

Egmont/Pender Harbour Official Community Plan

October 25, 2018

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Part One: Introduction

1.1 Acknowledgements

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

1.2 Egmont/Pender Harbour Official Community Plan Advisory Group

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

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

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

1.3 Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

Recognizing that the Egmont/Pender Harbour area falls within the territory of the *shíshálh* Nation, the OCP goals and policies offer respect and recognition to the *shíshálh* Nation and their land use planning. Part Four: Regional Planning provides description of the *shíshálh* Nation strategic land use plan and how it relates to this OCP and decision making at the SCRD.

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

1.4 Egmont/Pender Harbour OCP: Community Vision and Goals

COMMUNITY VISION

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

COMMUNITY GOALS

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

Part Two: Land Use Designations

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

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

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

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

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

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

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

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

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

2.1.1 Objectives

(a) To focus future residential growth in appropriate community areas.

(b) To minimize residential conflicts and air quality impacts by establishing appropriate buffer zones to industrial and resource activities, including forestry and agriculture.

(c) To minimize residential impact on sensitive habitat by establishing buffers to significant natural habitat features.

(d) To minimize the impact of residential development activity on community watersheds within the Plan area.

(e) To encourage subdivision design and development which provides a variety of parcel sizes.

(f) To minimize, where possible, land clearing activity at all phases of residential development.

(g) To support development in brownfield sites (previously developed) as a priority over greenfield sites (undeveloped land).

(h) To encourage dwelling design and siting which takes advantage of opportunities for energy efficient homes including passive solar heating.

(i) To encourage the building of a range of housing types and opportunities to address affordable, rental, seniors and special needs housing, including persons with disabilities and low-income residents.

(j) To provide for cluster housing opportunities in appropriate residential areas.

(k) To discourage additional driveway access onto the Sunshine Coast Highway.

(l) To provide for home occupation employment opportunities compatible in scale and character with residential and rural neighbourhoods.

(m) To provide rural lifestyle opportunities through larger parcel sizes and compatible rural land uses.

(n) To provide for auxiliary small scale commercial and light industrial activity in appropriate areas.

(o) To provide for a greater variety of agricultural activities, including local food production and sales.

(p) To reduce the risk of wildfire hazard in residential areas.

(q) To encourage sustainable uses when considering development approval of land.

2.1.2 Policies

(a) Opportunities for affordable rental, seniors and special needs housing shall be made available through zoning providing for auxiliary dwellings, duplexes, suites within houses, mobile homes, special rental housing, transition homes, and full size second dwellings in most parts of the Plan area subject to parcel size and other requirements.

(b) Through the subdivision review process for subdivisions and building permit applications, homeowners or developers are encouraged to organize their projects to capitalize on available opportunities for implementation of sustainable building strategies for example, passive and active solar energy in off-grid areas, water conservation and green roofs.

(c) Homeowners are encouraged to practice careful vegetation management in proximity of their homes in order to reduce the spread of forest fire and to reduce the threat of property damage from wildfire. This may include the removal of ladder fuels such as low branches on trees and fuel on the ground. Non-combustible finishing on houses and buildings may be considered to reduce the threat of spreading fire.

(d) Map 1 designates select residential lands as Residential A & B, for which the principal use shall be single family detached housing and associated auxiliary uses, including auxiliary structures, limited commercial opportunities such as bed and breakfasts, home based business and food production and sales.

(e) Parcel size and land use requirements for the residential land use designation, to be regulated within the zoning bylaw as described in the specific land use designations described below.

(f) Property development in a Residential or Rural Residential designation adjacent to the Agricultural Land Reserve must include an on-site buffer to protect current and future agricultural uses.

2.1.3 Residential A

(a) This designation is primarily located within neighbourhood and community core areas, which are primarily serviced by community water supply systems. The average size of new subdivided lots shall be 2,000 square metres subject to subdivision approval.

(b) Provision for a second single family dwelling requires a minimum parcel area of 4,000 square metres in areas served by on-site septic disposal systems. A duplex, auxiliary dwelling or suite within a dwelling are supported for the provision of affordable housing options.

(c) Additional land uses include a home-based business, as defined in the zoning bylaw, and bed and breakfast home.

(d) Subdivisions and cluster homes with higher density can potentially be created with an average parcel size of 1,000 square metres to provide a housing and community benefit where approved septic treatment technology has been established to treat the effluent from the development.

(e) The ability to create areas of higher density will likely require community sewage treatment and disposal facilities to be developed in accordance with the policies in Part 3.6.

2.1.4 Residential B

(a) This designation is located primarily along Highway 101 and outside of community water supply areas and has a larger parcel size pattern. The minimum size of new subdivided lots shall be 1 hectare, subject to subdivision approval, due in part, to moderate constraint of soil types and terrain characteristics for on-site sewage disposal common to residential acreage properties, generally located outside of community and neighbourhood core areas.

(b) Consideration may be given to smaller parcels in waterfront areas where additional highway accesses are not required.

(c) Specific land uses may include a variety of housing forms, including second dwellings or duplexes, as well as bed and breakfast home and home-based business. Bed and breakfast inn (maximum five bedrooms) and supportive housing may serve as additional uses.

2.1.5 Comprehensive Residential

(a) Map 1 designates select residential lands as Comprehensive Residential for which the principal use is residential but may include auxiliary commercial uses and auxiliary light industry, as defined in the zoning bylaw.

(b) The average parcel size for newly subdivided lots shall be 2,000 square metres in areas served by a community water system and 10,000 square metres in areas not yet served by a community water system.

(c) Subdivisions with higher density will be considered, with an average parcel size of 1,000 square metres, in neighbourhood areas where there is an affordable housing component and a community benefit. High density developments shall be serviced by community water supply and approved septic treatment technology.

(d) Actual parcel size shall be determined on site at time of subdivision approval and the ability to create an average of 2,000 square metre parcels on a broad basis will likely require community sewage treatment and disposal facilities to be developed in accordance with the policies in Part 3.6.

(e) Compatible land use include a variety of housing types as well as bed and breakfast home and home-based business. Light industry, bed and breakfast inn, mixed housing types, a broad range of auxiliary commercial activities, sleeping units, and campground may be permitted as additional uses depending on parcel size.

(f) The density for sleeping units and campgrounds shall be 10 units per hectare up to a maximum of 30 units on properties.

2.1.6 Rural Residential

(a) Map 1 designates as Rural Residential A and Rural Residential B. These areas provide a transition zone from the more dense residential areas to the less dense rural areas and encourage a range of land uses to promote community diversity while also providing a buffer to the lakeshore and watershed protection.

(b) The minimum size of new subdivided lots with Rural Residential A shall be 1.75 hectares along the lakeshores and 1 hectare for other properties, subject to subdivision approval, and a minimum of 4 hectares within Rural Residential B. Both designations require a minimum lakeshore frontage of 60 metres.

(c) Lakefront properties may be permitted to have a second single family dwelling or a bed and breakfast home on parcels exceeding 2 hectares.

(d) Terrain characteristics and soil types pose mainly moderate development constraints for on-site sewage disposal, road development and site preparation. Geotechnical reviews may be required during future development.

(e) Development in proximity to lakeshores is subject to Development Permit Area #4 and the policies contained within Part 3.1.3: The Aquatic Environment.

(f) Additional land uses may include up to two detached single family dwellings, a variety of housing types as well as bed and breakfast home, agriculture, and home-based business. Auxiliary light industry, bed and breakfast inn, garden nursery, riding stable, transition house, storage, and campground may be permitted as additional uses depending on parcel size. The density for sleeping units and campgrounds shall be 10 units per hectare up to a maximum of 30 units.

(g) Existing non-conforming lakefront campgrounds, such as Hotel Lake shall be enabled to maintain operations, pursuant to the provisions of the *Local Government Act.* Future expansion of the campsite may be subject to a zoning bylaw amendment to accurately reflect the use and will be subject to riparian and sewage treatment reviews.

(h) A 30 metre assessment area for structures and land development and alteration from the natural boundary of all lakes and creeks in the Plan area is required pursuant to the Riparian Areas Regulation for the purpose of habitat protection, vegetation retention, water quality protection and geotechnical constraints, and as further described in Development Permit Area 4: Riparian Assessment Areas. The 30 metre assessment is in addition to the recommended 20 metre building setback.

(i) Ecological interpretive assemblies and related field study centres operated on a non-profit or public basis may also be a compatible use on sites where there is no conflict with community water supply and where such use demonstrates environmental stewardship within the watershed protection area.

(j) Subdivision approval for water access only properties is contingent upon off-site parking on suitably zoned lands. Properties located at the north end of Sakinaw Lake in proximity to the boat launch on Sakinaw Lake Road and Lakeshore Road have been

identified as properties within the Rural Residential A designation that may be suitable in the future for off-site parking subject to a zoning bylaw amendment.

(k) Other properties within the Rural Residential designations may be considered in the future for off-site parking on water access lakefront properties, subject to review by the SCRD and the community in the zoning bylaw amendment process. A future bylaw amendment for on-site parking must consider nearby creeks and spawning areas as well as other important environmental considerations. Stormwater management, visual and noise buffering shall also be considered.

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

2.1.7 Multi-Family

(a) Map 1 designates as Multi-Family, land where existing zoning recognizes established multi-family housing opportunities, at densities no less than one unit per 500 square metres of land, providing alternative and affordable housing opportunities, such as cluster housing, town houses and apartments and mobile home parks.

