



SUNSHINE COAST REGIONAL DISTRICT



REGULAR BOARD MEETING TO BE HELD
IN THE BOARDROOM OF THE SUNSHINE COAST
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

THURSDAY JULY 25, 2013

AGENDA

CALL TO ORDER 7:30 p.m.

AGENDA

1. Adoption of agenda

MINUTES

2. Regular Board meeting minutes of July 11, 2013

Annex A
Pages 1-17

BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

PETITIONS AND DELEGATIONS

COMMUNICATIONS

3. The Honourable Coralee Oakes, Minister of Community, Sport, and Cultural Development
Regarding Requesting a Meeting with the Minister of Community, Sport and Cultural Development at the 2013 UBCM Convention

Annex B
pp 18-19

REPORTS

4. Directors' Reports
5. Community Services Committee recommendation Nos. 1-15 of July 11, 2013 (*Nos. 2 and 4 previously adopted*)
6. Planning and Development Committee recommendation Nos. 1-24 of July 18, 2013
7. Corporate and Administrative Services Committee recommendations of July 25, 2013 (*to come forward as required*)

Verbal

Annex C
pp 20-25

Annex D
pp 26-35

Annex E
Late Item

MOTIONS

BYLAWS

8. "Pender Harbour Aquatic and Fitness Centre Fees and Charges Amendment Bylaw No. 630.2, 2013" Annex F
pp 36-39
 - ***first, second, third and adoption***
(Voting – All Directors – 1 vote each)

9. "Dakota Ridge Fees and Charges Amendment Bylaw No. 616.2. 2013" Annex G
pp 40-41
 - ***first, second, third and adoption***
(Voting - Participants – weighted vote: A-2, B-2, D-2, E-2, F-2, Gibsons-3, Sechelt-5, SIGD-1)

10. "Halfmoon Bay Official Community Plan Bylaw No. 675, 2013" Annex H
pp 42-120
 - ***first reading***
(Voting – Electoral Area Directors – 1 vote each)

11. "Sunshine Coast Regional District Civic Addressing Regulations and Fees Bylaw No. 673, 2013" Annex I
pp 121-126
 - ***first, second, third and adoption***
(Voting - Participants – weighted vote: A-2, B-2, D-2, E-2, F-2, Gibsons-3, Sechelt-5, SIGD-1)

12. "Sunshine Coast Regional District Municipal Ticket Information System Amendment Bylaw No. 558.4, 2013" Annex J
pp 127-132
 - ***first, second, third and adoption***
(Voting - Participants – weighted vote: A-2, B-2, D-2, E-2, F-2, Gibsons-3, Sechelt-5, SIGD-1)

13. "Elphinstone Official Community Plan Amendment Bylaw No. 600.2, 2011" Annex K
pp 133-134
 - ***second reading***
 - ***To be considered in conjunction with the Sunshine Coast Regional District Financial Plan and Waste Management Plan***
(Voting – Electoral Area Directors – 1 vote each)

14. "Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.138, 2011" Annex L
pp 135-137
 - ***second reading***
 - ***THAT a public hearing concerning Bylaw Nos. 600.2 and 310.138 be scheduled to be held on Wednesday, September 11, 2013 at 7:00 pm at Frank West Hall, located at 1224 Chaster Road in Elphinstone;***
 - ***AND THAT the Board delegate a Chair and Alternate Chair to conduct the public hearing.***
(Voting – Electoral Area Directors – 1 Vote Each)

15. "Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.145, 2013" Annex M
pp 138-139
- **second reading**
 - **THAT a public hearing concerning Bylaw No. 310.145 be scheduled for Tuesday, September 24, 2013 at 7:00 p.m., at the Roberts Creek Hall located at 1309 Roberts Creek Road, Roberts Creek, BC;**
 - **AND THAT the Board delegate a Chair and Alternate Chair to conduct the public hearing.**
- (Voting – Electoral Area Directors – 1 Vote Each)**
16. "Roberts Creek Official Community Plan Amendment Bylaw No. 641.1, 2013" Annex N
pp 140-141
- **To be considered pursuant to Section 882 of the Local Government Act concerning its potential impact on the Sunshine Coast Regional District Financial Plan and Waste Management Plan**
- (Voting – Electoral Area Directors – 1 Vote Each)**
17. "Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.127, 2011" Annex O
pp 142-143
- **THAT a public hearing concerning Bylaw Nos. 641.1 and 310.127 be scheduled for Tuesday, September 10th, 2013 at 7:00 p.m., at the Roberts Creek Community Hall located at 1309 Roberts Creek Road, Roberts Creek, BC;**
 - **AND THAT the Board delegate a Chair and Alternate Chair to conduct the public hearing.**
- (Voting - Electoral Area Directors – 1 Vote Each)**

NEW BUSINESS

IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90(1) (a) (e) (g) (i) and (k) of the *Community Charter* "personal information about an identifiable individual who holds or is being considered for a position...", "the acquisition, disposition, or expropriation of land or improvements...", "litigation or potential litigation affecting the municipality", "the receipt of advice that is subject to solicitor-client privilege...", and "negotiations and related discussions respecting the proposed provision of a municipal service...".

ADJOURNMENT



SUNSHINE COAST REGIONAL DISTRICT

July 11, 2013

MINUTES OF THE MEETING OF THE BOARD OF THE SUNSHINE COAST REGIONAL DISTRICT HELD IN THE BOARDROOM AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	G. Nohr
	Directors	D. Shugar L. Turnbull L. Lewis F. Mauro G. Tretick D. Siegers
ALSO PRESENT:	Manager, Legislative Services	A. Legault
	GM, Planning and Development	S. Olmstead
	GM, Community Services	P. Fenwick
	GM, Infrastructure Services	B. Shoji
	Deputy Corp. Officer/Recorder	S. Reid
	Media	0
	Public	0

CALL TO ORDER 7:30 p.m.

AGENDA It was moved and seconded

305/13 THAT the agenda for the meeting be adopted as presented.

CARRIED

MINUTES

Minutes **It was moved and seconded**

306/13 THAT the Regular Board meeting minutes of June 27, 2013 be adopted as presented.

CARRIED

Invasive Plants

It was moved and seconded

307/13

THAT the staff report requested at the July 11 Community Services Committee meeting on the Green Waste Service Area also identify potential benefits of disposing of invasive species through a Green Waste program and include options identifying how a Green Waste program might assist with the disposal of invasive plants, particularly in the more remote areas.

CARRIED

Howe Sound

It was moved and seconded

308/13

THAT a letter be sent to M.P., John Weston, thanking him for his interest in Howe Sound and noting the SCRCD’s interest in being a participant in a planning process in Howe Sound should federal funding become available.

CARRIED

REPORTS

Director’s Reports

Directors provided a verbal report of their activities.

Corporate

It was moved and seconded

309/13

THAT Corporate and Administrative Services Committee recommendation Nos. 1-3, 5-8, 10-14, 16, and 18-21 of June 27, 2013 be received, adopted and acted upon as amended, as follows:

Recommendation No. 1 *Gibsons Community Shuttle Service*

THAT the correspondence from the Gibsons and District Chamber of Commerce regarding “Gibsons Community Shuttle Service” be received;

AND THAT the Gibsons and District Chamber of Commerce project “Gibsons Community Shuttle Service” \$3000 be funded from Economic Development functions Area E & F, and apportioned on an assessed value basis as follows:

- Area E 01-2-534-214 - \$831;
- Area F 01-2-535-214 - \$2,169.

309/13 cont.

Recommendation No. 2 *Area “A” Water Master Plan Allocation*

THAT staff report to the October 2013 Infrastructure Services Committee meeting explaining the feasibility funding allocation for the Area “A” Water Master Plan development and provide an outline of future cost distribution for plan implementation.

Recommendation No. 3 *Draft Strategic Plan 2013-2014*

THAT the Chief Administrative Officer’s report titled “Draft Strategic Plan 2013-2014” be received;

AND THAT Strategic Plan 2013-2014 be adopted;

AND FURTHER THAT the Strategic Plan 2013-2014 be distributed to:

- SCRD Website;
- Member Municipal Councils and Staff;
- SCRD Staff;
- Press Release.

Recommendation No. 5 *2012 Annual Report*

THAT the Treasurer’s report titled “2012 SCRD Annual Report” be received.

Recommendation No. 6 *Draft Citizen Engagement Framework*

THAT the General Manager, Planning and Development Services’ report titled “Draft SCRD Citizen Engagement Framework” be received;

AND THAT the Citizen Engagement Framework be adopted as amended as follows:

- Delete Component #7 – which is identical to Component #4 and renumber subsequent Components;
- Component 4 #1 – “pursue citizen engagement with a spirit that recognizes its value” delete “it adds to projects”;
- Component 6 – First Nations Engagement – *include reference to Squamish Nation*;
- Component 6 – delete “recognize the First Nations and the SCRD are neighbours so it makes sense” so statement reads “It is important to work with First Nations in a meaningful way to seek their input...”.
- Spectrum of Citizen Engagement - “Promise to Public” replace with “Associated Commitment to the Public”;

309/13 cont.

AND FURTHER THAT staff refine the Spectrum of Citizen Engagement to use “plain” language and provide understandable explanations for use in the next step - toolkits for the public and citizen advisory groups.

Recommendation No. 7 *Regional Economic Development – Island Coastal Economic Trust (ICET) Funding*

THAT the General Manager Planning and Development’s report titled “Regional Economic Development – Island Coastal Economic Trust (ICET) Funding” be received;

AND THAT the Sunshine Coast Regional District (SCRD) portion (up to \$7,500) of the funding for the Regional Economic Development initiative be charged to Regional Planning [500];

AND FURTHER THAT ICET be advised of SCR D confirmation of its share of the funding associated with the Economic Development Readiness Program grant.

Recommendation No. 8 *Community to Community Forum Next Steps*

THAT the Senior Planner’s report titled “Community to Community Forum – Next Steps” be received;

AND THAT Sunshine Coast Regional District (SCRD) staff work with staff from the First Nations, the Town of Gibsons and District of Sechelt to establish dates in 2014 for at least two fora between the elected representatives of the SCR D (including Town of Gibsons and District of Sechelt), the *Skwxwú7mesh Nation* and the *shíshálh Nation*;

AND THAT when completed, a copy of the SCR D and *shíshálh Nation* engagement process be forwarded to the *Skwxwú7mesh Nation* and the municipalities for consideration as to whether it can be the basis for similar agreements between the Coast’s local governments and the First Nations;

AND THAT a copy of the current protocol agreement between the SCR D and *shíshálh Nation* be forwarded to the *Skwxwú7mesh Nation*;

AND THAT the SCR D Chair contact the *Skwxwú7mesh Nation* seeking to initiate staff level discussions to draft a protocol agreement for consideration at a future forum;

AND THAT staff continue to source grant options for community forums;

309/13 cont.

AND FURTHER THAT SCR D staff bring forward a budget proposal for the 2014 budget to allocate funds for holding the meeting.

Recommendation No. 10 *Roberts Creek Community Garden Proposal*

THAT the Parks Services Manager's report titled "Roberts Creek Community Garden Proposal" be received;

AND THAT the Roberts Creek Community Garden proposal be forwarded to School District 46's (SD46) Nick Westwick, along with the maps and the letters of support with a request to develop a two year lease agreement between the SD46 and the SCR D;

AND THAT the seed money to start this project be funded through Area D Grant-in-Aid 01-2-127-212 in the amount of \$6,000;

AND THAT staff support provided to assist with the start-up of this project be allocated to the School Facilities - Joint Use [630];

AND FURTHER THAT staff develop a stewardship agreement with the Roberts Creek Community School.

Recommendation No. 11 *Municipal Insurance Association of BC (MIABC) – Offer for Additional Services*

THAT the Purchasing Officer and Risk Manager's report titled "MIABC – Offer for Additional Services" be received;

AND THAT staff be directed to participate in the Municipal Insurance Association of BC (MIABC) Survey choosing insurance services currently required by the Sunshine Coast Regional District (SCR D);

AND FURTHER THAT staff report back when additional information from MIABC becomes available.

Recommendation No. 12 *Service Equity Review – Joint Use [630]*

THAT in the next Service Equity Review reporting for School Facilities - Joint Use [630] detailed funding allocations *for the construction of* Pender Harbour and Roberts Creek Community Use Facilities be added.

Recommendation No. 13 *Internal Service Equity Review – Annual Update*

THAT the Treasurer's and Accounting Technician's report titled "Internal Service Equity Review – Annual Update" be received;

309/13 cont.

AND THAT revenue and cost allocations by area, showing detailed funding sources for specific projects be implemented on a go forward basis, starting with the 2013 fiscal year.

Recommendation No. 14 *Establishment of Statutory Operating Reserve Funds*

THAT the Accounting Technician's report titled "Establishment of Statutory Operating Reserve Funds" be received;

AND THAT bylaws to establish statutory operating reserves for the funds identified as follows be brought forward to the Board for adoption:

- Bylaw Enforcement [200] Operating Reserve Fund;
- Gibsons and District Fire Protection [210] Operating Reserve Fund;
- Roberts Creek Fire Protection [212] Operating Reserve Fund;
- Animal Control [290] Operating Reserve Fund;
- Regional Planning [500] Operating Reserve Fund;
- Community Recreation Facilities [615] Operating Reserve Fund; and
- Bicycle and Walking Paths [665] Operating Reserve Fund.

Recommendation No. 16 *Contracts Between \$20,000 and \$100,000*

THAT the Purchasing Officer and Risk Manager's report titled "Contracts between \$20,000 and \$100,000 – to June 3, 2013" be received.

Recommendation No. 18 *2013 Bursaries and Rural Areas' Grant-in-Aid*

THAT the Administrative Assistant, Corporate Services' report titled "2013 Bursaries and Rural Areas' Grant-in-Aid" be received.

Recommendation No. 19 *Code of Conduct Policy Workshop*

THAT staff coordinate the planning of a second Code of Conduct Policy workshop for Directors in October 2013.

Recommendation No. 20 *Planned Performance Audits*

THAT the correspondence from the Auditor General for Local Governments regarding "Planned Performance Audits" be received.

