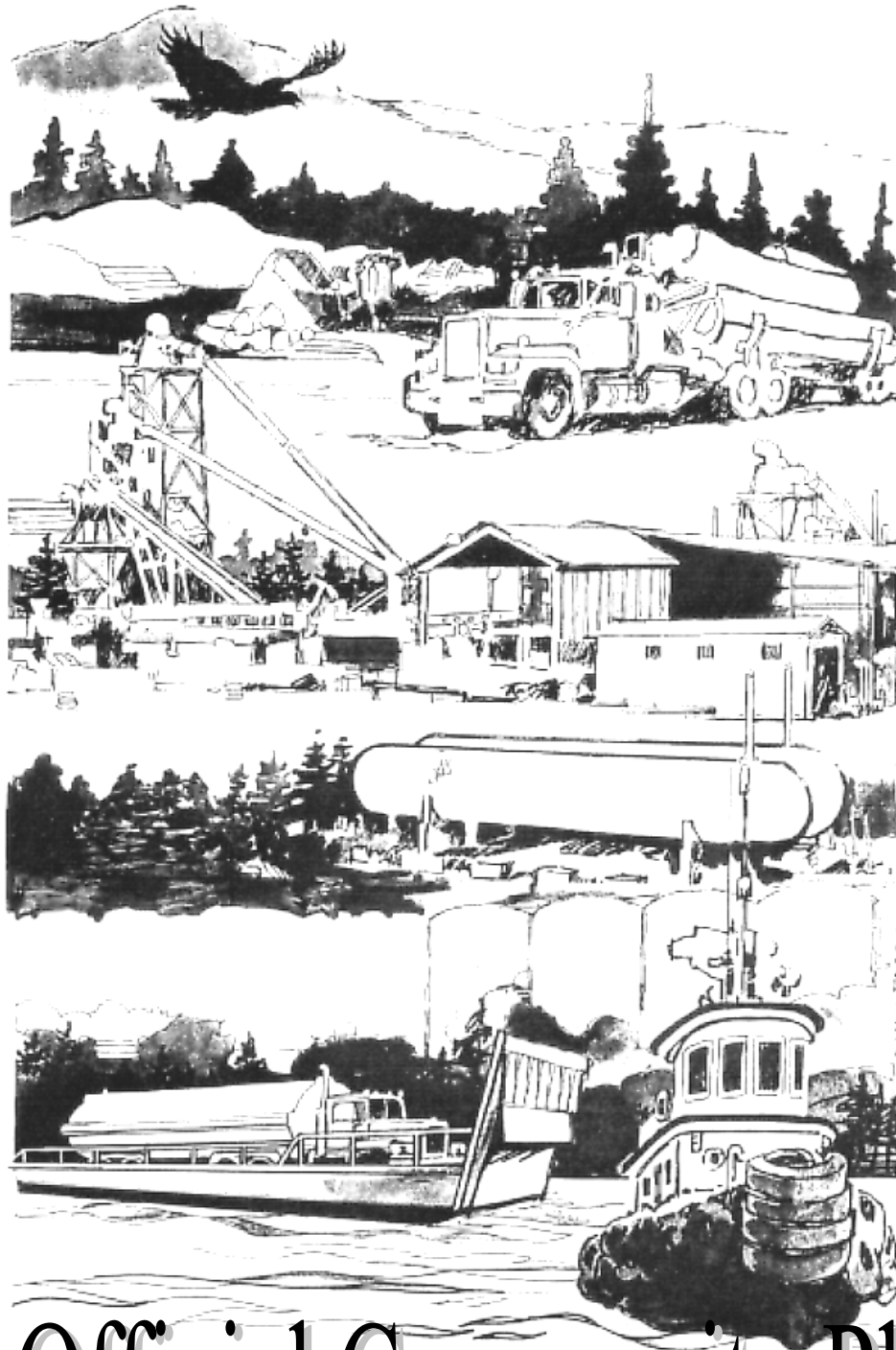


HILLSIDE - PORT MELLON INDUSTRIAL AREA



Official Community Plan
Sunshine Coast Regional District

HILLSIDE – PORT MELLON INDUSTRIAL AREA COMMUNITY PLAN AMENDMENT BYLAWS

This document is a consolidation of the “Hillside - Port Mellon Industrial Area Community Plan Bylaw 370, 1995” and the following amendments:

1. “Hillside-Port Mellon Industrial Area Community Plan Amendment Bylaw 370.1 2006” adopted on April 13, 2006.

Sunshine Coast Regional District

Hillside – Port Mellon Industrial Area

Official Community Plan

Adopted March 30, 1995
Updated for Convenience Only April 2006

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

SUNSHINE COAST REGIONAL DISTRICT

HILLSIDE – PORT MELLON INDUSTRIAL AREA COMMUNITY PLAN

BYLAW No. 370

A bylaw to adopt an Official Community Plan for the Hillside - Port Mellon Industrial Area.

WHEREAS Section 944 of the *Municipal Act* provides that the Regional District may by bylaw adopt a community plan;

AND WHEREAS The Board of the Sunshine Coast Regional District deems it necessary to adopt an official community plan in order to ensure orderly development of the Hillside - Port Mellon Area;

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

TITLE

1. This bylaw may be cited as the "Hillside - Port Mellon Industrial Area Official Community Plan Bylaw No. 370, 1994".

APPLICATION

2. This bylaw is applicable to all land within the boundaries of the Hillside - Port Mellon Plan Area as shown on Schedule "A1".

ORGANIZATION

3. Schedules A, A1, A2, A3, A4, A5, B and B1 attached hereto and forming part of this bylaw are hereby designated as the Hillside - Port Mellon Official Community Plan. They are as follows:

Schedule A: Official Community Plan Introduction, Goals, Objectives and Policies;

Schedule A1: Hillside - Port Mellon Industrial Plan Area and Physical Capability Map;

Schedule A2: Hillside - Port Mellon Geotechnical Assessment and Development Permit Areas Map;

Schedule A3: General Land Use Designation Map;

Schedule A4: Major Road Network and Transportation Map;

Schedule A5: Services Map;

Schedule B: Implementation Priorities and Appendix II;

Schedule B1: Appendix I.

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

ADOPTION

READ A FIRST TIME this 29th day of September, 1994.

READ A SECOND TIME this 12th day of January, 1995.

PUBLIC HEARING held this 2nd day of February, 1995.

READ A THIRD TIME AND PASSED this 9th day of February, 1995.

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS
this 28th day of March, 1995.

RECONSIDERED AND ADOPTED this 30th day of March, 1995.

Chairman

Secretary

TABLE OF CONTENTS

PART ONE: SCHEDULES: A, A1 A2, A3, A4 & A5

SCHEDULE A: INTRODUCTION

PLAN FORMAT.....	1
PLAN AREA	3
PLAN PURPOSE.....	3
PLANNING PROCESS	5
REVIEW AND AMENDMENT OF THE PLAN.....	5
DEFINITIONS.....	6

SCHEDULE A: GOALS

Goals	11
-------------	----

SCHEDULE A: OBJECTIVES AND POLICIES

1. THE PHYSICAL ENVIRONMENT.....	13
2. ENVIRONMENTALLY SENSITIVE AND POTENTIALLY HAZARDOUS LANDS	19
3. INDUSTRIAL	35
4. FOREST INDUSTRIAL and RESOURCE RURAL.....	43
5. AGRICULTURE.....	45
6. RURAL RESIDENTIAL	45
7. PARKS AND RECREATION	48
8. INSTITUTIONAL	50
9. ROADS AND TRANSPORTATION	50
10. WATER SERVICE	54
11. LIQUID WASTE DISPOSAL.....	56
12. SOLID WASTE DISPOSAL.....	57
13. PUBLIC UTILITIES.....	59

Schedule A1:	Hillside - Port Mellon Industrial Plan Area and Physical Capability Map
Schedule A2:	Hillside - Port Mellon Geotechnical Assessment Areas Development Permit Area Map
Schedule A3:	General Land Use Designation Map
Schedule A4:	Major Road Network and Transportation Map
Schedule A5:	Services Map

PART TWO: SCHEDULE B1

Schedule B1:	Appendix 1
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Part One:
Schedules: A, A1 A2, A3, A4 & A5



Schedule A: Introduction



PLAN FORMAT

This plan is organized into two parts:

1. PART ONE

Part One contains Schedules that comprise the plan. The introduction and the statement of goals, objectives and policies for the Hillside - Port Mellon Plan Area form Schedule A. A series of maps referred to in the Schedule A statements form Schedules A1, A2, A3 A4 and A5.

a. GOALS

These are the basic principles on which the plan is based. They provide general directions for development within the Plan Area.

b. OBJECTIVES

The objectives indicate what is to be achieved with respect to growth and development. They reflect background information in the following major reports, as well as other documents related to the Regional District's acquisition of the Hillside Lands and site specific engineering and geotechnical reports:

- the Initial Environmental Impact Assessment Report Hillside Project prepared in January 1990 by Norecol Environmental Consultants Ltd. for the Economic Development Commission;
- the Hillside Industrial Park Concept Plan, prepared in November 1990 by the Economic Development Commission of the Sunshine Coast Regional District which incorporates a development and marketing plan prepared in association with Carroll-Hatch (International) Ltd; a marine terminal feasibility study prepared by Culbert Smyth Consultants Services Inc., and preliminary road layout, water layout, sanitary sewer system, and drainage service;
- Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards prepared by Thurber Engineering Ltd. in March, 1994, and various geotechnical reports prepared by Golder Associates for the development of Howe Sound Pulp and Paper Mill.

These documents may be referred to for background information on the various topics in the plan.

c. POLICIES

The policies delineate the means of achieving the various objectives or the type of action that should be taken. They are arranged to relate to their respective objectives.

d. Schedule A1: Physical Capability Map

This schedule indicates areas of varying capability for development.

e. Schedule A2 Hillside - Port Mellon Plan Area and Geotechnical Assessment and Development Permit Areas Map

This schedule depicts the boundaries of the Hillside - Port Mellon Area and indicates those parts of the plan area where geotechnical engineering assessments may be required for purposes of protecting the natural environment and for protection of development from natural hazards.

f. Schedule A3: General Land Use Designation Map

Schedule A3 depicts areas designated for the various land uses to be accommodated in the plan area. These designations are conceptual in nature, and as such do not necessarily represent exact boundaries. Site specific boundary adjustments may be required in implementing the plan through measures such as zoning designations that will tend to follow parcel boundaries.

g. Schedule A4: Major Road Network and Transportation Map

Schedule A4 depicts the major road system and marine transportation corridor to be developed in the plan area.

h. Schedule A5: Services Map

Schedule A5 depicts proposed Regional District water servicing facilities and facilities relating to drainage management.

