



Halfmoon Bay **Official Community Plan** *Rural By Nature*



Halfmoon Bay Official Community Plan Bylaw No. 675

A bylaw to adopt an Official Community Plan for the Halfmoon Bay Plan Area within Electoral Area B.

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

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

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

1. TITLE

This bylaw may be cited as the "Halfmoon Bay Official Community Plan Bylaw No. 675, 2013".

2. APPLICATION

This bylaw is applicable to all land within the boundaries of the Halfmoon Bay Plan Area as shown on Maps 1-7 within Appendix "A" attached to and forming part of this bylaw.

3. ORGANIZATION

The Halfmoon Bay Official Community Plan, contained within Appendix "A" attached to and forming part of this bylaw, is comprised of:

- | | |
|--|---|
| 1. Vision | 14. Resource |
| 2. Goals | 15. Community Recreation and Conservation |
| 3. Acknowledgements | 16. Community Hubs |
| 4. Introduction | 17. Neighbourhood Commercial |
| 5. Plan Area | 18. Mixed Multi-Family |
| 6. We Envision: Regional Sustainability Plan | 19. Tourist Commercial |
| 7. shíshálh Nation Strategic Land Use Plan | 20. Institutional |
| 8. Culture and Community | 21. Future Public Recreation and Conservation |
| 9. Environment | 22. Private Recreation |
| 10. Economy | 23. Marine Transportation |
| 11. Land Use | 24. Waste Disposal |
| 12. Residential | 25. Water Service and Watershed Management |
| 13. Rural Residential | 26. Climate Action |
| | 27. Energy |
| | 28. Transportation System |

- 29. Stormwater Management
- 30. Remainder of Electoral Area B
- 31. Development Permit Areas

- Map Schedules:
- Map 1 – Land Use
 - Map 2 – Parks and Trails
 - Map 3 – Essential Services
 - Map 4 – Major Road Network
 - Map 5 – Development Permit Areas
 - Map 6 – Plan Area
 - Map 7 – Natural Features.

4. SEVERABILITY

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

5. REPEAL

"Halfmoon Bay Official Community Plan Bylaw No. 325, 1990" and all amendments thereafter is hereby repealed.

6. ADOPTION

PURSUANT TO SECTION 879 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this

25th DAY OF JULY 2013.

READ A FIRST TIME this

25th DAY OF JULY 2013.

READ A SECOND TIME this

23rd DAY OF JANUARY 2014.

CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND WASTE MANAGEMENT PLAN PURSUANT TO SECTION 882 OF THE LOCAL GOVERNMENT ACT this

23rd DAY OF JANUARY 2014.

PUBLIC HEARING held this

18th DAY OF FEBRUARY 2014.

READ A SECOND TIME, AS AMENDED this

27th DAY OF MARCH, 2014.

SECOND PUBLIC HEARING held this

8TH DAY OF APRIL 2014.

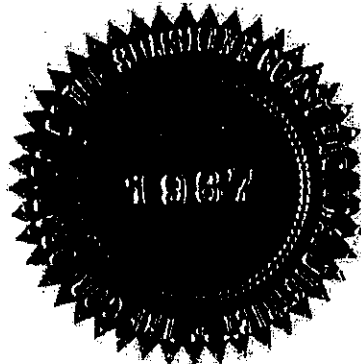
READ A THIRD TIME, AS AMENDED this

24th DAY OF APRIL 2014.

ADOPTED this

24th DAY OF APRIL 2014.


Chair




Corporate Officer

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VISION

RURAL BY NATURE: A GREAT PLACE TO LIVE, WORK & PLAY

We preserve our rural community character, exceptional quality of life and abundant recreational opportunities.

We protect and live in harmony with our natural environment and its diverse habitats.

We encourage sustainable, social and economic growth while respecting our heritage.



GOALS

The Halfmoon Bay Official Community Plan is based on a *balanced community model*, which recognizes the rural nature of Halfmoon Bay as a predominantly residential seaside community, rich in natural beauty in a low density community, characterized by a variety of unique neighbourhoods. The goals of the plan speak to the themes of community building including land use, economic development, the environment and the socio-cultural components of our backyards, neighbourhoods and public spaces.

The following goals establish a link between the vision for Halfmoon Bay and the decisions made at a local level which enhance the fabric of our community:

1. To maintain the rural characteristics of the area, reinforced by the low density community.
2. To ensure on-going biodiversity through the protection, restoration and enhancement of plant and animal habitats.
3. To retain and to protect visually and ecologically important areas and to maintain public ownership of historical sites.
4. To reduce visual, air, sound and light pollution and light trespass.
5. To ensure sufficient cultural and recreational opportunities exist including accessible public parkland and access to the natural environment including the waterfront.
6. To enhance and expand the existing system of natural open spaces.
7. To actively foster a walk-able and bike-able community culture where people have easy access to their community and pedestrians and cyclists have priority.

Balanced Community Model:

The concept of balanced community is finding the best possible mix of land uses and services within Halfmoon Bay that serve to maintain the rural community character and environmental integrity while providing for local sustainable social and economic growth. Recognising the local scale of Halfmoon Bay within the regional context of the Sunshine Coast provides the direction toward a balanced community.

8. To ensure that compatible land uses are located in proximity to each other, and that adequate buffer zones separate non-compatible uses.
9. To encourage innovative housing projects to improve affordability and choice.
10. To encourage limited neighbourhood commercial development supporting both the needs of the local community and tourism.
11. To encourage value added local business opportunities.
12. To ensure that sufficient services and infrastructure are available to support human needs.

ACKNOWLEDGEMENTS

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

Halfmoon Bay Official Community Plan Advisory Group

Joan Harvey, Chair Ron Breadner

Don Cunliffe Alda Grames

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The Official Community Plan was prepared during the elected term of Director for Electoral Area B: Halfmoon Bay Garry Nohr.

1. INTRODUCTION

Official Community Plans (OCPs) are documents legislated through the *Local Government Act* and are required to contain a number of goals, objectives and policies pertaining to community planning. The OCP is a high level document which guides decision making on land use, water and sewer service, road development, parks and use of Crown land. The plan also provides specific detail on the development of sensitive properties in the Development Permit Areas chapter. Development Permit Areas are in place for a variety of reasons, including environmental protection and geotechnical safety. Building form and efficiency are also managed through development permits.

Official Community Plans must have policies suitable for at least five years and are often valid for upward of 15 to 20 years. The original Halfmoon Bay OCP was adopted in 1990, underwent a significant review of land use and servicing policies in 2002, and remains in place through to the present time.

The 2013 OCP was drafted using a guiding vision of Halfmoon Bay to 2031. Therefore the OCP looks at Halfmoon Bay today and into the next two decades. It is the task of the goals, objectives and policies in this document to maintain the current quality of life in Halfmoon Bay and to look to the future.

In the years since the initial OCP completion, Halfmoon Bay has seen a population increase and at the same time there has been a decline in traditional resource activities and associated land uses; this points toward an uncertain and constantly evolving future. According to the 2011 Census, Halfmoon Bay was the fastest growing rural electoral area in the Sunshine Coast Regional District (SCRD). The population growth from 1991 to 2011 was overall 38%, which equates to an annual growth of 1.9%. Population projections from B.C. Stats indicate on-going growth, albeit at a lesser rate of 1.3% annually through to 2031. This is not an enormous growth rate; it does however highlight the necessity of careful planning for the future, as the OCP strives to maintain the rural community character of Halfmoon Bay.

The District of Sechelt is located adjacent to the Halfmoon Bay Plan area and is the primary area for settlement and future development; West Sechelt represents the major growth area for Sechelt. The District of Sechelt OCP contemplates a 1-2% growth into the foreseeable future and also states that there is more land than needed to accommodate this growth. This fact should be considered when reviewing future development in Halfmoon Bay, particularly those areas outside of the Community Hubs, as described in Chapter 13.

The goals, objectives and policies in this plan are intended to apply to today and to the future. The Objectives and Policies in each chapter are intended to achieve the Vision and Goals of this Official Community Plan. As the future unfolds and populations, economies and environments change, the policies in the OCP must be periodically reviewed to ensure relevance and to reflect the current range of issues and desires of the community. Future bylaws enacted and works undertaken by the Regional District shall be consistent with the OCP.

This OCP contains 7 map attachments:

Map 1: Land Use Designations

Map 2: Parks and Trails

Map 3: Essential Services

Map 4: Major Road Network

Map 5: Development Permit Areas

Map 6: Plan Area

Map 7: Natural Resources

2. PLAN AREA

There are two components to the Plan area: land within the 1990 OCP boundary, encompassing existing residential areas, and the extension to the remainder of Electoral Area B, encompassing the Sechelt Inlets beyond the residential interface area.

The 1990 OCP boundary includes the settled portion of Halfmoon Bay. It extends from Wood Bay in the northern part to Sargeant Bay in the southern part, Redrooffs Road in the western part and the slopes of the Sechelt Peninsula and Caren Range to the east. In the settled portion of the plan area, detailed technical analyses of geotechnical conditions, soils, and environmental suitability have been conducted. This area is characterized by a diversity of parcel sizes and housing styles which for the most part form a linear pattern of development extending along the coastline. The waterfront areas of Halfmoon Bay and the Welcome Woods residential area, located on a bench land upslope from the Sargeant Bay and Redrooffs escarpment areas, form neighbourhoods that include Halfmoon Bay Elementary School land and various park sites.

Small neighbourhood commercial areas located in Welcome Woods and the heart of Halfmoon Bay have historically served the local residents. Tourist commercial facilities located in the Secret Cove area form the major service commercial land use in the plan area. Larger scale commercial facilities and service industrial opportunities are provided nearby within the District of Sechelt. The Sechelt Provincial Forest and Private Managed Forest Lands make forestry the major resource land use base in this portion of plan area.

The second component of this Plan area is an expansion to the remainder of Electoral Area B including the Caren Range and the land surrounding the Sechelt, Salmon and Narrows Inlets. This land is characterized by Provincial Parks, historic settlements primarily used for cottages, industrial uses in the form of power projects and aquaculture operations.

Much of Area B is also within the territory of the *shíshálh* Nation and is an area of focus of the Strategic Land Use Plan (SLUP) for the *shíshálh* Nation. Land in this area falls within all four land use categories of the *shíshálh* Nation strategic land use plan: Community Forest, Cultural Emphasis Area, Conservation Area and Stewardship Area. Wherever possible the Halfmoon Bay OCP which extend into the Sechelt Peninsula and adjacent inlets will strive for consistency and cohesion with the Strategic Land Use Plan for the *shíshálh* Nation. Development proposals will be reviewed by both the SCRD and the *shíshálh* Nation.

Although this portion of the OCP lacks the technical background information to provide detailed land use designations and development permit areas, it is determined that there should be

general land use designations throughout this area to provide input on land conservation, energy production, resource applications and future residential developments.

For convenience throughout this OCP, the entire area will be called the Halfmoon Bay OCP; this includes all areas of the plan including Halfmoon Bay, Secret Cove, Wood Bay, the Caren Range and the Sechelt Inlets. Maps 1-5 focus on the settled community area, while Maps 6 and 7 apply to the entire OCP area.

3. WE ENVISION: REGIONAL SUSTAINABILITY PLAN

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

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

The Halfmoon Bay OCP looks at the future of the community in the context of land use and related servicing decisions for the Halfmoon Bay community. Together, We Envision and the Halfmoon Bay OCP inform the way in which land use decisions are made to help create a better future for the community.

The 13 Strategic Directions of We Envision

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



All thirteen of the Strategic Directions are connected to community development and many are linked to the goals, objectives and policies within the OCP. The strategic directions are described in more detail in the We Envision document. Future land use decisions within the Sunshine Coast Regional District jurisdiction will be measured against the applicable directions. The following is a summary of the 'Land Use' Strategic Direction which is most relevant to the foundation of values within this OCP.



Land Use Strategic Directions

The Land Use strategic direction is the one particular area most directly linked to planning associated with creating the goals, objectives and policies within the Halfmoon Bay OCP.

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

1. Focusing growth in existing neighbourhoods;
2. Concentrating new development within easily serviced areas;
3. Providing a variety of transportation choices;
4. Creating diverse housing opportunities;
5. Celebrating the unique attributes of the different communities;
6. Preserving open spaces;
7. Protecting and enhancing agricultural lands;
8. Discouraging development and resource extraction within drinking-water sheds; and
9. Enhancing our aquatic resources for both drinking water and recreation.

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

4. *shíshálh* NATION STRATEGIC LAND USE PLAN

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

Working in conjunction with the *shíshálh* Nation, we are committed to the preservation of cultural and archaeological resources within the OCP area. We will continue to ensure an open and transparent decision making process that meets the needs of the *shíshálh* Nation and the Halfmoon Bay community, while ensuring input and involvement from the community and engaging with the *shíshálh* Nation during the development and planning processes.

The *shíshálh* Nation adopted a *Strategic Land Use Plan for the shíshálh Nation* (SLUP) which provides details of the rich history of the *shíshálh* people. The *shíshálh* Nation's SLUP represents a summary of the values found across their territory. The plan describes how the *shíshálh* Nation would like to see their intertidal and land resources protected, managed, and utilized now and into the future. The *shíshálh* Nation expects that other governments, including the SCRDR, will work with them to align any decisions with their Strategic Land Use Plan: *lil xemit tems swiya nelh mes stutula* (roughly translated this means 'we are looking after our land, where we come from').

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

Stewardship Area

Much of the settled portion of the Halfmoon Bay OCP is within the Stewardship Area. The intent of this zone is to maintain opportunities for *shíshálh* cultural use, while allowing for appropriate economic development activities which respect the integrity of the *shíshálh* Nation territory as whole.

Cultural Emphasis Area

Land surrounding Narrows Inlet and the head of Salmon Inlet are located within the Cultural Emphasis Area land use zone. The primary management intent for lands within this zone is to protect and or restore cultural use resources and activities and sensitive cultural, ecological and/or tourism and recreation values, while allowing for appropriate resource development.

The Cultural Emphasis area does not contain an outright ban of industrial activity, as described in the Conservation Area zone. However, land in this area should be managed in a way that promotes protection of cultural use and activities.

Conservation Area

Expanding the proposed OCP boundary to include the entirety of Electoral Area B will cover parts of two areas identified as Conservation Areas; these particular areas are of prime importance to the *shíshálh* Nation and the OCP supports conservation within these areas. The primary management intent for land within this zone is to protect and where necessary to restore their cultural and natural values, while maintaining and enhancing opportunities for cultural use. Industrial land uses and permanent land dispositions are prohibited in the Conservation Areas, although appropriate low impact tourism and recreation is permitted.