309/13 cont. **Recommendation No. 21** *2013 Union of British Columbia Municipalities (UBCM) Convention*

THAT the correspondence from the Union of British Columbia Municipalities (UBCM) regarding 2013 Convention Invitation” be received.

CARRIED

Gibsons Tennis Court **It was moved and seconded**

310/13 THAT the Town of Gibsons be requested to forward their plans for the next phase of the Parkland Tennis Court project with cost estimates and the dollar amount being requested.

CARRIED

Infrastructure **It was moved and seconded**

311/13 THAT Infrastructure Services Committee recommendation Nos. 1-8 of July 4, 2013 be received, adopted and acted upon as amended, as follows:

Recommendation No. 1 *Green Waste Program Funding*

THAT the Acting Manager of Sustainable Services’ report entitled “Options for Shifting Green Waste Program Costs to Taxation Funding” be received;

AND THAT the Acting Manager of Sustainable Services’ report entitled “Options for Shifting Green Waste Program Costs to Taxation Funding” be referred to the July 11th Community Services Committee meeting with all previous reports on the subject attached;

AND THAT the cost of service to the Area F Islands for Islands Cleanup, garbage collection services at mainland docks, and how much the islands are already contributing in function 350, be included in the report;

AND FURTHER THAT the report lists what options are available if an Alternative Approval Process (AAP) to create a new taxing function for green waste fails.

Recommendation No. 2 *Street Lighting Policy*

THAT the Manager of Transportation and Facilities’ report entitled “Street Lighting Policy Revisions” be received;

AND THAT the revised Street Lighting Policy be adopted as presented.

311/13 cont.

Recommendation No. 3 *Transit Fare Vendor Commissions*

THAT the Manager of Transportation and Facilities’ report entitled “Transit Fare Vendor Commissions” be received;

AND THAT the calculation of fare vendor commissions be calculated as 4.0% of sales value.

Recommendation No. 4 *Comprehensive Regional Water Plan*

THAT the GM, Infrastructure Services’ report entitled “Comprehensive Regional Water Plan – Intensive Demand Management” be received;

AND THAT this report be brought back to the July 25th Corporate & Administrative Services with more details on the Intensive Demand Management program.

Recommendation No. 5 *Monthly Report*

THAT the Section Secretary’s report entitled “Monthly Report for June 2013” be received;

AND THAT staff provide a draft copy of the Ports business plan update to the September 5th ISC meeting for feedback prior to being brought to the Public Wharves Advisory Committee.

Recommendation No. 6 *Public Wharves Advisory Committee*

THAT the Public Wharves Advisory Committee (PWAC) meeting minutes of June 3, 2013 be received;

AND THAT the following recommendation be deferred to a future ISC meeting:

Recommendation No. 1 *Shelter at Keats Landing*

THAT the shelter at Keats Landing be removed by SCRD staff.

AND THAT the recommendations contained therein be acted upon as follows:

Recommendation No. 2 *PWAC Meeting Date*

THAT the date of the next Public Wharves Advisory Committee Meeting be amended to September 23, 2013.

311/13 cont.

Recommendation No. 7 *Transportation Advisory Committee*

THAT the Transportation Advisory Committee (TAC) meeting minutes of June 24, 2013 be received;

AND THAT the recommendations contained therein be acted upon as follows:

Recommendation No. 5 *MoTI- Maintenance Contract with Capilano Highways Services*

THAT a meeting be organized with the Minister of Transportation and Infrastructure at UBCM to discuss the maintenance contract with Capilano Highways Services;

AND THAT a representative from TraC be invited to attend the meeting;

AND FURTHER THAT in preparation for the meeting, staff contact Capilano Highways, MoTI and TraC for input to briefing notes.

Recommendation No. 6 *Langdale Ferry Terminal Expansion Plan - Connect Ferry to Hydro Power Overnight*

THAT BC Ferries be requested to report on the power upgrade and the ability to connect the ferry to BC Hydro power overnight at the September 9, 2013 TAC meeting.

Recommendation No. 7 *Progress Plan Project Being Invited to TAC*

THAT a representative of the Progress Plan Project be added to the TAC committee for a two year term;

AND THAT the Progress Plan representative be requested to report on the results of the survey concerning women's issues at the September 9th TAC meeting;

AND FURTHER THAT staff prepare a report to review the voting, membership, *and Terms of Reference* of the Transportation Advisory Committee.

AND THAT the Ministry of Transportation and Infrastructure be requested to install "No Parking" signs along the bike path on *Port Mellon Highway* from Wharf Road down to the Langdale Ferry Terminal lights;

311/13 cont.

AND FURTHER THAT an emergency resolution be put forward to the September UBCM that requests the provincial government to legislate the ability for rural governments to enforce parking restrictions in rural areas.

Recommendation No. 8 *Synchronicity Festival*

THAT the correspondence dated June 25, 2013 from Deer Crossing The Art Farm, regarding request for beer garden at Synchronicity Festival 2013 be received;

AND THAT the beer garden be allowed on Saturday August 24th & 25th, 2013 in Shirley Macey Park.

CARRIED

Community

It was moved and seconded

312/13

THAT Community Services Committee recommendation Nos. 2 and 4 of July 11, 2013 be received, adopted and acted upon as follows:

Recommendation No. 2 *Cold Weather Shelter*

THAT an appointment be arranged at UBCM with the Minister Responsible for Housing regarding a Cold Weather Shelter for the lower Sunshine Coast;

AND THAT a letter be forwarded to the Minister enclosing the letter from the Sunshine Coast Homelessness Advisory Council, noting the SCR D Board supports establishing a Cold Weather Shelter on the lower Sunshine Coast.

Recommendation No. 4 *Marine Drive Bicycle and Walking Path*

THAT a meeting be arranged with the engineer from Binnie and Associates, Area F Director Turnbull, the Parks Services Manager, and Marine Drive Walkway Committee members regarding issues related to the Marine Drive Bicycle and Walking Path 2013 project;

AND THAT a meeting with appropriate MOTI officials be arranged subsequently, as soon as possible to resolve the issue if needed;

AND THAT a staff report be prepared for information only, and that the report be brought forward as soon as possible after the above meetings have been held.

CARRIED

BYLAWS

Bylaws **It was moved and seconded**

313/13 THAT section 3 in Bylaw numbers 677, 678, 679, 680, 681, 682, and 683 be amended to change “General revenue” to “general revenue”.

CARRIED

Bylaw 677 **It was moved and seconded**

314/13 THAT “Sunshine Coast Regional District Bylaw Enforcement Operating Reserve Fund Establishment Bylaw No. 677, 2013” be read a first time.

CARRIED

Bylaw 677 **It was moved and seconded**

315/13 THAT “Sunshine Coast Regional District Bylaw Enforcement Operating Reserve Fund Establishment Bylaw No. 677, 2013” be read a second time.

CARRIED

Bylaw 677 **It was moved and seconded**

316/13 THAT “Sunshine Coast Regional District Bylaw Enforcement Operating Reserve Fund Establishment Bylaw No. 677, 2013” be read a third time.

CARRIED

Bylaw 677 **It was moved and seconded**

317/13 THAT “Sunshine Coast Regional District Bylaw Enforcement Operating Reserve Fund Establishment Bylaw No. 677, 2013” be adopted.

CARRIED

Bylaw 678 **It was moved and seconded**

318/13 THAT “Gibsons and District Fire Protection Operating Reserve Fund Establishment Bylaw No. 678, 2013” be read a first time.

CARRIED

Bylaw 678 **It was moved and seconded**
319/13 THAT “Gibsons and District Fire Protection Operating Reserve Fund Establishment Bylaw No. 678, 2013” be read a second time.

CARRIED

Bylaw 678 **It was moved and seconded**
320/13 THAT “Gibsons and District Fire Protection Operating Reserve Fund Establishment Bylaw No. 678, 2013” be read a third time.

CARRIED

Bylaw 678 **It was moved and seconded**
321/13 THAT “Gibsons and District Fire Protection Operating Reserve Fund Establishment Bylaw No. 678, 2013” be adopted.

CARRIED

Bylaw 679 **It was moved and seconded**
322/13 THAT “Roberts Creek Fire Protection Operating Reserve Fund Establishment Bylaw No. 679, 2013” be read a first time.

CARRIED

Bylaw 679 **It was moved and seconded**
323/13 THAT “Roberts Creek Fire Protection Operating Reserve Fund Establishment Bylaw No. 679, 2013” be read a second time.

CARRIED

Bylaw 679 **It was moved and seconded**
324/13 THAT “Roberts Creek Fire Protection Operating Reserve Fund Establishment Bylaw No. 679, 2013” be read a third time.

CARRIED

Bylaw 679 **It was moved and seconded**
325/13 THAT “Roberts Creek Fire Protection Operating Reserve Fund Establishment Bylaw No. 679, 2013” be adopted.

CARRIED

Bylaw 680 **It was moved and seconded**

326/13 THAT “Sunshine Coast Regional District Animal Control Operating Reserve Fund Establishment Bylaw No. 680, 2013” be read a first time.

CARRIED

Bylaw 680 **It was moved and seconded**

327/13 THAT “Sunshine Coast Regional District Animal Control Operating Reserve Fund Establishment Bylaw No. 680, 2013” be read a second time.

CARRIED

Bylaw 680 **It was moved and seconded**

328/13 THAT “Sunshine Coast Regional District Animal Control Operating Reserve Fund Establishment Bylaw No. 680, 2013” be read a third time.

CARRIED

Bylaw 680 **It was moved and seconded**

329/13 THAT “Sunshine Coast Regional District Animal Control Operating Reserve Fund Establishment Bylaw No. 680, 2013” be adopted.

CARRIED

Bylaw 681 **It was moved and seconded**

330/13 THAT “Sunshine Coast Regional District Regional Planning Operating Reserve Fund Establishment Bylaw No. 681, 2013” be read a first time.

CARRIED

Bylaw 681 **It was moved and seconded**

331/13 THAT “Sunshine Coast Regional District Regional Planning Operating Reserve Fund Establishment Bylaw No. 681, 2013” be read a second time.

CARRIED

Bylaw 681 **It was moved and seconded**
332/13 THAT “Sunshine Coast Regional District Regional Planning Operating Reserve Fund Establishment Bylaw No. 681, 2013” be read a third time.

CARRIED

Bylaw 681 **It was moved and seconded**
333/13 THAT “Sunshine Coast Regional District Regional Planning Operating Reserve Fund Establishment Bylaw No. 681, 2013” be adopted.

CARRIED

Bylaw 682 **It was moved and seconded**
334/13 THAT “Sunshine Coast Regional District Community Recreation Facilities Operating Reserve Fund Establishment Bylaw No. 682, 2013” be read a first time.

CARRIED

Bylaw 682 **It was moved and seconded**
335/13 THAT “Sunshine Coast Regional District Community Recreation Facilities Operating Reserve Fund Establishment Bylaw No. 682, 2013” be read a second time.

CARRIED

Bylaw 682 **It was moved and seconded**
336/13 THAT “Sunshine Coast Regional District Community Recreation Facilities Operating Reserve Fund Establishment Bylaw No. 682, 2013” be read a third time.

CARRIED

Bylaw 682 **It was moved and seconded**
337/13 THAT “Sunshine Coast Regional District Community Recreation Facilities Operating Reserve Fund Establishment Bylaw No. 682, 2013” be adopted.

CARRIED

Bylaw 683 **It was moved and seconded**

338/13 THAT “Sunshine Coast Regional District Bicycle and Walking Paths Operating Reserve Fund Establishment Bylaw No. 683, 2013” be read a first time.

CARRIED

Bylaw 683 **It was moved and seconded**

339/13 THAT “Sunshine Coast Regional District Bicycle and Walking Paths Operating Reserve Fund Establishment Bylaw No. 683, 2013” be read a second time.

CARRIED

Bylaw 683 **It was moved and seconded**

340/13 THAT “Sunshine Coast Regional District Bicycle and Walking Paths Operating Reserve Fund Establishment Bylaw No. 683, 2013” be read a third time.

CARRIED

Bylaw 683 **It was moved and seconded**

341/13 THAT “Sunshine Coast Regional District Bicycle and Walking Paths Operating Reserve Fund Establishment Bylaw No. 683, 2013” be adopted.

CARRIED

Bylaw 599.6 **It was moved and seconded**

342/13 THAT “Community Recreation Facilities Fees and Charges Amendment Bylaw No. 599.6, 2013” be read a first time.

CARRIED

Bylaw 599.6 **It was moved and seconded**

343/13 THAT “Community Recreation Facilities Fees and Charges Amendment Bylaw No. 599.6, 2013” be read a second time.

CARRIED

Bylaw 599.6 **It was moved and seconded**

344/13 THAT “Community Recreation Facilities Fees and Charges Amendment Bylaw No. 599.6, 2013” be read a third time.

CARRIED

Bylaw 599.6 **It was moved and seconded**

345/13 THAT “Community Recreation Facilities Fees and Charges Amendment Bylaw No. 599.6, 2013” be adopted.

CARRIED

The Board moved In Camera at 8:26 p.m.

IN CAMERA It was moved and seconded

346/13 THAT the public be excluded from attendance at the meeting in accordance with Section 90(1) (a) (g) and (k) of the *Community Charter* “personal information about an identifiable individual who holds or is being considered for a position...”, “litigation or potential litigation affecting the municipality”, and “negotiations and related discussions respecting the proposed provision of a municipal service...”.

CARRIED

The Board moved out of In Camera at 8:36 p.m.

MMBC It was moved and seconded

347/13 THAT the issue of *MMBC’s Financial Incentive Offer* be brought forward to UBCM and included on the agenda for the electoral areas forum, and that a meeting to discuss this with the Minister of Environment be requested;

AND THAT a Board/Council workshop including municipal elected officials be held in late July to discuss the MMBC financial incentive offer options;

AND FUTHER THAT staff advise on whether the workshop should be held in camera or not.

CARRIED

Appointment **It was moved and seconded**

348/13 THAT Krista Engelland be appointed to the Board of Variance for a three-year term.