(b) Market restricted affordable housing may also be considered as part of a development approval for future multi-family developments.

(c) The mobile home park located at 12248 Sunshine Coast Highway shall remain as a mobile home park or similar multi-family long-term housing development.

(d) Proposals for additional multi-family sites may be considered in residential areas except for properties fronting Highway 101, unless alternative access is readily available, and will be evaluated on criteria that includes the following site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw:

i. served by on-site sewage disposal and community water service;

ii. in proximity to facilities and services such as convenience shopping and commercial retail areas;

iii. the proposed development will not pose a detrimental impact on environmentally sensitive areas and watercourses and geotechnical hazard areas as indicated on Map 2: Development Permit Areas;

iv. in proximity to a major collector road forming part of the Major Road Network as shown on Map 3 in order that traffic generated by the development does not adversely affect established residential properties;

v. access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure in terms of safety and efficiency of traffic flows;

vi. vehicular access to a proposed development will be provided in a location which, through sensitive siting and design, causes minimal impact on adjacent properties;

vii. the traffic demand and impact from the proposed development will be compatible with the capacity, character and traffic patterns of adjacent roads and with the character of the area;

viii. liquid waste disposal from the overall development must be acceptable to the SCRD, Vancouver Coastal Health or Ministry of Environment, depending upon sewage volume;

ix. developments that compensate for increased density by dedicating areas not to be built on as green space or open space will be encouraged and re-development on brownfield sites is encouraged;

x. a proposed development in residential or rural areas should respect existing neighbourhood character through compatible architectural design and landscaping, sensitive siting of all buildings and an appropriate overall scale;

xi. building height and building mass shall be reviewed in relation to the impact on the surrounding properties.

xii. a community amenity shall be provided for those residing in the cluster housing development, such as a tennis court, exercise room, public meeting or green spaces to create social hubs for the neighbourhood and overall community.

2.2 Resource

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

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

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

2.2.1 Objectives

(a) To provide for forestry related and other compatible resource activities, including non-timber harvesting within and adjacent to the managed Provincial Forest.

(b) To preserve managed forest lands for forestry and other compatible resource uses.

(c) To support uses such as outdoor recreation and education.

(d) To allow for sand and gravel processing activities, subject to zoning allowance, in appropriate locations within this designation where significant recoverable deposits of these materials exist.

(e) To minimize conflicts between agricultural, sand and gravel processing operations, forestry related operations and adjacent land uses.

(f) To provide adequate protection to the environment as a whole including, air quality and watersheds which contribute to water supplies and overall health of the forests.

(g) To minimize residential conflicts within the Resource designation.

(h) To review all land uses within the Resource Designation for compatibility with the *shíshálh* Nation Strategic Land Use Plan.

(i) To encourage the protection of important ecological and recreation areas on both public and private lands.

2.2.2 Policies

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

(b) The minimum size of new subdivided lots shall be 100 hectares to limit residential development and to minimize the potential for alienation of land from the working forest land base.

(c) Compatible land use will include management and harvesting of the forest cover, silviculture, agriculture, forest or wilderness recreation, outdoor natural science education or research, and non-timber harvesting.

(d) Pursuant to the 2104 SCRD and BC Timber Sales communication protocol forest stewardship plans and operational plans are to be shared with the SCRD and the community in advance of the proposed harvest date to ensure suitable feedback and comments on the proposed forest harvesting operations.

(e) Gravel extraction opportunities must be consistent with the *Mines Act* and any assembly and sorting of gravel on-site may be subject to zoning requirements.

(f) Expansion and new facilities for gravel extraction and related operations in this designation will be considered consistent with the OCP. Bylaw amendment approvals will consider the following development approval information:

   i. community consultation;

   ii. noise and dust control;

   iii. visual buffers from adjacent and nearby properties;

   iv. protection of nearby agricultural, recreational, cultural and environmental values including water resources; and

   v. reclamation plans.

(g) The Provincial Government shall be encouraged to send referrals for resource extraction on Provincial land within the *shíshálh* Nation territory will to both SCRD and the *shíshálh* Nation.

(h) Outdoor recreation is permitted within the Resource designation, where appropriate and site specific zoning allowances may be required along with a license of occupation from the Provincial Government if located on Crown land.

(i) Pursuant to the *Local Government Act*, land within the Resource designation on Map 1 is designated as a Temporary Use Permit Area.

2.3 Agriculture

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

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

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

2.3.1 Objectives

(a) To protect agricultural land and support agricultural opportunities.

(b) To preserve agricultural land by maintaining large parcel sizes.

(c) To provide for a greater variety of agricultural activities, including the opportunity for marketing locally produced agricultural products in accordance with the *Agricultural Land Commission Act*, Regulations, and Orders of the Agricultural Land Commission.

(d) To encourage the inclusion of quality arable land into the Agricultural Land Reserve.

(e) To ensure that agricultural activities do not adversely impact water quality and quantity within lake, watercourse corridors and foreshore areas.

(f) To support the development of small scale business opportunities consistent with the provisions of the *Agricultural Land Commission Act,* Regulations, and Orders of the Agricultural Land Commission.

2.3.2 Policies

(a) Map 1 designates select parcels and other non-parcelized land as Agricultural.

(b) Land is to remain in the Agricultural Land Reserve with a minimum parcel size designation of 4 hectares in the Kleindale area and 100 hectares around McNeil Lake.

(c) Subdivision of land within the ALR is not normally supported. Although not likely to be support, subdivision may be considered where the intent is to improve the agricultural production of the land. The subdivision district zoning is a guideline for minimum parcel

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

(d) SCRD may consider permanent second dwellings within the ALR in accordance with policies established in the zoning bylaw, providing that the second dwelling is a benefit to the on-site agricultural operation. A request for second dwelling is also referred to the Agricultural Land Commission for approval.

(e) The zoning bylaw shall contain policies specifically applicable to the ALR for the purposes of regulating land uses and parcel sizes within the ALR.

(f) The Regional District shall allow sale of farm products through on-site small produce stands in accordance with the *Agricultural Land Commission Act*, Regulations, and Orders of the Agricultural Land Commission.

(g) Any land considered for inclusion into the ALR shall have proven agricultural potential, based on the findings of a detailed capability assessment, and shall be either of significant size or contiguous with an existing parcel in the agricultural designation.

(h) Future roads and major utility or communication corridors, where possible, are to be directed away from the ALR.

(i) The use, storage and management of agricultural waste shall take place in accordance with the provisions of the Code of Agricultural Practice for Waste Management.

(j) To protect aquatic habitat and improve marine and freshwater water quality the Regional District encourages the following restrictions:

i. Agricultural buildings and storage areas to be setback a minimum of 30 metres from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;

ii. Confined livestock areas and manure storage structures must be located at least 30 metres back from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;

iii. Storage sites for petroleum, pesticides, and other chemicals to be located a minimum of 30 metres from any well and from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;

iv. Maintain groves of trees, or provide some shade such as a roofed shelter beyond the natural boundary of any watercourse, wetland, lake or the ocean to draw livestock from these sensitive areas;

v. Manure should not be applied within 30 metres horizontal from the natural boundary of any watercourse, wetland, lake, ocean, or top of bank;

vi. The quality and quantity of the drinking water supply at McNeil Lake and surrounding area is a priority over agriculture; and

vii. Agricultural use shall be undertaken in a careful manner which does not create additional water run-off onto adjacent properties, nor should it impede the existing natural run-off.

2.4 Industrial

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

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

2.4.1 Objectives

(a) To recognize water and land areas currently zoned or utilized for industrial and marine industrial activities.

(b) To support the creation and expansion of industrial and marine industrial activities where the expansion will have a minimal impact on properties designated for residential purposes.

(c) To support industries that will not have a deleterious impact on sensitive habitat areas or the natural environment due to air, water or land pollution.

(d) To encourage and protect the continued presence of the fishing community.

(e) To encourage higher value manufacturing and the establishment of new industrial businesses.

(f) To recognize existing opportunities for light industry in appropriate areas, provided that impact on adjacent and nearby properties is minimized.

(g) To recognize existing opportunities for small scale industrial activity in all areas as home-based business, as defined in the zoning bylaw.

(h) To consider temporary use permits for industrial activity located within a different designation that is temporary in nature, likely due to a construction project, such as a mobile plant during highway construction or works project. Any industrial activity within the ALR shall be conducted in accordance with the *Agricultural Land Commission Act*, Regulations, and Orders of the Agricultural Land Commission.

2.4.2 Policies

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

i. Light Industrial:

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

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

ii. Heavy Industrial:

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

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

iii. Aquaculture:

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

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

SCRD may support applications for shellfish tenures over marine foreshore areas where upland conflicts are minimized and where natural habitat conditions are least impacted. Upland developments related to such a tenure will require appropriate zoning.

(b) Land within this designation shall remain within the industrial land base for present and future use.

(c) The area between Menacher Road and Garden Bay Road at Kleindale is well suited as an alternate primary commercial centre for the Plan area. Map 1 designates land as General Commercial; however light industrial uses may also be suitable.

(d) The scale of development may be limited due to lack of water servicing. Any large scale development involving habitable or combustible buildings may require an on-site reservoir to provide fire protection.