The two areas designated Conservation Area located within the Halfmoon Bay Plan area are:

A) spipiyus swiya (Caren Range)

The first conservation area is the Caren Range Conservation Area. The *shíshálh* Nation has identified the primary management intent of this area as to maintain and if necessary restore the area to largely natural or wilderness condition for the benefit, education, and enjoyment of present and future generations.

shíshálh community members use this area heavily for cultural harvesting activities, including hunting, plant gathering, and fishing.

B) ts'úkw'um stulu (Tetrahedron – Chapman Creek Conservation Area)

The second conservation area is a portion of Chapman and Grey Creek areas at the east end of the Plan area. This area is identified in the SLUP for conservation, to protect the cultural and ecological values and water supply and quality in the vicinity of the main *shíshálh* community at *ch'átlich* (Sechelt).

The SLUP notes this is an area of extremely high cultural and spiritual values with high wildlife/biodiversity values, community drinking water supply, high value backcountry recreation area, provincial protection area, old growth forest, and *s-chélchálihten* (salmon) habitat.

Community Forestry – Area of Interest

Two areas of land located partly within Electoral Area B are identified in the SLUP as Community Forestry – Area of Interest. The SLUP describes these areas as being potentially suitable for long-term forest management by the *shíshálh* Nation. The primary management

5. CULTURE AND COMMUNITY

The sense of community and neighbourliness are two of the primary factors that make Halfmoon Bay a great place to live. More can be done to continue to make Halfmoon Bay a desirable place: create a welcoming community for young families, provide more waterfront accesses, provide additional community halls, increase cultural events in the community and allow community hubs with gathering places to develop.

Land use decisions can greatly impact community integration, health and social sustainability. From the way the built environment affects walkability to the way mixed uses can create more spaces for social interaction, OCPs are well placed to have an impact on our quality of life. The general objectives listed below are used as background to the policies within the Land Use chapters.

The We Envision plan views a community that protects its natural, indigenous and cultural heritage and creates and participates in a diverse range of arts, heritage and cultural experiences, both traditional and contemporary. This vision applies not only to the Sunshine Coast as a whole, but to Halfmoon Bay specifically and the goals, objectives and policies within this OCP point us in the right direction.

OBJECTIVES:

- 5.1 To ensure a range of housing types exist to meet the needs of residents in various stages of life.
- 5.2 To establish cycling and walking as the preferred mode of transportation for short trips in the community.
- 5.3 To make the waterfront more accessible.
- 5.4 To develop public facilities, such as parks and community halls which are both safe and accessible for all users.
- 5.5 To support art and theatre in the community.
- 5.6 To create a built environment that supports active and healthy lifestyles.
- 5.7 To enable ageing in place.

POLICIES:

- 5.8 Build and maintain a well marked comprehensive walking and cycling network.
- 5.9 Improve and maintain access to the waterfront on existing rights of ways as funds and approvals are available.
- 5.10 Continue to designate, develop and maintain public facilities such as parks and community halls.
- 5.11 Support collaborative efforts to strengthen local arts, culture and heritage sector.
- 5.12 Support the use of parks, civic buildings and public spaces for public art, performances, festivals and exhibitions where appropriate.
- 5.13 Promote retention of a variety of open spaces for public use.
- 5.14 Require recreational trails shown on Map 2 to be dedicated as public right-of-way or as otherwise provided by the SCRD, in accordance with and to the extent permitted by provincial legislation.
- 5.15 Require recreation areas or open space to be dedicated as park or otherwise provided to the SCRD in accordance with and to the extent permitted by provincial legislation.
- 5.16 Encourage all private and public development and redevelopment to implement and support best practices of accessibility and inclusivity for all potential users including barrier-free and accessibility design principles.

6. ENVIRONMENT

Halfmoon Bay is blessed with an abundant and diverse natural environment. People are drawn here to be in a community that is close to nature. As such, developments or changes in our area should preserve and enhance the natural environment.

There is a growing global consciousness of the importance of water and how we use our water resources. The SCRD Comprehensive Regional Water Plan directs the development of the water use priorities for the Chapman system, which serves a large part of the settled portion of Halfmoon Bay. Every effort should be made to reduce our water consumption to protect this valuable resource for the future, while at the same time protecting the quality of freshwater resources.

Local lakes, trails and waterfront access and parks provide opportunities for residents and visitors to enjoy the natural setting. Improved access will encourage tourism and stimulate local business. Improved bike paths and multi-use trails would benefit the environment, while also creating recreational opportunities.

A significant amount of Agricultural Land Reserve (ALR) land in Halfmoon Bay is currently used primarily for silviculture or rural residential purposes. Food production should be encouraged in Halfmoon Bay, particularly on the larger rural properties; local food production can benefit the local community and the environment.

The We Envision plan envisions complete, compact, low environmental impact communities based on energy efficient transportation and settlement patterns. To achieve this goal we must respect the surrounding environment and strive to live within the means that the land provides and do our part to ensure vitality into the future.

OBJECTIVES:

- 6.1 To protect sensitive habitats and wildlife corridors.
- 6.2 To preserve the remaining stands of trees in the Coastal Douglas Fir biogeoclimatic zone.
- 6.3 To protect areas of old growth forest.
- 6.4 To encourage compatibility between forest operations and trail use.

- 6.5 To investigate the possibility of enlarging existing or creating new parks.
- 6.6 To protect our foreshore, creeks and wetlands.
- 6.7 To provide accessible routes to our lakes and mountains destinations.
- 6.8 To maintain air and water quality.
- 6.9 To protect vistas, landmarks and visual buffers.
- 6.10 To encourage individual stewardship of ecosystem networks on both public and private property.
- 6.11 To preserve natural ecosystem networks on both public and private property.
- 6.12 To develop a strategy to eliminate invasive plant species.
- 6.13 To develop a greenways system that links existing parks and trails, Crown forest lands, and areas of outstanding natural beauty with the waterfront.

POLICIES:

- 6.14 Identify the most important natural areas for biodiversity, recreation and aesthetic values.
- 6.15 Seek and apply best management practices and stewardship initiatives to new development, significant redevelopment, and operation/maintenance of existing infrastructure.
- 6.16 Ensure that new development or significant redevelopment assesses the cumulative environmental effects of changes to the landscape and uses the assessment to minimize negative environmental impacts.
- 6.17 Restrict new development in and around sensitive ecosystems and areas such as streams, rivers, lakes, wetlands and their surrounding riparian zones.
- 6.18 Protect shorelines by limiting the amount of intensive development in proximity to the natural boundary of water bodies.

- 6.19 Create an inventory of land available for use by the public and identify which areas should be protected with limited or no human access.
- 6.20 Create an inventory of access roads and trails to selected back country sites and determine which areas require access improvement.
- 6.21 Protect biodiversity and the natural environment by discouraging the use of invasive plant species and support eradication of invasive plants.
- 6.22 Reduce particulates and other emissions from transportation, industry, building heating and other human- created sources.
- 6.23 Develop a Greenways/Open Space Plan to identify the natural features and other limiting factors to be considered when developments are proposed. The plan will include a map of the following:
 - (a) Wetlands (tidal and fresh) and creek corridors;
 - (b) 100 year floodplains;
 - (c) Steep slopes (50% or greater);
 - (d) Habitats of species that are endangered or threatened;
 - (e) Mature forest with local, regional or broader significance;
 - (f) Hazardous lands;
 - (g) Sensitive ecosystems (as determined by the Sensitive Ecosystem Inventory) historic, archaeological or cultural sites (as listed by the Archaeology Branch of the Ministry of Sustainable Resource Management);
 - (h) Scenic view corridors;
 - (i) Aquifers; and
 - (j) Greenways and trails.

7.ECONOMY

The OCP encourages a vibrant economy and supports development which complements existing commercial centres and home-based occupations. Growth and expansion is anticipated in home-based businesses, agriculture and food production, and small-scale neighbourhood commercial and tourist related enterprises.

The forestry industry is important as it provides both a renewable resource and special features for tourism and the local community. Parks and open areas are preserved for recreation as well as for natural purposes. Trail networks are recognized as an important recreation opportunity for residents and visitors alike.

The strategy for the economic sector is to balance the diversity of community and business needs while maintaining the rural community character of the area. The community is encouraged to use the land for agriculture and home-based businesses to help increase self-sufficiency, entrepreneurship and business opportunities.

Community economic development within Halfmoon Bay shall be fiscally responsible with the understanding that our tax base is primarily based on residential inputs and is not as robust as municipal communities. Infrastructure expansion should be cost effective and appropriate for the level of service required for this community.

The We Envision plan views a diverse and thriving economy, stimulated by green jobs and regional economic development in which all residents have the opportunity to participate and add value to existing community assets, and to eliminate poverty on the Sunshine Coast. To achieve this goal the local economy must be resilient and be able to adapt with changing times.

OBJECTIVES:

- 7.1 To support increased arts, cultural, entertainment, sport and tourism opportunities to diversify the economy and provide a more balanced revenue source.
- 7.2 To strengthen community hubs with a mix of land uses.
- 7.3 To support both home-based occupations and sustainable growth in tourism and related revenue sources.
- 7.4 To support bed and breakfast and cottage rentals in residential areas without changing the character of the neighbourhood.

- 7.5 To support further development of tourist accommodation in the community hubs where tourist attractions and recreation opportunities are accessible.
- 7.6 To support and encourage economic development that is low impact, environmentally sensitive and ecologically sound.
- 7.7 To support the traditional economic base of resource, construction and service sectors while recognizing the need to support sustainable opportunities in eco-tourism, knowledge-based occupations, education and value-added opportunities.
- 7.8 To support development of a clean/green small-scale manufacturing, and technological sustainable industry sector.
- 7.9 To support and encourage marine services that diversify our tourism based economy including the expansion of upland commercial activities and the development of gathering places for both tourists and local residents.
- 7.10 To participate in the development and support of the SCRD's Economic Development Strategy and Plans.
- 7.11 To gather business and customer feedback on services and products provided in order to encourage further business opportunities and improve existing business activity.
- 7.12 To improve the overall tax base by reducing the reliance on residential property taxes.
- 7.13 To support and encourage the increased production of locally grown food, including the use of ALR on Crown land.
- 7.14 To support transportation and communication infrastructure for future expansion of the community hubs.
- 7.15 To support the implementation of high speed and quality communication links to support knowledge-based occupations and other related businesses.

POLICIES:

- 7.16 Monitor the mix and performance of accommodation types to optimize performance and visitor experience.

- 7.17 Review and implement zoning regulations to better support home occupations.
- 7.18 Develop a strategy to support cultural, arts, entertainment, sport, tourism and other opportunities.
- 7.19 Amend zoning regulations to support a mix of accommodation types for the tourism experience in residential areas, e.g. B&B's, rental cottages, which do not impact neighbourhood character and which provide a wide opportunity for tourist accommodation.
- 7.20 Prepare a clean/green small-scale manufacturing, and technological sustainable industrial strategy that applies to both home based businesses, businesses within the Community Hubs and to the resource development and energy production within the Resource designation.
- 7.21 Develop alternative revenue sources through the identification of small scale industries that are compatible with tourism and rural home-based occupations.
- 7.22 Prepare strategies to ensure an improved sustainable green economy that attracts businesses.
- 7.23 Review local bylaws to encourage local food production.
- 7.24 To encourage commercial development at a scale that is compatible within a rural area adjacent to a municipality.

8. LAND USE

Halfmoon Bay is a predominantly rural community with several distinct areas: residential neighbourhoods located primarily below the highway and in proximity to the ocean, interface areas comprised of larger rural properties adjacent to Crown lands, and remote areas including the Community Forest, the Caren Range, water access residential properties and resource areas around the Sechelt Inlets.

Land uses within Halfmoon Bay shall be considered in the context of the *balanced community model*, a reminder that Halfmoon Bay is a rural community and that our settlement and use of land and resources shall be appropriate locally and within our means.

Areas with high water tables or slow rain water infiltration shall be allowed to develop only after sensitive and careful consideration. Location, as well as the capability of the earth to sustain the land use, is important when planning the future use of land.

The land use chapter provides a direct link to the land use designations shown on Map 1. A description of the land use designations listed below will appear in the following chapters. The land use designations are:

Residential A;	Tourist Commercial;
Residential B;	Mixed Multi-Family & Commercial;
Residential C;	Future Public Recreation;
Rural Residential;	Marine Transportation;
Resource;	Private Non-Commercial Recreation;
Community Recreation & Conservation;	and
Institutional;	Jurisdiction of the Islands Trust
Commercial;	

9. RESIDENTIAL

The Residential designation applies to the lands in proximity to the waterfront from Sargeant Bay through to Wood Bay. Many of these areas were previously subdivided for residential purposes, Redrooffs Road in the 1940's and Welcome Woods in the 1970's.

A limited amount of land is available for future development, and development should be undertaken only if the land is developed in a way that meets the needs of a rural residential community and provides suitable amenities, such as park or trail dedication, access to the ocean and affordable housing.

Recognizing the diversity in the neighbourhoods, the residential designation has been divided into three categories: Residential A, B and C.

The Residential A designation applies to properties that are located within areas serviced by SCRD owned and operated community sewer systems. The density in these areas is greater than the other two residential designations due to historic settlement patterns and zoning based on servicing provided by community sewage systems rather than by individual on-site septic fields.

The Residential B designation includes many of the existing smaller properties located in Welcome Woods, Halfmoon Bay, Square Bay and the long arm of Secret Cove. The designation also includes some areas of land that have either on-going or future development potential.

The Residential C designation represents residential properties with lower density, larger area and less future development potential. This includes properties from Sargeant Bay to Coopers Green; Square Bay to Frenchman's Cove, Secret Cove through to Wood Bay. The properties are in the Residential C designation due to factors such as location, unstable lands with geotechnical hazards or bedrock waterfront.

OBJECTIVES:

- 9.1 To provide for a variety of housing types and parcel sizes.
- 9.2 To ensure that parcel sizes and residential densities are appropriate for the level of services and utilities that can be provided and are compatible with the desired rural character.
- 9.3 To encourage subdivision layout, dwelling design and siting that respects natural attributes and opportunities for energy efficiency.
- 9.4 To provide for home occupation employment opportunities compatible in scale and character with a residential area.

- 9.5 To carefully plan new development to avoid residential sprawl.
- 9.6 To encourage development of land to be aesthetically pleasing and environmentally responsible.
- 9.7 To maintain buffer zones between non-compatible land uses.
- 9.8 To allow for community hubs within residential areas, as shown on Map 1.
- 9.9 To encourage housing that meets the needs of a variety of income levels.
- 9.10 To encourage clustered development on appropriate sites.
- 9.11 To include opportunities for food production within residential areas.
- 9.12 To create walkable and connected neighbourhoods.
- 9.13 To encourage pilot projects for innovative housing.