CARRIED

ADJOURNMENT **It was moved and seconded**

349/13 THAT the Regular Board meeting be adjourned.

CARRIED

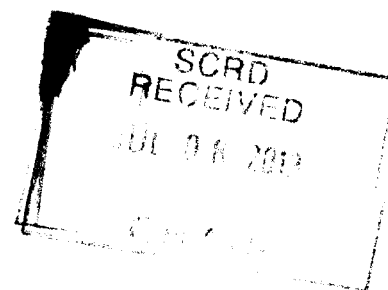
The meeting adjourned at 8:37 p.m.

Certified correct _____

Corporate Officer

Confirmed this _____ day of _____

Chair



Dear Mayors and Chairs:

It is my pleasure to write to you regarding scheduling appointments at the upcoming annual UBCM Convention taking place in Vancouver, September 16 to 20, 2013. As the new Minister of Community, Sport and Cultural Development, I am particularly looking forward to attending the Convention and meeting with many of you.

You will have recently received a letter from Honourable Christy Clark, Premier, containing information about the online process for requesting a meeting with the Premier and Cabinet Ministers. I am pleased to provide you with information regarding the process for requesting a meeting with me, as well as with provincial government, agency, commission and corporation staff.

If you would like to meet with me at the Convention, please complete the online form at: CSCD Minister's Meeting and submit it to the Ministry of Community, Sport and Cultural Development contact identified before **August 12, 2013**. Meeting arrangements will be confirmed, or you will be advised of alternate arrangements, by early September. I will do my best to accommodate as many meeting requests as possible.

Ministry staff will be sending you, via email, the provincial appointment book listing all provincial government, agency, commission and corporation staff that are available to meet with delegates at the Convention, as well as providing you with details about the online process for requesting a meeting.

I would also like to remind your community to apply for the "2013 Open for Business Awards," which support government's commitment to implement the BC Small Business Accord. The Award provides \$10,000 for up to 20 local governments that best demonstrate they are operating within the spirit of the BC Small Business Accord principles. The application deadline is July 12, 2013. Instructions for the award and the online version of the application can be found at: www.SmallBusinessRoundtable.ca.

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Ministry of Community, Sport
and Cultural Development

Office of the Minister

Mailing Address:
PO Box 9056 Stn Prov Govt
Victoria BC V8W 9E2

Phone: 250 387-2283
Fax: 250 387-4312

Location:
Room 124
Parliament Buildings
Victoria BC V8V 1X4

www.gov.bc.ca/cscd

Mayors and Chairs
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I look forward to another productive Convention and to working with you in the year ahead.

Sincerely,



Coralee Oakes
Minister

pc: Honourable Christy Clark
Premier

Her Worship Mayor Mary Sjostrom
President
Union of British Columbia Municipalities

**SUNSHINE COAST REGIONAL DISTRICT
COMMUNITY SERVICES COMMITTEE
July 11, 2013**

RECOMMENDATIONS FROM THE COMMUNITY SERVICES COMMITTEE MEETING
HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES,
1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	L. Turnbull
	Directors	L. Johnson (Alt) L. Lewis F. Mauro G. Nohr D. Shugar D. Siegers
ALSO PRESENT:	General Manager of Community Services	P. Fenwick
	Parks Services Manager	C. McDowell
	SCEP Coordinator	B. Elsner
	Recreation Services Manager	B. Bauman
	Recording Secretary	L. Edstrom
	Public	3
	Press	1

CALL TO ORDER 1:33 p.m.-

AGENDA The Agenda was adopted as amended.

DELEGATION

Arthur Jones

Arthur Jones addressed the Committee regarding the inclusion of the Gibsons Curling Club in long term recreation planning. He noted the existing site is owned by the Town of Gibsons. He also asked that lawn bowling be included in long term planning.

The Chair thanked Mr Jones for his presentation.

CORRESPONDENCE

Recommendation No. 1 Cold Weather Shelter and Drop-in Food Program

The Community Services Committee recommended that the correspondence from the Sunshine Coast Homelessness Advisory Council regarding a cold weather shelter and drop in food program on the Sunshine Coast be received;

AND THAT a letter of support be forwarded and that staff contact the Sunshine Coast Homelessness Advisory Council regarding wording of the letter of support.

Recommendation No. 2 *Cold Weather Shelter*

The Community Services Committee recommended that an appointment be arranged at UBCM with the Minister Responsible for Housing regarding a Cold Weather Shelter for the lower Sunshine Coast;

AND THAT a letter be forwarded to the Minister enclosing the letter from the Sunshine Coast Homelessness Advisory Council, noting the SCRD Board supports establishing a Cold Weather Shelter on the lower Sunshine Coast.

AND FURTHER THAT this recommendation be forwarded to the July 11, 2013 SCRD Board meeting for adoption.

REPORTS

Recommendation No. 3 *Recreation Services Report*

The Community Services Committee recommended that the Recreation Monthly Verbal Report from the Recreation Services Manager be received.

Recommendation No. 4 *Marine Drive Bicycle and Walking Path*

The Community Services Committee recommended that a meeting be arranged with the engineer from Binnie and Associates, Area F Director Turnbull, the Parks Services Manager, and Marine Drive Walkway Committee members regarding issues related to the Marine Drive Bicycle and Walking Path 2013 project;

AND THAT a meeting with appropriate MOTI officials be arranged subsequently, as soon as possible to resolve the issue if needed;

AND THAT a staff report be prepared for information only, and that the report be brought forward as soon as possible after the above meetings have been held.

AND FURTHER THAT this recommendation be forwarded to the July 11, 2013 SCRD Board meeting for adoption.

Recommendation No. 5 *Parks Services Report*

The Community Services Committee recommended that Parks Monthly Verbal Report and the Second Quarterly Report from the Parks Services Manager be received.

Recommendation No. 6 *Dakota Ridge Recreation Area Service Fee*

The Community Services Committee recommended that the report from the Parks Planning Coordinator regarding Dakota Ridge Recreation Area Service Fees be received;

AND THAT Sunshine Coast Regional District Bylaw “A bylaw to amend fees and other charges for use of the Dakota Ridge Area” be amended as presented in Schedule B of the report as follows, noting the fees for youth and children be reviewed for the 2014/2015 season:

Skiing

<i>Pass Type</i>	<i>Adult</i>	<i>Seniors</i>	<i>Youth</i>	<i>Child</i>	<i>Family</i>
Day Pass	\$15	\$10	\$6	Free	\$30
Season Pass	\$140	\$90	\$60	Free	\$290

Snowshoeing

<i>Pass Type</i>	<i>Adult</i>	<i>Seniors</i>	<i>Youth</i>	<i>Child</i>	<i>Family</i>
Day Pass	\$8	\$6	\$4	Free	\$16
Season Pass	\$70	\$50	\$30	Free	\$150

Sledding/Other

Per Car \$6.00

AND THAT a 10% early bird discount for season passes be included in the bylaw;

AND FURTHER THAT the amended bylaw be forwarded to the Board for adoption.

Recommendation No. 7 *Amendment to Parks Bylaw*

The Community Services Committee recommended that the report from the Parks Services Manager regarding an amendment to the Parks Regulations Bylaw 356 be received;

AND THAT an amendment to the Parks Regulations Bylaw be prepared to:

- a) delete the last paragraph of Schedule A Item 3;
- b) change Hall Rental category from “Community” to “Private”; and
- c) include a Damage Deposit for Hall rentals, as well as a provision for long term rentals.

AND THAT staff prepare a report on fee structure related to community groups that do not have a registration number.

Recommendation No. 8 *Roberts Creek Community Use Room*

The Community Services Committee recommended that the report from the Parks Services Manager regarding the Roberts Creek Community Use Room follow up on letter to SD46 be received;

AND THAT the Committee recommends that the SCR D and SD46 prepare an interim agreement for the Roberts Creek Community Use room for consideration;

AND THAT following the agreement the SCR D and SD46 prepare a joint press release regarding the availability of the Roberts Creek Community School Community Use Room on Saturdays;

AND FURTHER THAT staff enter into discussions with the Community School in September to develop a marketing strategy for the room noting that funding would be from Roberts Creek grant-in-aid at an amount to be determined.

Recommendation No. 9 *Sechelt Arena Electrical and Lighting Contract*

The Community Services Committee recommended that the report from the Recreation Services Manager and the Purchasing Officer regarding the Sechelt Arena Electrical and Lighting Contract be received;

AND THAT the Community Services Committee recommends to the SCRD Board that the awarding of the Sechelt Arena Electrical and Lighting Contract be delegated to the Chief Administrative Officer subject to compliance with the 2013 Financial Plan;

AND THAT the Purchasing Officer report back to the SCRD Board in September 2013 regarding the award.

Recommendation No. 10 *Sunshine Coast Policing Committee Appointments*

The Community Services Committee recommended that the report from the General Manager of Community Services regarding Sunshine Coast Policing Committee appointments and Terms of Reference be received;

AND THAT as per Section 2. of the Terms of Reference “voting” members will be elected officials and a School District No. 46 Board member, and all others will be “non-voting” participants;

AND THAT any new voting members will be approved by the SCRD Board;

AND THAT the previously appointed “voting” representative to the Sunshine Coast Youth Action Awareness Committee be a “non-voting” member;

AND THAT the following amendments be made to the Terms of Reference:

- Section 2. (g)(i) - Change wording to “Upon approval of the Committee, one representative of any community consultative group or comparable committee or representatives of public safety committees and the like may attend the meetings as non-voting members.”.
- Section 5 (1) - Change wording to “The Committee shall meet bi-monthly.”.

AND FURTHER THAT the amended Sunshine Coast Policing Committee Terms of Reference be forward to the September Community Services Committee for consideration.

Recommendation No. 11 *Sunshine Coast Policing Committee Minutes*

The Community Services Committee recommended that the Sunshine Coast Policing Committee minutes of June 24, 2013 be received and Recommendations No.5 and 9 be adopted as follows:

Recommendation No. 5 RCMP Youth Intervention Officer

The Sunshine Coast Policing Committee recommended to the SCRD Board that the SCRD Chair forward a letter to the Sunshine Coast RCMP requesting that they consider establishing the term of the Youth Intervention Officer for a period to 3 or 4 years.

Recommendation No. 9 VCH Mental Health Service Cutbacks on the Sunshine Coast

The Sunshine Coast Policing Committee recommended to the SCRD Board that the SCRD Chair forward a letter to the Sunshine Coast RCMP requesting they forward a report to the September 9, 2013 Policing Committee outlining the kinds of issues and concerns they are encountering with respect to Vancouver Coastal Health mental health service

Recommendation No. 12 Sunshine Coast Emergency Program Planning Committee Minutes

The Community Services Committee recommended that the Sunshine Coast Emergency Program Planning Committee minutes of June 26, 2013 be received.

Director Nohr assumed the Chair

Recommendation No. 13 Options for Shifting Green Waste Program Costs to Taxation Funding

The Community Services Committee recommended that the report from the Manager of Waste Reduction and Recovery regarding Options for Shifting Green Waste Program Costs to Taxation Funding be received;

AND THAT Option No. 2 “to create a new green waste function funded by all participants excluding Area F Islands” be pursued for the 2014 budget be deferred.

*Note: The following recommendation was **defeated**:*

- *That Option 1 to” include green waste costs as a separate object code under Regional Solid Waste Function 350, which is funding by all participants” be approved.*

Recommendation No. 14 Green Waste Program

The Community Services Committee recommended that staff prepare a report defining the potential new green waste service area; include information on how this could be done differently for green waste chipping; look at funding from landfill fees to assist with costs; and, alternate ways of servicing the islands for green waste.

Director Turnbull resumed the Chair

Recommendation No. 15 Recreation Sites Howe Sound

The Community Services Committee recommended that the verbal report from Director Turnbull regarding Howe Sound Recreation Sites with respect to process be received and this issue be referred to the July 18, 2013 Planning and Development Committee as a late item.

IN CAMERA

The Committee moved In Camera at 4:00 p.m.

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (g) and (k) of the *Community Charter* as “*litigation or potential litigation affecting the municipality*” and “*negotiations and related discussions respecting the proposed provision of a municipal service*” will be discussed.

The Committee moved out of In Camera at 4:20 p.m.

ADJOURNMENT 4:20 p.m.

**SUNSHINE COAST REGIONAL DISTRICT
PLANNING AND DEVELOPMENT COMMITTEE
July 18, 2013**

RECOMMENDATIONS FROM THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD IN THE BOARD ROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

PRESENT:	Chair	D. Shugar
	Directors	G. Nohr L. Lewis D. Siegers F. Mauro L.A. Johnson (Alt) J. Clegg (Alt) L. Turnbull (via teleconference)
ALSO PRESENT:	CAO GM, Planning & Development Chief Building Inspector Parks Manager Senior Planner Planner Planner Recording Secretary Media Public	J. France (in part) S. Olmstead P. Longhi (in part) C. McDowell D. Rafael T. Fortin (in part) A. Allen (in part) T. Hincks 2 23

CALL TO ORDER 9:30 a.m.

AGENDA The amended agenda was adopted.

DELEGATIONS AND PETITIONS

Joan Harvey, Chair of the Halfmoon Bay Advisory Group, presented Bylaw 675: Halfmoon Bay OCP. Ms. Harvey thanked the fellow members of the Halfmoon Bay OCP Committee which met for the past 2 and a half years. She also commended the Planner and Director Nohr for their support and expertise in the process.

The Chair thanked Ms. Harvey for her presentation.

The Planner gave a brief overview of the proposed Halfmoon Bay OCP.

REPORTS

Recommendation No. 1 *Bylaw 675: Halfmoon Bay OCP*

The Planning and Development Committee recommended that the staff report dated June 24, 2013 titled “Bylaw 675: Halfmoon Bay Official Community Plan” be received;

AND THAT Halfmoon Bay Official Community Plan Bylaw No. 675, 2013 be forwarded to the Board for consideration of First Reading with the following amendments incorporated:

- i. 7.20 (page 32 of the PDC agenda) – (*Policy*) *add* that may apply to both home-based business, businesses within the Community Hubs and resource development and energy production within the resource designation;
- ii. 9.27 (page 36 of the PDC agenda) remove related teaching and add small scale assembly;
- iii. 11.8 (page 40 of the PDC agenda) add when there are no current plans to use the land for agriculture;

AND FURTHER THAT pursuant to Section 879 of the Local Government Act, consultation be commenced with persons, organizations and agencies indicated in Attachment 1 of the Planning Division report dated June 24, 2013 and titled *Bylaw 675: Halfmoon Bay Official Community Plan*.

