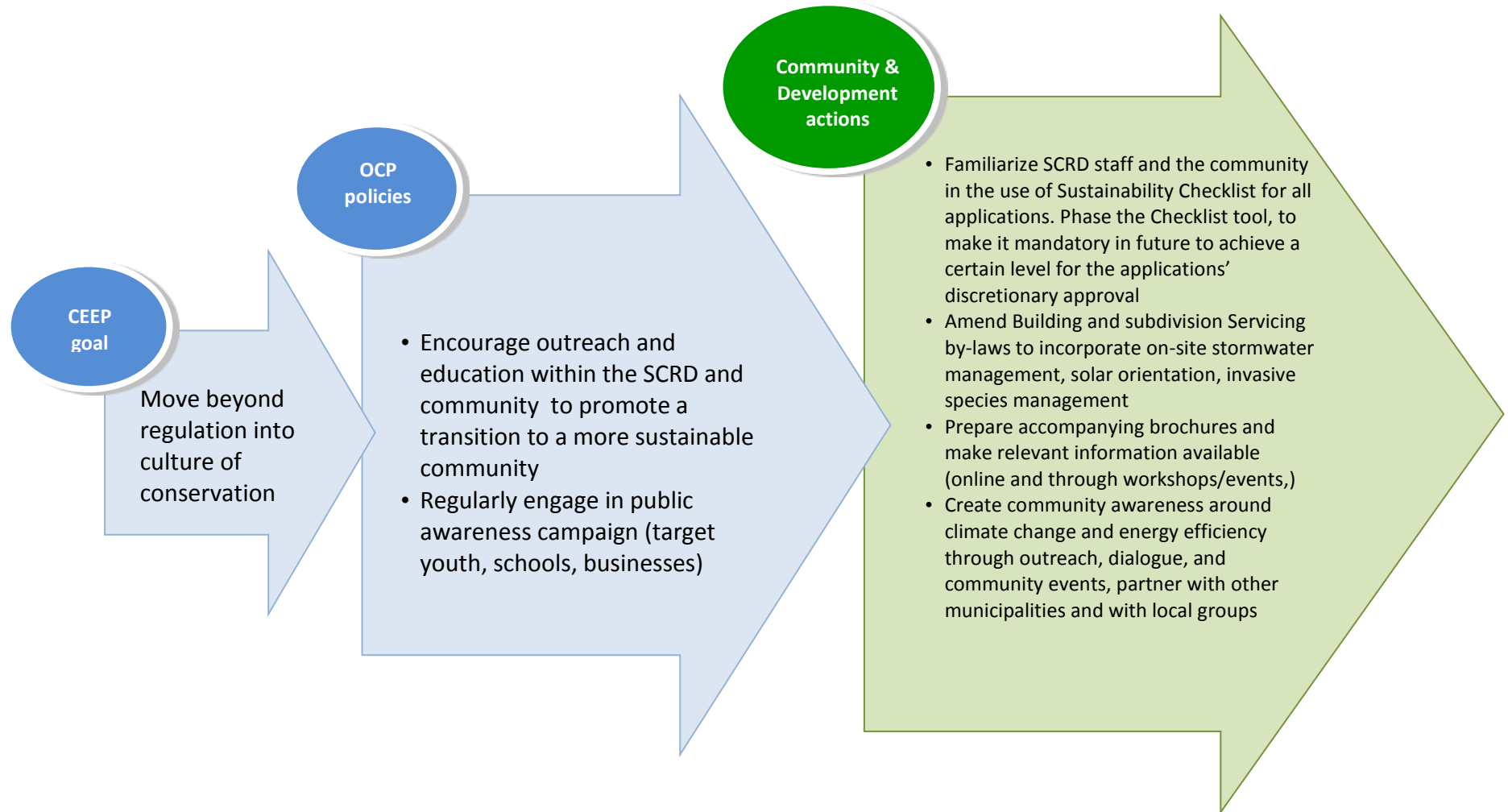
Goal 7: Manage Brownfield Sites

Roberts Creek has little industrial and few commercial sites, thus the potential for brownfield renewal is limited. However, there are sites near the Dusty Road Landfill that over the longer term may become available for renewal. Transform appropriate brownfields into complete community assets.