9 a. Residential Density Policies:

Residential A

- 9.14 Minimum parcel size in the Residential A designation is based on an average or minimum of 1,000 square metres for the purpose of subdivision.
- 9.15 Properties exceeding 2,000 square metres may be permitted to have an auxiliary dwelling or a suite within the principle dwelling where community sewage capacity is accounted for and determined prior to issuance of a building permit.
- 9.16 Parcels exceeding 4,000 square metres may be permitted to have a second dwelling or duplex where community sewage capacity is accounted for and determined prior to issuance of a building permit.
- 9.17 Dwellings on adjacent parcels on smaller properties may be connected to provide row housing, based on the allowable density in this designation.

Residential B

- 9.18 Minimum parcel size in the Residential B designation is based on an average or minimum of 3,500 square metres for the purpose of subdivision.

- 9.19 Existing parcels exceeding 2,000 square metres may be permitted to have an auxiliary dwelling or a suite within the principle dwelling.
- 9.20 Parcels exceeding 4,000 square metres may be permitted to have a second dwelling or one duplex.

Residential C

- 9.21 Minimum parcel size in the Residential C designation is based on an average or minimum of 8,000 square metres for the purpose of subdivision.
- 9.22 Existing parcels exceeding 2,000 square metres may be permitted to have an auxiliary dwelling or a suite within the principle dwelling.
- 9.23 Existing parcels exceeding 4,000 square metres may be permitted to have a duplex.
- 9.24 Parcels exceeding 8,000 square metres may be permitted to have a second dwelling.

9 b. Residential Land Use Policies:

- 9.25 On any parcel within the Residential A, B or C designation, bed and breakfast or cottage rentals are permitted when a principle resident resides on the property in compliance with zoning bylaws.
- 9.26 Home occupations shall be permitted subject to compliance with zoning bylaws.
- 9.27 Home occupation regulations on properties large enough to handle on-site parking and traffic flow may be expanded to allow dance, art, music and other small scale assemblies. Site specific zoning approvals may be required.
- 9.28 Local food production is encouraged on residential parcels, where permitted within the zoning bylaws. Animals may be raised for domestic use in residential zones, while fruits, vegetables and other products may be grown for commercial purposes.
- 9.29 Neighbourhood hubs are permitted within residential areas in the locations shown on Map 1 and described in Chapter 13: Community Hubs.
- 9.30 Alternative forms of housing to improve affordability or assisted living arrangements may be constructed within the permitted density of the residential designation and applicable land use zone.

- 9.31 Consideration may be given to strata conversion of previously occupied dwellings on properties that have two dwellings but are not zoned for further subdivision.
- 9.32 Consideration may be given to smaller parcels, based on the overall density permitted in the applicable land use designation, to allow the clustering of new parcels provided that:
- (a) The proposed subdivision development is consistent with the Halfmoon Bay Liquid Waste Management Plan;
 - (b) The use of an existing ocean outfall is limited to remaining within the parameters of the outfall permit issued by the Ministry of Environment;
 - (c) The number of new parcels in the proposed development does not exceed an average of that permitted within the residential designation;
 - (d) All new parcels are connected to an existing community water system;
 - (e) The zoning bylaw is amended to reflect the proposed use and density;
 - (f) 50% or more of the total area in the subdivision is preserved as dedicated or covenanted undivided open space, including a minimum 20% dedication reserved for public or park space, not to be further subdivided;
 - (g) Land clearing and other activities have not compromised the values of the proposed permanent undivided open space; and
 - (h) Buildings and site layout are designed to ensure energy efficiency.
- 9.33 Subject to a rezoning application, the minimum parcel area may be reduced to provide for subdivision of a single parcel without amendment to this Plan:
- 1) Where there had been a significant change, such as the introduction of SCRD water supply service, to the property since the OCP was adopted;
or
 - 2) Subject to the following conditions:
 - (a) The parcel is zoned and of sufficient area to allow for two dwellings;
 - (b) The parcel must be at least twice the area of the average parcel in the neighbourhood. Calculation of the average area shall not include the subject parcel. The neighbourhood:
 - (i) Is those properties with the same Official Community Plan land use designation,

- (ii) is within the same zone and subdivision district as set out in *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*;
 - (iii) is within 150 metres of the subject property's parcel boundary;
and
 - (iv) does not include bare land strata properties.
- (c) Waste water treatment/septic fields provision meets Ministry of Health requirements as demonstrated in a report provided by a qualified professional;
 - (d) Meet the requirements set out in section 402 and 403 of *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* regarding minimum contiguous area;
 - (e) The subject property is to be connected to the SCRD water supply service if provided.
- 3) Each parcel created by the subdivision will be limited to one single-family dwelling in addition to other uses permitted in *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*.

10. RURAL RESIDENTIAL

The Rural Residential designation applies to properties in a variety of locations throughout the plan area, including the areas around Leaning Tree and Tapp Roads, the base of Trout Lake Road, along the highway in proximity to Curran and Brooks Road, and Secret Cove toward Wood Bay.

This designation provides a buffer between residential properties on Crown land, ALR and other resource areas while permitting a range of uses which will help diversify the local economy and assist in local food production. The properties are generally larger than the Residential properties and play a part in maintaining the rural community feel that Halfmoon Bay so clearly values.

OBJECTIVES:

- 10.1 To maintain the rural residential properties for an increased flexibility in use.
- 10.2 To permit agriculture with an emphasis on local food production.
- 10.3 To support a variety of tourist accommodations such as Bed & Breakfasts and cottage rentals and retreats.
- 10.4 To allow home occupations in conjunction with permitted uses in the zoning bylaw.

POLICIES:

- 10.5 Properties within the Rural Residential designation shall have a 1.75 hectare minimum or average parcel size for subdivision purpose. Properties within this designation may be considered for a 1 hectare parcel size provided the following:
 - (a) Sensitive ecosystems such as wetlands, intertidal areas and stream corridors are not impacted and are restricted by covenant;
 - (b) Extensive road construction on the subject property is not required;
 - (c) No additional highway driveway accesses are created;
 - (d) Safe building sites can be achieved;
 - (e) Consideration is given to community amenities, such as waterfront accesses or trail dedications;

- (f) Site specific rezoning applications are required to consider proposed change in density.
- 10.6 Properties located within this designation and located within the ALR shall remain within the ALR and be used for farming and residential uses pursuant to the *Agricultural Land Act* and the relevant zoning bylaw.
- 10.7 Agricultural activities, including the opportunity for marketing locally produced agricultural products, are encouraged on properties not within the ALR in the Rural Residential designation.
- 10.8 Properties with a parcel size within the range of 4,000 square metres to 1 hectare shall be zoned for one auxiliary dwelling.
- 10.9 Properties 1 hectare or greater shall be zoned for a second dwelling.
- 10.10 Camping facilities at a maximum density of 10 recreational sites per hectare may be permitted on sites of 1.75 hectares and larger.

11. DENSIFICATION STRATEGIES TO SUPPORT AFFORDABLE HOUSING

Densification is vital to increasing housing supply and providing diverse housing choices. Densification can create land use opportunities and favourable conditions for developing affordable housing through a number of strategies including residential infill, cluster and mixed-use development and density bonus in appropriate areas. The intent of these strategies is to provide a set of criteria for evaluating densification proposals and tools to support and secure contribution to affordable housing.

OBJECTIVES:

- 11.1 Increase the supply of housing units through infill development on existing eligible parcels.
- 11.2 Direct cluster housing, multi-unit and mixed-use development to the Community Hubs and similar settlement cluster areas.
- 11.3 Integrate housing development with the rural context.

11.4 Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.

11.5 Use housing agreements to secure affordable housing.

POLICIES:

11.6 Infill development of auxiliary dwellings, duplexes and second dwellings shall be encouraged on existing eligible parcels in accordance with zoning bylaw parcel size requirements. To fully utilize the infill potential of such parcels, the existing minimum parcel size requirements to qualify for multiple dwellings on a parcel, as defined in the zoning bylaw, shall be reflective of the residential or rural residential designation.

11.7 Subdivision creating lots smaller than 1000 m², cluster residential development such as townhouse and multi-unit building and mixed-use development that combines residential use with commercial, retail, service and office uses are encouraged to be located in the Community Hubs or similar settlement cluster areas.

Developments exceeding density limits of the Official Community Plan and or the zoning bylaw are encouraged in these areas, subject to amendments to the Official Community Plan and or the zoning bylaw and all of the following criteria:

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

11.8 Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of 3 lots or less, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas where water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment.

11.9 Developments exceeding established density limits of the Official Community Plan and or the zoning bylaw and creating a total of more than 3 lots, may be considered through an amendment to the Official Community Plan and / or the zoning bylaw for areas designated Residential outside of village hubs or similar settlement cluster areas, subject to all of the following criteria:

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

11.10 Affordable or higher-density housing shall be developed in a way that integrates with rural communities and strengthens community identity and character. This can be achieved by creating developments that are complementary to the scale, layout, architectural design, landscaping and view of neighbouring properties and the surrounding natural environment. Specific design criteria may be imposed by establishing a development permit area for form and character for a development site.

11.11 Housing agreements pursuant to the *Local Government Act* shall be used wherever applicable to secure the provision of affordable housing in appropriate areas and the long term affordability of housing.

A housing agreement shall determine the terms, conditions and forms of provision or contribution of designated affordable or special needs housing and shall use concurrent criteria of the Canadian Mortgage and Housing Corporation (CMHC) and data of Statistics Canada to define housing affordability.

12. RESOURCE

The Resource designation applies to the majority of the land north of the Sunshine Coast Highway extending up into the Caren Range and to the Sechelt Inlets including the lands of the *shíshálh* Nation described in the *shíshálh* Nation Strategic Land Use Plan.

Forestry:

The *shíshálh* Nation’s use of the forests for cultural, economic, and social purposes is evidenced by oral history and culture, and by the legacy of archaeological sites, traditional use sites, and culturally modified trees (CMTs) found throughout the forests of their territory, including the proposed Halfmoon Bay expansion area. Forests today continue to be a critical part of *shíshálh* cultural life and modern economy, and support a wide range of forest resources, including forest products (timber and non-timber), recreation and tourism amenities, and a variety of fishery and wildlife habitats.

The *shíshálh* Nation sees forestry as one of the fundamental building blocks of sustainable long-term economy for the Nation, and is committed to expanding and restoring more economic participation in this sector while maintaining sensitive ecosystems and habitats, including Old Growth Management Areas.

This designation includes privately owned forestry properties in the Trout Lake Road area, the Sunshine Coast Community Forest, ALR properties including both Crown land and private forests lands and a number of private properties.

Despite the presence of some residential properties in this designation, the OCP’s overall intent is to maintain this land base for resource, conservation and recreation. Further residential subdivision is discouraged within the Resource designation.

The mountain slopes leading up to the Caren Range combined with recreation opportunities and protected Provincial Park areas contribute to the rural lifestyle which is highly valued by the residents of Halfmoon Bay.

Forestry and shellfish harvesting are two components within the resource sector that are valuable to the *shíshálh* Nation and will be considered when the SCRD is reviewing development applications or resource referrals.

OBJECTIVES:

- 12.1 To recognize the requirements of the *Forest Act* and other relevant acts and the responsibilities of the Ministry of Forests and other Provincial Ministries for managing land within the Sechelt Provincial Forest and Crown land within their jurisdiction.
- 12.2 To provide for forest related and other compatible resource activities, within and adjacent to the Sechelt Provincial Forest.
- 12.3 To support foraging and other non-timber related harvesting within the Resource designation.
- 12.4 To minimize conflicts between sand and gravel processing operations, forest related operations and adjacent private land uses.
- 12.5 To protect existing and future agricultural activities from potentially conflicting non-agricultural uses within and adjacent to the ALR.
- 12.6 To ensure resource use is compatible with the land use zones within the *shíshálh* Nation Strategic Land Use Plan.
- 12.7 To encourage the protection of important ecological and recreation areas on both public and private lands.
- 12.8 To encourage selective logging rather than clear cutting on the Crown lands ALR when there are no current plans to use the land for agriculture.

Shellfish:

The *shíshálh* Nation has completed initial mapping of shellfish gathering areas, and has demonstrated use and occupancy of almost every beach in the territory, including Halfmoon Bay. Some areas are also recognized as being of particular importance for sustaining these resources, and gathering activities continue, although access to many areas has been limited because of pollution closures.

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

POLICIES:

- 12.9 Land within the Halfmoon Bay OCP boundary but lying beyond the extent of Map 1 is designated as Resource, unless it falls within a Provincial Park.
- 12.10 All uses of Crown land within the Sechelt Provincial Forest shall be compatible with the provisions of the *Forest Act*, other relevant acts and regulations thereto.

- 12.11 Properties within the Resource designation shall have a minimum parcel size requirement for subdivision purposes of 100 hectares.
- 12.12 Land presently within the ALR shall remain within the ALR.
- 12.13 Wherever feasible, future major roads, utility or communication corridors shall be directed around land included in the ALR, or aligned with rights-of-way and with legal property boundaries.
- 12.14 Existing deposits of sand and gravel currently being utilized for extraction are included within the Resource designation. Mining and other resource extraction and processing shall not occur within community drinking watersheds and shall only occur at a scale that is suitable for supplying Sunshine Coast needs.
- 12.15 The SCRD encourages and supports the Ministry of Forests Land and Range to manage the Sechelt Provincial Forest lands in a way that mitigates conflicts and the impact of forestry related activities on other land uses.
- 12.16 Saw mills, shake mills, gravel extraction, mining and other industrial uses on private property may be permitted within the Resource designation subject to consideration of a temporary permit issued by the SCRD. The primary considerations of a temporary permit will be buffering from adjacent properties, particularly rural residential properties, adjacent roads and the scale of operation. The intent is to enable small scale operations on Resource properties that have a residential component. Impact on the environment shall also be considered as well as remediation to occur after completion of the activity. Large scale operations shall require industrial zoning.
- 12.17 Permit outdoor recreation within the Resource designation.
- 12.18 Maintain working relations with the Sunshine Coast Community Forest to ensure that sensitive lands and recreation areas are protected and restored where possible.
- 12.19 Referrals from the Provincial Government for resource extraction on Crown land within the Cultural Emphasis and Conservation Area designation in the *shíshálh* Nation Strategic Land Use Plan shall be referred to the *shíshálh* Nation at a protocol meeting prior to providing input to the Province.