PETITIONS AND DELEGATIONS

Bill Legg / Elphinstone Logging Focus (ELF) addressed the Committee stating he has reviewed BC Timber Sales’ (BCTS) 2013 logging proposal for the Elphinstone and Dakota Bowl areas. The scope of the logging includes 3 cutblocks on the lower Elphinstone slopes, 2 cutblocks above Gibsons and 3 in Dakota Bowl.

Mr. Legg is very concerned about the continued destruction of the Elphinstone forests and the ancient forests in Dakota Bowl by BCTS. He proposed to BCTS to cooperate in a study that will outline the ‘highest and best use’ of these forests. He has submitted a draft outline and requests the SCR D support it; that a moratorium on logging while this study proceeds; and that with respect to the lower Elphinstone Slopes request that BCTS confine their logging and forest management to previously logged areas.

Mr. Legg presented Part 2 of his submission. The plan includes clear-cut logging a former forestry research plot above the Roberts-Flume FSR, 2 blocks in the Clack Creek drainage, 2 blocks above Gibsons (one at the end of Reed Rd) and 3 blocks in Dakota Bowl, including ‘The Roberts Creek Headwaters Ancient Forest’. Mr. Legg requests the SCR D call on BCTS to cancel selling these cutblocks and protect them as Wildlife Habitat areas, Old Growth management areas, Archaeological heritage sites or as Ecological Reserves.

The Chair thanked Mr. Legg for his presentation.

Recommendation No. 2 *Elphinstone Logging Focus (ELF)*

The Planning and Development Committee recommended that the materials presented by Mr. Bill Legg regarding “Proposal to Study 1500ha Elphinstone Community Interface Zone” and the “Call for Protection” be received;

AND THAT the Committee support in principal the concept of a scientific study of the 1500ha of the Elphinstone Forest and convey that support to the Provincial Government;

AND FURTHER THAT the following Board Resolutions respecting BCTS operational plans be re-sent to BCTS: 65/11 Recommendation No. 5, 147/11 Recommendation No. 9, and 415/11 Recommendation No 12.

COMMUNICATION**Recommendation No. 3** *BCTS Proposed Cutblocks*

The Planning and Development Committee recommended that the undated correspondence from Jason Herz, Chair of the Sunshine Coast Conservation Association, regarding BCTS proposed cutblocks in the Chapman and Howe Landscape Units be received.

REPORTS**Recommendation No. 4** *BCTS 2013 Operations Plan*

The Planning and Development Committee recommended that the staff report dated July 3, 2013 titled “BC Timber Sales 2013 Operational Plans” be received and forwarded to BCTS;

AND THAT the following comments be forwarded to BC Timber Sales:

- a. Regarding Block G061C45C (in Electoral Area A) BCTS is requested to:
 - i. invite adjacent property owners to a site visit prior to harvesting;
 - ii. for privacy and protection from blowdown, leave a minimum of 45 metres wind firm and visual buffer along private properties;
 - iii. contact Department of Fisheries and Oceans to confirm the best time of year and most logical spot to cross Meadow Creek;
 - iv. confirm that the proposed road does not interfere with the Pender Harbour Fire Department’s activities within their fire practice area;
 - v. minimize the visual impact from the golf course, neighbouring properties and major roadways;
 - vi. access to the block from the “Garbage Dump road” as there is beaver habitat between the highway and north of side of the Pender Harbour Golf Course;
 - vii. provide trail alternatives for the community.

- b. Regarding Block A91376-G043C3ZD (in Electoral Area D) BCTS is requested to:
 - i. invite adjacent property owners to a site visit prior to harvesting;

- ii. for privacy and protection from blowdown, leave a minimum of 45 metres wind firm and visual buffer along private properties;
 - iii. consider modifying the hours of operation to be more considerate of the neighbour;
 - iv. minimize the visual impact from neighbouring properties and major roadways
 - v. note that the block lies within the Agricultural Land Reserve and that BCTS develop a planting regime which enhances the blocks future agriculture potential (make it amenable to agriculture);
- c. Regarding Block A91378-G043C3ZS (in Electoral Area D and E) BCTS is requested to:
- i. discuss with the Town of Gibsons as part of this block might lie within the Gibsons aquifer recharge area. The Regional District does not support logging within the Gibsons aquifer recharge area.
 - ii. be aware that the block is at the head Chaster Creek, an important salmon-supporting stream. This creek is probably the least affected by development and flash flooding, which is why it is still so successful. Logging there will, at least in the first decade after it, cause the stream(s) to be much more subject to flash flooding. BCTS should take precautions against flash flooding.
 - iii. monitor stream crossings and setback as source water protection is of paramount concern;
 - iv. consider an impact assessment to the Lower latitude Goshawk populations;
 - v. take extra precaution on the B&K road due to the high recreational activity on and around the lower trails, accessed by the B&K Road;
 - vi. make every effort to notify the public, including posting community notices, of their start date and hours of operations, to include golfers, hikers, bikers, horse-riders, and motorized vehicle operators;
 - vii. consider hours of hauling be limited to weekdays;
 - viii. ensure contract drivers use extra precaution and significantly reduce their speed particularly in the lower portion of the B&K.
- d. Regarding Blocks A79510-G053C34M, A79510-G053C39P, A79510-G063C3UW and A79510-G053C34L (in Electoral Area F), these blocks lie within a proposed goshawk protection area in the McNab Creek valley.

AND FURTHER THAT the SCRCD refer Block A91376-G043C3ZD (in Electoral Area D) to the AAC and the Agricultural Area Plan consultants for their comments.

Recommendation No. 5 *RCOCPC Minutes*

The Planning and Development Committee recommended that the Roberts Creek Official Community Plan Committee (RCOCPC) minutes of July 10, 2013 be received for information.

Recommendation No. 6 *Forage Fish Workshop*

The Planning and Development Committee recommended that the staff report dated July 4, 2013 titled "Forage Fish Workshop" be received;

AND THAT the Forage Fish Workshop be scheduled for September 9, 2013 in the Regional District's Board Room at 1:30pm;

AND THAT the Regional District provide a stipend and cover the travel cost of the workshop facilitators be funded through regional planning function;

AND THAT staff and elected representatives from the District of Sechelt, the Town of Gibsons, the Sechelt Government District, the Squamish Nation, the Advisory Planning Commissions, the Natural Resource Advisory Committee and the Roberts Creek Official Community Plan Committee are invited;

AND FURTHER THAT a notice of the workshop be placed in the local paper and on the Regional District's website.

The Committee recessed at 10:46 a.m. and reconvened at 11:00 a.m.

Director Turnbull joined the meeting via teleconference at 11:00 a.m.

Director Clegg assumed a seat in the audience.

Recommendation No. 7 *BURNCO Aggregates Environmental Assessment*

The Planning and Development Committee recommended that the staff report dated June 27, 2013 titled "June 20th Environmental Assessment Working Group Meeting for the Proposed BURNCO Aggregates Project" be received;

AND THAT the SCR D send a letter to the Environmental Assessment Office, with a copy to members of the Howe Community Forum, regarding public information meetings requesting they be held on a Saturday to accommodate community members;

PETITION AND DELEGATION

Mr. Jamie Husan, Elemental Energy, addressed the Committee regarding the Box Canyon application stating he thinks the powerhouse is below the bridge. With respect to the impacts on McNab Creek, which have been studied for over five years, he believes these have been minimized and shouldn't be specifically impacted from the outflow from the powerhouse.

Recommendation No. 8 *Bylaw 310.109 (Box Canyon)*

The Planning and Development Committee recommended that the staff report dated July 3, 2013 titled "Box Canyon Power Project – Bylaw 310.109 (Area F)" be received;

AND THAT this topic be deferred for one week to allow staff discussions regarding community benefits to continue and to allow existing information relating to grizzly bears and written confirmation from Squamish Nation of its support for the project to be brought back and reviewed at the July 25th Corporate and Administrative Services meeting as a late item.

Recommendation No. 9 *Howe Sound Recreation Sites*

The Planning and Development Committee recommended that the staff report dated July 17, 2013 titled “Crown Referral for Islet View 169896, Thornborough Channel 169898 and Bain Creek 169900 Recreation Sites along West Howe Sound” be received;

AND THAT the SCR D send a letter to BC Park supporting the development of the recreational sites along Howe Sound for kayaker and canoeists.

Recommendation No. 10 *Hillside / McNab Valley Tour*

The Planning and Development Committee recommended that the staff report dated July 10, 2013 titled “Helicopter Tour of Hillside and Other Areas” be received;

AND THAT this topic be deferred to determine funding sources.

Director Turnbull left the teleconference at 11:35 a.m.

Recommendation No. 11 *Bylaw 310. 145 (Youngman)*

The Planning and Development Committee recommended that the staff report dated July 5, 2013 titled “Bylaw 310.145 (Youngman) to alter the subdivision designation to allow for subdivision of 706 Leek Road, Roberts Creek” be received;

AND THAT the Board give Second Reading as amended to Bylaw 310.145 to remove the following clause:

“1021.10 (a) iii Location of house, driveway and auxiliary development not to alienate farming activity such as establish a maximum distance from road frontage (to be determined).”

AND THAT the following be the subject of a covenant:

- a) Protection of trees on both proposed parcels except for removal, subject to SCR D approval of hazardous trees or for the purposes of farming;
- b) Location of a 3000 square metre no build (except for greenhouse)/no septic field area on the new south lot to ensure that it is the area available for farming;

AND THAT the following be the subject of an agreement between the SCR D and the current and future property owner:

- a) Security in the amount of \$20,000 (\$5,000 to ensure farming takes place and \$15,000 to ensure BC Assessment Authority farm class is achieved) be provided to the SCR D to ensure that farming (including agriculture and livestock) takes place as required;

- b) The south lot containing the farmed area achieve at least partial farm class under the Assessment Act within 5 years of subdivision and maintained for an additional three years, for a total period of 8 years;
- c) Failure to meet the terms would forfeit the total amount and the SCRD could use the funds to support farm related projects in Roberts Creek Electoral Area such as a community garden;
- d) If the terms are met then the SCRD will release the funds with the exception of \$2500 which will be paid to the SCRD as a community benefit to support farm related projects in Roberts Creek Electoral Area such as a community garden;

AND THAT a public hearing be scheduled for September 24, 2013 at 7:00 p.m., at the Roberts Creek Hall located at 1309 Roberts Creek Road, Roberts Creek, BC;

AND FURTHER THAT the Board delegate a Chair and Alternate Chair.

Recommendation No. 12 *OCP/Zoning Amendment Bylaw Nos. 600.2 & 310.138 (Penonzek)*

The Planning and Development Committee recommended that the staff report dated June 27, 2013 titled “OCP / Zoning Amendment Bylaw Nos. 600.2 & 310.138, 2011 (Penonzek and Johnson)” be received;

AND THAT Bylaws 600.2 and 310.138, 2011 be forwarded to the Board for Second Reading;

AND THAT Bylaw 600.2 be considered to not have an impact of the SCRD’s financial and waste management plans;

AND THAT a public hearing be scheduled for 7:00 p.m. Wednesday, September 11, 2013 at Frank West Hall, located at 1224 Chaster Road in Elphinstone;

AND THAT the Board delegate a Chair and Alternate Chair for the public hearing;

AND FURTHER THAT prior to the public hearing the applicant updates the site plan to show existing house location, proposed septic covenant locations, and proposed covenant for the wetland at the north east corner of the property. The applicant shall also commission a stormwater management plan for the potential future subdivision.

Recommendation No. 13 *Medical Marihuana*

The Planning and Development Committee recommended that the staff report dated July 5, 2013 titled “Medical Marihuana – Agricultural Land Commission” be received.

Recommendation No. 14 *OCP/Zoning Amendment Bylaw Nos. 641.1 & 310.127 (Groom)*

The Planning and Development Committee recommended that the staff report dated July 3, 2013 titled “OCP / Zoning Bylaw Amendment Nos. 641.1 & 310.127 – Groom (Electoral Area D)” be received;

AND THAT Bylaw No. 641.1 be considered pursuant to Section 882 of the Local Government Act concerning its potential impact on the Regional District's financial plan and applicable solid waste management plan;

AND THAT a public hearing concerning Bylaw Nos. 641.1 and 310.127 be scheduled to be held at 7:00 p.m. on Tuesday, September 10th, 2013 at the Roberts Creek Community Hall located at 1309 Roberts Creek Road, Roberts Creek, BC;

AND FURTHER THAT the Board delegate a chair and alternate chair to conduct the public hearing.

Recommendation No. 15 *Construction Penalties*

The Planning and Development recommended that the Chief Building Inspector and Bylaw Manager's report dated July 8, 2013 titled "Proposed Penalties for Completing Construction without Permits" be received for information;

AND THAT this topic be deferred for staff to provide options for penalties on violations for the following:

- Building Bylaw
- Zoning Bylaw

Recommendation No. 16 *Building Department Revenues*

The Planning and Development Committee recommended that the Chief Building Inspector and Bylaw Manager's report dated July 9, 2013 titled "Building Department Revenues to the end of June, 2013" be received.

Recommendation No. 17 *Planning and Development Monthly Report*

The Planning and Development Committee recommended that the staff report titled "Planning and Development Division Monthly Report for June 2013" be received.

Recommendation No. 18 *Committee Agenda Circulation*

The Planning and Development Committee recommended that agendas for the Planning Advisory Committees (NRAC & AAC) be circulated electronically to all Directors and Alternate Directors.

The Committee recessed at 12:27 p.m. and resumed at 1:20 p.m.