2. PART TWO

The material contained within Part Two includes information that assists in the understanding and interpretation of the plan. It includes the following subsections:

a. Schedule B: Implementation Priorities

summarizing the types of measures listed after each policy statement that are required to implement the plan, and indicating those that should be given priority.

b. Appendix

Schedule B1: Appendix I

consisting of a reference map depicting the Sechelt Provincial Forest area and areas of sand and gravel resources.

PLAN AREA

The Hillside - Port Mellon Plan Area incorporates one of the areas within the Sunshine Coast Regional District to be set aside and protected for industrial development. It extends from its southern boundary of District Lot 1482 to the northern boundary of District Lot 2200; west along the boundaries between District Lots 1482, 539 and 1365 and the Sechelt Provincial Forest; and east to include the surveyed Regional District's head lease and surveyed sub-lease water lots, and un-surveyed Crown foreshore in Thornbrough Channel of Howe Sound.

PLAN PURPOSE

The Sunshine Coast Regional District has developed the Hillside - Port Mellon OCP with the purposes of:

- (1) integrating land use and development in the plan area with industrial and resource uses on adjacent lands;
- (2) bringing a comprehensive development concept to the public rather than proceeding with numerous re-zonings in a fragmented, piecemeal way, and
- (3) enabling the Regional District to exercise greater control over the development approval process.

This plan has been prepared pursuant to Sections 944 and 945 of the *Municipal Act* which establish the basis for and stipulate the content of official community plans. In accordance with the *Municipal Act* the plan sets out planning objectives and policies designed to accommodate a major industrial employment base for the Sunshine Coast Regional District, as well as provision for other land uses, such as other resource activities that includes a demonstration forest,

conservation and habitat protection areas, and an existing small rural residential neighborhood. Industrial development to be ultimately located in the plan area will include the existing Howe Sound Pulp and Paper Mill, recently upgraded to address environmental standards; and a 190 hectare industrial park which the Regional District is developing and which will provide for activities such as high value-added forest products manufacturing, fuel storage and a marine terminal. It will also include use of the adjacent marine waters for forestry related activities and other marine activities.

The goals, objectives and policies are based on the understanding that development within the Hillside - Port Mellon Plan Area must be shaped by many physical environmental considerations and recognition of the presence of an existing small residential neighborhood, while allowing for the development of the Regional District's major industrial base.

The plan will focus on:

- a. development precautions required for potentially hazardous terrain and means of protecting sensitive foreshore habitat areas and environmentally sensitive lands in the vicinity of McNair and Dakota Creeks;
- b. the types and locations of the various industrial uses to be accommodated in the plan area;
- c. provision for complementary auxiliary commercial land uses;
- d. the future role of residential land uses, and the size of a buffer to be maintained between residential development while it remains a land use and future industrial development;
- e. recreational opportunities to be developed in the proposed demonstration forest and in the vicinity of Dunham Road;
- f. designations and policies recognizing forestry related and other industrial uses on both the foreshore and upland areas, including log booming and sorting, log transportation, a demonstration forest and the Sechelt Provincial Forest areas;
- g. servicing provisions for existing and future development, including community water and on-site sewage disposal requirements, and solid and liquid industrial waste disposal;
- h. transportation elements to be developed to service the plan area as well as the Sunshine Coast Regional District as a whole;
- i. recognition of any remaining aggregate resources;
- j. recognition of public utilities such as the BC Hydro Right of Way and the Pacific Coast Energy natural gas pipeline.

Upon final adoption by the Regional District Board, the plan will provide directions for land use bylaw amendments and the provision of services such as a Regional District water system. 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 official community plan.

The official community plan does not commit nor authorize the Regional District to proceed with any project that is specified in the plan.

PLANNING PROCESS

The plan is based on the Hillside Industrial Park Concept Plan prepared by the Economic Development Commission in November, 1990 and site plans depicting the re-developed Howe Sound Pulp and Paper Mill facility. The 1990 Hillside Industrial Park Concept has been modified in this community plan to reflect technical information obtained through subdivision processes and the Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards prepared by Thurber Engineering Ltd. in March, 1994.

Referral of the community plan to residents and senior government agencies, and the holding of a public hearing are additional stages in the planning process enabling comment from various agencies and the public.

REVIEW AND AMENDMENT OF THE PLAN

The Hillside - Port Mellon community plan should be reviewed in its entirety once every five to ten years. Technical information, including economic and technological trends should be updated. Any changes in the economic strategy for the Regional District, for example, may have significant implications for land use policies. At the time of the future overall review, the boundaries of the plan area should be reconsidered to include areas with emerging planning issues and areas where economic development would be appropriate.

DEFINITIONS

The following are some of the terms used in the plan that require definition with distinction in meaning as follows:

“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.

“community sewer system” means a system consisting of collection, treatment and disposal facilities serving more than one parcel and owned and operated by the Regional District;

“community water system” means a system of water works that serves two or more properties;

“developer” means proponents of subdivisions and other development of lands;

“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.

“forest service road” means a road that is not a public highway under the *Highways Act*, but is built, maintained and modified by the Ministry of Forests under Section 102 of the *Forest Act*, and as such is maintained by local forest industrial users, administered by the Ministry of Forests to their standards, and is open for public uses except under the unusual circumstances of "spring break-up" and a fire hazard;

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

“hazardous materials” means products that could have a detrimental impact on the environment or people, such as gasoline and other petroleum products, including those that would be used in conjunction with a principal use.

“Hillside Lands” means land obtained by the Regional District for the purpose of developing an industrial park, including prior to any subdivision or subsequent sales, the boundaries of which are depicted on Schedule A1;

“may” means a course of action that could be followed provided that specified criteria are met;

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

“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.

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

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

- (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.

“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;

“shall” means an imperative course of action which is within the scope of the Regional District’s powers to provide, enact, regulate or enforce;

“should” means a desirable course of action to be taken by the Regional District or other body or persons;

“slip” means any natural or man induced process which results in slope matter movement;

“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.

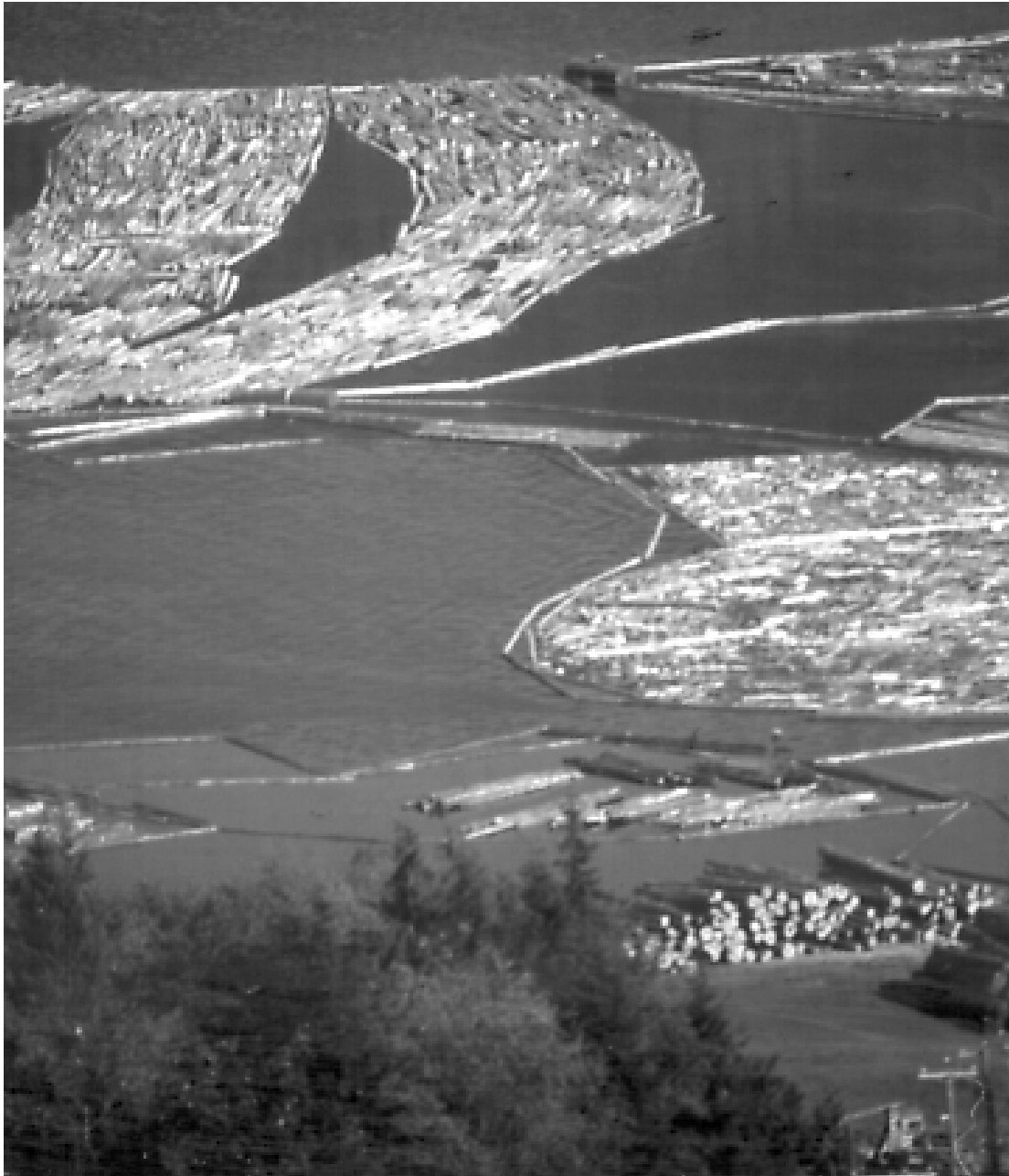
“structure” means an erection or construction of any kind whether fixed to, supported by or sunk into land or water, including those relating to flood protection works, docks, wharves and bridges; but excluding fences two meters or less in height.

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

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

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

SCHEDULE A: GOALS



Goals

1. To provide for expanded and stable regional employment opportunities, diversification of the regional economy and enhancement of the regional tax base;
2. To encourage industrial development in safe, environmentally appropriate and socially acceptable locations.
3. To ensure that development of land and foreshore areas recognizes environmental opportunities and constraints, including the protection of sensitive habitat areas;
4. To demonstrate constructive co-existence of industry, environment and community aspirations.

Schedule A: Objectives and Policies



1. THE PHYSICAL ENVIRONMENT

Objectives

- 1.1 To make provision for industrial development to be focused in areas posing the least constraints to development by directing it away from lands susceptible to such severe constraints as land slip, flooding and ecologically sensitive areas;
- 1.2 To require that appropriate measures, such as drainage and cut and fill precautions, be taken on land posing difficulties for development and to indicate where geotechnical advice will be required prior to and during development;
- 1.3 To encourage provincial agencies and private sector interests to undertake mitigative flood and debris torrent prevention works both within and upstream of the plan area boundaries.
- 1.4 To encourage provincial agencies to undertake appropriate measures to maintain a healthy ambient air quality in the community.