13. COMMUNITY RECREATION AND CONSERVATION

The Community Recreation and Conservation designation includes properties that are formally designated parks as well as Crown lands used for recreation and conservation purposes. This includes SCRD parks: Big Tree recreation site, Coopers Green, Connor Park and smaller neighbourhood parks; Provincial Parks: Sargeant Bay, Smuggler Cove, Caren Range; and other recreation areas such as Trout Lake and Homesite Creek.

Within this designation not all lands are used exclusively for recreation or conservation; therefore possible future uses must also be recognized. For example, land in proximity to Connor Park and Halfmoon Bay Elementary School is located within the ALR and may be considered for agricultural use; trails below the Sunshine Coast Highway, opposite Trout Lake, may be considered for future Provincial forest interests. In considering additional uses, preference will be given to recreation and conservation on these properties.

The Parks and Recreation Master Plan is the guiding document that provides direction on site specific planning for parks owned and managed by the SCRD. The OCP provides overall direction for all parks and recreation areas.

OBJECTIVES:

- 13.1 To recognize the need for park opportunities at neighbourhood, community, regional and provincial levels to fulfill the recreational needs of residents and visitors of all ages and abilities.
- 13.2 To make waterfront more accessible.
- 13.3 To preserve land and water areas with natural recreational potential for public recreational use.
- 13.4 To enhance public access and use of water resources in a manner that minimizes detrimental effects on the environment and adjacent land uses.
- 13.5 To complete the Suncoaster Trail multiuse trail network through Halfmoon Bay and into Sechelt.
- 13.6 To support the designation of a footpath through Halfmoon Bay to be incorporated into the National Hiking Trail initiative.

13.7 To coordinate park and recreational development with SD. 46 to minimize public expenditure, to provide an enhanced neighbourhood focus, and to coordinate use of the services provided by SD. 46 and the SCRD.

POLICIES:

13.8 Provincial Parks beyond the boundary of Map 1 are designated as Community Recreation and Conservation.

13.9 Existing waterfront accesses shall be maintained and enhanced and remain viable into the future.

13.10 The SCRD will not support a request to close or alienate roads leading to the waterfront.

13.11 Neighbourhood and shoreline access park areas depicted on Map 2 should be acquired by the SCRD for community recreation uses. These include:

- (a) Secret Road Crown properties: Two properties located on Secret Road along the long arm of Secret Cove could provide water access.
- (b) The wetland portion of the property on District Lot 1952 between Brooks Road and Jorgensen Drive: The wetland area provides a trail link forming part of the proposed National Hiking Trail, shown on Map 2; it also provides bird and wildlife observation opportunities and preservation of the natural habitat.
- (c) The old Halfmoon Bay School site on Trout Lake road: This site has historical significance and has physical characteristics conducive to the development of neighbourhood opportunities. The property adjacent to the old school site to the south and west also has subdivision potential and should be considered for park dedication at a future stage of development.
- (d) Kenyon Creek – The properties surrounding Kenyon Creek below Redrooffs Road have potential for subdivision. Park dedication could provide an opportunity for waterfront access at the eastern end of the OCP boundary.

13.12 Secure the Forest Recreation Site on Homesite Creek, and any Recreation Sites and Recreation Trails that may be established under the *Forest Act*, to provide for nature oriented recreational opportunities and to maintain them in their present wooded state.

13.13 Continue to provide for water oriented recreation opportunities at Coopers Green Park; expand the upland conservation opportunities.

13.14 Continue to establish paved bicycle and walking paths in the Plan area.

- 13.15 Maintain Crown lands within the Community Recreation and Conservation designation
- 13.16 Consider portions of Crown land located within the ALR for local food production in addition to recreation and conservation.
- 13.17 Undertake further consultation on details and location of the extension of the Suncoaster Trail, as shown on Map 2.
- 13.18 Dedicate the Halfmoon Bay portion of the National Hiking Trail within existing trail networks and where possible through local neighbourhoods.
- 13.19 Work with the Provincial Government to involve local residents in the formulation of site development plans within the Provincial Parks of Halfmoon Bay.
- 13.20 Work with the Provincial Government to explore conservation opportunities for Coastal Douglas Fir areas.

14. COMMUNITY HUBS

As a whole, Halfmoon Bay remains a rural community characterized primarily by a low density residential settlement pattern; however, there is a desire to create focal points within neighbourhoods where multiple land uses converge to form community centres or hubs.

The diversity of land uses encourages social interaction, creates gathering places and supports local commercial activity. Because Halfmoon Bay is a diverse area with existing neighbourhoods that function somewhat independently, three community hubs have been identified in this OCP: one in Welcome Woods, one in Halfmoon Bay and one in Secret Cove. The Community Hubs are shown on Map 1.

A community hub is a focal point - a neighbourhood centre where people can come together to socialise, to eat, to purchase the basic necessities or provide a service to the community, all within the scale of a rural community. A hub may also highlight the natural beauty of the neighbourhood with access to the ocean and forest. A hub contributes to the sense of community and focuses growth in identified areas while maintaining the rural community character. The community hub designation is not intended to re-designate a residential neighbourhood into a commercial centre, it is intended on considering a potential for mixed uses that are compatible within a neighbourhood scale. There are three neighbourhood hubs identified in the OCP, each with their own set of possibilities and potential outcomes. Community consultation from the surrounding neighbourhood will form a significant component of the evolution of land uses within these areas.

As we move toward 2031, existing hub areas will continue to evolve into focal points of the community. The following is a list of suggested mixed land uses suitable within the hubs:

- Restaurants;
- Coffee shops;
- Pubs;
- Stores;
- Cultural and art venues and events;
- Gathering places;
- Village centre;
- Commercial amenities;
- Community halls;
- Parks;
- Youth drop in centres;
- Community gardens and small scale farming;
- Live-work dwellings;
- Multi-Family dwellings;
- Affordable Housing; and
- Tourist Accommodations.

Additional uses may be considered in the future, provided there is due public process and the proposed uses are deemed to fit with the community character and suitably meet technical requirements such as parking and septic treatment. Properties within the three community hubs will retain their existing zoning, until such time that specific proposals are made to the SCRD and presented to the community through a rezoning process. Rezoning will ensure community consultation, including an opportunity for Halfmoon Bay residents to contribute toward the design, layout and future of the neighbourhood hubs.

The following chapters: Neighbourhood Commercial, Mixed Multi-Family, and Tourist Commercial provide additional detail on permitted uses within the Community Hub designation.

15. NEIGHBOURHOOD COMMERCIAL

The Neighbourhood Commercial designation accommodates the uses described in Chapter 13. Existing neighbourhood commercial facilities in Halfmoon Bay, Welcome Woods and Secret Cove provide focal points for their respective neighbourhoods and provide limited neighbourhood retail opportunities.

To continue to build the sense of community, existing neighbourhood commercial areas may expand to increase potential for gathering places, both public and private. This expansion must be undertaken carefully to preserve the neighbourhood character.

OBJECTIVES:

15.1 To permit neighbourhood commercial expansion within designated hub areas.

15.2 To maintain the sense of neighbourhood and rural community character.

15.3 To expand community gathering facilities, both public and private.

POLICIES:

15.4 Proposed rezoning applications will be evaluated on criteria that include but are not limited to the following:

- (a) Efficient traffic movement and vehicle access and egress, and adequate parking provisions;
- (b) Opportunity for pedestrian access;
- (c) Either on-site liquid waste management capability or within an area to be serviced by a community sewer system and consistent with the Halfmoon Bay Liquid Waste Management Plan;
- (d) Access neither fronting onto nor accessed by the Sunshine Coast Highway;
- (e) Any parcel abutting the highway shall be screened from the highway by vegetation; and
- (f) Design consideration to maintain the rural community character.

16. MIXED MULTI-FAMILY

The Mixed Multi-Family and Commercial designation applies primarily to properties currently containing multi-family buildings and having development approvals in place.

The intent is to maintain this land use designation within the community hub areas, building on what is currently in place and mixing the existing multi-family housing with limited neighbourhood commercial.

OBJECTIVES:

- 16.1 To recognize existing multi-family developments in the Secret Cove Area.
- 16.2 To provide a diversity of housing options in Halfmoon Bay including multi-family dwellings.
- 16.3 To achieve a high level of building and site planning energy efficiency for multi-family facilities.
- 16.4 To maintain the rural character through building and site plan design.
- 16.5 To focus development of multi-family buildings within the community hubs shown on Map 1.

POLICIES:

- 16.6 Zoning amendment applications for mixed multi-family developments shall be considered subject to the application showing how the development will be integrated with surrounding land uses and to the following subjects:
 - (a) The proposed development conforms to the requirements of the Halfmoon Bay Liquid Waste Management Plan;
 - (b) The use of an existing ocean outfall is limited to the outfall permit issued by the Ministry of Environment;
 - (c) The number of new units in the proposed development does not exceed 1 unit per 750 square metres of parcel area;
 - (d) All new dwelling units are connected to an existing community water system;
 - (e) The zoning bylaw is amended to reflect the proposed use and density;

- (f) Approximately 50% of the total area in the development shall be preserved as dedicated or covenanted undivided open space not to be further developed;
- (g) Land clearing and other activities related to development of the land have not compromised the values of the possible permanent undivided open space;
- (h) Commercial uses are limited to a maximum combined commercial floor area of approximately 175 square metres;
- (i) Recreation facilities may be allowed as an ancillary residential use;
- (j) Surface parking may be allowed subject to consideration of traffic impact and adequate landscape screening; and
- (k) Such other requirements as determined by the SCRD Board.

16.7 Despite Policy 15.5 c, proposals exceeding 1 unit per 750 square metres shall be evaluated on criteria that include the following with respect to building form and site planning:

- (a) Architectural themes;
- (b) Energy efficiency of the buildings;
- (c) Landscaping and buffering;
- (d) Public park land and open space requirements;
- (e) Site layout, including parking, access, internal circulation and pedestrian connections ;
- (f) Traffic impact on surrounding neighbourhood;
- (g) Opportunity to be serviced in the future by public transit;
- (h) Suitable setbacks from property lines;
- (i) Integration of the new development within the existing community; and
- (j) Such other requirements as determined by the SCRD Board.

17. TOURIST COMMERCIAL

The Tourist Commercial designation applies to properties within the Community Hub areas that have tourist commercial use in place. These facilities are an important part of the Halfmoon Bay community as they provide an economic and social benefit to the community and are frequented by residents and tourists alike.

The existing facilities should remain in place as they provide a variety of services to the community including accommodation, shopping, food, moorage, boat repair and access to the ocean. Any expansion of existing facilities or establishment of new facilities requires careful consideration of the surrounding properties and the natural environment.

Tourist Commercial applies to marinas and tourist accommodations, such as the Rockwater.

OBJECTIVES:

- 17.1 To support existing tourist commercial services.
- 17.2 To permit additional marine oriented and land based commercial recreational activities that have minimal impact on nearby properties or on sensitive habitat areas.

POLICIES:

- 17.3 Land parcels and adjacent foreshore leases that have been developed for tourist commercial purposes, including accommodation, restaurant facilities, marinas and auxiliary support services shall continue to be permitted to operate.
- 17.4 Extension of zoning to provide for expansion of commercial marina related activities in Secret Cove shall be subject to review for marine navigational concerns, ecological concerns and a comprehensive analysis to determine the viability of expanded or additional marina facilities.
- 17.5 Extension of zoning to permit marina related facilities within community hub areas shall be evaluated on criteria that include but are not necessarily limited to the following:
 - (a) absence of any significant habitat areas associated with intertidal/upland marshy areas and fishery resources that would be affected adversely by the proposed development;
 - (b) presence of an upland area associated with the proposed development that could accommodate parking and other required ancillary uses;

- (c) access to the proposed development acceptable to the MoTI and in proximity to a route forming part of the major road network system, as shown on Map 4
- (d) existing terrain features or vegetation that could serve to buffer residential properties from the proposed development;
- (e) either on-site liquid waste management capability or within an area to be serviced by a community sewer system delineated in a future waste management plan; and
- (f) the proposed development does not pose a navigational hazard.

18. INSTITUTIONAL

The Institutional land use designation applies to public use facilities in Halfmoon Bay including: the fire halls on Redrooffs and Fawn Roads, Halfmoon Bay Elementary School, the former school site on Trout Lake Road and the church at 8835 Redrooffs Road.

Facilities within the Institutional designation provide valuable services to the community and should be maintained and potentially expanded for community use into the future.

OBJECTIVES:

- 18.1 To recognize established institutional uses that serve the community.
- 18.2 To support additional institutional uses required to serve the residents of Halfmoon Bay.

POLICY:

- 18.3 Future public institutional uses within Halfmoon Bay may be considered without amendment to the OCP.

19. FUTURE PUBLIC RECREATION AND CONSERVATION

The Future Public Recreation and Conservation designation applies to the ocean and shoreline, unless otherwise designated.

OBJECTIVES:

- 19.1 To reserve land and water areas with high scenic value and recreational potential for future public use and conservation.
- 19.2 To Reserve the foreshore area designated as Future Public Recreation and Conservation Use for public recreation and preservation of the natural environment without alienation by private use or resource extraction.
- 19.3 To inform property owners of the *shíshálh* Nation's best management practices for moorage, which are attached to the OCP as Appendix A.

20. MARINE TRANSPORTATION

The Marine Transportation designation applies to portions of the ocean area within the OCP boundary including in front of Coopers Green, the Halfmoon Bay Regional wharf and Welcome Passage.

The designation recognizes the use of these areas for boat launches, moorage and transportation.

OBJECTIVES:

- 20.1 To recognize existing marine transportation facilities in the form of public wharfs, boat launches and transportation corridors.
- 20.2 To encourage the creation of suitable vehicle parking locations.
- 20.3 To support community docks as a means of reducing individual moorage facilities.

POLICIES:

- 20.4 Utilize existing wharves and boat launches for public marine transportation and recreational purposes.
- 20.5 Utilize areas designated as Marine Transportation, as shown on Map 1, for loading and un-loading at docks, for boat launches and for transportation through the Plan area. All other foreshore areas within the OCP boundary not designated as Marine Transportation shall be set aside for public water oriented recreational uses, consistent with the designation of Future Public Recreational and Conservation.
- 20.6 Encourage the establishment of upland parking facilities and maintenance of road allowances in proximity to the government wharfs.
- 20.7 Discourage the movement of hazardous goods within this designation.
- 20.8 Support community docks in other parts of the Plan area subject to adequate parking and access provisions to minimize the impact of excessive private moorage facilities on habitats and on marine traffic.