Goal 8: Foster a Culture of Conservation in the Community

Create a culture of energy conservation for residents and businesses within the OCP area and on the Sunshine Coast.



Strategy

Energy conservation and Greenhouse Gas reductions can be achieved by following the above policies and actions under each of the eight goals from the Community Energy and Emissions Plan. There are numerous opportunities to achieve progress in each of these goal areas. Through integrated community energy solutions in all sectors best long term results. can be achieved and relies on early stakeholder engagement, dialogue and seeking synergies and opportunities to collaborate to achieve desirable outcomes jointly. Roberts Creek will continue to be primarily a rural area, however, there is potential to increase density within and near the Village core, while maintaining rural acreages outside of these settlement areas. Settlement nodes are more easily serviced by infrastructure and neighbourhood buses and present opportunities for some neighbourhood commercial uses. Further settlement and densification of the ALR and rural and resource forest landscapes should also be discouraged in order to promote more walkable, livable, and efficient settlement patterns in core areas and within established, easy to service, transportation corridors, while maintaining the existing community qualities.

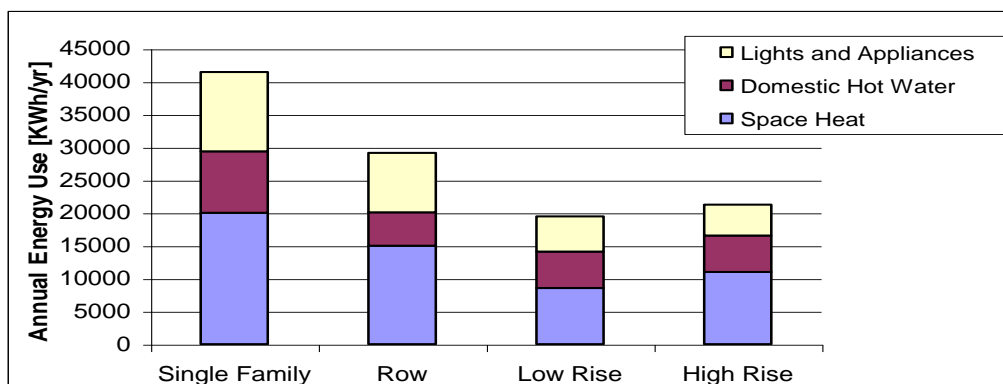
Typical Energy Efficiency Ratings	
Type of House	Rating
New House build to building code standards	65-72
New house with some energy-efficiency improvements	73-79
Energy-efficient new house	80-90
House requiring little or no purchased energy	91-100

Significant future opportunity for reduction lies within the transportation sector and increased efficiency in the residential sector. Increased transit and efficient land use planning go hand in hand in this regard, reducing the

number of vehicle trips, particularly single occupancy vehicle trips will lead to a significant reduction in the GHG output. Location of new and efficient housing stock near the transit service will enable significant GHG reductions.

Increasing the efficiency of new housing and retrofitting existing housing will also enable a reduction of the total GHG emissions attributed to residential buildings. The following is a summary of the Energuide housing efficiency ratings:

Note: For a brand new house, a rating of 80 or higher is excellent and areas of high density residential should have dwellings that exceed an Energuide rating of 85. The following chart, figure 7 from the CEEP, indicates the difference in efficiency between a single family dwelling and other types of multi-family dwellings:



APPENDIX B: ROBERTS CREEK OFFICIAL COMMUNITY PLAN COMMISSION (OCPC)

While the OCPC should establish its own terms of reference, and procedures the Regional District suggests that the following:

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

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

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

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

Meetings of the Official Community Plan Committee should be advertised by the Official Community Plan Committee in advance to permit community attendance and involvement. Minutes of the meetings should be available such as on a website.

APPENDIX C: DEFINITIONS

"ALR" means the Agricultural Land Reserve, as established under the *Agricultural Land Commission Act*, R.S.B.C., 1979, C.9.

"ALC" means the *Agricultural Land Commission*.

"alteration of land" means:

- (a) for the purpose of *protection of the natural environment, its ecosystems 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.