Background

Schedule A1 indicates the varying suitability of land for development within the plan area, with an attendant need for a range of development precautions. The plan area includes land where there is no apparent need for geotechnical engineering advice; areas where engineering advice in the form of drainage and slope management only may be necessary; areas where development could take place subject to site specific geotechnical review at the time of subdivision approval or issuance of building permits ("Geotechnical Assessment Areas"); and areas where limited development should take place in accordance with Policy 2.4, and vegetative leave strips should be retained ("Conservation Development Permit Areas"). The areas of varying suitability translate into the following terrain units depicted on Schedule A1:

- a. MOST SATISFACTORY - land identified as having no apparent significant risk from geotechnical hazards.
- b. SATISFACTORY - land with gentle relief and inviting building sites, and with existing excavated slopes and drainage conditions that will likely need to be managed at the time of development. These parts of the plan area are largely characterized by abandoned borrow pits associated with gravel extraction, and an area located on the south west boundary of the plan area with a moderately sloping and variably gullied surface. The gravel extraction has exposed formerly buried aquifers which now discharge at or near the ground surface. Where not exposed, ground water is likely to seep out not far down slope.

ENVIRONMENTAL AND TERRAIN CONSTRAINTS - these areas encompass the Dakota and McNair Creeks; a creek and ravine system along the southern boundary of the plan area with the potential for flooding, erosion and debris deposition, and the steep terrace and transitional slopes along Dakota and McNair Creeks with the potential for uncontrolled erosion. They also include areas adjacent to McNair and Dakota Creeks and along the foreshore characterized by sensitive habitat that should remain free of development. The potentially hazardous conditions and environmental resources have been identified by Thurber Engineering in their 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards and by Norecol Environmental Consultants in their 1990 report Environmental Impact Assessment Hillside Industrial Park, respectively.

- d. INDETERMINATE CONSTRAINT - this includes both the developed and undeveloped portions of the Port Mellon/Howe Sound Pulp and Paper Mill site.

Golder Associates Ltd., which undertook a geotechnical assessment for the recent re-development of the pulp and paper mill, in its reports titled "Howe Sound Pulp and Paper Reports on Rainy River, Port Mellon, BC (882-1012C)" identified a potential flood and fluvial surge hazard in part due to slope instability of upstream bank areas. Works have been installed to mitigate the flood hazard and protect the existing Howe Sound Pulp and Paper Mill facility. The specific land area affected by the hazard was not mapped in the reports, nor has hazard mapping been completed for the more southerly undeveloped portion of Port Mellon, which contains a ravine watercourse.

Policies

- 1.5 Other than a possible need to monitor and protect the shoreline from on-going marine forces, geotechnical engineering will not likely be necessary with the development and use of land indicated as MOST SATISFACTORY by Schedule A1.

Implementation: Liaison with property owners.

- 1.6 In areas depicted as SATISFACTORY by Schedule A1, measures to systematically manage and control drainage may be required for subdivision, alteration of land, or placement of structures, as per policy 1.13. Geotechnical advice respecting slope excavations and their stabilization also may be required for alteration of land and subdivisions, and for the placement of structures requiring building permits on or in proximity to excavated slopes.

Implementation: Registration of a restrictive covenant at the time of sale by the SCRD to private interests that drainage and geotechnical issues

may need to be addressed for the alteration, subdivision or development of the lands, with the items to be addressed in the engineering report to be tailored to the conditions on-site and the type and scale of development proposed.
Liaison with Ministry of Transportation and Highways through Regional District comments on subdivisions;
Liaison with Ministry of Forests;
Liaison with SCRD Building Department.

- 1.7 Land identified as ENVIRONMENTAL AND TERRAIN CONSTRAINTS by Schedule A1 are areas where, to ensure safe development and use of land, geotechnical and/or hydraulic engineering advice may be necessary. The building inspector, on the basis of information presented in the 1994 report by Thurber Engineering Ltd. (Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards) may determine that the lands in this area are subject to geotechnical hazards and so such advice may be required for building permit applications.

In addition the approving officer may be requested to obtain such geotechnical advice through the subdivision referral process, so as to address potential hazards at the time of creation of parcels; and the Ministry of Forests may require that geotechnical advice be obtained in conjunction with the development of Forest Service Roads.

Implementation: Regional District issuance of development permits by Board Resolution for Conservation Development Permit Areas;
Registration of a restrictive covenant at the time of sale by the SCRD to private interests providing indemnification to the SCRD and advising that geotechnical issues may need to be addressed for the alteration, subdivision or development of the lands, with the items to be addressed in the engineering report to be tailored to the conditions on-site and the type and scale of development proposed;
Sunshine Coast Regional District Tree Cutting Permit Bylaw 350, 1991;
Liaison with Department of Fisheries and Oceans, Ministry of Environment, Lands and Parks, and with Ministry of Transportation and Highways through Regional District comments on subdivisions and with SCRD Building Department Possible requirement for a geotechnical report pursuant to Section 734(2) of the *Municipal Act* for building permits and Section 86 of the *Land Title Act* for subdivisions.

- 1.8 Prior to completion of any additional development in the area indicated by Schedule A1 INDETERMINATE CONSTRAINT, there may be a requirement for a geotechnical assessment in the presently undeveloped portion, and for a re-assessment of the flood risk in existing developed portion. In both cases the geotechnical review should confirm that existing and proposed flood control structures will be sufficient to enable certification that proposed development can be safely used for the use intended.

Implementation: Liaison with Building Department regarding issuance of Building Permits and with Ministry of Transportation & Highways and with Ministry of Forests regarding subdivision approval.

1.9 The Regional District will encourage, and if opportunities are available, working with senior government agencies and relevant companies, in taking the necessary steps to have the following flood control measures undertaken:

- a. breaching of a log crib dam on the North Branch of Dakota Creek to reduce its height to 4 meters from its present height of 8 meters;
- b. removing the log dam on Saki Creek;
- c. breaching a log crib dam on lower Dakota Creek to its full height, while leaving in place the structure;
- d. removing the log crib dam on lower McNair Creek.

These above noted structures exist upstream and outside the plan area and have the potential to aggravate and increase the potential flood and debris flow in the plan area. The measures respecting them have been recommended by Thurber Engineering Ltd. in its 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards as necessary to return the long term flood and debris torrent hazard to historic levels.

Implementation: SCRD application for funding under Watershed Restoration Program;
Liaison with Ministry of Environment, Lands and Parks, Ministry of Forests, Ministry of Transportation and Highways, Department of Fisheries and Oceans; and with Canadian Forests Products Ltd., and with Pacific Coast Energy Corporation.

1.10 The Regional District will encourage the relevant provincial agencies and companies to monitor and if necessary to take appropriate steps to prevent the further erosion of a deep gully, recently incised in an outwash terrace escarpment approximately 200 meters outside the plan area boundary in the south-west corner near the pipeline of Pacific Coast Energy Corporation. If opportunities are available, the Regional District will work with the senior government agencies and relevant companies in undertaking appropriate slide rehabilitation work.

This is a washout identified by Thurber Engineering Ltd. in its 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards. While posing no direct hazard to the plan area, the report suggests a means of preventing further erosion.

Implementation: SCRD application for funding under Watershed Restoration Program; Liaison with Ministry of Forests, Ministry of Environment, Lands and Parks, with Canadian Forests Products Ltd. and with Pacific Coast Energy Corporation.

- 1.11 The Regional District will encourage the Ministry of Forests, other relevant provincial agencies, and appropriate companies to pull back the canyon fill and some side cast road fill between 2 and 5 kilometers on the Dakota Road, and to seek geotechnical advice in so doing. If opportunities are available, the Regional District will work with the senior government agencies and relevant companies in undertaking appropriate slide rehabilitation work.

This is a potentially unstable area identified by Thurber Engineering Ltd. in its 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards. While located upstream and outside the plan area, it could contribute to debris flooding in the plan area.

Implementation: SCRD application for funding under Watershed Restoration Program;
Liaison with Ministry of Forests, Ministry of Environment, Lands & Parks, with Canadian Forests Products Ltd. and with Pacific Coast Energy Corporation.

- 1.12 The Regional District will advise the Ministry of Transportation and Highways that several cedar stave culverts on the Port Mellon Highway are in distress with partial collapse of the crown, and that energy dissipators may be useful to limit erosion of the ravines located on the east side of the Port Mellon Highway.

The need to address this issue was noted by Thurber Engineering in its 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards.

Implementation: Liaison with Ministry of Transportation and Highways.

- 1.13 Building and structures, except marine oriented facilities, should have sufficient horizontal and vertical setbacks from the natural boundary of the sea to address environmental and geotechnical issues.

Potential geotechnical and environmental concerns include storm wave erosion, adverse tidal effects, possible soft foundations, surface soil erosion, and burial or run-off of products deleterious to the environment.

Implementation: Liaison with Ministry of Environment, Department of Fisheries and Oceans, and with Building Department and property owners respecting recommendations in the 1994 Hillside Official Community Plan Reconnaissance Study of Geotechnical Hazards for 15 meters horizontal and 2 meters vertical setbacks;
Possible zoning bylaw amendment respecting setbacks.

- 1.14 An overall drainage study and management plan based on criteria acceptable to the Provincial Ministries should be prepared for the Plan Area. Site specific drainage management plans that are consistent with and based on the overall drainage study and plan should also be prepared for each site prior to development to control runoff, erosion and silt control during and after construction, and to address stormwater management of industrial and commercial activities, including the issue of potential contamination from "first flush run-off" from industrial and commercial development.

Implementation: SCRD Engineering Study on Drainage pursuant to Section 966 of the *Municipal Act*,
Liaison with Ministry of Environment, Lands and Parks, with Ministry of Transportation and Highways and Property Owners.

- 1.15 The Regional District will encourage the Ministry of Environment, Lands & Parks and the Medical Health Officer of the Coast Garibaldi Health Unit to provide ongoing air quality monitoring of existing industries and to review the impact of industrial changes or additional industries, to assure community residents and employees both inside the plan area and beyond are not exposed to air which is of an unacceptable health risk.

Implementation: Liaison with Ministry of Environment, Lands and Parks and with Ministry of Health.

- 1.16 A detailed investigation should be undertaken to confirm the suitability for fisheries habitat enhancement of the McNair and Dakota Creek estuary, and in particular the groundwater-fed back channel of Dakota Creek at the Port Mellon Highway, and the groundwater fed channel located in the triangular parcel of land, downstream of the Port Mellon Highway, between Dakota and McNair creeks.

Detailed habitat enhancement plans should be prepared if the suitability of these areas is confirmed.

Implementation: Liaison with Ministry of Environment, Lands and Parks, Department of Fisheries and Oceans, and Sunshine Coast Salmonid Enhancement Society.
SCRD application under Watershed Restoration Program.