Recommendation No. 19 *Minutes*

The Planning and Development Committee recommended that the following minutes be received:

- Agricultural Advisory Committee Minutes of June 25, 2013;
- Natural Resources Advisory Committee Minutes of July 3, 2013

- Egmont/Pender Harbour (Area A) APC Minutes of June 26, 2013;
- Roberts Creek (Area D) APC Minutes of June 24, 2013;
- Elphinstone (Area E) APC Minutes of June 26, 2013;
- West Howe Sound (Area F) APC Minutes of June 25, 2013.

COMMUNICATIONS

Recommendation No. 20 *Administration of RAR*

The Planning and Development Committee recommended that the correspondence from Kim Carter, Ombudsperson, dated June 18, 2013 regarding the Administration of the Riparian Area Regulation (RAR) be received.

Recommendation No. 21 *Genetically Engineered Free Zone*

The Planning and Development Committee recommended that the correspondence from Karla Graham, City Clerk, City of North Vancouver, dated June 13, 2013 regarding Support of a Genetically Engineered Free Zone in the City of North Vancouver be received.

Recommendation No. 22 *Tanker Safety Expert Panel*

The Planning and Development Committee recommended that the correspondence from Islands Trust, dated June 20, 2013 regarding Submission to Tanker Safety Expert Panel be received.

Recommendation No. 23 *AVICC*

The Planning and Development Committee recommended that the correspondence from AVICC, dated June 25, 2013 regarding June 2013 – Update to Members and Requests for Assistance be received.

Recommendation No. 24 *Buccaneer Bay Provincial Park*

The Planning and Development Committee recommended that the correspondence from Tamsin Baker, Stewardship Coordinator, South Coast Conservation Program, regarding Coastal Sand Summer Celebration flyer – Buccaneer Bay Provincial Park be received.

IN CAMERA

The Committee moved to In Camera at 1:24p.m.

The public was excluded from attendance at the meeting in accordance with the Community Charter, Section 90 (1) as “(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; (g) litigation or potential litigation affecting the municipality; (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; are to be discussed.

ADJOURNMENT 1:24 p.m.

SUNSHINE COAST REGIONAL DISTRICT**BYLAW NO. 630.2**

A bylaw to amend the fees and other charges for
the use of Pender Harbour Aquatic and Fitness Centre

WHEREAS the Board of the Sunshine Coast Regional District wishes to amend *Pender Harbour Aquatic and Fitness Centre Fees and Charges Bylaw No. 630, 2010*;

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

1. This bylaw may be cited for all purposes as *Pender Harbour Aquatic and Fitness Centre Fees and Charges Amendment Bylaw No. 630.2, 2013*.
2. *Pender Harbour Aquatic and Fitness Centre Fees and Charges Bylaw No. 630, 2010* is hereby amended as follows:
 - a) Add a new definition for "Student" as follows:

"Student" means an individual enrolled in an education program and in possession of valid identification from the educational institution.
 - b) Delete Section 5 and replace with a new Section 5 as follows:
 5. Specific discounts and promotional pricing may be offered in an effort to promote participation in programs and services and encourage healthy lifestyles, in which case the fees set out herein shall be discounted accordingly for such purposes.
 - c) Delete Schedule A in its entirety and replace with the revised Schedule A attached hereto.
3. This bylaw shall come into effect on September 1, 2013.

READ A FIRST TIME this 25th day of July, 2013
READ A SECOND TIME this 25th day of July, 2013
READ A THIRD TIME this 25th day of July, 2013
ADOPTED this 25th day of July, 2013

CORPORATE OFFICER

CHAIR

Schedule A

Pender Harbour Aquatic and Fitness Centre Fees and Charges Bylaw No. 630

Inclusive of taxes unless otherwise noted

Swimming Drop In/Punch Cards/Gym and Swim Passes

Children under the age of 3 Free **Gym and Swim Pass is valid for pool and gym use only, does not include drop in fitness classes**

Child 3-12 years

Child Single	\$ 3.50
Child 10 Punch	\$ 31.50
Child 20 Punch	\$ 59.50
Child 30 Punch	\$ 87.50
Child 1 month	\$ 38.50
Child 3 month	\$ 94.50
Child 6 month	\$ 168.00

Student 13-18 years or valid student I.D.

Student Single	\$ 4.25
Student 10 Punch	\$ 38.25
Student 20 Punch	\$ 72.25
Student 30 Punch	\$ 106.25
Student 1 Month	\$ 46.75
Student 3 Month	\$ 114.75
Student 6 Month	\$ 204.00

Adult 19-59 years

Adult Single	\$ 5.25
Adult 10 Punch	\$ 47.25
Adult 20 Punch	\$ 89.25
Adult 30 Punch	\$ 131.25
Adult 1 Month	\$ 57.75
Adult 3 Month	\$ 141.75
Adult 6 Month	\$ 252.00

Senior 60+ years

Senior Single	\$ 4.75
Senior 10 Punch	\$ 42.75
Senior 20 Punch	\$ 80.75
Senior 30 Punch	\$ 118.75
Senior 1 Month	\$ 52.25
Senior 3 Month	\$ 128.25
Senior 6 Month	\$ 228.00

Family Swimming 6 incl 1 adult (max 2 adults)

Family Single	\$ 10.00
Family 10 Punch	\$ 90.00
Family 20 Punch	\$ 170.00
Family 30 Punch	\$ 250.00

Parent and Preschooler

Parent and Preschooler Single	\$ 6.50
Parent and Preschooler 10 Punch	\$ 58.50
Parent and Preschooler 20 Punch	\$ 110.50
Parent and Preschooler 30 Punch	\$ 162.50

Pool Rental Rates \$ 80.00

School Rental Rates \$ 65.00 Includes 2 lifeguards. Does not include swim lessons or other programs

Inclusive of taxes unless otherwise noted

Fitness Drop In/Punch Cards/All Inclusive Passes

Student 13-18 years or valid student I.D. All Inclusive Pass: pool, gym use and drop in fitness programs

Single	\$ 5.75
10 Punch	\$ 51.75
20 Punch	\$ 97.75
30 Punch	\$ 143.75
1 Month All Inclusive	\$ 63.25
3 Month All Inclusive	\$ 155.25

Adult 19-59 years

Single	\$ 6.75
10 Punch	\$ 60.75
20 Punch	\$ 114.75
30 Punch	\$ 168.75
1 Month All Inclusive	\$ 74.50
3 Month All Inclusive	\$ 182.25

Senior 60+ years

Single	\$ 5.75
10 Punch	\$ 51.75
20 Punch	\$ 97.75
30 Punch	\$ 143.75
1 Month All Inclusive	\$ 63.25
3 Month All Inclusive	\$ 155.25

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 616.2

A bylaw to amend fees and other charges for use of the
Dakota Ridge Recreation Area

WHEREAS the Board of the Sunshine Coast Regional District wishes to amend *Dakota Ridge Fees and Charges Bylaw No. 616, 2008*;

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

1. This bylaw may be cited for all purposes as *Dakota Ridge Fees and Charges Amendment Bylaw No. 616.2, 2013*.
2. *Dakota Ridge Fees and Charges Bylaw No. 616, 2008* is hereby amended as follows:
 - a. Delete Schedule A in its entirety and replace with the revised Schedule A attached hereto.
 - b. Delete section 5 in its entirety and replace with a new section 5 as follows:
 5. Where there is an agreement for reciprocal discounts with other winter recreation facilities, fees will be discounted by 20 percent.
 - c. Add a new section 6 as follows:
 6. Fees for season passes purchased between October 1 and December 15 will be discounted by 10 percent.

READ A FIRST TIME this	25 th	day of July, 2013
READ A SECOND TIME this	25 th	day of July, 2013
READ A THIRD TIME this	25 th	day of July, 2013
ADOPTED this	25 th	day of July, 2013

CORPORATE OFFICER

CHAIR

SCHEDULE A

Prices are inclusive of applicable taxes.

Cross Country Skiing:

<u>Pass Type</u>	Adult	Seniors	Youth	Child	Family
Day Pass	\$ 15.00	\$ 10.00	\$ 6.00	Free	\$ 30.00
Season Pass	\$140.00	\$ 90.00	\$ 60.00	Free	\$ 290.00

Snowshoeing:

<u>Pass Type</u>	Adult	Seniors	Youth	Child	Family
Day Pass	\$ 8.00	\$ 6.00	\$ 4.00	Free	\$ 16.00
Season Pass	\$ 70.00	\$ 50.00	\$ 30.00	Free	\$ 150.00

Sledding/Other: \$6.00 per car

Halfmoon Bay Official Community Plan Bylaw No. 675

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

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

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

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

1. TITLE

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

2. APPLICATION

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

3. ORGANIZATION

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

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

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

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

4. SEVERABILITY

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

5. REPEAL

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

6. ADOPTION

PURSUANT TO SECTION 879 OF THE LOCAL GOVERNMENT ACT CONSULTATION REQUIREMENTS CONSIDERED this	DAY of	2013.
READ A FIRST TIME this	DAY of	2013.
READ A SECOND TIME this	DAY of	2013.
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS AND THE 10-YEAR WATER PLAN PURSUANT TO SECTION 882 OF THE LOCAL GOVERNMENT ACT this	DAY of	2013.
PUBLIC HEARING held this	DAY of	2013.
READ A THIRD TIME this	DAY of	2013.
ADOPTED this	DAY of	2013.

Chair

Corporate Officer



Halfmoon Bay Official Community Plan

Rural By Nature



Draft June 2013

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VISION

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

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

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

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



GOALS

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

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

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

Balanced Community Model:

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

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

DRAFT

ACKNOWLEDGEMENTS

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

Halfmoon Bay Official Community Plan Advisory Group

Joan Harvey, Chair Ron Breadner

Don Cunliffe Alda Grames

Eleanor Lenz Ray Moscrip

Karen Nield Wendy Pearson

Elise Rudland Marina Stjepovic

Mike Vance Frances Wasserlein

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

1. INTRODUCTION

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

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

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

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

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

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

This OCP contains 7 map attachments:

Map 1: Land Use Designations

Map 2: Parks and Trails

Map 3: Essential Services

Map 4: Major Road Network

Map 5: Development Permit Areas

Map 6: Plan Area

Map 7: Natural Resources

2. PLAN AREA

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

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

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

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

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

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

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

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

DRAFT

3. WE ENVISION: REGIONAL SUSTAINABILITY PLAN

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

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

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

The 13 Strategic Directions of We Envision

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



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



Land Use Strategic Directions

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

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

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

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

4. *shíshálh* NATION STRATEGIC LAND USE PLAN

The SCRD recognizes that lands within the Halfmoon Bay Plan area are also located within the territory of the *shíshálh* Nation. The SCRD has a close working relationship with the *shíshálh* Nation, represented on the SCRD Board by a member of the Sechelt Indian Government District Council.

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

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

Stewardship Area

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

Cultural Emphasis Area

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

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

Conservation Area

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

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

A) spípiyus swiya (Caren Range)

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

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

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

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

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

Community Forestry – Area of Interest

Two areas of land located partly within Electoral Area B are identified in the SLUP as Community Forestry – Area of Interest. The SLUP describes these areas as being potentially suitable for long-term forest management by the *shíshálh* Nation. The primary management intent for these areas is to ensure that the land base is not further alienated from potential use by the *shíshálh* Nation for sustainable forest management.

Relation to Halfmoon Bay OCP

All SLUP land use zones will be considered during implementation of the Halfmoon Bay OCP to provide where possible for protection of identified archaeological sites and traditional territory of the *shishálh* Nation. The culture, traditions, history, present and future of the *shishálh* Nation deserve respect and consideration through the vision and land use decisions found within this official community plan.

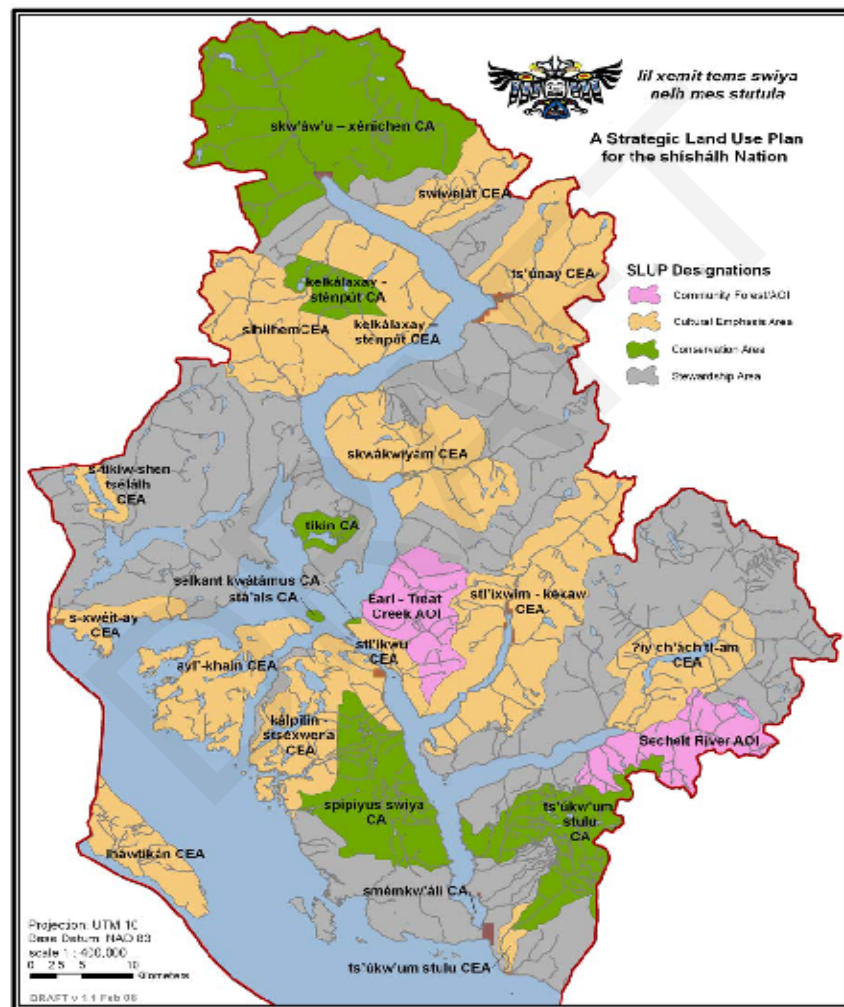


Figure 3: *shishálh* Nation Land Use Zones

5. CULTURE AND COMMUNITY

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

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

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

OBJECTIVES:

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

POLICIES:

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

6. ENVIRONMENT

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

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

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

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

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

OBJECTIVES:

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

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

POLICIES:

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

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

7.ECONOMY

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

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

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

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

OBJECTIVES:

- 7.1 To strengthen community hubs with a mix of land uses.
- 7.2 To support both home-based occupations and sustainable growth in tourism and related revenue sources.
- 7.3 To support increased arts, cultural, entertainment, sport and tourism opportunities to diversify the economy and provide a more balanced revenue source.
- 7.4 To support a mix of accommodation types to provide a wide opportunity for the tourism experience in residential areas without changing the character of the neighbourhood.
- 7.5 To support further development of tourist accommodation in areas where tourist attractions and recreation is currently located.
- 7.6 To support and encourage economic development that is low impact, environmentally sensitive and ecologically sound.