"auxiliary dwelling" means an ancillary dwelling unit such as a cottage or suite, having a floor area less than the primary dwelling;

"biological diversity" means the diversity of plants, animals, and other living organisms in all their forms and levels of organization, including genes, species, ecosystems, and the evolutionary and functional processes that link them.

"community sewer system" means a sewer system consisting of collection, treatment and disposal facilities owned and operated by the Regional District.

"fish" means all stages of

- (i) salmonids
- (ii) game fish, and
- (iii) 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 carried out by a qualified geotechnical professional licensed in the Province of British Columbia which: interprets the physical condition 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 land related to proposed buildings or other projects; and may establish standards for the siting and construction of proposed buildings or the nature and location of proposed uses.

"highway" means a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right of way on private property.

"integrated resource management" means the identification and consideration of all resource values, including social, economic, and environmental needs, in land use and development decision-making. It focuses on resource use and land use and management and is based on a good knowledge of ecological systems, the capability of the land, and the mixture of possible benefits.

"intensive agriculture" means a farm operation that grows large volumes of mushrooms commercially or confines more than 5 agricultural units per hectare for commercial food production, which may include a feedlot or animal slaughter or processing on the same farm. An "agricultural unit" means an equivalent live farm animal weight corresponding to 455 kg (1000 lbs) for livestock, poultry or farmed game, or any combination these equalling 455 kg (1000 lbs)

"Main Residential\Rural Road" means a road designed to carry traffic from local residential streets to a Trunk Highway or a Major Rural Road.

"Major Rural Road" means the Sunshine Coast Highway.

"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:

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

"OCP" means Roberts Creek Official Community Plan

"qualified coastal professional(s)" means one or more professional engineers, geoscientists, geotechnical engineers, applied scientists or technologists in good standing with his/her professional organizations within British Columbia, acting within his/her abilities in accordance with their professional designations and with demonstrated experience and/or training pertaining to shoreline protection measures, coastal processes and the marine environment.

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

- (i) 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;
- (ii) 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
- (iii) 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.

"qualified person" for geotechnical issues means a professional engineer registered in the Province of British Columbia with experience in geotechnical engineering; and a Registered British Columbia Professional Forester for tree cutting permits.

"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" and "SCRD" means the Sunshine Coast Regional District.

"Scenic Heritage Route" means a system of roads which enhances the identity and contributes to the character of a community. Natural features which help define a scenic heritage route include significant roadside vegetation and associated canopy cover, the presence of mature first or second growth indigenous tree species, a diversity of mixed vegetation, breakages in the natural terrain such as ravine embankments and associated vegetation, foreshore slopes, creek corridors, undulating topographic features and ocean views. Human features which help define a scenic heritage route include access to rest and picnic areas, access to foreshore areas, the presence of historical points of interest, open public space, bridge crossings, and examples of historical human settlement including native settlement. A scenic heritage route reflects the unique character of a given community. Actual route design is featured by a narrow, curvilinear roadbed and slow speed zones with an overall multi-functioning purpose to accommodate pedestrian, equestrian, bicycle and motorized traffic alike.

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

"secondary suite" means an additional dwelling unit within a single family house. In general, the presence of an additional kitchen means a house is considered to contain a secondary suite. Secondary suites have to be built according to the requirements of the B.C. Building Code.

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

"shoreline protection works" means the range of modification measures to the shoreline, or adjacent seaward or landward areas, for the purpose of protection against erosion.

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

"species diversity" means the number and relative abundance of species present in a particular ecosystem.

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

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

"streamside protection and enhancement area" means an area;

-
- (i) 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,
 - (ii) 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.

"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.

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

"Sunshine Coast Highway" means the Sunshine Coast Highway Route 101.

"sustainable development" means the development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

"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.

"value added manufacturing" means an increased value given to a product as a result of a manufacturing process.

"holistic forest practices" is based on two main principles: ecological responsibility and balanced use. Ecological responsibility means any forest use must protect the integrity of the whole forest both during and following the activity, that is, each activity in the forest must maintain a fully functioning forest at the stand and landscape level in the short and long term. Balanced use means that within the limits of ecological responsibility, human and non-human forest-uses are balanced across the landscape ensuring a fair and protected land base for all forest users

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

MAP SCHEDULES

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