2. ENVIRONMENTALLY SENSITIVE AND POTENTIALLY HAZARDOUS LANDS

Objectives

- 2.1. To protect development from hazardous conditions in the form of land slip, erosion, flooding and debris torrents.
- 2.2. To protect valuable fish and wildlife habitat areas associated with McNair and Dakota Creeks, Mohawk Creek, the Rainy River and the ocean foreshore.
- 2.3. To satisfy the requirements of the provincial *Fish Protection Act*, in particular the *Riparian Areas Regulation*, with respect to protecting fish habitat.

Policies

- 2.4. The potential impact of hazardous conditions on the use of lands within areas designated by Schedule A2 as GEOTECHNICAL ASSESSMENT AREAS and CONSERVATION DEVELOPMENT PERMIT AREAS and the protection of habitat areas within the designated CONSERVATION DEVELOPMENT PERMIT AREAS shall be addressed via the management of land uses and development within these areas.

- 2.4.1 **GEOTECHNICAL ASSESSMENT AREA 1: DAKOTA AND McNAIR FLOODWAY**, as shown on Schedule A2, has been identified by Thurber Engineering in its 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards as an alluvial fan with an estimated probability of hazard occurrence of 1:50 to 1:200 annually.

Natural erosion along the creek systems could generate considerable volumes of flood debris, with the intensity of potential flood hazard being increased by a likelihood of concurrent flood discharges from each basin and the confluence of each creek. An unusually high tide during a flood event would result in more damage.

DEVELOPMENT GUIDELINES:

Development in this area shall be in accordance with the following guidelines:

- a. industrial structures shall be discouraged and should only be permitted when supported by a comprehensive hydrology investigation.

- b. uses such as the storage of non-hazardous industrial products (e.g. logs) shall be encouraged;
- c. residential structures should not be permitted;
- d. sewage disposal fields should be set back a minimum of 30 horizontal meters from the natural boundaries of the watercourses and the sea;
- e. The building inspector, on the basis of information presented in the 1994 report by Thurber Engineering Ltd. (Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards) may determine that the lands in this area are subject to geotechnical hazards and so such advice may be required for building permit applications, and in particular for the following types of buildings, where permitted:
 - i. those that are to be used for the storage of hazardous materials; and
 - ii. those that are of a size, scale or complexity that under the Regional District's Building bylaw or BC *Building Code* require an applicant for a building permit to provide a certification by an engineer or architect that the plans comply with the BC *Building Code* and any other enactment respecting safety.

In addition the approving officer may be requested to obtain such geotechnical advice through the subdivision referral process, so as to address potential hazards at the time of creation of parcels.

If geotechnical advice is required, the following supporting information may be necessary in support of applications for development:

- a field definition of 30 meters horizontal distance and 3 meters vertical distance from the natural boundary of McNair and Dakota Creeks and 15 meters horizontal and 2 meters vertical from the natural boundary of the sea;
- a comprehensive hydrology investigation of the combined effects of Dakota and McNair Creeks with consideration of bridge spans and culvert capacities, peak discharges, possible

- tidal effects, erosion and heavy debris (boulder and log deposition);
- certification that the land may be used safely for the use intended;
- an outline of the conditions under which the land may be subdivided or developed, including but not limited to measures to protect structures from flooding and debris hazards if they can be certified as safe; restrictions on tree cutting, surface drainage, filling and excavation.

Implementation: Registration of a restrictive covenant at the time of sale of the Hillside Lands by the SCRD to private interests providing indemnification to the SCRD and advising that geotechnical issues may need to be addressed for the alteration, subdivision or development of the lands, with the items to be addressed in the engineering report to be tailored to the conditions on-site and the type and scale of development proposed.

Liaison with Ministry of Health, Ministry of Environment, Ministry of Transportation and Highways, Ministry of Forests, and other relevant provincial agencies;

Liaison with Building Department and property owners.

Possible requirement for a geotechnical report pursuant to Section 734(2) of the *Municipal Act* for building permits and Section 86 of the *Land Title Act* for subdivisions.

2.4.2 **GEOTECHNICAL ASSESSMENT AREA 2: DAKOTA AND MCNAIR MARGINAL FLOOD AREAS**, as shown on Schedule A2, has been identified by Thurber Engineering in its 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards as land also forming part of an alluvial fan, but with a moderate to low hazard due to being substantially protected by Port Mellon Highway fill. The estimated probability of hazard occurrence is 1:200 to 1:400 annually.

DEVELOPMENT GUIDELINES:

Development in this area shall be in accordance with the following guidelines:

- a. The building inspector, on the basis of information presented in the 1994 report by Thurber Engineering Ltd. (Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards) may determine that the lands in this area are subject to geotechnical hazards and so such advice may be required for building permit applications, and in particular for the following types of buildings, where permitted:
 - i. those that are to be used for residential habitation or for the storage of hazardous materials; and
 - ii. those that are of a size, scale or complexity that under the Regional District's Building bylaw or BC *Building Code* require an applicant for a building permit to provide a certification by an engineer or architect that the plans comply with the BC *Building Code* and any other enactment respecting safety.

In addition the approving officer may be requested to obtain such geotechnical advice through the subdivision referral process, so as to address potential hazards at the time of creation of parcels.

If geotechnical advice is required, the following supporting information may be necessary in support of applications for development:

- a field definition of 30 meters horizontal distance and 3 meters vertical distance from the natural boundary of McNair and Dakota Creek; and 15 meters horizontal and 2 meters vertical from the natural boundary of the sea;
- professional advice from a qualified person on flood water levels and protection, erosion protection and channel maintenance and debris (cobbles, boulders, stumps and log) impact protection - for example, an outline of the conditions under which the land may be altered, subdivided or developed, including but not limited to measures such as construction of debris retention basins or dikes to protect

structures from flooding and debris hazards; restrictions on tree cutting, surface drainage, filling and excavation;

- certification that the land may be used safely for the use intended;
- b. sewage disposal fields should be set back a minimum of 30 horizontal meters from the natural boundaries of the watercourses;

Implementation: Registration of a restrictive covenant at the time of sale of the Hillside Lands by the SCRD to private interests providing indemnification to the SCRD and advising that geotechnical issues will need to be addressed for the alteration, subdivision or development of the lands, with the items to be addressed in the engineering report to be tailored to the conditions on-site and the type and scale of development proposed.
Liaison with Ministries of Health, Environment, Transportation & Highways; Ministry of Forests & other relevant provincial agencies;
Possible requirement for a geotechnical report pursuant to Section 734(2) of the *Municipal Act* for building permits and Section 86 of the *Land Title Act* for subdivisions.

2.4.3 **GEOTECHNICAL ASSESSMENT AREA 3: DUNHAM ROAD** as shown on Schedule A2. The Dunham Road area has been identified by Thurber Engineering in its 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards as land exposed to a moderate to low hazard from McNair Creek. Flooding could result from a series of relatively improbable, but not impossible, events west of the Port Mellon Highway. The estimated probability of hazard occurrence is 1:200 to 1:400 annually.

DEVELOPMENT GUIDELINES:

Development in this area shall be in accordance with the following guidelines:

- a. The building inspector, on the basis of information presented in the 1994 report by Thurber Engineering Ltd. (Hillside Official Community Plan Area Reconnaissance Study of Geotechnical

Hazards) may determine that the lands in this area are subject to geotechnical hazards and so such advice may be required for building permit applications, and in particular for the following types of buildings, where permitted:

- i. a new dwelling or addition to the habitable area (i.e. rooms but not porches, sun decks, carports, garages, etc.) of an existing dwelling;
- ii. those that are of a size, scale or complexity that under the Regional District's Building bylaw or BC *Building Code* require an applicant for a building permit to provide a certification by an engineer or architect that the plans comply with the BC *Building Code* and any other enactment respecting safety; and
- iii. those that are to be used for the storage of hazardous materials.

In addition the approving officer may be requested to obtain such geotechnical advice through the subdivision referral process, so as to address potential hazards at the time of creation of parcels.

If geotechnical advice is required, the following supporting information may be necessary in support of applications for development:

- provision of an assessment of flood risk and recommendations for any protective works that may be required such as the construction of debris retention basins or dikes west of the Port Mellon Highway;
- certification that the land can be safely used for the intended purpose;

- a field definition of 30 meters horizontal distance and 3 meters vertical distance from the natural boundary of McNair Creek;
- b. sewage disposal fields should be set back a minimum of 30 horizontal meters from the natural boundaries of the watercourses and the sea.

Implementation: Liaison with Ministry of Health, Ministry of Environment, Ministry of Transportation and Highways, and other relevant provincial agencies;
Liaison with the Building Department and property owners.
Possible requirement for a geotechnical report pursuant to Section 734(2) of the *Municipal Act* for building permits and Section 86 of the *Land Title Act* for subdivisions.

2.4.4

GEOTECHNICAL ASSESSMENT AREA 4: SOUTH CREEKS AND RAVINE SYSTEM as shown on Schedule A2, is characterized by a series of ravines prone to erosion and landslides, and by a creek that has a high flood hazard and a risk of erosion and debris deposition. Debris run out at the creek mouth is a concern. Culvert flows from the west side of Port Mellon highway are tending to erode the ravine floors.

The hazards associated with the SOUTH CREEKS AND RAVINE SYSTEM were identified by Thurber Engineering in its 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards. This designation includes land extending 20 meters horizontal distance from the ravine slope crests. The annual probability of adverse erosion or deposition at the most southerly creek outlet is estimated to be 1:50, and at the outlet of the most northerly creek is 1:100 to 1:200 annually.

DEVELOPMENT GUIDELINES:

Development in this area shall be in accordance with the following guidelines:

- a. industrial buildings should only be located between the base of the ravine slopes and 20 meters horizontal distance from ravine crests; and 15 meters horizontal distance and 2 meters vertical elevation from the natural boundary of the sea;

- b. uses such as the storage of non-hazardous materials (e.g. logs) at the creek outlets shall be encouraged;
- c. residential structures shall not be permitted;
- d. The building inspector, on the basis of information presented in the 1994 report by Thurber Engineering Ltd. (Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards) may determine that the lands in this area are subject to geotechnical hazards and so such advice may be required for building permit applications, and in particular for the following types of buildings, where permitted:
 - i. Those that are of a size, scale or complexity that under the Regional District's Building bylaw or BC *Building Code* require an applicant for a building permit to provide a certification by an engineer or architect that the plans comply with the BC *Building Code* and any other enactment respecting safety; and
 - ii. Those that are to be used for habitation or for the storage of hazardous materials.

In addition the approving officer may be requested to obtain such geotechnical advice through the subdivision referral process, so as to address potential hazards at the time of creation of parcels; and the Ministry of Forests may require that geotechnical advice be obtained in conjunction with the development of Forest Service Roads.