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

POLICIES:

- 7.16 Monitor the mix and performance of accommodation types to optimize performance and visitor experience.
- 7.17 Review and implement zoning regulations to better support home occupations.
- 7.18 Develop a strategy to support cultural, arts, entertainment, sport, tourism and other opportunities.

- 7.19 Amend zoning regulations to support a mix of accommodation types for the tourism experience in residential areas, e.g. B&B's, rental cottages, which do not impact neighbourhood character and which provide a wide opportunity for tourist accommodation.
- 7.20 Prepare a clean/green small-scale manufacturing, and technological sustainable industrial strategy.
- 7.21 Develop alternative revenue sources through the identification of small scale industries that are compatible with tourism and rural home-based occupations.
- 7.22 Prepare strategies to ensure an improved sustainable green economy that attracts businesses.

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8. LAND USE

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

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

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

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

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

9. RESIDENTIAL

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

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

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

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

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

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

OBJECTIVES:

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

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

9 a. Residential Density Policies:

Residential A

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

Residential B

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

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

Residential C

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

9 b. Residential Land Use Policies:

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

- 9.31 Consideration may be given to strata conversion of previously occupied dwellings on properties that have two dwellings but are not zoned for further subdivision.
- 9.32 Consideration may be given to smaller parcels, based on the overall density permitted in the applicable land use designation, to allow the clustering of new parcels provided that:
- (a) The proposed subdivision development is consistent with the Halfmoon Bay Liquid Waste Management Plan;
 - (b) The use of an existing ocean outfall is limited to remaining within the parameters of the outfall permit issued by the Ministry of Environment;
 - (c) The number of new parcels in the proposed development does not exceed an average of that permitted within the residential designation;
 - (d) All new parcels are connected to an existing community water system;
 - (e) The zoning bylaw is amended to reflect the proposed use and density;
 - (f) 50% or more of the total area in the subdivision is preserved as dedicated or covenanted undivided open space, including a minimum 20% dedication reserved for public or park space, not to be further subdivided;
 - (g) Land clearing and other activities have not compromised the values of the proposed permanent undivided open space; and
 - (h) Buildings and site layout are designed to ensure energy efficiency.

10. RURAL RESIDENTIAL

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

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

OBJECTIVES:

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

POLICIES:

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

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

11. RESOURCE

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

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

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

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

OBJECTIVES:

- 11.1 To recognize the requirements of the *Forest Act* and other relevant acts and the responsibilities of the Ministry of Forests and other Provincial Ministries for managing land within the Sechelt Provincial Forest and Crown land within their jurisdiction.
- 11.2 To provide for forest related and other compatible resource activities, within and adjacent to the Sechelt Provincial Forest.
- 11.3 To support foraging and other non-timber related harvesting within the Resource designation.
- 11.4 To minimize conflicts between sand and gravel processing operations, forest related operations and adjacent private land uses.
- 11.5 To protect existing and future agricultural activities from potentially conflicting non-agricultural uses within and adjacent to the ALR.
- 11.6 To recognize the land use zones within the *shíshálh* Nation Strategic Land Use Plan.
- 11.7 To encourage the protection of important ecological and recreation areas on both public and private lands.
- 11.8 To encourage selective logging rather than clear cutting on the Crown lands ALR.

POLICIES:

- 11.9 Land within the Halfmoon Bay OCP boundary but lying beyond the extent of Map 1 is designated as Resource, unless it falls within a Provincial Park.
- 11.10 All uses of Crown land within the Sechelt Provincial Forest shall be compatible with the provisions of the *Forest Act*, other relevant acts and regulations thereto.
- 11.11 Properties within the Resource designation shall have a minimum parcel size requirement for subdivision purposes of 100 hectares.
- 11.12 Land presently within the ALR shall remain within the ALR.
- 11.13 Wherever feasible, future major roads, utility or communication corridors shall be directed around land included in the ALR, or aligned with rights-of-way and with legal property boundaries.
- 11.14 Existing deposits of sand and gravel currently being utilized for extraction are included within the Resource designation. Mining and other resource extraction and processing shall not occur within community drinking watersheds and shall only occur at a scale that is suitable for supplying Sunshine Coast needs.
- 11.15 The SCRD encourages and supports the Ministry of Forests Land and Range to manage the Sechelt Provincial Forest lands in a way that mitigates conflicts and the impact of forestry related activities on other land uses.
- 11.16 Saw mills, shake mills, gravel extraction, mining and other industrial uses on private property may be permitted within the Resource designation subject to consideration of a temporary permit issued by the SCRD. The primary considerations of a temporary permit will be buffering from adjacent properties, particularly rural residential properties, adjacent roads and the scale of operation. The intent is to enable small scale operations on Resource properties that have a residential component. Impact on the environment shall also be considered as well as remediation to occur after completion of the activity. Large scale operations shall require industrial zoning.
- 11.17 Permit outdoor recreation within the Resource designation.
- 11.18 Maintain working relations with the Sunshine Coast Community Forest to ensure that sensitive lands and recreation areas are protected and restored where possible.

11.19 Referrals from the Provincial Government for resource extraction on Crown land within the Cultural Emphasis and Conservation Area designation in the *shíshálh* Nation Strategic Land Use Plan shall be referred to the *shíshálh* Nation at a protocol meeting prior to providing input to the Province.

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12. COMMUNITY RECREATION AND CONSERVATION

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

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

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

OBJECTIVES:

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

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

POLICIES:

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

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

12.10 Roads leading to the waterfront will not be closed or alienated

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

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

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

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

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

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

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13. COMMUNITY HUBS

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

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

A community hub is a focal point - a neighbourhood centre where people can come together to socialise, to eat, to purchase the basic necessities or provide a service to the community, all within the scale of a rural community. A hub may also highlight the natural beauty of the neighbourhood with access to the ocean and forest. A hub contributes to the sense of community and focuses growth in identified areas while maintaining the rural community character.

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

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

The following chapters: Neighbourhood Commercial, Mixed Multi-Family, and Tourist Commercial provide additional detail on permitted uses within the Community Hub designation. Rezoning will ensure community consultation, including an opportunity for Halfmoon Bay residents to contribute toward the design, layout and future of the neighbourhood hubs.

14. NEIGHBOURHOOD COMMERCIAL

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

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

OBJECTIVES:

- 14.1 To permit neighbourhood commercial expansion within designated hub areas.
- 14.2 To maintain the sense of neighbourhood and rural community character.
- 14.3 To expand community gathering facilities, both public and private.

POLICIES:

- 14.4 Proposed rezoning applications will be evaluated on criteria that include but are not limited to the following:
 - (a) Efficient traffic movement and vehicle access and egress, and adequate parking provisions;
 - (b) Opportunity for pedestrian access;
 - (c) Either on-site liquid waste management capability or within an area to be serviced by a community sewer system and consistent with the Halfmoon Bay Liquid Waste Management Plan;
 - (d) Access neither fronting onto nor accessed by the Sunshine Coast Highway;
 - (e) Any parcel abutting the highway shall be screened from the highway by vegetation; and
 - (f) Design consideration to maintain the rural community character.

15. MIXED MULTI-FAMILY

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

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

OBJECTIVES:

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

POLICIES:

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

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

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

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

16. TOURIST COMMERCIAL

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

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

OBJECTIVES:

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

POLICIES:

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

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

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17. INSTITUTIONAL

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

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

OBJECTIVES:

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

POLICY:

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

18. FUTURE PUBLIC RECREATION AND CONSERVATION

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

OBJECTIVE:

- 18.1 To reserve land and water areas with high scenic value and recreational potential for future public use and conservation.
- 18.2 Reserve the foreshore area designated as Future Public Recreation and Conservation Use for public recreation and preservation of the natural environment without alienation by private use or resource extraction.

19. MARINE TRANSPORTATION

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

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

OBJECTIVES:

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

POLICIES:

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

20. PRIVATE RECREATION

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

OBJECTIVE:

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

POLICY:

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

21. WASTE DISPOSAL

21 a. Liquid Waste

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

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

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

OBJECTIVES:

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

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

POLICIES:

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

21 b. Solid Waste

Decisions on waste reduction and solid waste planning will occur through the implementation SCRD Solid Waste Management Plan.

OBJECTIVE:

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

22. WATER SERVICE AND WATERSHED MANAGEMENT

22 a. Water Service

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

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

22 b. Watershed Management

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

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

OBJECTIVES:

- 22.1 To protect surface and groundwater supply sources.
- 22.2 To supply high quality and cost effective water within the service area boundaries.
- 22.3 To use the SCRD Comprehensive Regional Water Plan as the guiding document for the supply of water service in Halfmoon Bay.

22.4 To maintain both the water license on Trout Lake and the related infrastructure for an emergency backup supply.

POLICIES:

22.5 The Regional District will develop and maintain facilities required to provide water related infrastructure as shown on Map 3.

22.6 Use of land within the Community Recreation and Conservation designation shall not jeopardize existing and future public water supply.

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23. CLIMATE ACTION

The SCRDR, in partnership with local governments on the Sunshine Coast developed *Our Coast, our Climate*, the Community Energy and Emissions Plan (CEEP) to determine the source and amount of Green House Gasses (GHG's) emitted on the Sunshine Coast. The plan of the CEEP, which applies throughout the SCRDR is to achieve a 7% green house gas reduction by 2031.

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

OBJECTIVE:

23.1 To reduce the green house gas output by 7% by 2031.

POLICIES:

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

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

CEEP Goals

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

24. ENERGY

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

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

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

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

OBJECTIVES:

24.1 To support social and environmentally responsible energy production.

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

POLICIES:

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

25. TRANSPORTATION SYSTEM

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

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

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

OBJECTIVES:

- 25.1 To encourage development of a balanced system of roads based on a classification of road types so as to ensure transportation safety and efficiency.
- 25.2 To work with the MoTI to plan for a road system that effectively provides for through traffic and fulfils the needs of residents and visitors while having minimal impact on the rural residential character of the Plan area.
- 25.3 To encourage road layouts and pedestrian links which facilitate a multi-modal transportation system primarily serving the community south of Highway 101 where settlement is focused.
- 25.4 To ensure the provision of adequate off street parking and safe access to serve residential, commercial, and industrial activities to minimize parking spillover onto Highway 101 and major collector roads.
- 25.5 To consider the design of new road construction which supports narrower roadways, to enable more room for alternative transportation modes such as bicycle and walking paths.
- 25.6 To implement the Integrated Transportation Study.

POLICIES:

- 25.7 The Major Road Network depicted by Map 4 and developed in conjunction the MoTI shall form the future highway and Major Collector Road system for the plan area.
- 25.8 Future development shall occur in locations that do not require extensive construction of new roadways.
- 25.9 Road layouts and pedestrian links will facilitate access to the Major Road Network routes and public transit services. Access to future developments will be via local and collector roads and not by direct access to the Trunk Highway or Major Collector Roads.
- 25.10 Continuous strip development, and in particular commercial development, will be discouraged along Trunk Highways.
- 25.11 Vegetation and tree retention, or replanting on private property fronting Major Collector Roads and the existing Highway 101, shall be encouraged at the time of subdivision or development.
- 25.12 Seek a variety of strategies, including agreements with the MoTI, to develop road standards incorporating design standards that are consistent with the Plan area's existing rural character.
- 25.13 Work with the MoTI to consider the design of roads at the time of subdivision to reduce impacts on environmentally sensitive areas, streams and resource lands and to preserve the scenic quality of the area.
- 25.14 Request that safety improvements be made to the Halfmoon Bay portion of Highway 101, and that intersection improvements become a provincial funding priority in the immediate term. Highway improvements shall be based on recommendations from the Integrated Transportation Study.
- 25.15 Consider options for a community neighbourhood bus as part of the Sunshine Coast Transit System to provide more convenient and frequent transit service.

26. STORMWATER MANAGEMENT

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

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

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

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

OBJECTIVES:

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

POLICIES:

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

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

27. REMAINDER OF ELECTORAL AREA B

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

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

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

OBJECTIVES:

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

POLICIES:

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

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

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

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28. DEVELOPMENT PERMIT AREAS

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

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

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

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

Objective:

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

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

Policy:

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

Development Permit Area 1: Coastal Zone Hazards

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

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

DPA 1A: Coastal Flooding

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

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

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

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

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

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

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

DPA 1B: Coastal Slopes

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

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

A report within DPA 1B shall include the following:

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

Development Permit Area 2: Creek Hazards

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

DPA 2A: Creek Corridor

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

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

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

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

DPA 2B: Ravines

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

A report within DPA 2B shall include the following:

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

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

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

DPA 2C: Floodplain

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

DPA 2D: Low Channel Confinement

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

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

Development Permits in DPA's 2C & D

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

- (a) A review of the property by an appropriately qualified Professional Engineer or Professional Geoscientist;
- (b) An analysis of the land located within the development permit area as well as an analysis of the proposed developments including, but not limited to, building footprint, septic field and land alteration including tree removal;
- (c) A hydrologic investigation and assessment of flooding and associated creek processes at the time of subdivision or building permit or land alteration application;

- (d) A survey of the natural boundary of the creek and degree of confinement (e.g. typical cross-sections) and consideration of upstream channels and floodways, debris dams, culverts, sources of debris (channels and eroded banks) and related hydrologic features; and
- (e) An estimate of the 200-year return period peak flow and corresponding flood elevation.