(e) The extension of zoning to permit additional facilities described in the Industrial designations may be considered for land located in proximity to existing industrial uses. Any proposed rezoning will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* & SCRD Procedures and Fees Bylaw:

i. the proposed development does not pose a detrimental impact on environmentally sensitive areas and geotechnical hazard areas as indicated on Map 2: Development Permit Areas;

ii. access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;

iii. sewage disposal from the proposed development is acceptable to the Regional District and to the Provincial authority, either Vancouver Coastal Health or the Ministry of Environment;

iv. availability of off-street parking; and

v. ability to buffer proposed commercial and industrial uses from adjacent residential uses.

(f) Under certain circumstances it may be advisable to consider allowing establishment of an industrial or commercial use on a temporary basis. This enables the SCRD to put a maximum time limit on certain uses. Issuance of a temporary use permit may be accomplished by an examination of the following guidelines:

i. pursuant to the *Local Government Act*, land within Industrial designation on Map 1 is designated as a Temporary Use Permit Area;

ii. applications for temporary use permits will be evaluated in terms of their consistency with the policies of this plan respecting the scale, type and location of industrial development; the expected duration of the use; potential impacts on adjacent uses; and the environmental suitability of the land for the use proposed;

iii. temporary use provisions are intended to accommodate heavy industrial uses such as asphalt manufacturing or high impact commercial outdoor recreation ventures. Uses such as PCB storage, chromium manufacturing and other high impact chemical plants; fish/animal rendering plants; and noxious industries are deemed to be incompatible uses within the Plan area and therefore will not be considered for temporary industrial permits;

iv. no additional permanent structures are to be constructed in conjunction with a temporary industrial use. Financial security shall be required to ensure that temporary structures are removed upon expiration of a permit and that the land is restored to a satisfactory condition if it has been altered;

v. all applications for temporary uses must conform with the Ministry of Transportation and Infrastructure access requirements; Vancouver Coastal Health sewage disposal regulations for small sewage systems, and Ministry of Environment for large scale sewage systems; Ministry of Environment/Federal Fisheries habitat protection guidelines and any other agency regulations as may be necessary.

(g) Efforts shall be made to secure the former maintenance yard on Francis Peninsula Road owned by the Ministry of Transportation and Infrastructure for public use or ownership for a variety of community level industrial opportunities.

2.5 Public Use and Utilities

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

2.5.1 Objectives

(a) To recognize established institutional uses.

(b) To provide for additional institutional uses that can be appropriately located in the Plan area to serve existing and future residents.

(c) To ensure the protection of cemeteries and other known burial sites.

2.5.2 Policies

(a) Map 1 designates land and buildings as Institutional for public and community uses in facilities such as schools, community halls, churches, fire halls and training, educational and science and research facilities.

(b) The Pender Harbour Fire Protection District and the Egmont and District Volunteer Fire Department provide fire and emergency response within the Plan area and provide mutual aid for the ambulance service, emergency fire and rescue with one another and with the Provincial Government.

(c) A heliport with safe landing sites should be developed to enhance access to the Plan area in the event an emergency.

(d) School District 46 and SCRD shall be encouraged to maintain the Egmont School site for public use.

(e) School District 46 is strongly encouraged to maintain full K-12 school facilities in the Plan area.

(f) Community schools are supported for the purpose of promoting community access to schools and resources, with a priority of providing for additional programs for youth and seniors.

(g) Institutional uses such as public offices, training centres, colleges and research facilities are encouraged.

(h) Pender Harbour Health Centre shall be maintained and expansion supported if required.

(i) Existing and future community projects, current examples include the Egmont Heritage Centre and Sarah Wray Hall in Irvines Landing should be supported.

(j) Government services with strong marine capabilities such as RCMP, DFO, Conservation, Coast Guard, RCM SAR, and *shíshálh* Nation are encouraged to maintain their presence in the Plan area.

(k) Increased communication options such as high speed internet, cable and telephone are encouraged throughout the Plan area for emergency communications.

(l) The provision of public washroom and laundry facilities at public wharves and marinas, shopping areas and swimming areas are encouraged.

(m) Provision of electric vehicle charging stations at public and community facilities is encouraged.

(n) Cemeteries are managed by the SCRD Parks Function and first nation burial sites are protected by the *shíshálh* nation heritage policy and the *Heritage Conservation Act*.

(o) BC Hydro is encouraged to take measures to reduce the noise and light pollution at transmission sub-stations.

(p) Public Utilities and businesses are encouraged to comply with the SCRD Outdoor Lighting Guidelines.

(q) Shared use of transmission corridors for low-impact recreational purposes is encouraged and will be explored where practical.

(r) On the parcel Lot A Block 74 District Lot 1023 Plan 15585, a neighbourhood pub is permitted as a commercial use.

2.6 Community Recreation and Conservation

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

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

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

2.6.1 Objectives:

(a) To recognize the need for park opportunities at neighbourhood, community, regional and provincial levels to fulfill the recreational needs of residents and visitors.

(b) To support outdoor recreational opportunities and public access to the backcountry throughout the Plan area.

(c) To increase public access to the waterfront of both lakes and the ocean, for example, by pursuing the development of road rights-of-way.

(d) To recognize that major watercourse areas are a valuable environmental, economic and recreation resource that need to be protected to preserve land and water areas with natural recreational potential for public use.

(e) To enhance public access and use of water resources in a manner that minimizes detrimental effects on the environment and adjacent land uses.

(f) To develop relations with the community and in particular community groups that can provide stewardship and oversight for beach access trails and road accesses;

(g) To support additional recreation opportunities such as pickle ball, tennis and gyms.

2.6.2 Policies:

(a) SCRD and Provincial Parks within the Plan area as shown on Map 1 are designated as Community Recreation and Conservation.

(b) Existing waterfront accesses shall be maintained and enhanced and remain viable into the future.

(c) SCRD will not support a request to close or alienate roads leading to the waterfront.

(d) In areas noted Future Park/Trail Opportunity on Map 1, dedication of land at the time of subdivision for park purposes shall be a priority for the SCRD.

(e) Dan Bosch Park shall continue to provide day use beach access at Ruby Lake.

(f) Lions Park shall provide a sports field for the Plan area.

(g) Future dedication of land within the Katherine, Mixal and Sakinaw Lake area should be explored to complete hiking trail circuits.

(h) SCRD and *shíshálh* Nation should explore means of acquiring District Lot 4700 between Ruby Lake and Sakinaw Lake. Future plans to construct a public boat launch, campground or any other use would be subject to an environmental assessment conducted by a Registered Professional Biologist and public consultation with both Ruby and Sakinaw Lake landowners and the general community.

(i) Bicycle and walking paths accessible to all users should be developed in the Plan area.

(j) Access to the waterfront is to be secured at the time of subdivision or other development approval, where applicable.

(k) Park acquisition during subdivision and development stage shall be consistent with the Parks and Recreation Master Plan and the SCRD Board Parks Acquisition Policy.

(l) Map 1: Land Use Designations show areas where park dedication would be favourable during subdivision development. These areas are marked by insignias on the map and are general locations of potential future park dedications. Any land accepted in this area would be subject to on-site analysis, general agreement with land developer and SCRD.

(m) The Ministry of Forests, Lands and Natural Resource Operations and Rural Development is encouraged to decommission only those roads that are urgently required to be decommissioned due to safety concerns. Existing logging roads and forest recreational trails continue to provide multi-purpose recreation routes and back-country activities.

(n) An alternative route shall be developed for the portion of the Suncoaster Trail that is presently located Highway 101.

(o) To support community groups that can provide stewardship and oversight for beach accesses and trails.

2.7 General Commercial

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

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

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

2.7.1 Objectives

(a) To maintain existing commercial facilities on land and water areas, and to provide for additional facilities and a variety of commercial enterprises in appropriate areas.

(b) To provide for smaller commercial outlets to allow for small scale neighbourhood commercial opportunities.

(c) To encourage the development of centralized street markets in the commercial areas.

(d) To consider the impact from traffic, noise and visual pollution on the surrounding area.

2.7.2 Policies

(a) Map 1 designates select lands as General Commercial, for land and water parcels for commercial facilities which include retail sales, commercial marinas, motels, gasoline service stations, and food and drink sales amongst other commercial uses.

(b) Land within this designation shall remain within the general commercial land base.

(c) The minimum size of new subdivided lots shall be 2,000 square metres in areas served by community water, and 1 hectare in areas not served by community water. Smaller parcel sizes may exist within historical subdivision patterns. The creation of smaller parcels is contingent upon advanced sewage treatment systems.

(d) SCRD and business community shall investigate options and funding for a central sewage treatment system as described within Part 3.6.

(e) The area between Menacher Road and Garden Bay Road at Kleindale is located within a transition zone where there is a mix of industrial, commercial and residential properties. The area shall be designated as commercial, though rural residential zoning in the zoning bylaw will remain in place until such time that amendments to the zoning bylaw are requested through applications by property owners.

(f) The extension of zoning to permit additional facilities described in the Commercial designation is to be considered for land located in proximity to existing commercial uses. Any proposed rezoning will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw:

i. the proposed development will not pose a detrimental impact on environmentally sensitive areas, as determined by a qualified environmental professional;

ii. if the proposed development is located within or in proximity to identified geotechnical hazard areas the property must be considered safe for the use intended and within the parameters of the SCRD risk assessment hazard threshold policy;

iii. the access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;

iv. liquid waste disposal from the overall development must be acceptable to the SCRD (for community sewer systems under SCRD ownership) or Vancouver Coastal Health or Ministry of Environment (depending upon sewage volume);

v. availability of off-street parking;

vi. ability to buffer proposed commercial uses from adjacent residential uses; and

vii. the development will be referred to the *shíshálh* Nation for review.