If geotechnical advice is required, the following supporting information may be necessary in support of applications for development:

- a field definition of 15 meters horizontal distance and 2 meters vertical distance from the natural boundary of the sea; and 20 meters horizontal from ravine slope crests;
- advice to maintain slope stability and for erosion control during construction and afterwards to prevent sediment discharge into creeks and the ocean;

- an outline of the conditions under which the land may be altered, subdivided or developed, including measures to protect structures from erosion, landslip, flooding and debris hazards, such as relatively low dikes or raising industrial buildings on engineered structural fill which is also protected (e.g. by rip rap) from erosion; restrictions on tree cutting; restrictions on excavations (particularly at the foot of slopes above the shoreline), surface drainage management such as sediment retention basins which trap rain-washed or slope-eroded, fine grained soil before it reaches the sea, etc.
- e. sewage disposal fields should be set back a minimum of 30 horizontal meters from the natural boundaries of the watercourses and from the sea and 20 meters from the top of a ravine bank, and may not be able to be located in much of GEOTECHNICAL ASSESSMENT AREA 4: SOUTH CREEKS AND RAVINE SYSTEM because of shallow ground water and steep slopes.

Implementation: Registration of a restrictive covenant at the time of sale of the Hillside Lands by the SCRD to private interests providing indemnification to the SCRD and advising that geotechnical issues will need to be addressed for the alteration, subdivision or development of the lands, with the items to be addressed in the engineering report to be tailored to the conditions on-site and the type and scale of development proposed.

Liaison with Ministry of Health, Ministry of Environment, Ministry of Transportation and Highways, and other relevant provincial agencies;

Liaison with Building Department and property owners.

Possible requirement for a geotechnical report pursuant to Section 734(2) of the *Municipal Act* for building permits and Section 86 of the *Land Title Act* for subdivisions.

2.5 DEVELOPMENT PERMITS

- (a) The policies in this Plan are consistent with the requirements of the provincial government's *Riparian Areas Regulation*.
- (b) Development permits shall be required prior to the subdivision of land; commencement of the construction of, addition to or alteration of a building or other structure; or alteration of land within a designated development permit area by Schedule A2, except where the following exemption provisions apply:
 - (i) 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) 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) a subdivision, where an existing covenant or proposed covenant secured by a solicitor's undertaking at the time of rezoning or subdivision, meets the development permit guidelines and protects the natural environment, its ecosystems and biological diversity to the satisfaction of the Regional District;
 - (iv) 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;
 - (v) where a development has been approved but not yet built (for "a" protection of the natural environment, its ecosystems and biological diversity only);
 - (vi) 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;
 - (vii) the lands are subject to the *Forest Act* or *Private Managed Forest Land Act*;
 - (viii) the lands are to be used for 'farm operation' as defined by the *Farm Practices Protection Act* (for "a" protection of the natural environment, its ecosystems and biological diversity only);
 - (ix) for park or parkland ancillary uses not related to commercial, residential or industrial activities. (for "a" protection of the natural environment, its ecosystems and biological diversity only)

2.6 AREA: DEVELOPMENT PERMIT AREA 1: CONSERVATION AREAS, as shown on Schedule A2, and including any unmapped stream tributaries that may provide fish habitat.

For the purpose of protection of the natural environment, its ecosystems and biological diversity, they consist of the areas illustrated on Schedule A2, that either provide fish habitat or flow into a waterbody that provides fish habitat:

- (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 natural boundary 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 *Riparian Areas Regulation* establish the Stream Riparian Assessment Areas as described above in (a), (b) or (c).

For the purpose of protection of development from hazardous conditions, they include the steep terrace and transitional slopes along Dakota and McNair Creeks including land within a 20 metre horizontal setback from the slope crest for buildings and structures.

- CATEGORY:
- (a) “protection of the natural environment, its ecosystems and biological diversity” ;
- (b) “protection of development from hazardous conditions” .

JUSTIFICATION: DEVELOPMENT PERMIT AREA 1: CONSERVATION AREAS include the following types of riparian areas that provide fish habitat:

- (a) A riparian habitat corridor adjacent to Dakota and McNair Creeks, including a small tributary on its southern side, and land between two creeks including a groundwater feed back channel on the north side of the creek at the Port Mellon Highway. This area supports coho, chum, steelhead trout and cutthroat trout. Resident dolly varden area also expected to be present. The lower gradient east of Port Mellon Highway have habitat suitable for salmonid spawning and rearing, while up-stream of the highway, there is good rearing capability for steelhead trout juveniles.
- (b) Salt marsh and riparian vegetation that occur in an interrupted manner along the foreshore of McNair and Dakota Creeks, with their presence being most substantial immediately to the south and north of the creek mouths. This area extends inward approximately 30 meters from the natural boundary of the sea to the north and 30 meters to the south of McNair - Dakota Creek.

Norecol in its Environmental Impact Assessment Hillside Industrial Park study indicate that marsh grasses extend from a heavily-vegetated riparian zone to a region of sand and gravel in the lower intertidal, creating a highly productive estuary fish habitat as well as a gateway to the spawning areas in the lower reaches of Dakota and McNair Creeks. Norecol describes the marshes in and to the north of the estuary as representing a habitat type that is rare in Howe Sound; and that “few marshes anywhere would be more productive.” Species known to be present in the McNair and Dakota Creek systems include coho salmon, chum salmon, steelhead trout and cutthroat trout.

- (c) The riparian corridor along the Rainy River, which supports pink, coho, chinook and chum salmon, steelhead trout, cutthroat trout, and Dolly Varden.
- (d) The riparian corridor along Mohawk Creek which has an unusual ground water supply that ensures an 8°C temperature throughout the year, and which feeds into a habitat enhancement area adjacent to the foreshore developed by Howe Sound Pulp and Paper. Department of Fisheries and Oceans has confirmed the habitat value of these areas.
- e) An additional foreshore area in DL 5092 indicated by Howe Sound Pulp and Paper to be of habitat value.
- f) All streams in the Plan Area, whether mapped or un-mapped, are also designated as Development Permit Area 1 as fish and/or fish habitat either may be present, or they may flow into a waterbody that provides fish habitat.

Areas subject to natural hazardous conditions requiring geotechnical assessments have been identified by Thurber Engineering in its 1994 report titled Hillside Official Community Plan Area Reconnaissance Study of Geotechnical Hazards as land which should be protected from uncontrolled erosion.

GUIDELINES: (a) To protect the natural environment, its ecosystems and biological diversity, 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 and all areas within Development Permit Area 1.

(b) 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) require works 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 for purposes of protection of the natural environment, its ecosystems, and biological diversity; and 30 meters horizontal and 3 meters vertical from the natural boundary of McNair and Dakota Creeks for geotechnical purposes;
- (vii) Measures to maintain slope stability and for erosion control during construction and afterwards to prevent sediment discharge into creeks and the ocean;
- (viii) Conditions under which land may be altered or developed, including measures:
 - to protect structures from erosion, landslip, flooding and debris hazards such as relatively low dikes or raising buildings on engineered structural fill which is also protected (e.g. by rip rap) from erosion;
 - restrictions on tree cutting; restrictions on excavations (particularly at the foot of slopes).

- (ix) 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
- (c) Further development of the Hillside Lands in the CONSERVATION AREAS, other than an overhead fully enclosed conveyor for off-loading chips, shall be prohibited; and further disturbance such as tree cutting, filling and excavation should be prohibited except as required to prudently manage and maintain existing utility rights-of-way and activities indicated by Policy 7.5, CONSERVATION AREAS.
- (d) Parcels shall not be created within the areas designated as DEVELOPMENT PERMIT AREA 1: CONSERVATION AREAS by A2.
- (e) Log booming should not occur over the foreshore habitat areas within the areas designated as CONSERVATION AREAS. Log handling should be focused in the southern portion of the Hillside Lands and at the southern boundary of the Plan Area to protect the CONSERVATION AREAS by enabling the productive marsh area to be protected from further impacts and permitting rehabilitation of the estuary historically impacted by development.

IMPLEMENTATION:

- (a) An assessment report prepared by a qualified environmental professional in accordance with the *Riparian Areas Regulation* is required in support of a development permit application and for Regional District issuance of a development permit in Stream Riparian Assessment Areas. A similar report is required for a development permit application for all other areas within Development Permit Area 1.
- (b) 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.

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).

Regional District issuance of a development permit in a Stream Riparian Assessment Areas is subject to notification from the Ministry of Water, Land and Air Protection 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."

- (c) An geotechnical assessment by a qualified geotechnical professional is required to address natural hazardous conditions in support of a development permit application where geotechnical issues overlap with a requirement to protect the natural environment, its ecosystems and biological diversity.

The report should certify for geotechnical purposes, the manner in which the lands can be safely used for the use intended.

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

3. INDUSTRIAL

Objectives

- 3.1 To facilitate the development of an environmentally sound, regional industrial park on the Hillside lands focusing on a synergistic forest products manufacturing complex that capitalizes on one of the world's largest log booming and storage areas.
- 3.2 To recognize the major pulp and paper manufacturing industry at Port Mellon.
- 3.3 To provide opportunities for small to medium scale business and varied industrial development on the Hillside lands.
- 3.4 To encourage higher value manufacturing and the establishment of new industrial businesses by facilitating small business developments such as business malls and incubators, and research facilities.
- 3.5 To facilitate development of a marine terminal that serves the upland development of the Hillside Lands and the Sunshine Coast communities, by providing for commodity movement, including the shipping of hazardous products.
- 3.6 Within the Hillside Lands, to accommodate the potentially hazardous bulk fuel storage and transfer facilities which are presently situated in close proximity to residential and commercial areas on the Sunshine Coast.
- 3.7 To provide a location for industrial developments which, because of concern regarding negative impacts on adjacent land uses, have been difficult to accommodate in other

areas.

- 3.8 To consider temporary use permits for industrial and commercial activities which because of perceived high impacts have difficulty finding suitable land elsewhere.
- 3.9 To take measures to minimize the impact of industrial development on the existing residential community on Dunham Road.
- 3.10 To encourage the co-generation and use of waste energy.

Policies

3.11 COMPREHENSIVE INDUSTRIAL

Schedule A3 designates as COMPREHENSIVE INDUSTRIAL the Hillside land intended for present and future industrial development. The COMPREHENSIVE INDUSTRIAL designation is intended to provide for maximum flexibility in the types of industrial uses to be accommodated and the range of parcels to be created by subdivision while maintaining consistency with the philosophy and direction of the Hillside Industrial Park Concept Plan. Uses to be permitted in the COMPREHENSIVE INDUSTRIAL designation will include, the following:

- lumber dry kiln facilities for use of all wood products manufacturers on the Sunshine Coast;
- log receiving, sorting, handling (log merchandising) and log storage;
- wood residue refining for use in Coastal pulp and paper mills;
- forest products manufacturing industries and processing facilities compatible with the development objectives of Hillside, including a waste and bark pulverizing facility;
- small to medium sized manufacturing industries, distribution and service companies;
- other types of light industry such as ice plant and metal fabrication;
- marine repair and ship building, including marine way;
- resource recovery, including the bulk storage of materials for this purpose, and the co-generation and use of waste energy generated by industry;
- heliport;

- heavy industries such as scrap metal storage and transfer and asphalt manufacturing which because of perceived impacts on surrounding communities have difficulty finding suitable land;
- commercial support services and facilities such as retail sales of industrial supplies and equipment, restaurants, and offices.