21. PRIVATE RECREATION

The Private Non-Commercial Recreation designation applies to the Royal Vancouver Yacht Club property on Wescan Road in Secret Cove.

OBJECTIVE:

21.1 To support the Royal Vancouver Yacht club to continue its on-going operation.

POLICY:

21.2 To maintain the existing commercial zoning on the upland and foreshore lease.

22. WASTE DISPOSAL

22 a. Liquid Waste

The primary method of liquid waste disposal within Halfmoon is, and will continue to be, private land based septic systems. There are existing locations where the Regional District manages sewage effluent into pre-approved ocean outfalls; similarly, there are other pre-approved private ocean outfalls. Wherever site re-development occurs that triggers the need for a review of the liquid waste disposal systems, an upgrade in the treatment and effluent quality shall be required.

New residential developments may require installation of community liquid waste management systems. Community sewage systems must be consistent with the Halfmoon Bay Liquid Waste Management Plan. No additional ocean outfalls will be permitted.

The OCP is guided by the policies within the Halfmoon Bay Liquid Waste Management Plan.

OBJECTIVES:

22.1 To adopt cost efficient wastewater management approaches that minimize the potential for pollution of land or water areas or both.

22.2 To use the Halfmoon Bay Liquid Waste Management Plan as the guiding document for decision making.

POLICIES:

- 22.3 Methods of sewage disposal for the Plan area shall consist of those currently in place as depicted on Map 3 and conform to the Halfmoon Bay Liquid waste management plan.
- 22.4 New subdivisions and developments shall not include any facility for the ocean disposal of liquid waste.
- 22.5 Use of an existing ocean outfall is limited to remaining within the parameters of the outfall permit issued by the Ministry of Environment.
- 22.6 Community sewage treatment systems may be considered for new developments only if they are consistent with the Halfmoon Bay Liquid Waste Management Plan and Subdivision Servicing Bylaw.

22 b. Solid Waste

Decisions on solid waste planning and services will occur through the implementation of the SCRD Solid Waste Management Plan. Initiatives for waste reduction and diversion are identified in the plan.

OBJECTIVE:

- 22.7 To support the goal of achieving zero waste on the Sunshine Coast.

23. WATER SERVICE AND WATERSHED MANAGEMENT

23 a. Water Service

Water supply is provided by the SCRD Regional water system, primarily supplied by Chapman Creek, and independently operated wells and water licenses properties located beyond the service area. The Chapman system extends through the settled part of the Plan area along both Redrooffs Road and the Sunshine Coast Highway through to Mercer Road. There is a desire to resolve the water quality concern in other areas; supplying high quality water supply is consistent with the goals of this OCP.

The SCRD's Comprehensive Regional Water Plan will guide infrastructure and servicing decisions into the future. The Plan will provide an estimate of the amount of water and related infrastructure necessary to supply properties within the regional system.

23 b. Watershed Management

The SCRD works with the *shíshálh* Nation to preserve the Chapman and Gray Creek watersheds.

In 2003, a *Watershed Accord* was signed between the SCRD and the *shíshálh* Nation, for the purpose of protecting community water drinking resources in the *ts'úkw'um stulu* - Chapman Creek and Gray Creek watersheds. This agreement commits both parties to "sharing responsibility and the decision-making processes in respect of the shared management of the watersheds" and "for the sharing of the costs, expenses, and liabilities from the shared management of the watersheds". The SCRD and the *shíshálh* Nation will continue to work together to protect the watershed from any development which will impact the drinking water supply.

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

OBJECTIVES:

- 23.1 To protect surface and groundwater supply sources.
- 23.2 To supply high quality and cost effective water within the service area boundaries.
- 23.3 The development and density policies within the preceding chapters will determine the service and volume of water supply from the Chapman system and will inform the policies within the SCRD's Comprehensive Regional Water Plan.
- 23.4 To use the Chapman Creek Source Assessment Response Plan for watershed and land use assessments within the Chapman watershed.
- 23.5 To maintain both the water license on Trout Lake and the related infrastructure for an emergency backup supply.

POLICIES:

- 23.6 The Regional District will develop and maintain facilities required to provide water related infrastructure as shown on Map 3.
- 23.7 Use of land within the Community Recreation and Conservation designation shall not jeopardize existing and future public water supply.

24. CLIMATE ACTION

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

The GHG emission sectors that apply to the Halfmoon Bay Plan area are: Residential, Commercial, Solid Waste, Transportation and Agriculture/Land Conversion. As is to be expected in a rural environment where the private automobile is the primary method of movement, transportation has the highest sector output (about 40%) in all electoral areas, followed closely by land use patterns (residential output and land use conversion). For the Halfmoon Bay Plan area, focussing actions and initiatives towards transportation and land use patterns will support the biggest emissions reductions.

OBJECTIVE:

24.1 To reduce the green house gas output by 32% by 2030.

POLICIES:

24.2 Locate new development in existing neighbourhood areas and in particular the community hubs to encourage efficient land use patterns.

24.3 Increase efficiency in design and construction of dwellings to meet or exceed the target adopted by the SCRD, dating back to the 2007 output levels.

CEEP Goals

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

25. ENERGY

The Halfmoon Bay community values the lands and waters throughout Electoral Area B for their natural ecosystem functions, for eco-tourism and recreation opportunities, for future sustainable resource use and extraction and for the benefit of the local community.

Numerous sites within Halfmoon Bay are currently being used for independent power production (IPP) or have plans underway to construct new facilities. In the recent past these facilities have primarily been 'run of the river' hydro electric power generation; however as we move into the future we are more likely to see additional types of energy production in the form of solar, wind, tidal and bio-mass facilities.

The SCRD supports, in concept, sustainable energy production supplied by independent power projects, provided approval is subject to a number of factors which are detailed in the SCRD corporate policy on IPPs and are customized to the objectives and policies of the Halfmoon Bay OCP. This includes the expansion of the OCP boundary into Sechelt, Salmon and Narrows Inlets, where the majority of IPP works are underway.

In addition to energy production, focus should be placed on decreasing our energy demand. Residential neighbourhoods, particularly within the identified community hubs, should become more accommodating for walking and cycling. Developments should occur in locations that can be serviced by public transit. District energy and heating opportunities should also be encouraged as these lead to greater efficiencies and can create cost effectiveness for green energy systems.

OBJECTIVES:

25.1 To support social and environmentally responsible energy production.

25.2 To support clean energy transportation initiatives.

25.3 To increase the energy efficiency of both new and existing buildings.

POLICIES:

- 25.4 Promote and consider ways to diversify energy supply through consideration of heat pumps, solar, biomass, geothermal, wind and tidal power to reduce the emission of Green House Gases.
- 25.5 Encourage diverse energy options including district heating solar hot water and geothermal systems for dwellings
- 25.6 Support green energy development facilities in the region when:
- (a) The facilities have been comprehensively evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;
 - (b) The facilities are located, designed, constructed and operated in a manner that is consistent with the overall Vision;
 - (c) The facilities can be connected into the existing transmission and distribution infrastructure with minimal impact and do not require the development of any new major transmission corridors;
 - (d) The facilities provide community amenity benefits and local benefit; and
- 25.7 Site specific rezoning application may be required; consideration for zoning approval will be based on the above policies and supplemented by SCRD Board policy in place at the time of the application review.

26. TRANSPORTATION SYSTEM

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

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

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

OBJECTIVES:

- 26.1 To encourage development of a balanced system of roads based on a classification of road types so as to ensure transportation safety and efficiency.
- 26.2 To work with the Ministry of Transportation and Infrastructure in planning adequate road systems, that meets provincial standards, and complement existing rural residential area of Halfmoon Bay.
- 26.3 To encourage road layouts and pedestrian links which facilitate a multi-modal transportation system primarily serving the community south of Highway 101 where settlement is focused.
- 26.4 To ensure the provision of adequate off street parking and safe access to serve residential, commercial, and industrial activities to minimize parking spillover onto Highway 101 and major collector roads.
- 26.5 To consider the design of new road construction which supports narrower roadways, to enable more room for alternative transportation modes such as bicycle and walking paths.
- 26.6 To implement the Integrated Transportation Study.

POLICIES:

- 26.7 Work with the Ministry of Transportation and Infrastructure in planning adequate road systems, that meets provincial standards, and complement existing rural residential area of Halfmoon Bay.
- 26.8 Work with the Ministry of Transportation and Infrastructure to consider the design of roads at the time of subdivision to reduce impacts on environmentally sensitive areas, streams and resource lands and to preserve the scenic quality of the area.
- 26.9 The Major Road Network is depicted by Map 4 and developed in conjunction with the MoTI shall form the highway and collector road system for the plan area.
- 26.10 Future development shall be considered in locations that do not require extensive construction of new roadways.
- 26.11 Road layouts and pedestrian links will facilitate access to the Major Road Network routes and public transit services. Where possible, access to future developments should be via local roads and not by direct access to the highway or collector roads.
- 26.12 Continuous strip development, and in particular commercial development, will be discouraged along the highway.
- 26.13 Vegetation and tree retention, or replanting on private property fronting collector roads and the existing highway, shall be encouraged at the time of subdivision or development.
- 26.14 Request that safety improvements be made to the Halfmoon Bay portion of Highway 101, and that intersection improvements become a provincial funding priority in the immediate term. Highway improvements shall be based on recommendations from the Integrated Transportation Study.
- 26.15 Consider options for a community neighbourhood bus as part of the Sunshine Coast Transit System to provide more convenient and frequent transit service.
- 26.16 Maintain trail network through District Lot 3229, located on Brooks Road.

27. STORMWATER MANAGEMENT

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

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

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

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

OBJECTIVES:

- 27.1 To maintain the existing natural flow characteristics of watersheds within the OCP area by taking into account the cumulative impacts of development within the watershed areas.
- 27.2 To minimize the negative effects of stormwater runoff on streams and other watercourses and properties located below new developments.
- 27.3 To limit the percentage of total impervious area surfaces on properties.
- 27.4 To minimize the impact of stormwater and drainage at the subdivision and development stage.

POLICIES:

- 27.5 Amend current zoning bylaws to include provisions limiting the percentage of impervious paving and building areas on a development to encourage on-site retention and to reduce surface runoff.
- 27.6 Establish a protocol with the MoTI regarding requirements for site specific drainage plans to minimize the impact of stormwater at the time of subdivision both on the site and on properties downstream.

- 27.7 Amend the Subdivision Servicing Bylaw to ensure that developments requiring building permit or subdivision applications meet on-site and off-site stormwater management criteria. The criteria shall support the above stormwater objectives and address the following types of development:
- (a) a dwelling unit, duplex, multi-family unit development, expansion or development of a mobile home park;
 - (b) auxiliary buildings with a floor area exceeding 200 sq. m. (2152 sq. ft.);
 - (c) a commercial, industrial or institutional building; and
 - (d) subdivisions that would result in a net increase in three or more parcels for any type of land use.
- 27.8 Drainage plans for independent water supply sources such as wells on rural residential properties shall be cognizant of water quality and quantity standards.
- 27.9 At the time of rezoning and other discretionary development applications, the retention of native trees and vegetation may be required to reduce the effect of rainfall on stormwater flows .
- 27.10 Where retention of native vegetation is not possible, re-vegetation using the *Naturescape BC* guidelines shall be undertaken to reduce the effect of rainfall on stormwater flows.
- 27.11 Stormwater planning at the watershed level and at the individual development level shall take into account the full spectrum of rainfall events to maintain or replicate natural systems to the greatest possible extent.
- 27.12 Stormwater infrastructure shall relate to the size of the development and its potential impact on the area.
- 27.13 Development should not result in the pollution of surface or groundwater supplies. Particular care shall be taken to ensure that there are no detrimental impacts to agricultural land, water wells or streams due to water pollution.

28. REMAINDER OF ELECTORAL AREA B

The remainder of Electoral Area B beyond the boundary of the 1990 Halfmoon Bay OCP is considered a component of this OCP for the purpose of providing future direction on land use and resource activities. The area is not mapped with specific designations; however, it is generally understood that Provincial Parks and Conservation areas within the *Strategic Land Use Plan for the shíshálh Nation* will be designated as Community Recreation and Conservation.

Other areas including un-alienated Crown land, sporadic residential settlements and industrial uses are designated as Resource. Site specific rezoning applications outside of the basic zoning will be required for new uses such as IPPs, resource extraction or tourist commercial facilities.

This area serves multiple functions including wilderness conservation, tourism, resource extraction and small residential pockets. Residential and industrial developments in this area should not expand at the expense of wilderness preservation and eco-tourism opportunities.

OBJECTIVES:

- 28.1 To support renewable energy production in appropriate locations.
- 28.2 To support the land designations within the *shíshálh Nation Strategic Land Use Plan*.
- 28.3 To minimize the settlement footprint in this area.
- 28.4 To support Provincial Parks, both marine and land based, in this area.

POLICIES:

- 28.5 Approvals for renewable energy products shall be subject to the policies in Chapter 25.
- 28.6 Lands that are within the Conservation area of the *shíshálh Nation Strategic Land Use Plan* shall be considered for preservation rather than resource extraction.
- 28.7 Map 7: Natural Resources will be utilised when reviewing development applications and referrals in this areas as a means of recognising the qualities of the natural environment.
- 28.8 Residential subdivisions are discouraged in this area.
- 28.9 Tourist resort and lodge developments may be considered, subject to case by case zoning approvals.

28.10 Fire hazard assessments shall be conducted as a condition of development applications in this area.

28.11 Support consideration of expansion of the marine park network within the Sechelt Inlets.

29. DEVELOPMENT PERMIT AREAS

The Development Permit Areas designation identifies sensitive locations such as habitats and potentially un-safe properties and protects them from the negative impacts of development.

In 2012 and 2013 Kerr Wood Leidel Associates Ltd. Consulting Engineers (KWL) conducted an inventory of hazardous lands within the Halfmoon Bay area including creek flow areas and coastal and open slopes. In addition to the inventory of hazardous lands, KWL provided recommendations on the safe use of these lands.

All lakes and creeks; both mapped and un-mapped, are within the Development Permit Area designation for riparian protection. Many creek ravines and surrounding land are within a Development Permit Area for geotechnical concerns relating to land stability and for determining suitable setbacks from the top of banks. Development Permit Areas also apply to high bank waterfront properties, particularly along the Redrooffs Road escarpment from Sargeant Bay to the Welcome Beach area.

There are four main categories within Development Permit Areas: Coastal Zone Hazards, Creek Hazards, Slope Hazards and Riparian Assessment Areas. The first three relate to the safety and geotechnical suitability of development and the fourth relates to environmental protection, in particular the provincial *Riparian Areas Regulation*.