(g) Madeira Park has a commercial core as shown on Map 1. The Madeira Park commercial area has historically been used for commercial purposes. In the long term additional commercial development will require a strategy for stormwater and liquid waste disposal if more intensive development is proposed. Short term development will be constrained by existing septic field disposal limitations. Stormwater management is further described in Section 3.8.

(h) The development of new commercial facilities and the redevelopment of existing facilities within the Madeira Park and Egmont commercial area is to be consistent with local character to promote business growth and to foster community identity.

(i) Open markets with mobile vending and locally grown agricultural produce, fresh seafood and/or crafts shall be supported for the Madeira Park, Kleindale and Egmont commercial areas.

2.8 Tourist Commercial

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

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

2.8.1 Objectives

(a) To recognize existing tourist commercial services and facilities throughout the Plan area, including historic uses with residential and rural areas.

(b) To encourage additional marine oriented and land based commercial recreational activities that have minimal impact on residential properties and on sensitive habitat areas.

(c) To enhance public spaces within the Plan area, including public meeting spaces located within commercial properties and businesses.

(d) To consider the impact from traffic, noise, light and visual pollution from commercial areas on the surrounding area.

2.8.2 Policies

(a) Map 1 designates select lands as Tourist Commercial, for land and water parcels providing services for tourist commercial purposes, such as: accommodations, including lodges, motels, sleeping units and campgrounds, restaurants/pubs, general stores and marinas.

(b) Land within this designation shall remain within the tourist commercial land base.

(c) The minimum size of new subdivided lots shall be 2,000 square metres in areas serviced by community water supply, and 1 hectare in areas not served by community water supply. Smaller parcel sizes may exist within historical subdivision patterns. The creation of smaller parcels is contingent upon advanced sewage treatment systems.

(d) A maximum of 30 campsites per parcel.

(e) Future Tourist Commercial sites not yet designated on Map 1 may be considered consistent with the OCP. A proposed amendment to the zoning bylaw will be evaluated on the site selection considerations and information requirements which are subject to development approval information, pursuant to the *Local Government Act* and SCRD Procedures and Fees Bylaw:

   i. the proposed development will not pose a detrimental impact on environmentally sensitive areas, as determined by a qualified environmental professional;

ii. if the proposed development is located within or in proximity to identified geotechnical hazard areas the property must be considered safe for the use intended and within the parameters of the SCRD risk assessment hazard threshold policy;

iii. the proposed expansion over tidal waters will not pose a navigational hazard;

iv. the access to the proposed development is acceptable to the Ministry of Transportation and Infrastructure;

v. vehicular access to the property and on-site parking shall be provided in a location which, through siting and design, causes minimal impact on adjacent properties;

vi. the development will be referred to the *shíshálh* Nation for review;

vii. consideration be given to the traffic and noise from tourist commercial areas impact on the surrounding area;

viii. liquid waste disposal from the overall development must be acceptable to the SCRD and Vancouver Coastal Health or Ministry of Environment (depending upon sewage volume); and

ix. proposed developments in residential or rural areas shall respect existing neighbourhood character through compatible architectural design and landscaping, sensitive siting of all buildings, parking and an appropriate overall scale.

Part Three: Community Planning

3.1 Densification Strategies to Support Affordable Housing

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

3.1.1 Objectives

(a) Increase the supply of housing units through infill development on existing eligible parcels.

(b) Direct cluster housing, multi-unit and mixed-use development to village hubs and similar settlement cluster areas.

(c) Integrate housing development with the rural context.

(d) Use density bonus in appropriate areas to encourage density increase and affordable housing contribution.

(e) Use housing agreements to secure affordable housing.

3.1.2 Policies

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

(b) Subdivision creating lots smaller than 1000 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 village hubs or similar settlement cluster areas.

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

i. Water supply, solid waste collection, storm water management, sewage treatment facility, traffic circulation and provision of or access to community amenities can all be appropriately provided and the development design is compatible with the surrounding neighbourhoods; and

ii. With the exception of any other applicable density increase policies of this Plan, a contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a

housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

(c) 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.

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

i. Water supply, solid waste collection, storm water management, sewage treatment facility, regional fire protection, traffic circulation and convenient access to major roads and community amenities can all be appropriately provided and the development design is compatible with the surrounding rural environment; and

ii. A contribution to affordable or special needs housing must be made in the form of housing unit, land, money or other types of provision and registered with a housing agreement in accordance with the *Local Government Act* and approved by the Regional District Board.

(e) Affordable or higher-density housing shall be developed in a way that integrates with the rural community 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.

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

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

3.2 Natural Environment

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

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

UPLAND ENVIRONMENT

3.2.1 Objectives

(a) To focus settlement and related facilities as well as commercial and industrial development on terrain most suitable for such developments so that constraints such as land slip, flooding, detrimental marine processes, and environmental problems are least likely to occur.

(b) To maintain and improve the existing environmental quality within the Plan area.

(c) To encourage a sense of community pride and to make provisions to ensure generally tidy and attractive neighbourhoods, while recognizing the nature of a 'working-harbour' community.

(d) To develop a program to recognize and manage invasive species. To recognize the unique environment of the Plan area and to encourage homeowners and developers to manage for the retention of indigenous trees and vegetation for aesthetic, natural habitat, and erosion control reasons.

(e) To develop a program to stop illegal dumping and support the SCRD Good Samaritan program of free dumping at the transfer station for community clean up events.

3.2.2 Policies

(a) Policies within this OCP, particularly geotechnical hazard areas and riparian areas, shall be used to protect watercourses and adjacent areas during the course of development.

(b) Development applications or referrals which include the release of smoke, noxious chemicals or odours shall be carefully assessed with the objective of maintaining air quality in the community.

(c) Applicants shall be encouraged to design residential subdivisions in a manner that maintains and enhances the natural attributes of the site, including the retention of

indigenous vegetation and providing walking links within the neighbourhoods and existing trails.

(d) The use of cosmetic pesticides is prohibited on SCRD property and discouraged on all lands within the Plan area, with the exception of pesticide use on noxious weeds or invasive species that pose significant risk to the environment, economy, or public health per the SCRD Pesticide Use and Invasive Species Policy.

(e) Federal and Provincial agencies shall be discouraged from using pesticides for cosmetic purposes.

(f) Restore and protect habitats that support native species of both plants and animals and address threats to biodiversity from invasive species and land development in sensitive areas.

(g) Work with the community to build awareness on the impact of invasive species through developing mitigation measures, best practices and opportunities to participate in volunteer eradication programs; and co-ordinate efforts with the Coastal Invasive Species Council.

(h) Effective enforcement of the noise bylaw is a priority for the Plan area, particularly where there are conflicting land uses within close proximity.

(i) Outdoor storage of personal materials on parcels shall be appropriately screened through the use of fencing or a natural vegetation buffer, pursuant to the zoning bylaw.

(j) During subdivision or other property developments, wherever possible, stormwater shall be managed by creating permeable surfaces and using retention measures rather than directing onto adjacent lands and roads.

(k) Land developers are required to ensure that natural drainage conditions are retained, including subsurface flows to springs, wells, wetlands and streams.

(l) Illegal dumping on public land shall be reported to the BC Conservation service.

(m) Illegal dumping and storage of trash on private property shall be reported to the SCRD Bylaw Compliance Officer.

(n) The SCRD should consider continuing to offer the Good Samaritan Program to support free tipping fees for the proper disposal of trash collected from illegal dump sites.

AQUATIC ENVIRONMENT

3.2.3 Objectives

(a) To protect the quality and quantity of tidal, non-tidal and watercourse areas and groundwater sources and surrounding riparian areas for the purpose of maintaining the natural environment as well as drinking water supply sources.

(b) To provide direction and oversight through zoning and information to regulatory government agencies with respect to the private use of waterbodies for moorage and other tenures.

3.2.4 Policies

(a) Approval for treated shared sewage ocean outfalls will only be considered where a minimum of a high level secondary treatment meeting the Regional District Subdivision and Servicing Bylaw is proposed. Treated sewage should only be disposed of into the ocean in areas with high flush capacity in a tidal waterbody. Effort is to be made to re-use water for on-site irrigation or retention to reduce to amount of effluent discharge, subject to approval from Environmental Health Officer of the Vancouver Coastal Health.

(b) Working together with provincial agencies the SCRD will assist in identifying solutions for individual sewage outfalls to be eliminated and ground disposal and alternate solutions are to be utilized.

(c) Malfunctioning septic systems, particularly adjacent to waterbodies, shall be reported to Vancouver Coastal Health for appropriate action.

(d) The flushing of holding tanks, boat heads, and bilges shall be prohibited in low flush tidal areas, such as Pender Harbour and densely populated and ecologically sensitive zones be prohibited pursuant to the Vessel Pollution and Dangerous Chemicals Regulation.

(e) Vancouver Coastal Health shall be encouraged to continue water quality monitoring in the lakes and watercourses.

(f) Foreshore tenures shall match the upland use zoning and use in terms of the size and the scale of the facility. Consideration is to be given to creating a zoning designation on the foreshore to enable the Regional District to provide specific comments to the provincial government and *shíshálh* Nation and other organizations when there are applications for moorage or other tenure on the water and foreshore area.