Implementation: Maintain existing I7 zoning under Bylaw 310 at Hillside. Amendments will be needed to create specific land use zones applicable to Hillside based on the existing I7 zone. Some activities such as commercial uses and heavy industries like asphalt manufacturing may require site specific zoning. Other activities, such as auxiliary residential uses, will need to be limited in some geotechnical assessment areas. Zoning implementation should make provision for specific uses but not limit the general flexibility of the industrial zoning concept for Hillside.

SCRD sale of Hillside Lands for specified purposes.

- 3.11.1 Parcel sizes to be permitted for the Comprehensive Industrial Uses will be subject to servicing requirements as stipulated in the Regional District's Subdivision Servicing Bylaw, and zoning and other planning requirements such as parking, access, siting, etc.

Implementation: Zoning Bylaw Amendments to allow for a variety of parcels sizes will be deemed to be consistent with the plan.

3.12 INDUSTRIAL - BULK FUEL STORAGE

Schedule A3 designates as INDUSTRIAL - BULK FUEL STORAGE, an area within the southern parts of the Hillside Lands where the storage of bulk petroleum and propane fuels in tanks and in bulk transport vehicles, fuel warehousing, will be encouraged to locate. The boundaries of this area are intended to be flexible, allowing other compatible uses within the COMPREHENSIVE INDUSTRIAL designation to also locate in this general area.

Implementation: Creation of a specific land use zone based on the existing I7 zone that would allow bulk fuel storage in addition to other comprehensive industrial uses.

- 3.12.1 Any development of bulk fuel storage facilities in the area designated as INDUSTRIAL - BULK FUEL STORAGE will require design approval of the Waste Management Branch of the Ministry of Environment.

Implementation: Liaison with Waste Management Branch and fuel companies.

- 3.12.2 The officers of the Provincial Emergency Program should be requested to prepare a spill contingency plan for fuel storage facilities. Such a plan should identify detailed safety procedures and management plans to reduce the risks of spills, and should incorporate design considerations to minimize risks to the site and provide plans for site containment in the case of a spill.

Implementation: Liaison with fuel companies, Waste Management Branch of the Ministry of Environment, and with members of the Provincial Emergency Program.

3.13 INDUSTRIAL - LOG SORTING

Schedule A3 designates as INDUSTRIAL - LOG SORTING two areas within the southern parts of the Hillside Lands where log receiving, sorting, handling (merchandising) and storage will be encouraged to locate. These areas pose the fewest ecological concerns and will help to protect existing estuary and intertidal habitats by focusing this industrial activity away from more environmentally sensitive and valuable areas. The boundaries of the INDUSTRIAL - LOG SORTING areas are intended to be flexible, allowing other compatible uses within the COMPREHENSIVE INDUSTRIAL designation to also locate in these two areas.

Implementation: Maintain existing zoning;
Liaison with future sawmill operators in other parts of the Hillside Lands.

3.14 INDUSTRIAL - PULP & PAPER MANUFACTURING

Schedule A3 designates as INDUSTRIAL - PULP & PAPER MANUFACTURING land owned and operated by Howe Sound Pulp and Paper Limited for its Port Mellon pulp and paper mill. The INDUSTRIAL - PULP & PAPER MANUFACTURING designation is intended to accommodate existing mill facilities and auxiliary industrial and commercial activities.

Implementation: Maintain existing I6 zoning under Bylaw 310 at the Port Mellon mill site. Text amendments may be needed from time to time to provide for specific land uses.

3.15 MARINE TERMINAL

Schedule A3 designates as MARINE TERMINAL land and foreshore areas being developed in the short term as a barge terminal for lumber, bulk fuels, wheeled cargoes and large industrial goods, and ancillary uses such as sea plane base, marine rail terminal, and marine ways to serve the Hillside lands, and parking. The barge terminal will serve as an industrial transportation gateway to the Sunshine Coast and is sited in a location identified by Culbert Smyth Consulting Services Inc. as the most protected at Hillside from prevailing winds and waves.

The boundaries of this area are intended to be flexible, allowing other compatible uses within the COMPREHENSIVE INDUSTRIAL and INDUSTRIAL MARINE designations to also locate in this general area.

Implementation: Continue with current development plans for the terminal.
SCRD registration of covenant at time of sale of Marine Terminal uplands to guarantee open access to all industrial users on the Sunshine Coast, with reasonable tariffs to be established by operator and approved by the SCRD.

3.15.1 While not justified by present and anticipated near future cargo volumes, the MARINE TERMINAL should be expanded at some future date to include a deep sea dock. Such a deep sea facility should be located to the south of the barge terminal.

Implementation: Liaison with Canadian Coast Guard, Department of Fisheries and Oceans and the Ministry of Environment, Lands and Parks.

3.15.2 A detailed environmental impact assessment should be undertaken prior to commencement of deep sea port development.

Implementation: Liaison with Canadian Coast Guard, Department of Fisheries and Oceans and the Ministry of Environment, Lands and Parks;
SCRD requirement for an impact assessment as a condition of sub-lease.

3.16 INDUSTRIAL MARINE

Schedule A3 designates as INDUSTRIAL MARINE lease lots and un-surveyed Crown marine areas in Thornbrough Channel. The intent of the INDUSTRIAL MARINE designation is to accommodate log booming and storage, chip and hog fuel scow loading, marine transportation and related facilities fronting the Hillside lands and the Howe Sound Pulp and Paper mill.

COMPREHENSIVE INDUSTRIAL AND INDUSTRIAL-PULP AND PAPER DESIGNATED LANDS is intended to be flexible thereby allowing for expansion of the upland designation if land is created by fill. The adjacent upland designation will be automatically extended when fill is completed. The interface between the INDUSTRIAL MARINE and CONSERVATION designation is low tide.

Implementation: Zoning bylaw amendments.
SCRD management of head lease for these activities while protecting Conservation Areas.

3.17 LIGHT INDUSTRIAL

Schedule A3 designates the following as LIGHT INDUSTRIAL:

- a. a block of land between McNair Creek and the Dunham Road residential community; and
- b. land to the west of the Dunham Road community on the west side of Port Mellon Highway.

The development of LIGHT INDUSTRIAL activities on land that borders the established rural residential neighborhood will be more compatible with residential use than the heavier wood processing and manufacturing of concrete products permitted under current zoning.

Potential LIGHT INDUSTRIAL activities could consist of manufacturing, processing, fabricating, assembling, storing, transporting, distributing, wholesaling, servicing and repairing of goods and materials. Examples would include support facilities for Port Mellon Mill, such as the existing facility for manufacturing cores for paper. In the area to the east of the Port Mellon Highway, activities with the potential for minimal impact on the Dunham Road neighborhood and on the environmentally sensitive habitat areas will be encouraged.

Foreshore use of this area will be restricted because of significant fishery value from the salt water marsh along the foreshore.

Implementation: Amendment to Bylaw 310, with consideration of rezoning to be based upon specific development proposals and subject to a public hearing for input from Dunham Road residents;
SCRD covenants at time of sale or lease of property;
Liaison with Canadian Coast Guard, Department of Fisheries and Oceans and the Ministry of Environment, Lands and Parks.
Landscaping provisions pursuant to section 968 of the *Municipal Act*.

- 3.17.1 A buffer area of up to approximately 20 meters in width on the north side of the Hillside Lands should be maintained as a landscape screen between the industrial area and the Dunham Road community as long as the rural residential use continues.
- The width of the buffer may be adjusted to less than the 20 meters for environmentally sensitive industrial uses that are deemed to be compatible with the rural residential uses on Dunham Road, with any adjustment being subject to public consultation with Dunham Road residents.

The buffer will be phased out when an alternative land use strategy is formulated, as per Policy 6.5 and implemented.

Implementation: SCRD covenant at time of sale, lease or zoning of Hillside Lands for Light Industrial purposes;
Liaison with Dunham Road residents.

3.18 COMMERCIAL

This plan does not have a separate commercial land use designation. The intent of the plan is that commercial development that provides support and services to industry will be accommodated under the COMPREHENSIVE INDUSTRIAL, INDUSTRIAL - PULP & PAPER MANUFACTURING and LIGHT INDUSTRIAL designations.

Implementation: Maintain existing provisions for commercial uses such as retail and wholesale sales, gas stations, general repair outlets, restaurants, offices and marina (including boat sales and servicing) in the Industrial zones at Hillside - Port Mellon. Where appropriate, commercial development other than that presently permitted under Industrial zoning will be accommodated through site specific rezoning where such development is deemed to be complementary to industry in the plan area. These re-zonings will not require plan amendments.

3.19 TEMPORARY COMMERCIAL/INDUSTRIAL PERMITS

Under certain circumstances it may be advisable to consider allowing establishment of an industrial or commercial use on a temporary basis through issuance of a temporary use permit.

- 3.19.1 Pursuant to s. 975(1) of the *Municipal Act*, land within the Comprehensive Industrial and Rural Resource designations on Schedule A3 is designated as a Temporary Permit Area.
- 3.19.2 Applications for temporary use permits will be evaluated in terms of their consistency with the policies of this plan respecting the scale, type and location of industrial development; the expected duration of the use;

potential impacts on adjacent uses; and environmental suitability of the land for the use proposed.

- 3.19.3 These temporary use provisions are intended to accommodate heavy industrial uses such as asphalt manufacturing or high impact commercial outdoor recreation ventures. Certain uses, however, such as PCB storage, chromium manufacturing and similar high impact chemical plants; fish/animal rendering plants; and other noxious industries are deemed to be incompatible with the major focus of industrial development at Hillside/Port Mellon and therefore will not be considered for temporary industrial permits.
- 3.19.4 No permanent structures are to be constructed in conjunction with a temporary industrial use. Financial security may be required to ensure that temporary structures are removed upon expiration of a permit and that the land is restored to a satisfactory condition if it has been altered.
- 3.19.5 All applications for temporary uses must conform with Ministry of Transportation and Highways access requirements, if applicable; Ministry of Health sewage disposal regulations for small domestic sewage systems, and Ministry of Environment, Lands and Parks, (Environmental Protection Branch) for commercial and industrial waste and larger domestic sewage systems; Ministry of Environment/Federal Fisheries habitat protection guidelines and any other agency regulations as may be necessary.

Implementation: Upon application by property owners.
Liaison with Ministries of Health; Transportation & Highways; Environment, Lands and Parks; and Department of Fisheries and Oceans.