Objective:

29.1 A Development Permit on lands identified as being within a Development Permit Area (DPA) is required for the following activities:

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

Policy:

29.2 Property owners seeking a development permit must hire consulting biologists and/or engineers to determine that the proposed development will be suitable with minimal impact on the natural environment and safe from a geotechnical perspective. The following objectives provide the background to the individual DPA's and the DPA descriptions outline the specific requirements of a development permit.

Development Permit Area 1: Coastal Zone Hazards

Coastal zone hazards include flooding of lower-lying terrain and erosion and instability of oceanfront slopes. Slope stability issues on oceanfront slopes may arise as a result of coastal erosion (e.g. undermining of the toe), poor or mismanaged drainage, gradual weakening, or seismic shaking. Rising sea level has been considered in the development of the Ocean Hazards DPA 1A, but the impact of sea level rise on ocean slope erosion and stability is difficult to anticipate. Consideration should be given to a regional study to define future coastal flood construction levels incorporating sea level rise.

Provincial Guidelines prepared by Ausenco Sandwell in 2011 establish the flood control guidelines and are further described below.

DPA 1A: Coastal Flooding

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

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

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

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

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

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

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

DPA 1B: Coastal Slopes

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

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

A report within DPA 1B shall include the following:

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

Development Permit Area 2: Creek Hazards

Development Permit Area 2 applies to creek hazards including flooding, debris floods, debris flow and slope instability associated with ravine sidewalls. There are three categories within this DPA: creek corridor, ravines, and floodplain. Eleven creeks in the settled portion of the Halfmoon Bay OCP were examined by the Kerr Wood Leidel consulting engineers; each creek contains its own set of potential hazards.

DPA 2A: Creek Corridor

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

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

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

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

DPA 2B: Ravines

Ravine areas were defined using the crest lines mapped in the SCRD GIS mapping. Based on consideration of stable angles of repose and the typical terrain seen on the Sunshine Coast; however, Halfmoon Bay typically has broader and shallower ravines than the areas to the south and east. A 30 metre assessment from ravine crests defines the area that falls within DPA 2B. A 15 metre assessment line is also indicated.

A report within DPA 2B shall include the following:

- (a) A recommendation of required setbacks from the crests and/or toes of ravine or other steep slopes, and a demonstration of suitability for the proposed use;
- (b) A field definition of the required setback from the top of a ravine or other steep slope;
and

- (c) The required setback to top of bank and recommendations relating to construction design requirements for the above development activities, on-site storm water drainage management and other appropriate land use recommendations.

DPA 2C: Floodplain

Floodplain areas are distinguished from the creek/river corridor based on their spatial extent. The creek corridor flood hazard applies to relatively well-confined creeks while DPA 2C applies where there is a large area of low-lying land susceptible to flooding located adjacent to watercourses, which is not captured in DPA 2A. Flood and erosion hazard assessment will be required within DPA 2C.

DPA 2D: Low Channel Confinement

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

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

Development Permits in DPA's 2C & D

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

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

- culverts, sources of debris (channels and eroded banks) and related hydrologic features;
and;
- (e) An estimate of the 200-year return period peak flow and corresponding flood elevation.

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

Development Permit Area 3: Slope Hazards

3A: Open Slope Failures

Potential for open slope failures were identified where there are areas of moderately steep and steep terrain. Areas of steep terrain within the Halfmoon Bay OCP are not common, although small, isolated rock bluffs (< 10 m in height) are found throughout the area.

Potential landslide impact areas were only estimated for slopes of 10 metre in height or greater. Open slope crests where initiation of a landslide may occur (bluffs higher than 10 m) are delineated in the DPA maps. Landslide risk assessments will be required within DPA 3A.

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

A report within DPA 3A shall include the following:

- (a) Slope profiles with documentation of the limits of slope instability. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered;
- (b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;
- (c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems, footing drains, etc. on local slope stability;
- (d) A recommendation of required setbacks from the crests and/or toes of steep slopes, and a demonstration of suitability for the proposed use;

- (e) A field definition of the required setback from the top of steep slope; and
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation.

3B: Rockfall

Within the Plan area, there are no extensive, tall rock bluff areas that present a significant rockfall hazard. Areas of potential rockfall have been identified by slope scarp topography, field assessment, and aerial photo analysis. Areas of potential rockfall hazard coincide with the open slope failure areas delineated for DPA 3A.

Slope profiles with documentation of the limits of slope instability. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of forest clearing and land development shall also be considered.

A report within DPA 3B shall include the following:

- (a) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety and stability during seismic events;
- (b) An assessment of shallow groundwater conditions and the anticipated effects of septic systems, footing drains, etc. on local slope stability;
- (c) A recommendation of required setbacks from the crests and/or toes of steep slopes, and a demonstration of suitability for the proposed use;
- (d) A field definition of the required setback from the top of steep slope; appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation; and
- (e) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works.

Development Permit Area 4: Riparian Assessment Areas

Development Permit Area 4: Riparian Assessment Areas consists of the lakes and streams as

shown on Map 5, including un-mapped streams and tributaries. The development permit area includes land adjacent to all streams, tributaries, wetlands and lakes connected to fish habitat. The assessment area generally extends 30 metres on both sides of the stream, measured from the natural boundary and more specifically applies as follows:

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

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

Development Permits may require that:

- (a) Areas of land, specified in the permit must remain free of development, except in accordance with any conditions contained in the permit;
- (b) Specified natural features or areas be preserved, protected, restored or enhanced in accordance with the permit;
- (c) Required works be constructed to preserve, protect, restore or enhance watercourses or other specified natural features of the environment;
- (d) Protection measures be followed, including retaining or planting vegetation to preserve, protect, restore or enhance fish habitat or riparian areas, or to control drainage or erosion or to protect banks; and
- (e) A reference plan be prepared by a BC Land Surveyor, in conjunction with a subdivision plan to delineate the identified SPEA.

A development permit may include bending of the SPEA boundary under the condition that the overall riparian area (as calculated in square metres) remains the same. This enables a shifting of the SPEA boundary, but not an overall reduction in the amount of area providing riparian protection. The following will be considered if SPEA bending is proposed by the consulting QEP:

- (a) Bending of the SPEA is not appropriate for sites that have not been previously developed. This tool is intended for use where activities are proposed for small parcels or existing buildings located in close proximity to watercourses;
- (b) Bending of the SPEA boundary must not result in any portion of the boundary being less than 10 metres from the high water mark;
- (c) New areas added to the riparian area to make up for those shifted out must be contiguous with the original SPEA area and located as close to the watercourse as possible;
- (d) The quality of the existing riparian vegetation must be considered in decisions around bending the SPEA boundary (the boundary should not bend in a place that removes the only large trees in the riparian area from the SPEA). If the developer has retained a QEP, he or she should provide assistance with this aspect of the project. Geotechnical stability cannot be compromised in any variation of the SPEA the QEP will need to reassess the slope stability measures in relation to the new SPEA boundary;
- (e) The SPEA (and areas that are added to the SPEA through this approach) must be planted with native plant species; and
- (f) Fencing of the SPEA (and areas added to the SPEA through this approach) may be required and should be addressed in the QEP assessment in the Encroachment measures.

Development Permit Exemptions

The following general exemptions may be granted in the following circumstances:

- (a) For “Low Importance” structures, as defined in the BC Building Code: Buildings that represent a low direct or indirect hazard to human life in the event of failure, including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences, or minor storage buildings;
- (b) The proposed construction involves a structural change, addition or renovation to existing conforming or lawfully non-conforming buildings or structures provided

that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land;

- (c) 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;
- (d) A subdivision or rezoning application, where an existing registered covenant or proposed covenant with reference plan based on a geotechnical engineer and/or qualified environmental professional's review, relating to the protection of the hazardous or environment conditions outlined in the subject development permit area, is registered on title or its registration secured by a solicitor's undertaking;
- (e) Immediate threats to life and property provided they are undertaken in accordance with the provincial Water Act and Wildlife Act and the Federal Fisheries Act, and are reported to the Regional District;
- (f) Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property provided they are undertaken in accordance with the provincial Water Act and Wildlife Act and the Federal Fisheries Act, and are reported to the Regional District; and
- (g) The removal of 2 trees over 20 centimetre diameter breast height or 10 square metres of vegetated area of per calendar year per lot, provided there is replanting of 4 trees or re-vegetation of the same amount of clearing.

Appendix A

shíshálh Nation Best Management Practices for moorage facilities

The *shíshálh* Nation has title and rights to the Halfmoon Bay area, and this title includes the foreshore. The *shíshálh* Nation also has various Aboriginal rights, such as the right to harvest shellfish, which requires access to a healthy marine environment. The Nation has emphasized their concerns regarding the impact of private moorages on their rights on numerous occasions and is opposed to the continued proliferation of docks within their territory. The *shíshálh* Nation requires their Operational Best Management Practices (BMP) to be put in place for all private and group moorages. The *shíshálh* BMP for marine docks within the *shíshálh* Nation territory is a compilation of requirements from Fisheries and Oceans Canada and the Resource Management Department of the *shíshálh* Nation. The BMP's are intended to help minimize impacts to marine foreshore resources within the *shíshálh* Nation territory by promoting responsible and appropriate development.

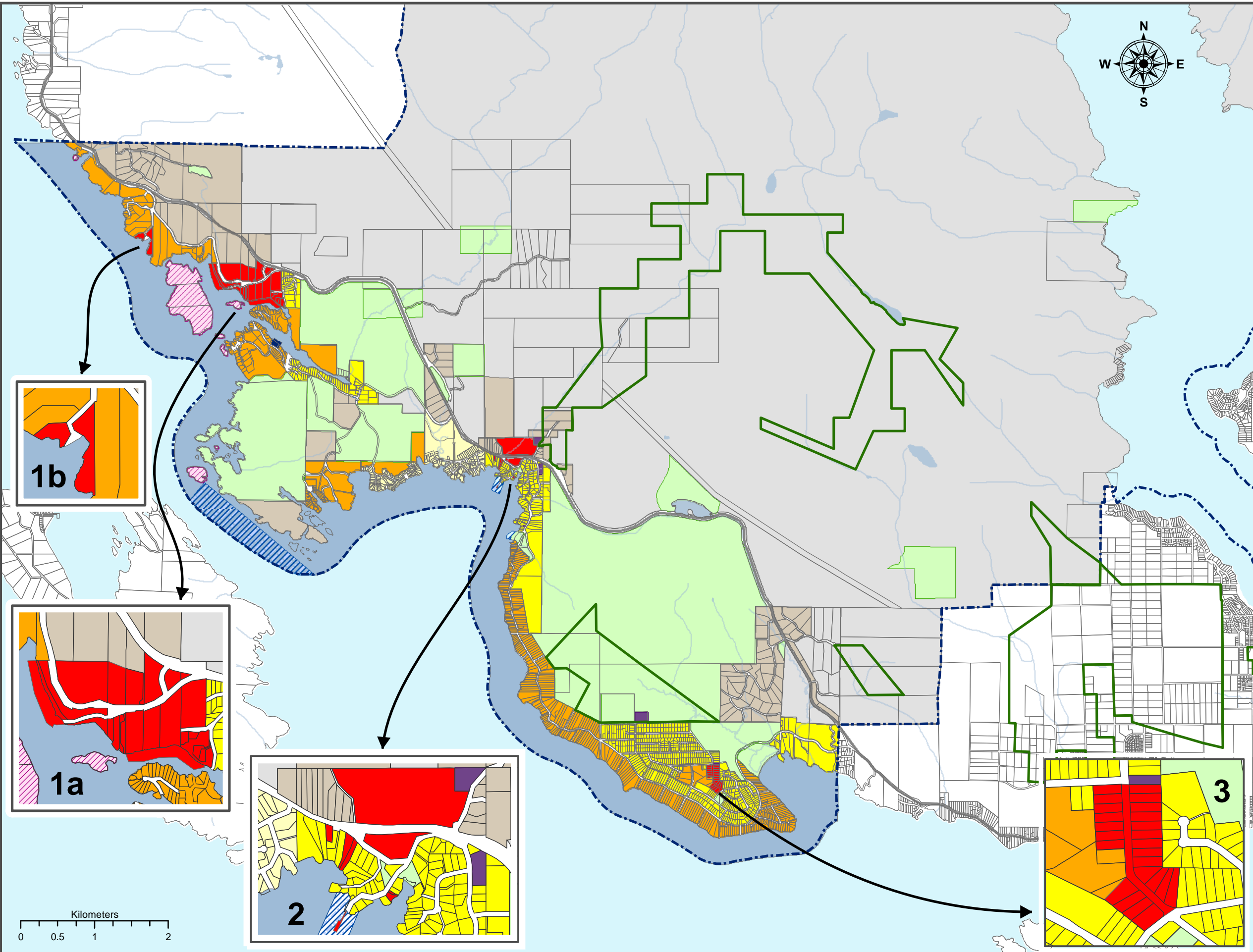
1. Wherever possible proponents are encouraged to develop dock facilities that can facilitate numerous upland owners. In pursuing multi-owner/use facilities the footprint on the sub/intertidal habitats is minimized. These types of facilities also help to alleviate potential cumulative impacts from high density individual dock infrastructures within the *shíshálh* Nation territory.
2. Access to sub/intertidal resources cannot be impeded or restricted from any dock/float structure within the *shíshálh* Nation territory. This is to ensure access for the harvest of marine resources for food, and for social and ceremonial purposes.
3. The *shíshálh* Nation requires assurance that no critical habitats such as eelgrass meadows will be impacted within the immediate vicinity of the proposed dock. Docks/floats must not be installed over eelgrass, kelp fields, or salt marsh vegetation.
4. Eelgrass meadow protection is a high priority for the *shíshálh* Nation and if a meadow exists Near the proposed structure the *shíshálh* Nation expects the proponent to identify and delineate the meadow, and provide a plan for the protection of the meadow. This includes the immediate area surrounding the new pilings and anchors.
5. The bottom of all floats must be a minimum of 1.0 m above the sea bed during the lowest water Level or tide. Dock/float height above lowest water level will need to be increased if deep draft Vessels are to be moored at the dock/float. The dock/float structure and the vessel to be Moored at the structure are not to come to rest on the intertidal sea bed during the lowest tide Or lowest water period of the year.
6. Access ramps or walkways should be a minimum of 1.0 metre above the highest high water mark of the tide and a maximum width of 1.5 metres.
7. Docks/floats are to be constructed to allow light penetration under the structure. North/South

Dock alignments are encouraged whenever possible to allow light penetration.