(g) Development of zoning on water bodies is to take place in a separate process after adoption of the OCP. The process of creating zoning over the water shall be a local solution that works for the community complete with input and guidance from a community advisory group. The intent of the zoning is to ensure that the foreshore use is an appropriate match for the upland use and to determine that there may be limits on the size and use of moorage structures. The development zoning shall review existing uses and recognize the difference between fresh and salt water and include the entire Plan Area. Fresh water zoning is considered to be a priority.

(h) Private moorage structures shall not obstruct use and access in foreshore areas used by the public nor be detrimental to existing aquatic habitat.

(i) Vessels used as dwellings shall be prohibited on non-tidal waters and shall be permitted on tidal water only in accordance with all Transport Canada holding tank and sewage discharge requirements and comply with the requirement to use an approved pump out station for sewage discharge, as described in Part 4.3.

(j) Setbacks, and use of toxic substances on fresh and salt water bodies shall follow provincial and federal moorage best practices guidelines.

(k) A 30 metre assessment area for structures and land development and alteration from the natural boundary of all lakes and creeks in the Plan area is required pursuant to the Riparian Areas Regulation for the purpose of habitat protection, vegetation retention, water quality protection and geotechnical constraints, and as further described in Part 4.9.10: Development Permit Area 4: Riparian Assessment Areas

(l) If a development permit has been issued within the 30 metre assessment area, the setback shall be no less than 20 metres for new construction adjacent to all lakes.

(m) SCRD may give consideration to additions to existing lakefront dwellings that do not conform to the established lakefront setbacks through a development variance permit application to a maximum floor area of 28 square metres, including deck space, subject to the following considerations:

  i. the addition does not encroach any closer to the lake;

  ii. the parcel complies with current standards and requirements for a septic disposal system pursuant to the Sewerage System Regulation;

  iii. a qualified environmental professional in accordance with the Riparian Areas Regulation assesses the proposal, provides recommendations and identifies the streamside protection and enhancement area;

  iv. a covenant is registered on the title of the property to protect the native vegetation within the Streamside Protection and Enhancement Area (SPEA) and to confirm that the addition is on a one-time-only basis and all future buildings and structures shall meet the setbacks established within the zoning bylaw.

(n) Marinas and related commercial facilities, in particular fuel sales, shall not be permitted on lakes and fresh water within the Plan area.

(o) SCRD will investigate options for additional boat launches, parking areas and public access to the lakes in the Plan area. The preservation of the natural environment will be a priority in the consideration of additional access points, along with enhanced public access and neighbourhood/traffic safety.

(p) Properties that are subdivided along a lakeshore shall have a minimum frontage of 60 metres along the lake.

(q) It is recommended to add Pender Harbour to the list of designated Marine Areas as a no sewage discharge area as defined in the Pleasure Craft Sewage Regulation of the *Canada Shipping Act.*

(r) SCRD shall work with community associations around the lake areas to agree upon best practices for water craft operations to ensure safe use and best practices on the lake.

(s) Support for any future referrals from the Ministry of Environment respecting outfall renewals and permits and renewals shall be contingent upon a high level of sewage treatment.

3.3 Land Transportation System

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

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

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

3.3.1 Objectives

(a) To utilize the SCRD Integrated Transportation Study in future road improvements and planning

(b) To encourage the development of a balanced system of roads that promote safe, active transportation while efficiently providing for through traffic and for the needs of residents and visitors, while having minimal impact on the rural residential character of the Plan area.

(c) To work with various partners including the Ministry of Transportation and Infrastructure, developers and community groups to coordinate bicycle and walking path routes along road ways that will promote safe and efficient bicycle and pedestrian movement.

(d) To encourage the development of local transportation options to serve the Plan area, including ride shares and other public and private transportation options.

(e) To assure the provision of adequate off street parking and safe access to serve residential, commercial, and industrial activities in order to ensure no parking spillover onto the Sunshine Coast Highway and other major roads.

(f) To encourage property owners to maintain a vegetative treed buffer between their property and the adjacent road.

(g) To consider social, environmental, agricultural and health impacts in the planning of future bypass highways.

(h) To provide opportunities within road allowances to be used as bicycle and pedestrian access corridors.

(i) To co-operate with land owners, visitors and the Ministry of Transportation and Infrastructure to ensure that roads remain safe and accessible for emergency vehicles.

(j) To work together with the Ministry of Transportation and Infrastructure when considering approval of subdivisions in difficult to access locations.

(k) To support park and ride locations in proximity to the highway and collector roads.

(l) Support the creation of private facilities for public parking to accommodate water access only properties.

(m) Parking facilities should contain washroom facilities for customers.

3.3.2 Policies

(a) The Ministry of Transportation and Infrastructure is encouraged to maintain and improve their existing standards of road development.

(b) The Major Road Network Plan shown on Map 3 is intended to integrate major roads with the Provincial Highway to ensure efficient traffic movement and safety.

(c) Through the Major Road Network Plan the SCRD and Ministry of Transportation and Infrastructure shall facilitate the provision of efficient and safe transit, ride share, pedestrian and bicycle traffic and on-street parking.

(d) Paved shoulders, with a minimum 1.5 metre width, and paved driveway aprons shall be provided along highways and major roads for bicycles and pedestrians.

(e) All future major realignments along the Sunshine Coast Highway shall be done in a safe and efficient manner and take into account the recommendations contained within the 2011 SCRD Integrated Transportation Study.

(f) Any future highway bypass around Pender Harbour shall be planned in consultation with the community. It must also be constructed and located in a manner that does not have an overall negative impact on the community water supply from McNeil Lake and the environment in general.

(g) The Ministry of Transportation and Infrastructure and the SCRD shall cooperate to enforce on-street parking infractions in high priority areas such as boat launches and community cores.

(h) Parking plans are to be developed for the community core areas to minimize the impact of vehicle parking.

(i) Off-street parking and staging areas for water access only subdivisions in lake areas are required.

(j) A multi-use pedestrian and bicycle bridge link across Gunboat Bay from Madeira Park to Garden Bay shall be considered by the Ministry of Transportation and Infrastructure and SCRD in consultation with the local community.

(k) Where feasible subdivision developments shall contain linkages and connectivity to neighbourhoods and amenities for bicycles and pedestrians.

(l) View areas and rest stops should be provided along Sunshine Coast Highway 101 as well as along local roads for public foreshore access.

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

3.4 Marine Transportation System

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

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

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

3.4.1 Objectives

(a) To recognize existing marine public transportation facilities throughout the Plan area.

(b) To promote marine safety initiatives, including oil spill response and other environmental concerns.

(c) To recognize the need for diverse marine transportation facilities located in appropriate areas.

(d) To support the Harbour Authority of Pender Harbour in its jurisdiction of the three public wharves for the benefit of the fishing industry as well as the general public throughout the Plan area.

(e) To explore ways to increase access to the foreshore throughout the Plan area.

(f) To provide better access to docks and enable the docks to be shared, which will enable the harbour areas to be more attractive for marine tourism and business.

(g) To work with stakeholders from all levels of government, as well as the community to develop an integrated harbour use action and management plan, which will create a needs assessment for harbour and marine uses within the Plan area.

3.4.2 Policies

(a) Map 3 highlights the existing public wharves and the Earl's Cove ferry terminal. These facilities shall continue to be utilized for this purpose, with upgrading or expansion being undertaken as required.

(b) Marine transport safety is encouraged through recognition of Department of Transport and Canadian Coast Guard regulations and co-operation and collaboration with these and other senior government agencies and the local Royal Canadian Marine Search and Rescue.

(c) Provincial leases for existing government wharves and other public facilities should be for the benefit of both the commercial marine industry and the general public.

(d) Harbour areas shall continue to be used by the local pleasure craft, commercial and tourist commercial industry as well as other resource-based industries.

(e) Parking shall be provided by marina facilities to provide pick up and drop off areas for passengers and supplies.

(f) Derelict vessels shall not be left anywhere within the Plan area and the SCRD shall work with senior levels of government to come to a resolution on this issue.

(g) Sewage discharge into local waters from live-aboard vessels shall not be permitted.

(h) Vessels and boats shall not be moored in the harbour areas for the purpose of advertising billboards and signs.

(i) The Harbour Authority of Pender Harbour should be granted the authority to manage mooring buoys.

(j) Additional marine service facilities, public docks and boat ramps are supported, subject to being located and constructed in a manner that reduces conflict with surrounding properties and reduces the impact on the foreshore environment.

(k) An integrated harbour use action and management plan shall be considered the entire Plan area, with a focus on the harbour areas, such as Pender Harbour, Earl's Cove and Egmont.

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

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

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

3.5 Service Utilities

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

3.5.1 Objectives

(a) To recognize existing public utilities.

(b) To maintain the environmental qualities and aesthetics by utilizing common utility corridors.

(c) To promote efficient energy supplies to facilitate cost effective residential, commercial and industrial development.

(d) To support the expansion of natural gas into the Plan area.

(e) To support the expansion of high speed internet and mobile phone service and other technological improvements.

(f) To support the development of renewable and small scale green energy production.

3.5.2 Policies

(a) Utilities such as the major BC Hydro power transmission line, cellular transmission towers, natural gas line, public water supply lines and water storage facilities will be permitted throughout the Plan area subject to impact assessment requirements and consultation with the community.

(b) Service providers, such as BC Hydro are strongly encouraged to share vegetation and pest management plans prior to implementation.