4. FOREST INDUSTRIAL and RESOURCE RURAL

Objectives

- 4.1 To ensure the protection and maintenance of the biological diversity and sustainability of the forest.
- 4.2 To encourage the creation of a demonstration forest in the area between Dakota and McNair Creeks and environs.
- 4.3 To allow for uses of Crown Provincial forest lands, such as outdoor recreation, that are compatible with integrated resource management.
- 4.4 To discourage the alienation of Crown Provincial forest lands for uses other than forestry and compatible resource activities.

Policies

4.5 FORESTRY DEMONSTRATION

Schedule A3 designates as FORESTRY DEMONSTRATION - land between Dakota and McNair Creeks and environs above the Port Mellon Highway where the potential exists for the development and protection of a forest landscape and 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 forestry and ecology and industrial tourism.

Land designated FORESTRY DEMONSTRATION between Dakota and McNair Creeks above the Port Mellon Highway is intended for development of a demonstration forest where all aspects of the forest management cycle will be on view, including: land preparation, tree planting, management of the forest to enhance growth of planted trees, thinning of small diameter commercial trees, harvesting of mature trees, clean up and replanting. The participation and involvement of local residents, school children and service clubs in its development and ongoing management will be encouraged.

The boundaries of the FORESTRY DEMONSTRATION designated area are intended to be flexible, allowing for a refinement of boundaries between the COMPREHENSIVE INDUSTRIAL and CONSERVATION designations as more site specific information becomes available.

Implementation: Liaison between all relevant Provincial agencies and the Hillside Development Group;
Continuation with program of Partnership Agreement on Forest Resource Development.

4.6 RESOURCE RURAL

Schedule A3 designates as RESOURCE RURAL - Sechelt Provincial Forest lands for forest activities of an industrial nature and lands with gravel extraction potential.

According to the Ministry of Energy, Mines and Petroleum Resources (MEMPR), portions of the Plan Area may have some remaining potential for sand and gravel resources. The extent of the known reserves is indicated on Appendix B1.

4.6.1 Should areas designated RESOURCE RURAL with sand and gravel resources be proposed for extraction and processing in the future, MEMPR requires that the development meet the requirements of the Mines Code.

Implementation: Liaison with MEMPR;
Liaison with other Provincial ministries;
Liaison with community.

- 4.6.2 Minimum parcel size requirement for subdivision purposes shall be 100 hectares on Crown Provincial Forest Lands that are designated RESOURCE RURAL in order to minimize the potential for fragmentation of the land base for these resource activities.

Implementation: Liaison with Ministry of Energy, Mines and Petroleum Resources, with Ministry of Forests, and Liaison with other Provincial ministries;
Liaison with community;
Zoning Bylaw Amendment.

5. AGRICULTURE

As there are no lands with present or future food growing capability in the plan area, this plan contains no policies respecting protection of land with agricultural potential.

6. RURAL RESIDENTIAL

Background

The RURAL RESIDENTIAL designation on Schedule A3 applies to the Dunham Road neighborhood - a small, historic enclave of housing within a partially developed larger industrial area. This neighborhood has a backdrop of natural vegetation on three of its immediate boundaries, and access through Regional District lands to an estuarine environment. These provide an aesthetic residential environment, to a great extent buffered from traffic and other impacts associated with the Howe Sound Pulp and Paper facility and other industrial development in the vicinity.

Through the public consultation process for developing this plan, the Dunham Road residents have expressed a strong desire for their residential neighborhood to be maintained. As the residents over a period of time have experienced the industrial activities associated with the pulp mill and its recent major redevelopment, they also have indicated a tolerance for such activities and believe that they can co-exist with the noise, traffic and other impacts that tend to be associated with industrial operations.

Therefore, the objectives and policies for the RURAL RESIDENTIAL designated lands recognize both the residents' desires to maintain their present neighborhood for a minimum of five years and their willingness to continue to live in proximity to industry. The goal of the Regional District to provide a major industrial employment focus through continued development of the surrounding industrial lands along with measures to mitigate its impact on the Dunham Road neighborhood are also reflected in the following policy statements. There is provision for a review of land use activities permitted under the present zoning of the Dunham

Road area should adjustments become desirable as a result of surrounding changes in land uses.

Objectives

- 6.1 To recognize the existing residential community on Dunham Road and to take measures to minimize the impact of industrial development on adjacent residences.
- 6.2 To acknowledge that the development of the surrounding industrial lands may create opportunities for changes or adjustments to the existing rural residential uses on Dunham Road.

Policies

6.3 RURAL RESIDENTIAL

Schedule A3 designates as RURAL RESIDENTIAL parcels on Dunham Road for which

the principal use over the five year minimum time frame of this plan shall continue to be single family detached housing and one parcel for multi family housing.

The RURAL RESIDENTIAL designation shall not be extended to other properties in the plan area.

Any modification of uses permitted under existing zoning for RURAL RESIDENTIAL designated parcels should be consistent with Policy 6.5 and supported by Dunham Road residents.

Implementation: Maintain existing zoning designations for a five year period, and Liaison with Dunham Road residents on adjustment of uses within existing zoning designations.

- 6.4 The potential impact of industrial development on established residences will be mitigated by the following:
 - a. the designation of land to the south of the Dunham Road designated by Schedule A3 as LIGHT INDUSTRIAL by Policy 3.17, which will provide for less intensive forms of industrial development than activities such as the heavier wood processing, concrete manufacturing, and animal processing permitted under current zoning; and
 - b. the buffer between the LIGHT INDUSTRIAL and RURAL RESIDENTIAL designation to be established as per policy 3.17.1.

- 6.5 During the five year period subsequent to the adoption of this official community plan, the Regional District, in consultation with residents of Dunham Road, should formulate an alternative to the present land uses for the parcels designated RURAL RESIDENTIAL by Schedule A3. Such a land use strategy should recognize the special location and character of the Dunham Road rural residential area, which may provide a basis for alternative land uses, including a potential mix of residential and small scale commercial and home industry uses that complement the rural residential character and supplement the surrounding industrial activities.

This alternative land use strategy should be formulated and implemented in the event that alternative land use activities become desirable.

Alternative land use activities to be considered in the strategy should take into account factors such as the suitability of parcel sizes, servicing availability and constraints, their compatibility and ability to be integrated with established residential uses. The alternative land use strategy should also address the phasing in of any zoning changes and the phasing out of the buffer to be established as per policy 3.17.1.

Implementation: SCRD liaison with Dunham Road residents.

- 6.6 Given the scale of industrial development planned for the Hillside - Port Mellon area, provision in the plan for affordable housing, special needs housing and rental housing is considered inappropriate. Opportunities for these forms of housing are being made available in other rural communities on the Sunshine Coast through zoning provisions for auxiliary dwellings, duplexes, mobile homes, transition homes and full size second dwellings.

Implementation: Maintain existing zoning in the Dunham Road neighborhood.

7. PARKS AND RECREATION

Objectives

- 7.1 To provide for water access recreational opportunities for residents in the Plan Area and in West Howe Sound;
- 7.2 To provide opportunities for viewing natural ecosystems, forestry resources and industries, and their integration and co-existence in a constructive and supporting manner.
- 7.3 To ensure access through the Plan Area to the wilderness Crown land areas in the McNair, Dakota and Rainy Valleys for outdoor recreational activities.

Policies

- 7.4 Schedule A3 designates as MARINE RECREATIONAL FACILITIES, the Regional District's lease for a boat launch facility within DL 1618 at the northern edge of the Hillside Lands will continue to provide opportunities for recreational access to Howe Sound for both residents of the Plan Area and those from the nearby community of West Howe Sound.

Additional lands adjacent to the boat launch should be set aside by the Regional District to provide opportunities for parking and enhanced public access to the foreshore intertidal estuary. A buffer of existing vegetation should be maintained to provide a wind break for residential properties.

Implementation: SCRD maintenance of Crown Lease for a public boat ramp;
SCRD dedication of land to the foreshore pursuant to Section 75 of the *Land Title Act*.

- 7.5 SCHEDULE A3 designates the following as CONSERVATION AREAS:

- a. watercourses and foreshore areas extending to the low tide mark with identified habitat resources;
- b. upland areas with significant geotechnical and terrain constraints, which also include land areas important to habitat protection;

Development within the CONSERVATION AREAS should focus on trail systems, the enhancement of intertidal ecosystems, habitats, watershed and watercourses; terrain stabilization, environmentally suitable aspects of forestry demonstration, auxiliary facilities for marine recreation access, and public access and public information.

Implementation: SCRD dedication of public access to the creek mouth consisting of the development of low impact parking, trails and public amenities;

Liaison with Ministry of Environment, Ministry of Forests and Department of Fisheries and Oceans.

- 7.6 The involvement of local residents, school children and service clubs in the management and development of the FORESTRY DEMONSTRATION areas, along with opportunities for public education via trails and information displays, will provide opportunities for viewing and understanding all aspects of the forest management cycle and the management of such areas to mitigate erosion and other forms of natural hazards.

Implementation: Liaison between community and Hillside Development Group.

- 7.7 The Ministry of Forests and other relevant Provincial agencies and private land owners shall be encouraged to ensure public access by either maintaining or relocating the

RECREATION ACCESS ROUTES indicated on Schedule A4 to the hiking, bicycling and other outdoor recreational activities in upper McNair, Dakota, Rainy, McNab and Mt. Varley valleys.

Implementation: Liaison between the community, provincial agencies and property owners.
Dedication of road access or registration of access easements at the time of sale of affected Hillside parcels to private interests.

8. INSTITUTIONAL

Objective

- 8.1 To recognize the role of the Howe Sound Pulp and Paper (Port Mellon) Mill in providing fire protection to the existing pulp and paper mill facility and the nearby land uses and residents in the Hillside area.

Policies

- 8.2 Industries at Hillside/Port Mellon will be encouraged to coordinate fire protection on a volunteer basis to serve the plan area.

Implementation: Liaison with Howe Sound Pulp and Paper Mill.

- 8.3 As there are no other types of institutional uses, including schools, or similar public facilities, presently or anticipated for the plan area, this plan contains no policies respecting designation of sites for these purposes.

9. ROADS AND TRANSPORTATION

Objectives

- 9.1 To provide a marine terminus for the transport of industrial and hazardous cargo removed from settlement areas.
- 9.2 In cooperation with the Ministry of Transportation and Highways and the Ministry of Forests to plan for a road system that will effectively serve existing and future industrial and commercial uses, including the forestry oriented activities to be located inside and outside the Plan Area.
- 9.3 To provide for adequate off-street parking to serve all land uses in order to ensure no parking spill over onto the more major roads within the Major Road Network.

- 9.4 To encourage the provision of transit service to the regional employment opportunities to be developed in the Plan Area.