8. Light penetration is important and can be facilitated by spacing the decking surface of the dock And minimizing the width of the structure.
9. Grating incorporated into ramps, walkways, or floats will increase light and reduce shading of The bottom. When grating is impractical, deck planking measuring 15-cm (6in) and spaced at Least 2.5-cm (1 in) should be used to allow light penetration.
10. Concrete, steel, treated, or recycled timber piles are acceptable although the *shíshálh* Nation Prefers to support steel. Detailed information on treated wood options can be obtained on-line From the Fisheries and Oceans Canada website (*Guidelines to Protect Fish and Fish Habitat from Treated Wood Used in the Aquatic Environment in the Pacific Region*).
11. Construction must never include the use of native beach materials (boulders, cobble, gravel, sand, logs).
12. Access to the beach for construction purposes is to be from the adjacent upland property Wherever possible. Use of heavy equipment required to work on the beach or access is required Along the beach requires advice of a Professional Biologist and DFO to ensure that fish habitat, Including riparian, intertidal salt marsh, or in-water vegetation, is not adversely affected during Construction. Access or construction along beach front also requires notification sent to the *Shíshálh* Nation and its Rights and Title Department in order to ensure cultural sites are not Impacted or disturbed.
13. Filling, dredging, or blasting below the High Water Mark is not supported by the *shíshálh* Nation. Un-authorized filling, dredging and blasting noted by the *shíshálh* Nation will be reported to Fisheries Enforcement Officers immediately.
14. Works along the upland/water interface must be conducted when the site is not wetted by the Tide. All work is to be conducted in a manner that does not result in the deposit of toxic or Deleterious substances (sediment, un-cured concrete, fuel, lubricants, paints, stains) into waters Frequented by fish. This includes refueling of machinery and washing of buckets and hand tools. These activities may result in the Harmful Alteration, Disruption or Destruction (HADD) of fish Habitat and will be reported to Fisheries Enforcement.
15. The *shíshálh* Nation supports the DFO works window for marine foreshore. Construction Activities should take place between June 1 and February 15 of any calendar year.
16. Terrestrial riparian vegetation and intertidal salt marsh must not be harmfully affected by access Or construction. The *shíshálh* Nation encourages proponents to seek the advice of a Professional Biologist if vegetation will be affected in any way by your proposed works.
17. The upland design of the dock including anchor points should not disturb the riparian area Except at the immediate footprint. An effort should be made to maximize riparian cover adjacent to the dock helping reduce erosion and exposure to the foreshore.

METRIC TO IMPERIAL CONVERSION TABLE

Metric	Imperial
1,000 square metres	10,764 square feet – 0.25 acre
2,000 square metres	21,528 square feet – 0.5acre
3,500 square metres	37,674 square feet – 0.86 acre
4,000 square metres	43,056 square feet – 1 acre
8,000 square metres	86,111 square feet – 2 acres
1 hectare	107,639 square feet – 2.47 acres
1.75 hectares	188,368 square feet – 4.32 acres
4 hectares	430,556 square feet – 9.88 acres
100 hectares	247 acres



Legend

- Plan Area Boundary
- Parcel Boundaries
- Agricultural Land Reserve
- Sunshine Coast Hwy.
- Landuse Designations**
- Resource
- Rural Residential
- Community Recreation & Conservation
- Institutional
- Jurisdiction of Islands Trust
- Residential A
- Residential B
- Community Hub
- Future Public Recreation Use
- Private Recreation

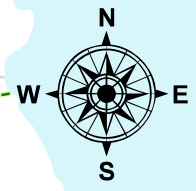
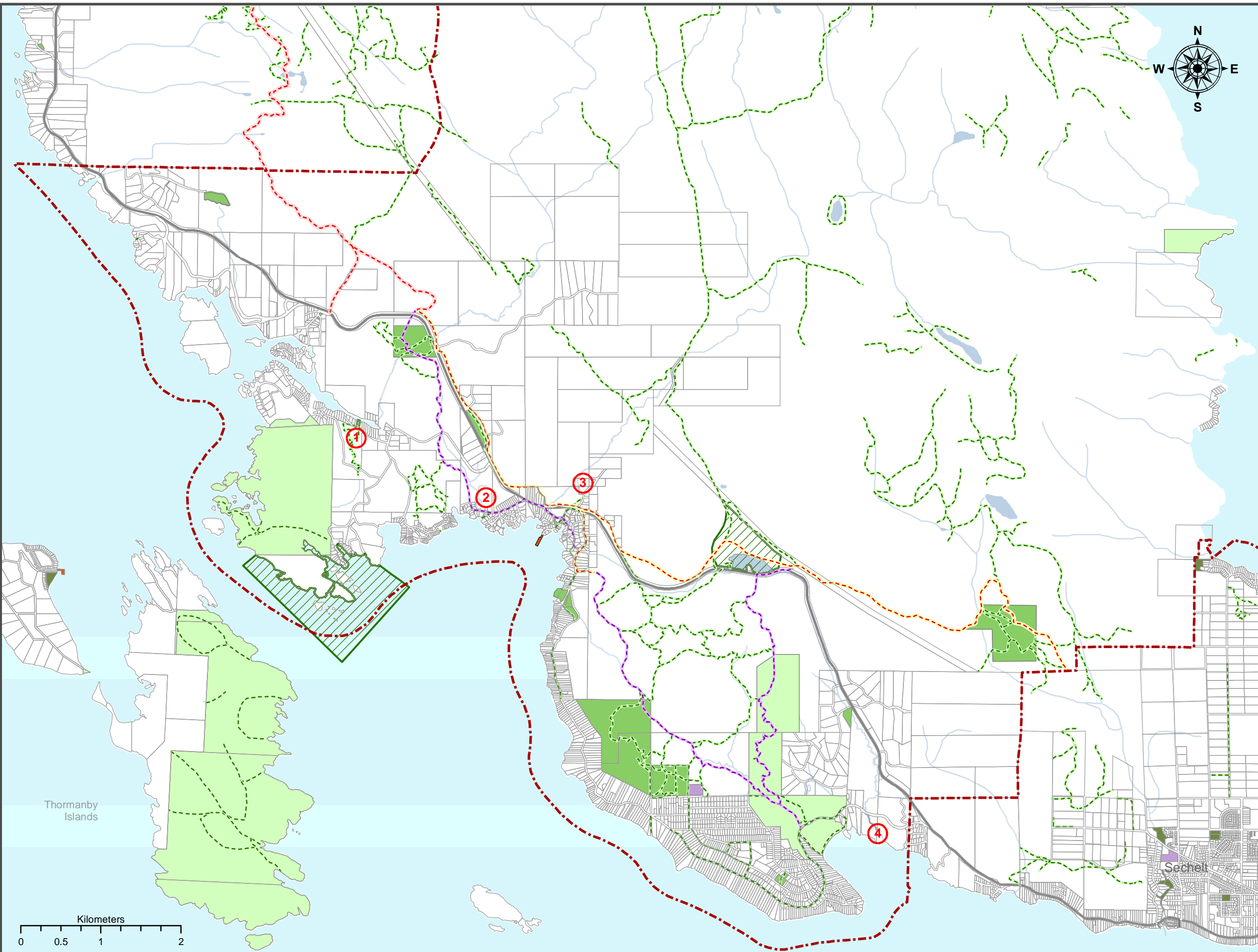
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Chair

Corporate Officer

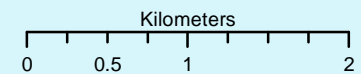
Sunshine Coast
Regional District





Legend

- Official Community Plan Boundary
- Parcel Boundaries
- Parks**
- SCR D Dock
- Provincial Park
- Municipal Park
- SCR D Park
- School
- UREP
- Suncoaster Trail**
- Suncoaster Trail
- Proposed Suncoaster Phase II
- Proposed National Hiking Trail
- All Trails
- Sunshine Coast Hwy.
- 1 Future Park Opportunities

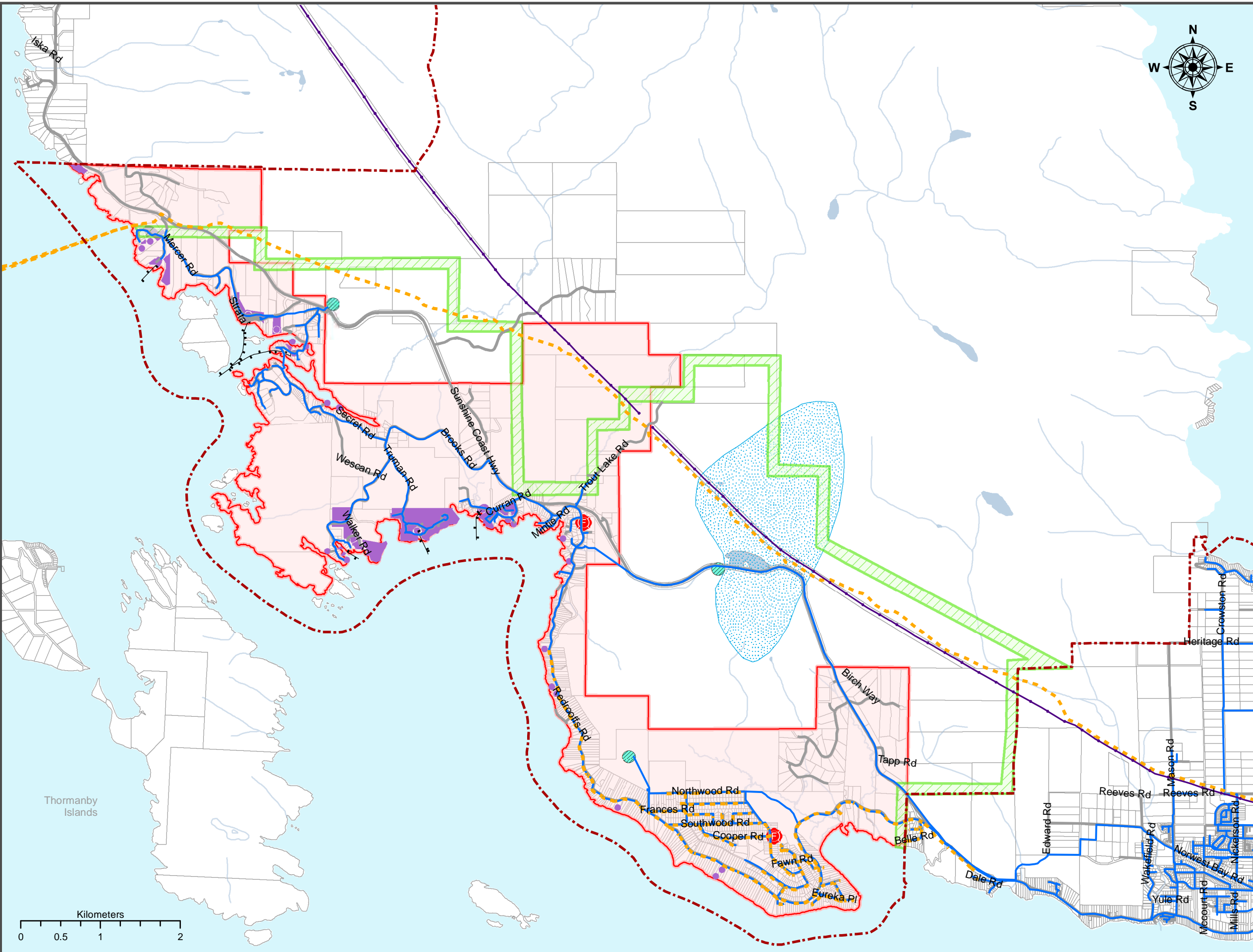


Thormanby Islands

Schlegel

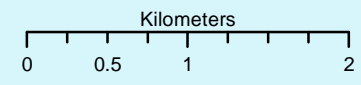
Sunshine Coast Regional District

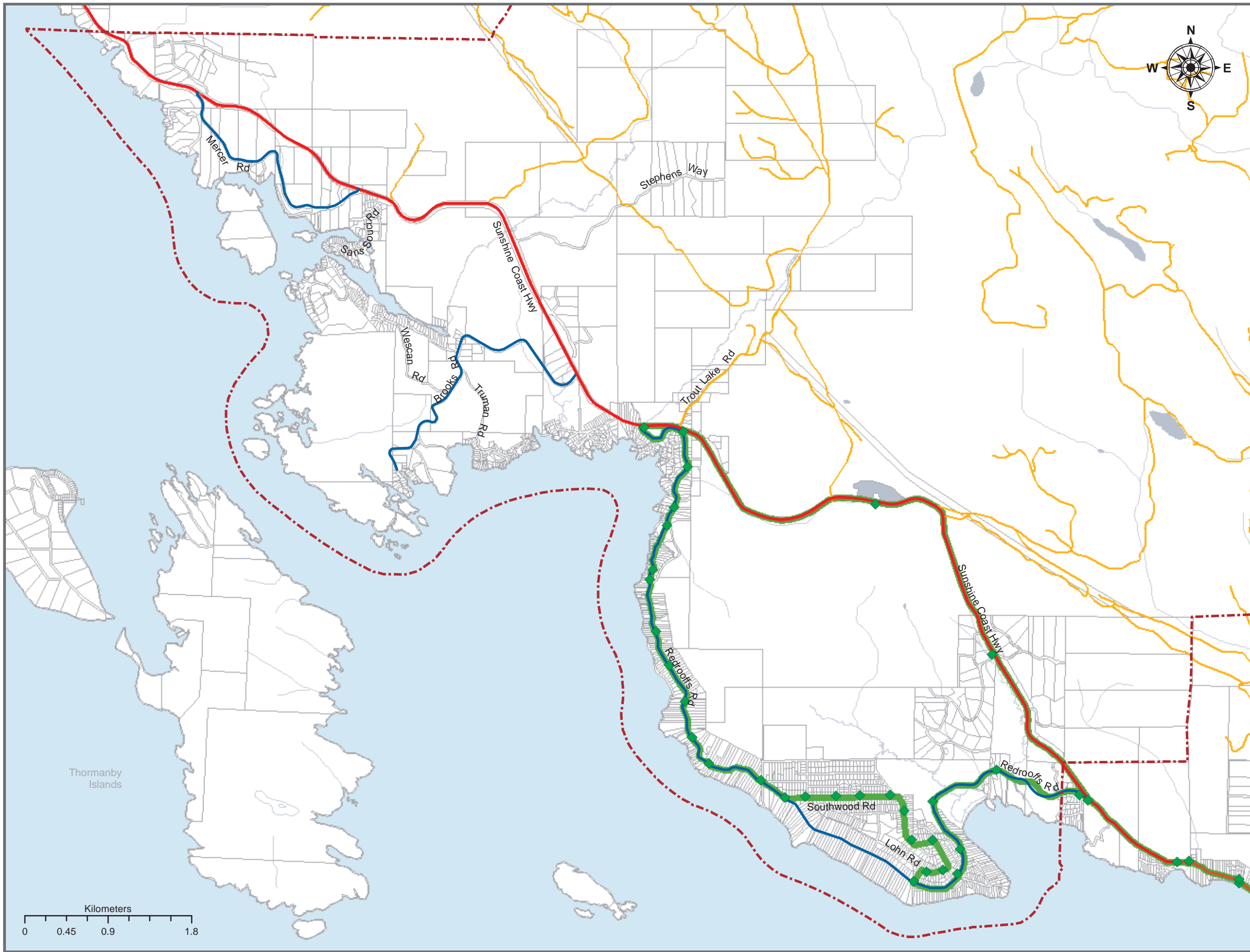




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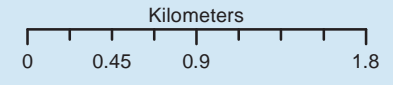
- Official Community Plan Boundary
- Parcel Boundaries
- BC Hydro Lines
- Natural Gas Distribution Lines
- Sewer Outfall
- SCRD Water Mains
- Sunshine Coast Hwy.
- Roads
- Fire Halls
- Fire Protection Area
- Solid Waste Disposal Area
- Reservoir
- Sewage Treatment Plant
- Watershed Reserve