(c) Utilities be it private or public shall be strongly encouraged to share in the use of transmission corridors in an effort to reduce costly duplication of poles, roadside hazards, and visual clutter.

(d) SCRD shall engage the public as new policies and bylaws pertaining to local energy production are established.

3.6 Water Service

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

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

3.6.1 Objectives

(a) To identify and protect surface and ground water supply sources from contamination and diversion.

(b) To supply sufficient quality and quantity of water for domestic consumption and fire protection purposes in areas serviced by a Regional District water system that are guided by water supply master plans.

(c) To support future integration of water systems in the Plan area.

3.6.2 Policies

(a) Develop and maintain reservoirs and storage, water supply mains and other facilities required to provide clean and sufficient water to the water service areas.

(b) A comprehensive water supply and management strategy shall be updated for the Plan area that identifies potential community ground and surface water supply sources to serve existing residents and future growth and identify any expansion and system connection opportunities.

(c) A water supply and management system shall be practical, cost effective and supported by the community.

(d) The lakes within the Egmont and Pender Harbour area shall be viewed as a system, which can feed one another and provide flexibility in the supply side.

(e) Demand reduction is a priority for new and existing developments.

(f) Protection of water supply is a priority for the community and the SCRD.

(g) If an expansion of a water system is required to serve a development, this expansion must be conducted by the developer with approval from both Vancouver Coastal Health and SCRD.

3.7 Liquid Waste Management

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

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

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

3.7.1 Objectives

(a) As a priority to develop and adopt a liquid waste management strategy for the Plan area.

(b) To support proven and reliable new technologies for individual on-site sewage disposal for both new installations and for replacement systems.

(c) To design and maintain common sewage disposal systems to the standards for community sewage disposal systems as established by the SCRD Bylaw in a way that reinforces the desired settlement pattern, provides cost efficiency, and protects the health of the community.

3.7.2 Policies

(a) On-site sewage treatment systems shall continue to be the preferred method of effluent disposal in the Plan area and be subject to the requirements of the appropriate governing authority be it Vancouver Coastal Health or Ministry of Environment along with the SCRD.

(b) A liquid waste management study will identify where any future community sewer systems could be developed, and to confirm areas to be serviced by on-site septic systems. Attention is to be given to the provision of community sewer to serve the community commercial centres and higher density neighbourhoods.

(c) Vancouver Coastal Health through the Municipal Sewage Regulation is responsible to establish, maintain, and enforce a health-related non-pollution standard for septic effluent disposal on land based sewerage systems. The Ministry of Environment through the Municipal Wastewater Regulation is responsible to establish, maintain, and enforce a health-related and non-pollution standard for effluent from larger sewerage systems that treat waste water and eventually discharge to land, water bodies or ocean.

(d) Residents are encouraged to consider proven and reliable alternate sewage disposal systems for single parcels as either replacement systems or for properties with limited soil for conventional systems. Such alternate systems must be designed and installed by authorized persons as required by the Municipal Sewerage Regulation.

(e) Community sewage treatment systems shall be constructed to SCRD subdivision servicing bylaw standards and maintained by either the SCRD or a strata corporation, with a vision of integration with an overall community system developed in compliance with a liquid waste management strategy.

(f) Support for sewage ocean outfalls will only be considered where a minimum of high level secondary treatment/tertiary treatment, pursuant to SCRD subdivision servicing bylaw standards is proposed to serve existing developments with an understanding that any approved facility be integrated into a future community sewer system recommended by an SCRD Liquid Management strategy.

(g) Sewage discharge into local waters from live-aboard vessels shall not be permitted.

3.8 Solid Waste

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

3.8.1 Objectives

(a) To provide for the disposal of solid waste at the transfer station.

(b) To encourage and facilitate waste reduction activities including source reduction, reuse and repair of items, and recycling of materials within the Plan area.

(c) To encourage safe and responsible backyard composting within the Plan area that will minimize conflict with wildlife.

(d) To support a commercial composting operation.

3.8.2 Policies

(a) The Pender Harbour transfer station will continue to be the major disposal site for refuse from the Plan area as shown on Map 1.

(b) Residents and commercial enterprises are encouraged to reduce the amount of waste they generate through waste reduction activities including source reduction, reuse and repair of items, and recycling of materials in order to meet the SCRD waste reduction and diversion target, as noted in the Solid Waste Management Plan.

(c) Residents/property owners are encouraged, where safe, to undertake residential backyard composting of yard, garden, and food waste in order to meet the SCRD waste reduction and diversion target, as noted in the Solid Waste Management Plan.

(d) To reduce the impact of illegal dumping the SCRD shall investigate options for local collection of invasive plants and other similar hard to dispose of products.

3.9 Stormwater Management

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

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

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

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

3.9.1 Objectives

(a) To maintain the existing natural flow characteristics of watersheds within the Plan area by taking into account the cumulative impacts of development within the watershed areas.

(b) To minimize the negative effects of stormwater runoff on streams and other watercourses and properties located below new developments.

(c) To limit the percentage of total impervious area surfaces on properties.

(d) To minimize the impact of stormwater and drainage at the subdivision and development stage.

3.9.2 Policies

(a) Amend current zoning bylaws to include provisions limiting the percentage of impervious paving and building areas on a development to encourage on-site retention and to reduce surface runoff.

(b) Through development approval consideration, require stormwater treatment and management strategies that prevent hydro-carbon run-off into nearby waterbodies.

(c) Establish a protocol with the Ministry of Transportation and Infrastructure regarding requirements for site specific drainage plans to minimize the impact of stormwater at the time of subdivision both on the site and on properties downstream.

(d) Amend the Subdivision Servicing Bylaw to ensure that developments requiring building permit or subdivision applications meet on-site and off-site stormwater management criteria. The criteria shall support the above stormwater objectives and address the following types of development:

   i. a dwelling unit, duplex, multi-family unit development, expansion or development of a mobile home park;

   ii. auxiliary buildings with a floor area exceeding 200 square metres;

   iii. a commercial, industrial or institutional building; and

   iv. Subdivisions that would result in a net increase in three or more parcels for any type of land use.

(e) At the time of rezoning and other discretionary development applications, the retention of native trees and vegetation may be required to reduce the effect of rainfall on stormwater flows.

(f) Where retention of native vegetation is not possible, re-vegetation using the Naturescape B.C. guidelines shall be undertaken to reduce the effect of rainfall on stormwater flows.

(g) Stormwater planning shall take into account the full spectrum of rainfall events to maintain or replicate natural systems to the greatest possible extent.

(h) Stormwater infrastructure shall relate to the size of the development and its potential impact on the area.

(i) Stormwater infrastructure shall be planned and implemented in a way that does not negatively impact adjacent properties.

(j) Development shall not result in the pollution of surface or groundwater supplies. Particular care shall be taken to ensure that there are no detrimental impacts to agricultural land, water wells or streams due to water pollution.

3.10 Development Permit Areas

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

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

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

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

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

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

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

(a) Subdivision as defined in the *Land Title Act* and *Strata Property Act*;

(b) Building permits; and

(c) Land alteration, which includes, but is not limited to, the removal and deposition of soils and aggregates, paving, removal of trees, and the installation of septic fields.

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

COASTAL ZONE HAZARDS

3.10.1 DEVELOPMENT PERMIT AREA 1A: COASTAL FLOODING

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

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

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

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

COMPONENT	NOTE
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).

3.10.2 DEVELOPMENT PERMIT AREA 1B: COASTAL SLOPES

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

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

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

A report within DPA 1B shall include the following:

(a) Slope profiles with documentation of the limits of slope instability. Consideration shall be given to the limits and types of instability and changes in stability that may be induced by forest clearing. The down-slope impact of land alteration and development shall also be considered. As well, slope stability assessments will consider potential coastal erosion under conditions of future sea level rise;

(b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;

(c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems and footing drains on local slope stability;

(d) A recommendation of required setbacks based on slope height, erosion susceptibility, and stability from the crest of steep slopes, and a demonstration of suitability for the proposed use;

(e) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works; and

(f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation.

CREEK HAZARDS

3.10.3 DEVELOPMENT PERMIT AREA 2A: CREEK CORRIDOR

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

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

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

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

3.10.4 DEVELOPMENT PERMIT AREA 2B: RAVINES

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

A report within DPA 2B shall include the following:

(a) A recommendation of required setbacks from the ravine crests and/or toes of ravine or other steep slopes, and a demonstration of suitability for the proposed use;

(b) A field definition of the required setback from the top of a ravine crest or other steep slope; and

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

3.10.5 DEVELOPMENT PERMIT AREA 2C: FLOODPLAIN

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

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

3.10.6 DEVELOPMENT PERMIT AREA 2D: LOW CHANNEL CONFINEMENT

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

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

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

(a) A review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist;

(b) An analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration including tree removal;

(c) A hydrologic investigation and assessment of flooding and associated creek processes at the time of subdivision or building permit or land alteration application;

(d) A survey of the natural boundary of the creek and degree of confinement (e.g. typical cross-sections) and consideration of upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features; and;

(e) An estimate of the 200-year return period peak flow and corresponding flood elevation.