Policies

- 9.5 The following two types of roads are required to serve both the resource oriented and other industrial activities and land uses in the Plan Area:
- a. FOREST SERVICE ROADS depicted by Schedule A4, the focus of which is to serve and inter-link the log sorting and storage and sawmill sites with the Sechelt Provincial Forest Lands in upper McNair and Dakota watersheds. While these roads also serve the other land uses and are therefore open to the public, they are built, maintained and modified by forest industrial users through the Ministry of Forests and to this Ministry's standards under Section 102 of the *Forest Act* to facilitate their use by over-sized industrial equipment.
 - b. A detailed road network study should be undertaken to confirm future road requirements to serve the land uses within the Plan Area. The study would refine or confirm the existing and proposed MAJOR NETWORK ROADS depicted by Schedule A4, which are possible options for a road system within the plan area.

The proposed MAJOR NETWORK ROADS consist of a hierarchy of road types which are built to the standards of the Ministry of Transportation and Highways: PRIMARY HIGHWAY, MAJOR ROAD AND LOCAL ROAD.

Implementation: Liaison with the Ministry of Forests and Forest Companies and Liaison with the Ministry of Transportation & Highways.

- 9.6 The historical location of the North Dakota FOREST SERVICE ROAD within DL 539 shown by Schedule A4 will be reviewed, and if necessary modified at the time of future development of the COMPREHENSIVE INDUSTRIAL designated lands to ensure that the access to and development of these lands are facilitated, while still providing access to the Crown Lands outside the Plan Area to the west.

Implementation: Liaison with the Ministry of Forests and Forest Companies and Liaison with the Ministry of Transportation & Highways.
Re-location of Forest Service Road in DL 539 at expense of SCRD.

- 9.7 The development of MAJOR NETWORK ROADS will be on an incremental basis with the Ministry of Transportation and Highways acquiring the necessary right-of-way and/or widening as land is subdivided along the designated routes, and redeveloping/developing the road as warranted by usage and safety factors. The Ministry of Transportation and Highways may require that land adjacent to MAJOR ROAD NETWORK road rights-of-way be "brushed and cleared" for

visibility and safety purposes with further development within the plan area, thereby potentially impacting vegetation management in areas designated by Schedule A3 as FORESTRY DEMONSTRATION and CONSERVATION.

Implementation: Liaison with the Ministry of Transportation and Highways and with private land owners.

- 9.8 The Regional District will continue to request that the Ministry of Transportation and Highways make the Stewart Road link to the Gibsons Bypass in the West Howe Sound Community Plan Area a funding priority so that industrial traffic from the Hillside-Port Mellon Plan Area is re-directed around the Langdale community.

Implementation: Liaison with the Ministry of Transportation and Highways.

- 9.9 The Regional District will continue to request that the Ministry of Transportation and Highways make any necessary redevelopment of the Port Mellon Highway between the Langdale community and the Plan Area a funding priority to enable safe and efficient movement of the industrial and other traffic.

Implementation: Liaison with the Ministry of Transportation and Highways.

- 9.10 The proposed MAJOR ROAD NETWORK should facilitate the provision of MAJOR ROAD NETWORK routes (PRIMARY HIGHWAY and MAJOR ROADS).

Potential developers should be encouraged to plan road layouts and pedestrian links that facilitate access to the MAJOR ROAD NETWORK routes and public transit services.

Implementation: Liaison with Sunshine Coast Transit Service and with property owners.

- 9.11 Parking sufficient in area to accommodate demands generated by various land uses shall be required.

Implementation: Parking bylaw provisions pursuant to Section 964 of the *Municipal Act*.

- 9.12 Landscaping of private property fronting roads should be required for LIGHT INDUSTRIAL land uses and will be encouraged at the time of development of

other industrial and commercial activities. Landscaping that incorporates natural vegetation and tree retention will be encouraged.

Implementation: Modifying screening provisions from Bylaw 310 pursuant to Section 968 of the *Municipal Act* as they apply to Hillside/Port Mellon to apply only to uses permitted under the Light Industrial zoning;
Liaison with property owners;
Consideration of covenants at the time of sale of Hillside Lands for retention of natural vegetation, where feasible.

- 9.13 Land and water designated MARINE TERMINAL by Schedule A3 will serve as an industrial transportation gateway to the Sunshine Coast, thereby providing an alternative for transport of hazardous and other industrial materials to the existing BC Ferry service and government docks.

Implementation: Continue with current development plans for the terminal.

- 9.14 A truck route for the movement of hazardous goods from the Hillside Port-Mellon plan area to the various communities on the Sunshine Coast should be planned.

Implementation: Liaison with Officers of the Provincial Emergency Program;
Liaison with the Ministry of Transportation and Highways.

10. WATER SERVICE

Objective

- 10.1 To make provision for community water service for the Hillside Lands as warranted by development and demands for the service.

Policies

- 10.2 Schedule A5 depicts the phasing for a proposed water servicing infrastructure consisting of pumps, supply mains and other transmission facilities to service the Hillside Lands and the Dunham Road residential area. The planning and provision of these facilities should be confirmed through more detailed studies that include consultation and liaison with Howe Sound Pulp and Paper and other potential major industrial users in the area.

The provision of community water servicing should occur as warranted by need and availability of funds.

Implementation: SCRD Engineering Infrastructure Studies
Incorporation of required funding into Capital Expenditure Program;

Formulation of Development Cost Charge Bylaws;
Liaison with property owners.

- 10.3 The use of groundwater adjacent to Dakota Creek as an interim supply and McNair Creek for a Phase II water reservoir will be subject to maintaining required low flow levels in these respective watercourses for habitat protection.

Implementation: Liaison with Fish and Wildlife Management, Ministry of Environment, Lands & Parks (Water Allocation Branch), and Department of Fisheries and Oceans.

- 10.4 The Regional District will liaison with the Howe Sound Pulp and Paper Mill and other major industrial users in the area in their exploration of alternative water supply sources that could supplement and be integrated into any community water system to be developed at some future date to serve the Hillside Lands and the Dunham Road residential area.

Implementation: Liaison with Howe Sound Pulp and Paper, other industrial users and Dunham Road residents.

- 10.5 Average parcel sizes of approximately 2 hectares should be maintained until a community water system is implemented to service the Hillside Lands.

Implementation: Zoning bylaw amendment to subdivision requirement respecting provision of water for commercial and industrial development.

- 10.6 Any community water system that is developed by either the Regional District or private land developers shall be to Regional District standards, and in compliance with Safe Drinking Water Regulation, Ministry of Health.

Implementation: Liaison between Regional District and property owners.
Liaison with Ministry of Health.

11. LIQUID WASTE DISPOSAL

Objectives

- 11.1 To adopt a cost efficient wastewater management approach that minimizes the potential for pollution of groundwater, land and water areas.

Policies

- 11.2 Until such time as a community sewer system is available to service the Hillside Lands, on-site sewage treatment and liquid waste disposal systems shall continue to be the method of effluent disposal.

Implementation: Liaison with Ministry of Health, Environment Protection Branch, Ministry of Environment, Lands and Parks, and Howe Sound Pulp and Paper.

- 11.3 A liquid wastewater management plan should be prepared to confirm and refine the proposed sewage disposal facilities depicted by Schedule A5. The plan should address both the liquid wastewater management needs related to domestic use and commercial and industrial activities.

Sewage disposal facilities should be planned and provided as warranted by need and availability of funds.

Implementation: Incorporation of required funding into Capital Expenditure Program;
Formulation of Development Cost Charge Bylaws.
Liaison with Howe Sound Pulp and Paper re potential uses of treatment and disposal facilities.

- 11.4 Any small package treatment systems that may be necessary to treat industrial and commercial waste from development of the Hillside Lands prior to the establishment of a larger Regional District community sewer system, shall only be permitted in circumstances where they can be ultimately integrated into a larger system, and as long as such systems are designed, operated and meet the criteria and standards of the Sunshine Coast Regional District, the Ministry of Health and the Environment Protection Branch of the Ministry of Environment, Lands and Parks.

Implementation: Liaison with property owners.

- 11.5 Industrial liquid waste and sanitary effluent from the Howe Sound Pulp and Paper Mill and any expansion of this facility will be served by the secondary treatment plants and outfalls under Permit PE-1149.

Implementation: Liaison with Ministry of Health, Environment Protection Branch, Ministry of Environment, Lands and Parks, and Howe Sound Pulp and Paper.

12. SOLID WASTE DISPOSAL

Objective

- 12.1. To provide for the storage, disposal and re-use of solid waste in a manner that meets the requirements of the Provincial Ministries.

Policies

- 12.2 The existing solid waste disposal site within DL 2200 will continue to accommodate industrial waste from the Howe Sound Pulp and Paper Mill into the foreseeable future.

Any additional sites to accommodate future waste, such as fly ash, shall be subject to the requirements and approval of the Environmental Protection Branch of the Ministry of Environment, Lands and Parks, and should be supported by an environmental impact assessment confirming no adverse impact on habitat and other environmental resources identified in this plan or by Provincial agencies.

Implementation: Liaison with Environmental Protection Branch and Howe Sound Pulp and Paper Mill.

- 12.3 As the Plan Area does not fall within a service area for garbage collection, refuse collection and disposal at the Regional District's sanitary landfill site in Electoral Area D will continue to be provided by private contractors into the foreseeable future. As not all industrial waste can be accommodated within the Sechelt site, any material that cannot be disposed of at the Sechelt landfill will be the responsibility of each land owner.

Implementation: Liaison with Property Owners and Private Contractors. Ensure consistency between Plan Area waste management and the regional solid waste management plan.

- 12.4 Any disposal of toxic solid waste shall be arranged through a separate management program coordinated by the Ministry of Environment, Lands and Parks.

Implementation: Liaison with Ministry of Environment, Lands and Parks.

- 12.5 The recycling, re-use and resource recovery of industrial and household materials shall be encouraged to minimize the volume of waste that would need to be disposed of in landfill operations.

Implementation: Continued support for re-use of materials as fuel for the co-generation plant at the Howe Sound Pulp and Paper Mill, and other alternatives to burning, etc.

- 12.6 The potential role of the areas designated by Schedule A3 as MARINE TERMINAL and COMPREHENSIVE INDUSTRIAL for a transfer facility for toxic and hazardous materials as well as materials to be re-cycled should be addressed in a Solid Waste Management Plan.

Implementation: Liaison with SCRD Solid Waste Management Plan Coordinator; and with Ministry of Environment, Lands and Parks, Environmental Protection Branch.

13. PUBLIC UTILITIES

Objective

- 13.1 To recognize existing public utility uses and make provision for additional ones required for the development of the Plan Area.

Policy

- 13.2 Public utilities such as distribution lines for hydro, telephone and natural gas, and public water supply and storage facilities are permitted throughout the Plan Area in all the various land use areas designated by Schedule A3. The respective agencies shall be strongly encouraged to consult with the Regional District prior to establishing such facilities.

Implementation: Maintain existing zoning within zoning bylaw for public utilities.