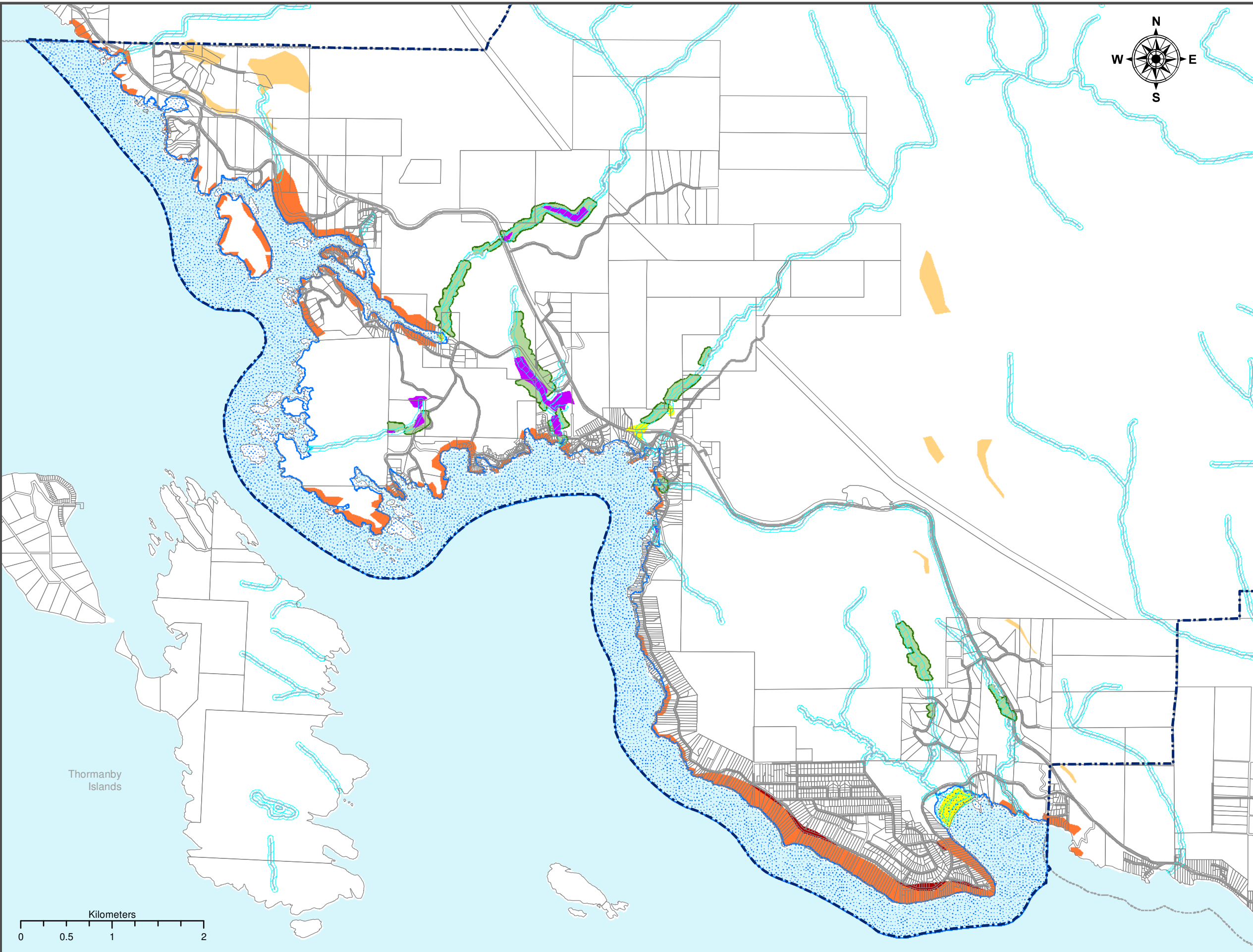
Legend

- Official Community Plan Boundary
- Parcel Boundaries
- ◆ Route 4 Bus Stop
- Bus Route 4 - Halfmoon Bay
- Highway
- Collector
- Roads













Sunshine Coast
Regional District







Legend

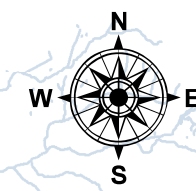
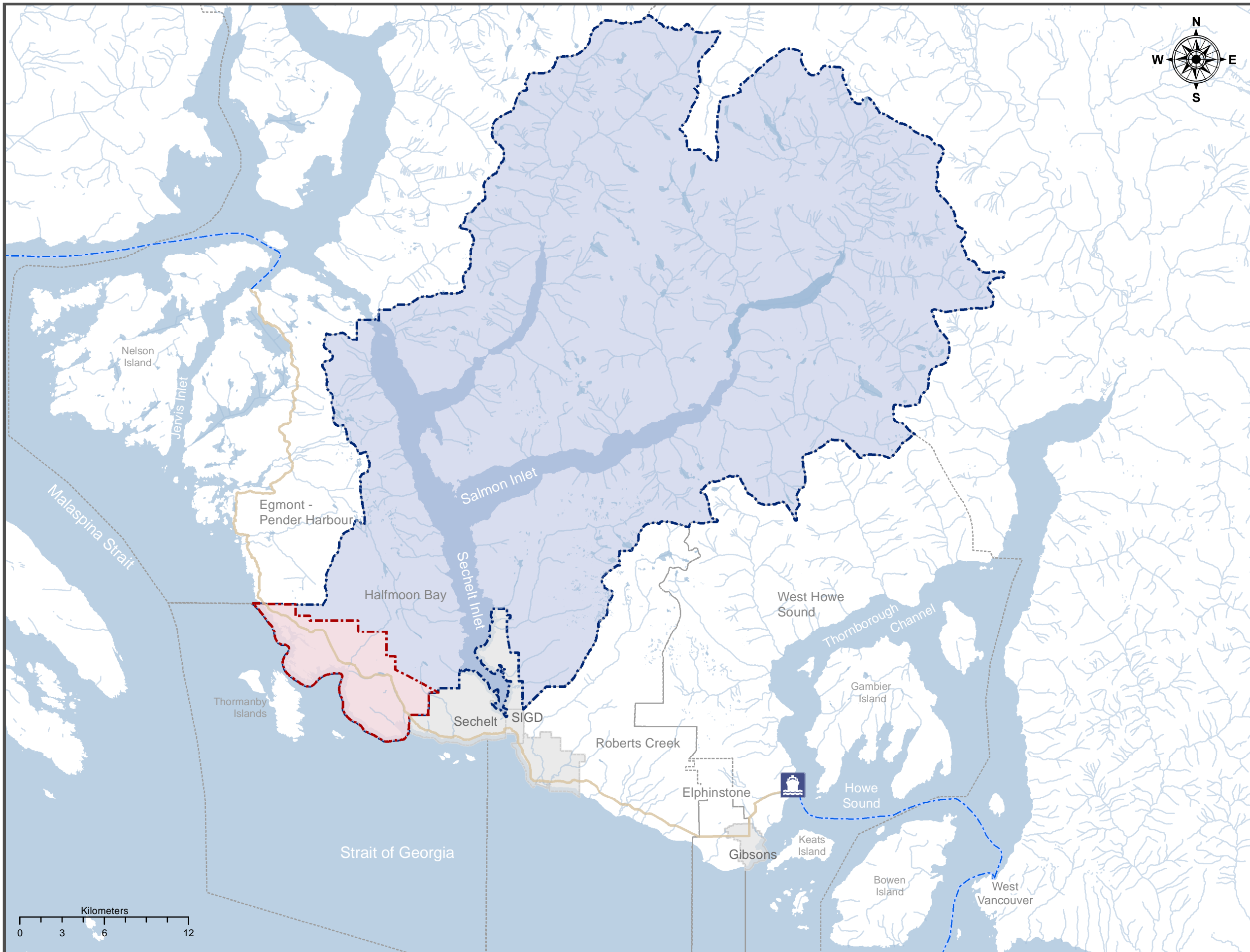
-  Plan Area Boundary
-  Roads
- KWL DPA 2013**
-  DPA Zone 1A: Coastal Flooding
-  DPA Zone 1B: Coastal Slopes
-  DPA Zone 1B: Coastal Slopes Caution Zone
-  DPA Zone 2A: Creek/River Corridor
-  DPA Zone 2B: Ravines (15m)
-  DPA Zone 2B: Ravines (30m)
-  DPA Zone 2C: Floodplain
-  DPA Zone 2D: Low Channel Confinement (Fan)
-  DPA Zone 3: Slope Hazards

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-  Chair
-  Corporate Officer

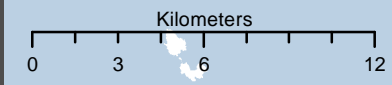
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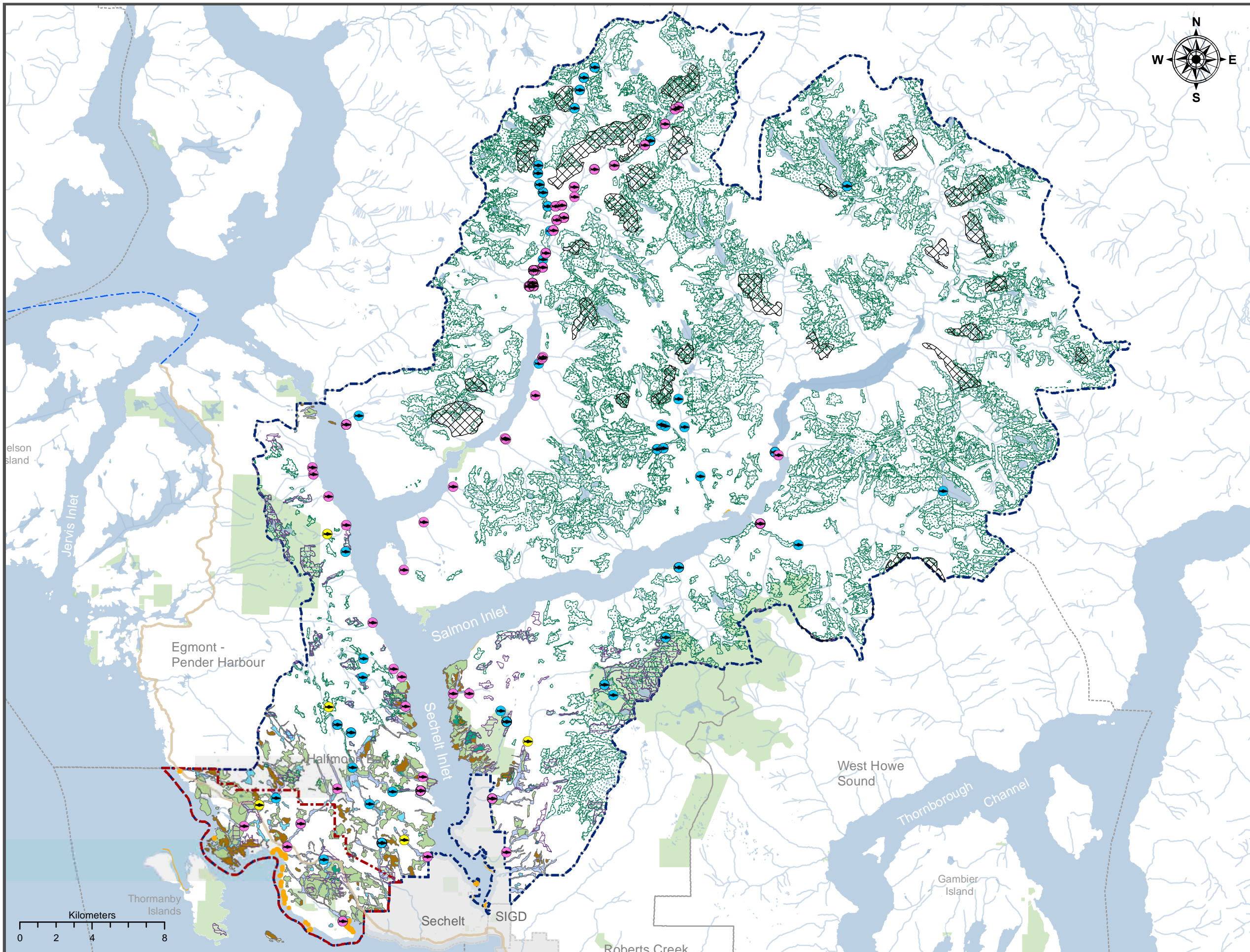
Legend

-  Electoral Area Boundary
-  Official Community Plan Boundary
-  Original Boundary
-  Expansion Area
-  Sunshine Coast Hwy.
-  BC Ferry Route



Sunshine Coast
Regional District





Legend

- Original Boundary
- Expansion Area
- Electoral Area Boundary
- Old Growth Forest (< 250 years)
- Old Growth Management Areas
- Ungulate Winter Range
- Eelgrass Beds
- Anadromous Salmonids
- Resident Salmonids
- Not Specified
- Sunshine Coast Hwy.
- BC Ferry Route

SEI Class Component 1

- Cliffs
- Herbaceous
- Mature Forest
- Older Forest
- Riparian
- Wetland
- Woodland
- Young Forest

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