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

Development Permit Area 3: Slope Hazards

DPA 3A: Open Slope Failures

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

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

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

A report within DPA 3A shall include the following:

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

- (d) A recommendation of required setbacks from the crests and/or toes of steep slopes, and a demonstration of suitability for the proposed use;
- (e) A field definition of the required setback from the top of steep slope; and
- (f) Appropriate land use recommendations such as restrictions on tree cutting, surface drainage, filling and excavation.

DPA 3B: Rockfall

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

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

A report within DPA 3B shall include the following:

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

Development Permit Area 4: Riparian Assessment Areas

Development Permit Area 4: Riparian Assessment Areas consists of the lakes and streams as shown on Map 5, including un-mapped streams and tributaries. The development permit area includes land adjacent to all streams, tributaries, wetlands and lakes connected to fish habitat. The assessment area generally extends 30 metres on both sides of the stream, measured from the natural boundary and more specifically applies as follows:

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

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

Development Permits may require that:

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

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

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

Development Permit Exemptions

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

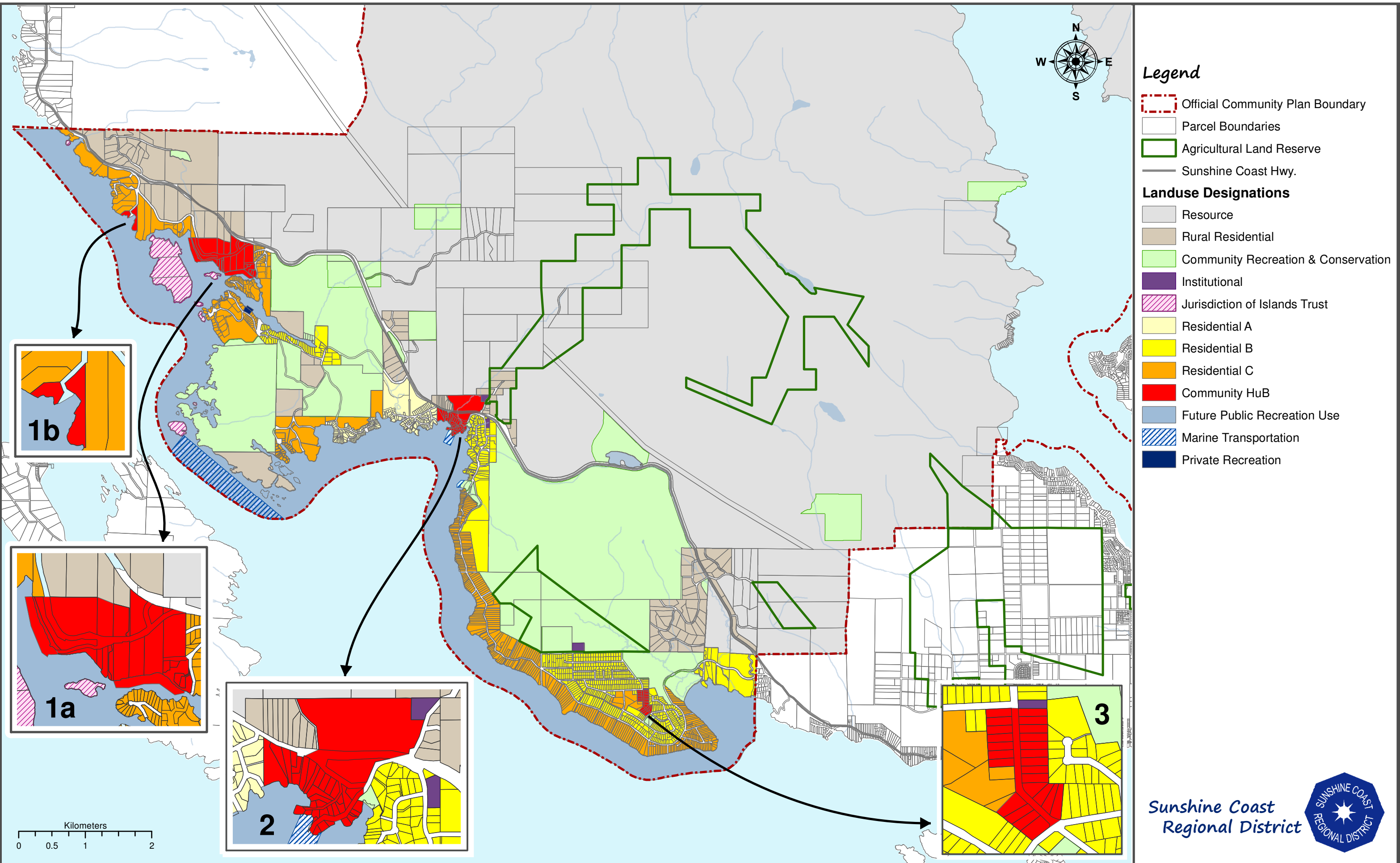
- (a) For “Low Importance” structures, as defined in the BC Building Code: Buildings that represent a low direct or indirect hazard to human life in the event of failure,

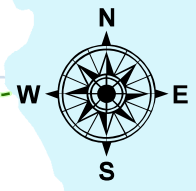
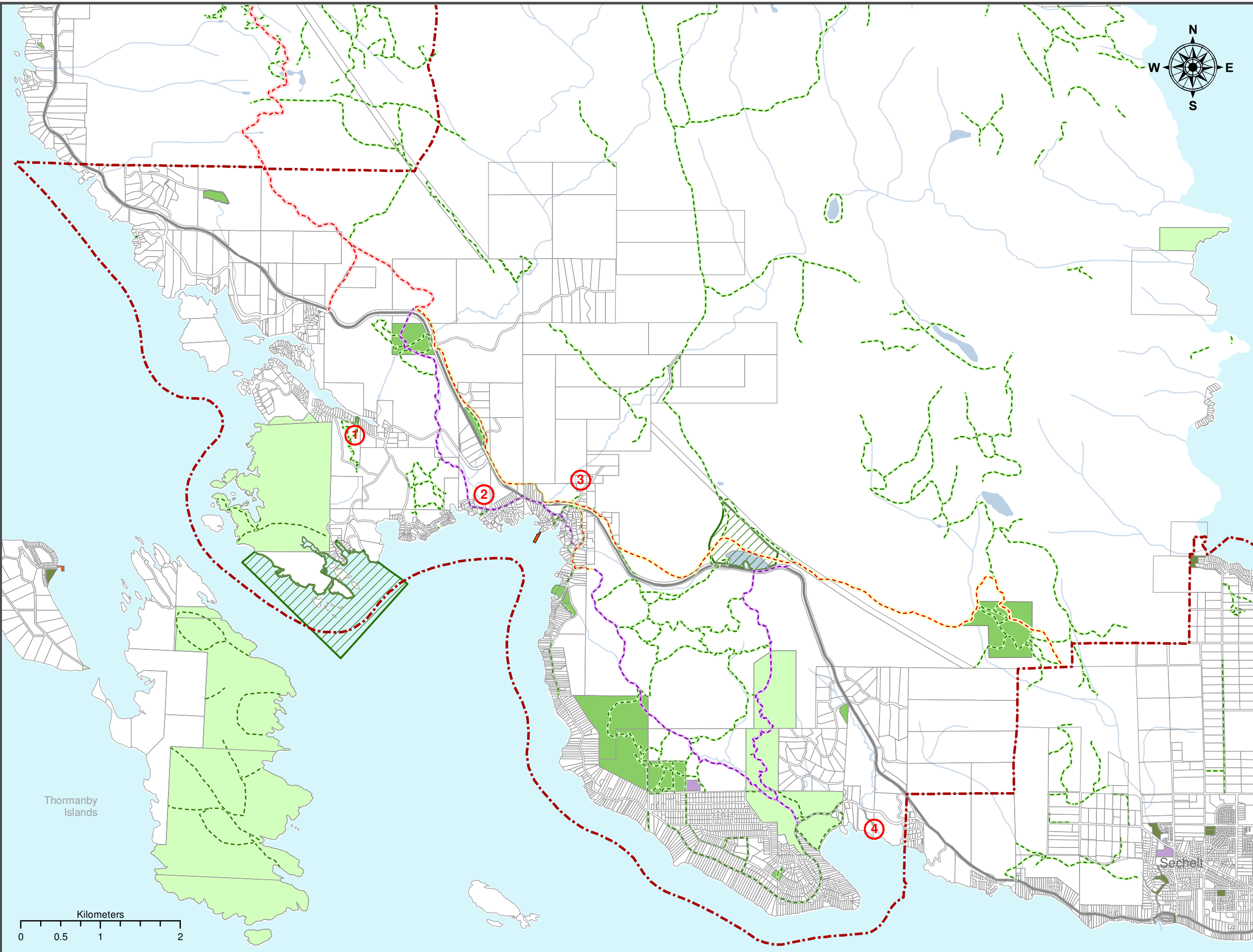
including: low human-occupancy buildings, where it can be shown that collapse is not likely to cause injury or other serious consequences, or minor storage buildings;

- (b) The proposed construction involves a structural change, addition or renovation to existing conforming or lawfully non-conforming buildings or structures provided that the footprint of the building or structure is not expanded and provided that it does not involve any alteration of land;
- (c) The planting of native trees, shrubs, or groundcovers for the purpose of enhancing the habitat values and/or soil stability within the development permit area;
- (d) A subdivision or rezoning application, where an existing registered covenant or proposed covenant with reference plan based on a geotechnical engineer and/or qualified environmental professional's review, relating to the protection of the hazardous or environment conditions outlined in the subject development permit area, is registered on title or its registration secured by a solicitor's undertaking;
- (e) Immediate threats to life and property provided they are undertaken in accordance with the provincial Water Act and Wildlife Act and the Federal Fisheries Act, and are reported to the Regional District;
- (f) Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property provided they are undertaken in accordance with the provincial Water Act and Wildlife Act and the Federal Fisheries Act, and are reported to the Regional District; and
- (g) The removal of 2 trees over 20 centimetre diameter breast height or 10 square metres of vegetated area of per calendar year per lot, provided there is replanting of 4 trees or re-vegetation of the same amount of clearing.

METRIC TO IMPERIAL CONVERSION TABLE

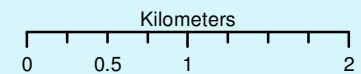
Metric	Imperial
1,000 square metres	10,764 square feet – 0.25 acre
2,000 square metres	21,528 square feet – 0.5acre
3,500 square metres	37,674 square feet – 0.86 acre
4,000 square metres	43,056 square feet – 1 acre
8,000 square metres	86,111 square feet – 2 acres
1 hectare	107,639 square feet – 2.47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