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

SLOPE HAZARDS

3.10.7 DEVELOPMENT PERMIT AREA 3: OPEN SLOPE FAILURE AND ROCKFALL

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

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

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

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

A report within DPA 3 shall include the following:

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

(b) A detailed stability assessment indicating foreseeable slope failure modes and limiting factors of safety, and stability during seismic events;

(c) An assessment of shallow groundwater conditions and the anticipated effects of septic systems, footing drains, etc. on local slope stability;

(d) A recommendation of required setbacks from the crests and/or toes of steep slopes, and a demonstration of suitability for the proposed use;

(e) A field definition of the required setback from the top of steep slope;

(f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation; and

(g) If required, definition of the site-specific rock fall shadow area, including an indication of the appropriate buffer zone and required protective works.

RIPARIAN PROTECTION

3.10.8 DEVELOPMENT PERMIT AREA 4: RIPARIAN ASSESSMENT AREAS

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

A. Setbacks

i. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the natural boundary to a point that is 30 metres beyond the top of the ravine bank;

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

iii. 30 metres from the natural boundary of a lake.

B. Development Permits

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

i. areas of land, specified in the permit must remain free of development, except in accordance with any conditions contained in the permit;

ii. specified natural features or areas be preserved, protected, restored or enhanced in accordance with the permit;

iii. required works be constructed to preserve, protect, restore or enhance watercourses or other specified natural features of the environment;

iv. protection measures be followed, including retaining or planting vegetation to preserve, protect, restore or enhance fish habitat or riparian areas, or to control drainage or erosion or to protect banks; and

v. a reference plan be prepared by a BC Land Surveyor, in conjunction with a subdivision plan to delineate the identified SPEA.

3.10.9 DEVELOPMENT PERMIT EXEMPTIONS

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

(a) Sundeck additions or other projecting features of non-habitable portions of a building within Development Permit Area 1A (Coastal Flooding).

(b) For “Low Importance” structures or buildings that represent a low direct or indirect hazard to human life in the event of failure, including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences.

(c) The proposed construction involves a structural change, addition, or renovation to existing conforming or lawfully non-conforming buildings or structures, provided that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land;

(d) The planting of native trees, shrubs, or groundcovers for the purpose of enhancing the habitat values and/or soil stability within the development permit area;

(e) A subdivision or rezoning application, where an existing or proposed covenant with reference plan based on a qualified professional’s review of the subject development permit area, is registered on title or its registration secured by a solicitor’s undertaking;

(f) Construction commencing on a property within two years of a development permit or covenant, as described above, has been issued.

(g) Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property provided they are undertaken in accordance with the provincial *Water Act*, *Wildlife Act*, and the *Federal Fisheries Act*, and are reported to the Regional District;

(h) The lands are subject to the *Forest Act* or *Private Managed Forest Land Act*; and

The removal of up to 2 trees over 20 centimetres, measured at 1.5 metres in height, or 10 square metres of vegetated area per calendar year per lot, provided there is replanting of 4 trees, or re-vegetation of the same amount of clearing.

Part Four: Regional Planning

4.1 Regional Planning Context

When considering land use and community development within an OCP there are other plans, both from within SCRD and external that form a part of the bigger planning picture. In relation to this OCP plans that form a piece of the regional planning context are the shíshálh Nation Strategic Land Use Plan, We Envision: Regional Sustainability Plan and Climate Action Plan.

Each of these documents is referenced to demonstrate the inter-connectivity of land use and community development as well as legislative compliance. Reference is made to these external plans, as written at the time of OCP adoption with acknowledgement that each can be updated or replaced without further amendment to the OCP.

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

The following policies demonstrate the relationship between the OCP and the source document.

4.1.1 Policies

(a) The SCRD has a close working relationship with the *shíshálh* Nation who are represented on the SCRD Board by a member of the *shíshálh* Nation Council. SCRD endeavours to ensure that land development is consistent with the *Heritage Conservation Act* and respects the Heritage Protocol Agreement with shíshálh Nation.

The shíshálh Nation Land Use Plan is utilized when reviewing development applications on both public and private lands. SCRD recognizes that lands within the Plan area are located within the territory of the *shíshálh* Nation.

Further information can be found at https://shishalh.com/

(b) We Envision: Regional Sustainability Plan is the Sunshine Coast's long range sustainable direction vision, action and policy document. The plan outlines a set of core values for a sustainable region and thirteen interrelated strategic directions to align toward a sustainable future.

When examining land development applications and major policy projects, SCRD views proposals through the lens of the We Envision strategic directions and sustainable land use principles.

Further information can be found at http://www.scrd.ca/Regional-Sustainability-Plan

(c) Community Energy and Emissions Plan was created to examine the source of greenhouse gas emissions on the Sunshine Coast. Within this plan a goal has been set to reduce greenhouse gas emissions to 32% below 2007 levels by 2030 and 39% by 2050. These reductions can be achieved within a number of areas across the Sunshine Coast through strategic planning and management of land use.

Further information can be found at http://www.scrd.ca/Climate--Energy

Part Five: Map Schedules, Glossary and Conversion Scale

MAP SCHEDULES:

Map 1: Land Use Designations

Map 2: Development Permit Areas

Map 3: Transportation Systems

GLOSSARY:

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

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

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

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

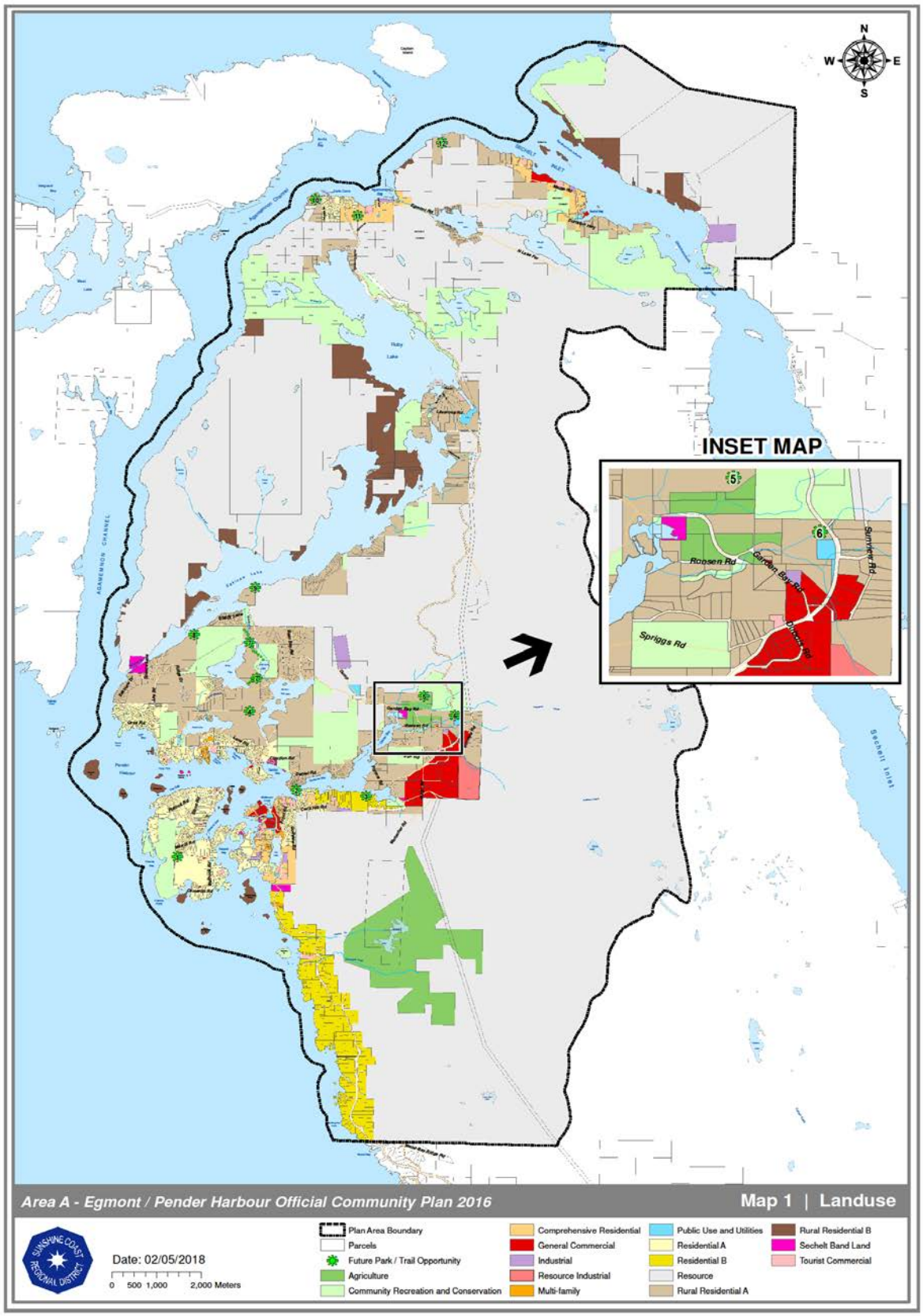
Cluster Housing – a group of building or parcels which are clustered in proximity to save on development costs and preserve land for greenspace and environmental benefit.

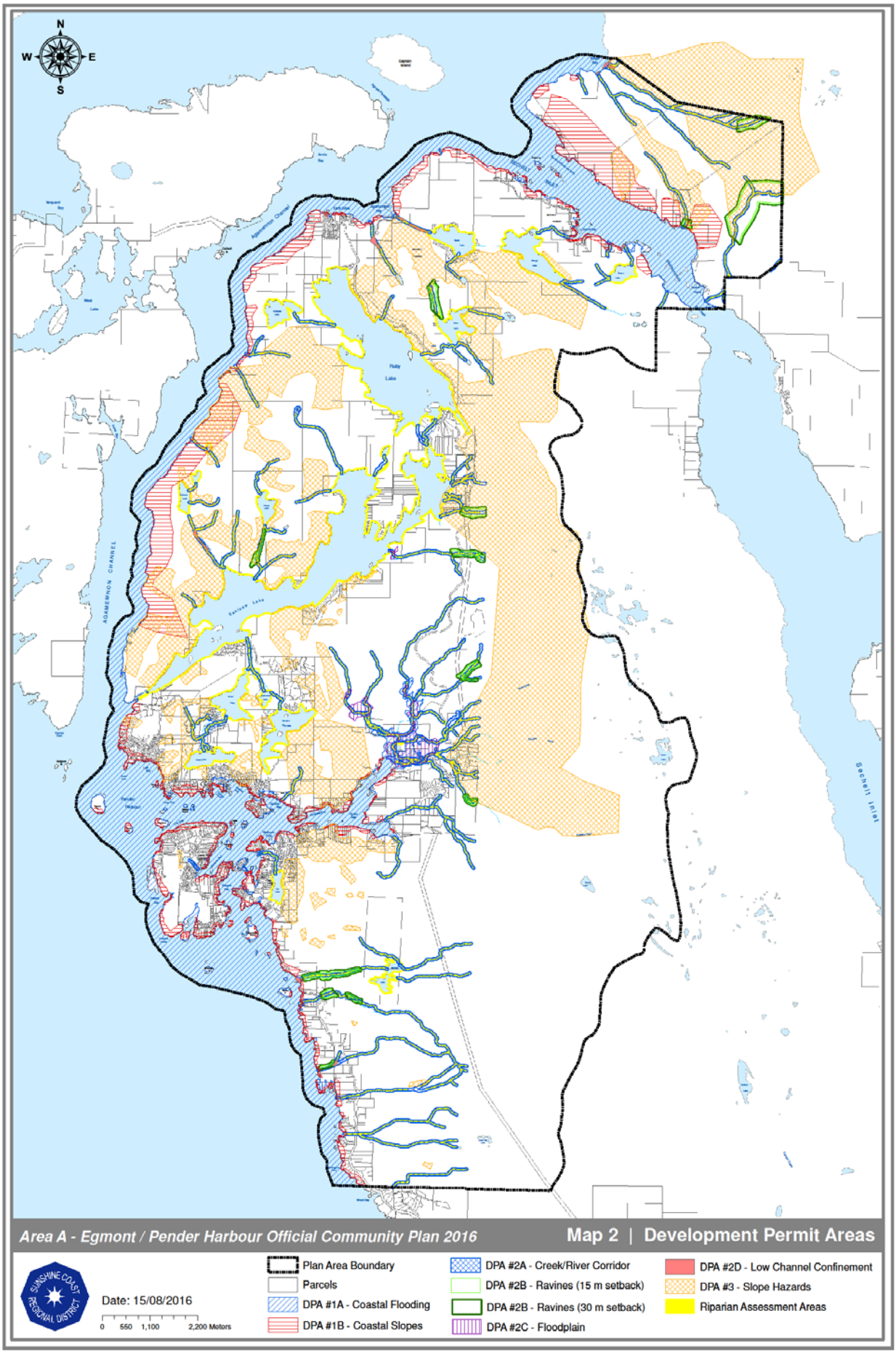
Development Permit Area – An area of land that has been identified as being potentially hazardous or environmentally sensitive. Advice from a qualified geotechnical engineer and/or qualified environmental professional is required to receive a development permit. Development permits may be required prior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

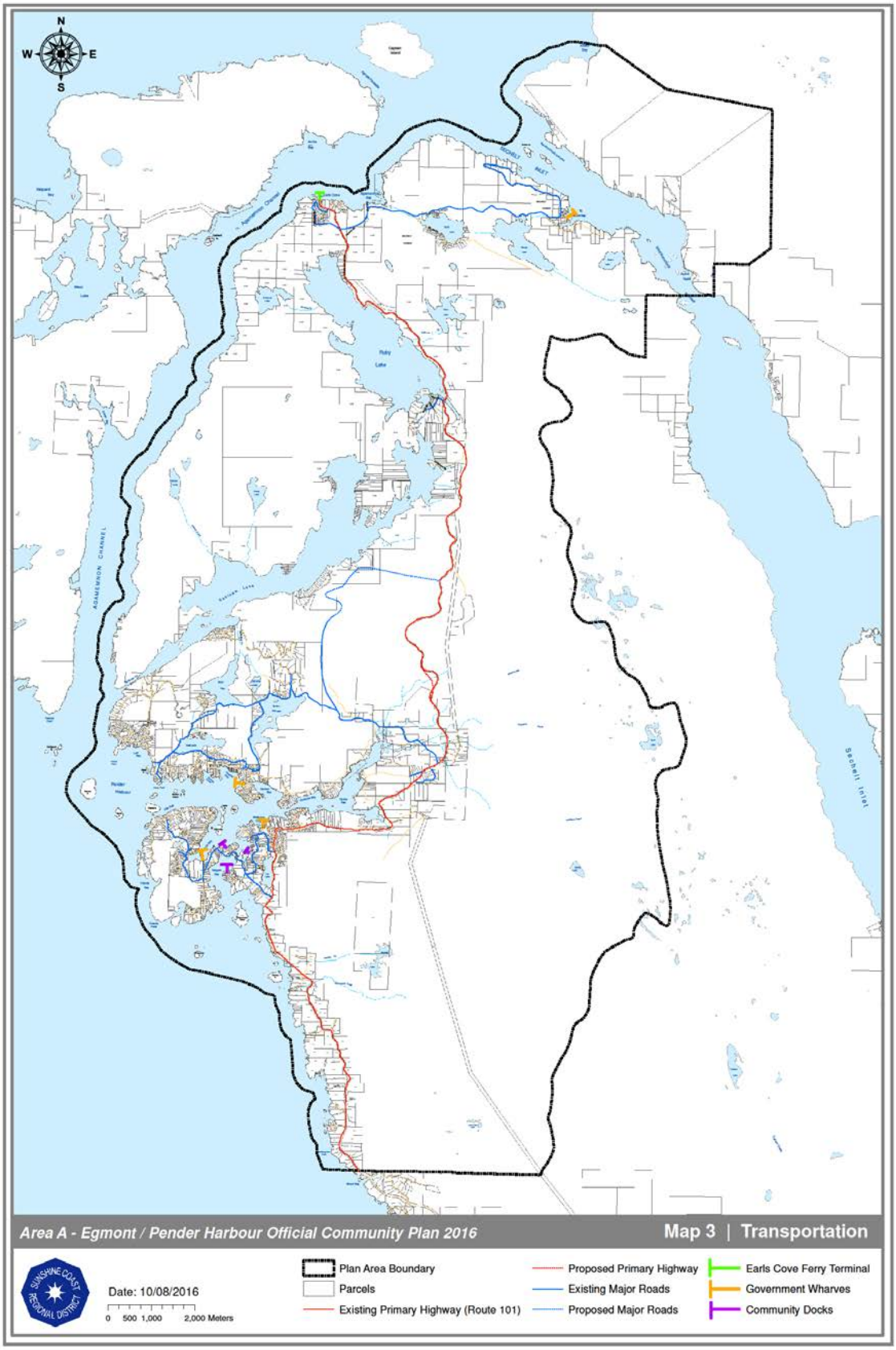
Setback – A specific minimum distance to a property line or body of water as described in the zoning bylaw.

METRIC IMPERIAL CONVERSION CHART

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


N
W
E
S
INSET MAP
5
6
Roosen Rd
Garden Bay Rd
Sunview Rd
Driftwood
Spriggs Rd
Area A - Egmont / Pender Harbour Official Community Plan 2016
Map 1 | Landuse
SUNSHINE COAST REGIONAL DISTRICT
Date: 02/05/2018
0 500 1,000 2,000 Meters
Plan Area Boundary
Parcels
Future Park / Trail Opportunity
Agriculture
Community Recreation and Conservation
Comprehensive Residential
General Commercial
Industrial
Resource Industrial
Multi-family
Public Use and Utilities
Residential A
Residential B
Resource
Rural Residential A
Rural Residential B
Sechelt Band Land
Tourist Commercial


N
W
E
S
Agamemnon Channel
Agamemnon Channel
Ruby Lake
Sakinaw Lake
Secret Inlet
Area A - Egmont / Pender Harbour Official Community Plan 2016
Map 2 | Development Permit Areas
SUNSHINE COAST REGIONAL DISTRICT
Date: 15/08/2016
0 550 1,100 2,200 Meters
Plan Area Boundary
Parcels
DPA #1A - Coastal Flooding
DPA #1B - Coastal Slopes
DPA #2A - Creek/River Corridor
DPA #2B - Ravines (15 m setback)
DPA #2B - Ravines (30 m setback)
DPA #2C - Floodplain
DPA #2D - Low Channel Confinement
DPA #3 - Slope Hazards
Riparian Assessment Areas


N
W
E
S
Area A - Egmont / Pender Harbour Official Community Plan 2016
Map 3 | Transportation
Date: 10/08/2016
0 500 1,000 2,000 Meters
Plan Area Boundary
Parcels
Existing Primary Highway (Route 101)
Proposed Primary Highway
Existing Major Roads
Proposed Major Roads
Earls Cove Ferry Terminal
Government Wharves
Community Docks