Legend

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

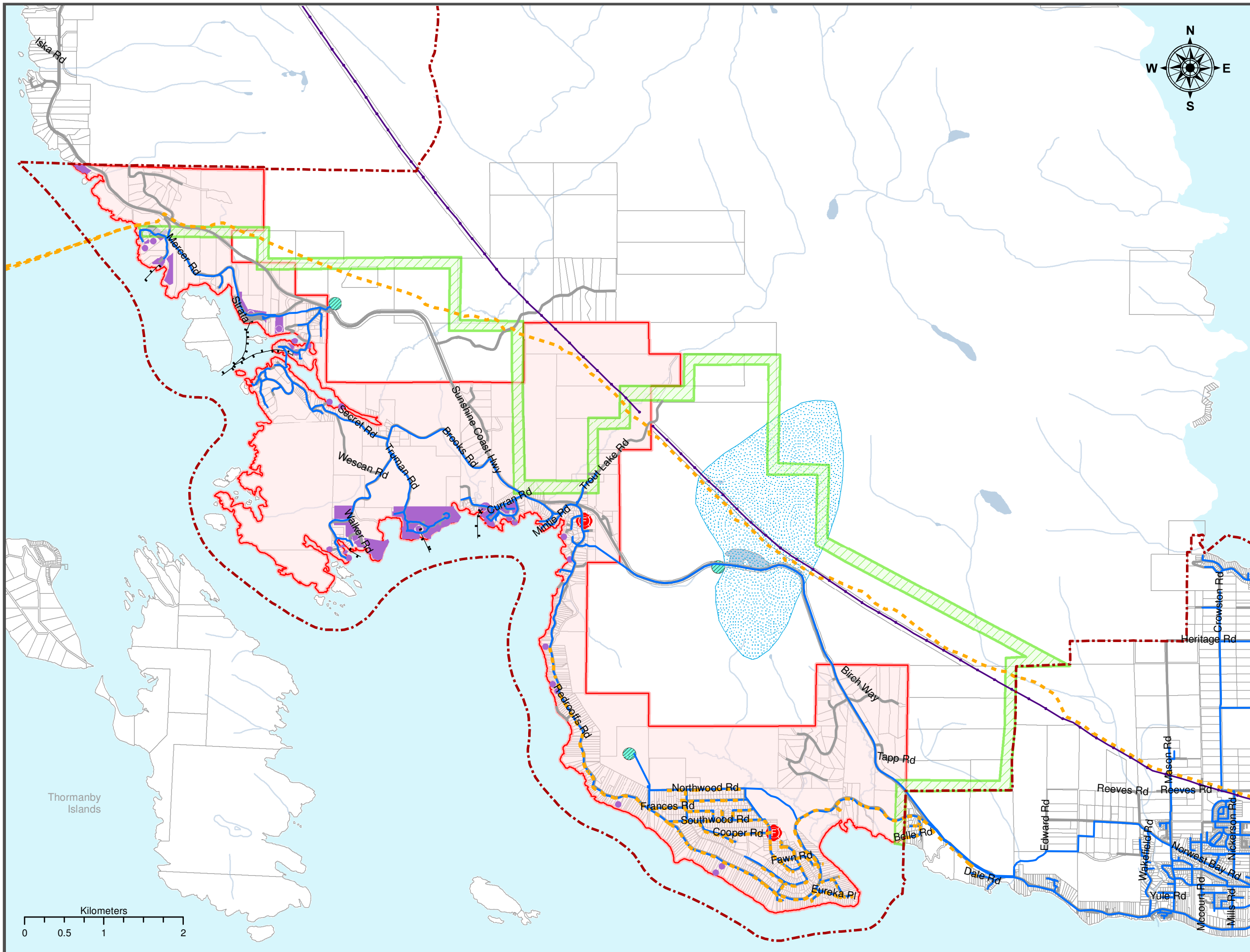


Thormanby Islands

Sechelt

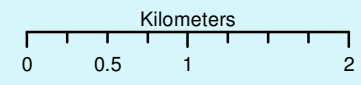
Sunshine Coast
Regional District

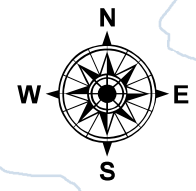
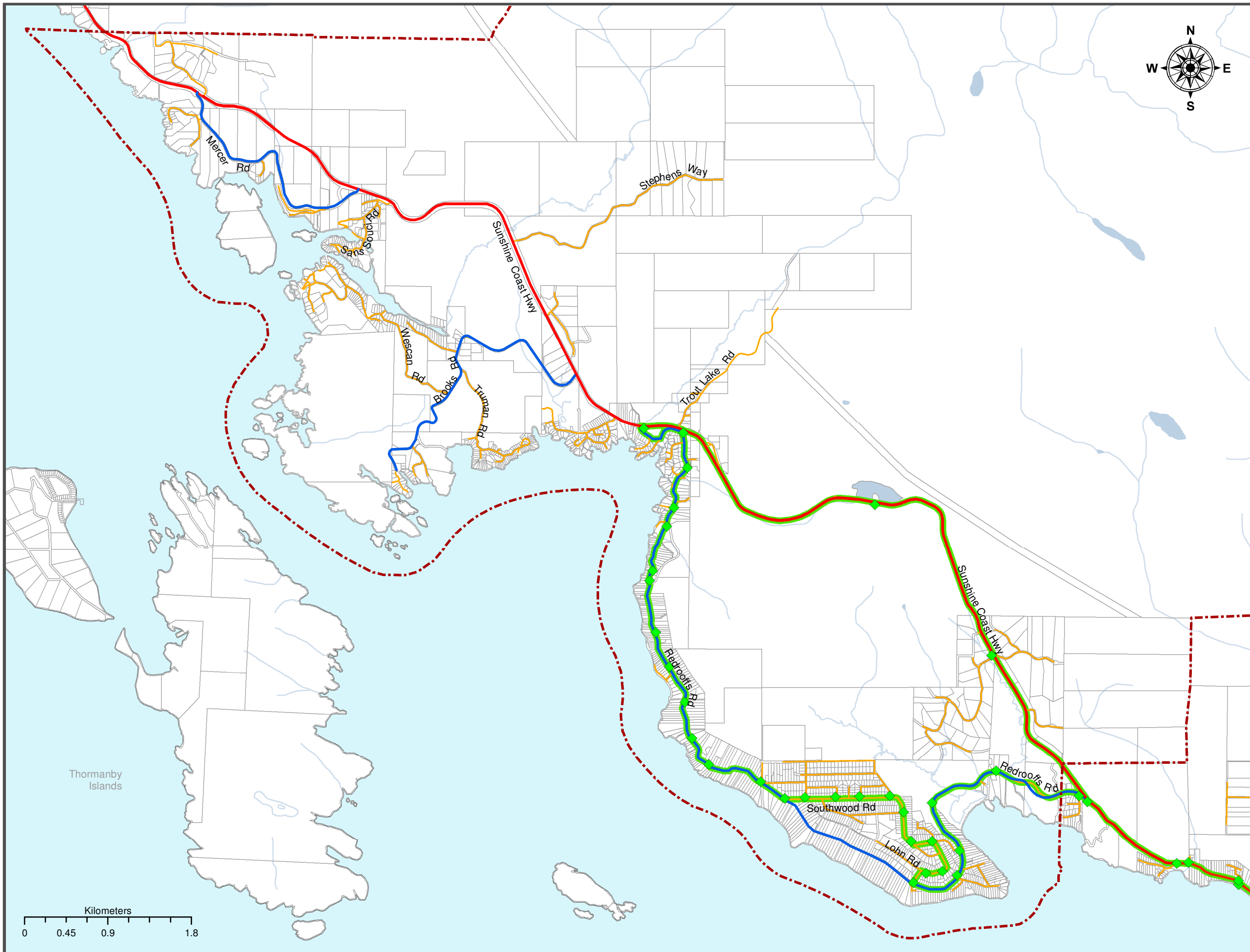




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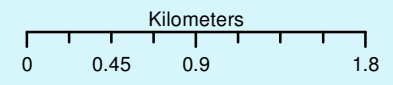
- Official Community Plan Boundary
- Parcel Boundaries
- BC Hydro Lines
- Natural Gas Distribution Lines
- Sewer Outfall
- SCRD Water Mains
- Sunshine Coast Hwy.
- Roads
- Ⓡ Fire Halls
- Fire Protection Area
- Solid Waste Disposal Area
- Reservoir
- Sewage Treatment Plant
- Watershed Reserve

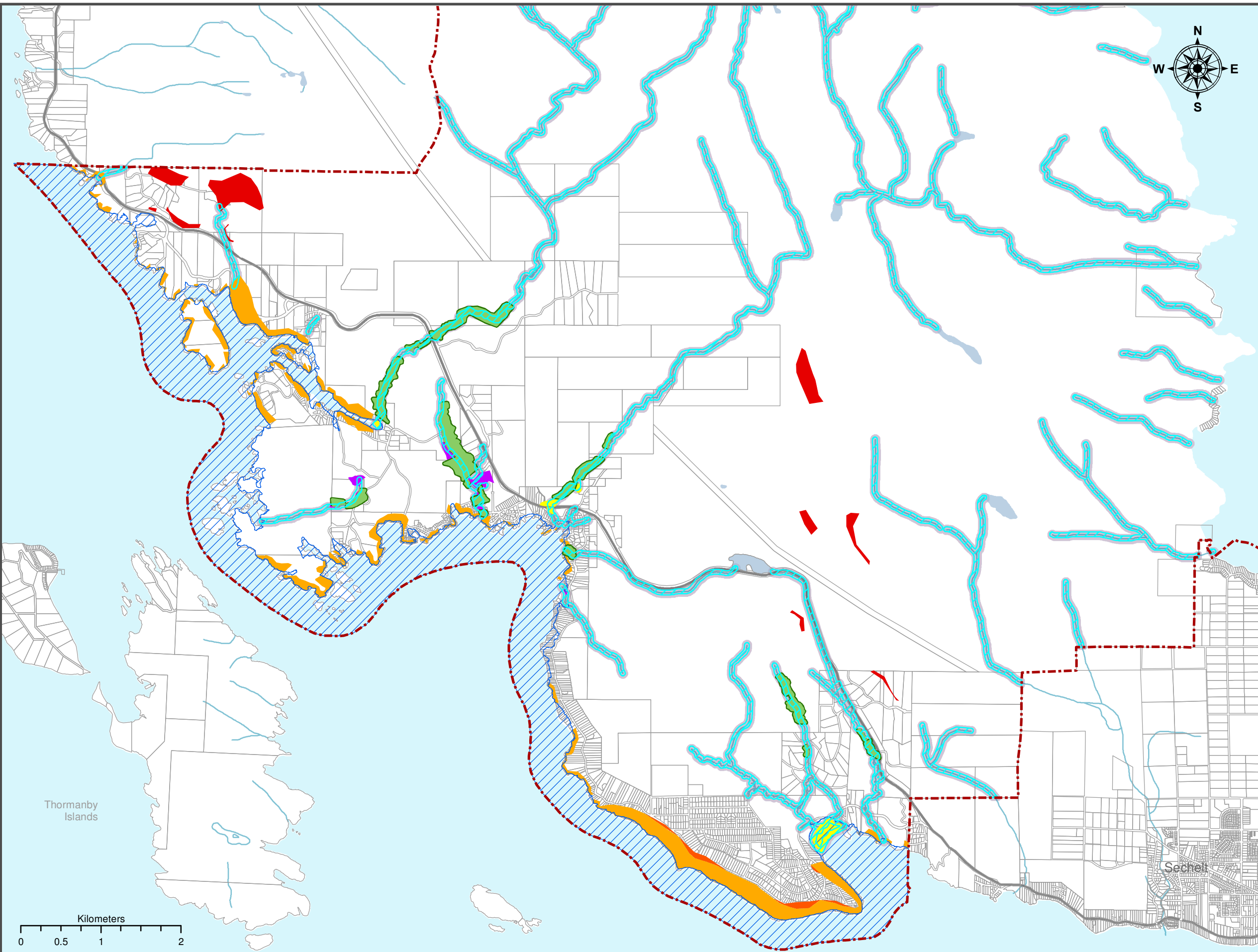




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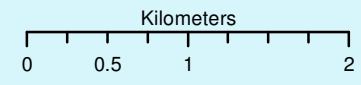
- Official Community Plan Boundary
- Parcel Boundaries
- ◆ Route 4 Bus Stop
- Bus Route 4 - Halfmoon Bay
- Existing Trunk Highway
- Major Collector Roads
- Roads





- Legend**
- Official Community Plan Boundary
 - Parcel Boundaries
 - DPA 1A Coastal Flooding
 - DPA 1B Coastal Slopes (caution zone)
 - DPA 1B Coastal Slopes
 - DPA 2A Creek/River Corridor
 - DPA 2B Ravines (15m)
 - DPA 2B Ravines (30m)
 - DPA 2D Low Channel Confinement (Fan)
 - DPA Zone 2C Floodplain
 - DPA 3 Slope Hazards
 - DPA 4 Stream Riparian Assessment Areas
 - Sunshine Coast Hwy.

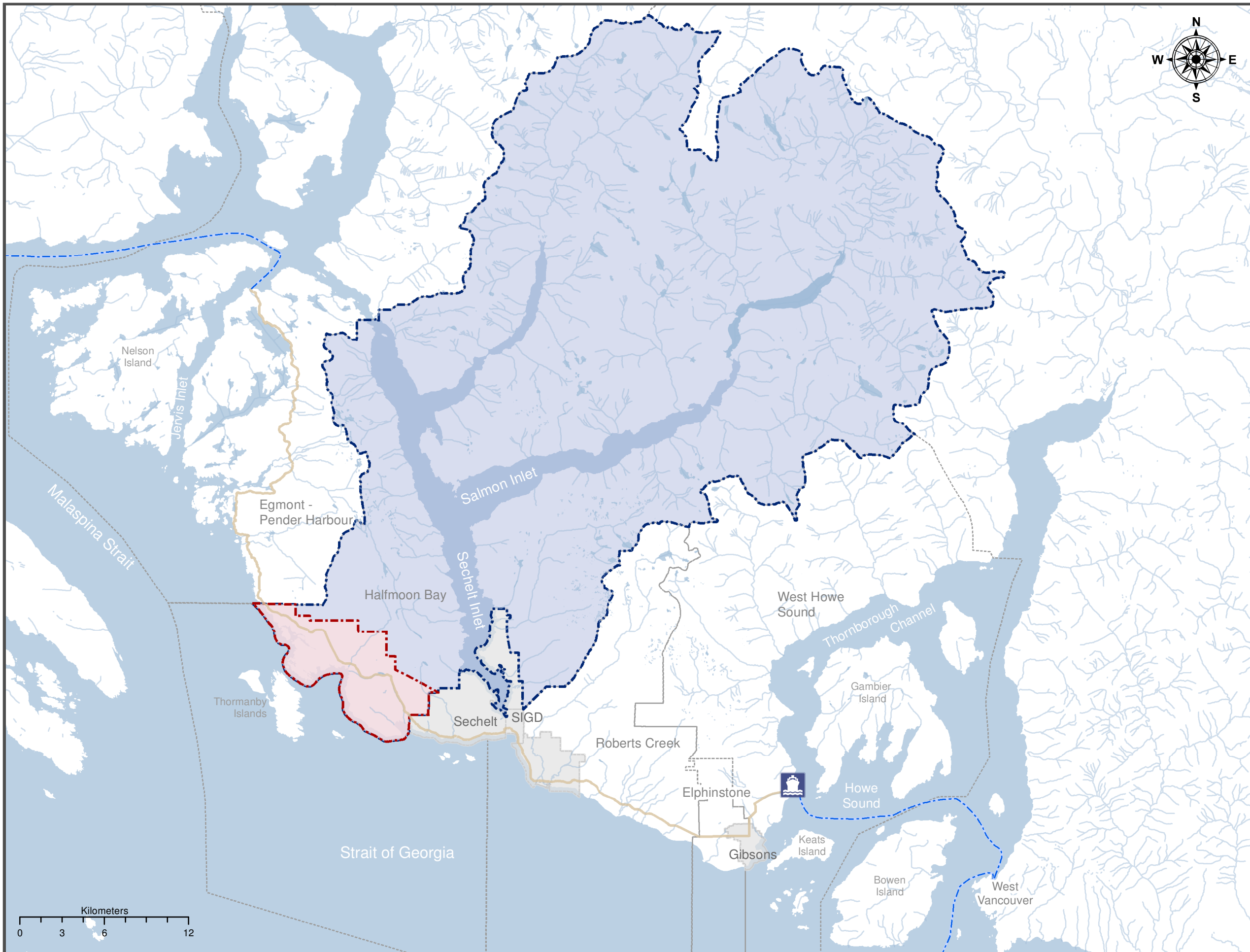
Thormanby Islands









Sechelt

Sunshine Coast
Regional District



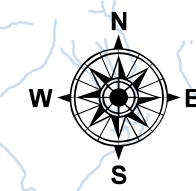
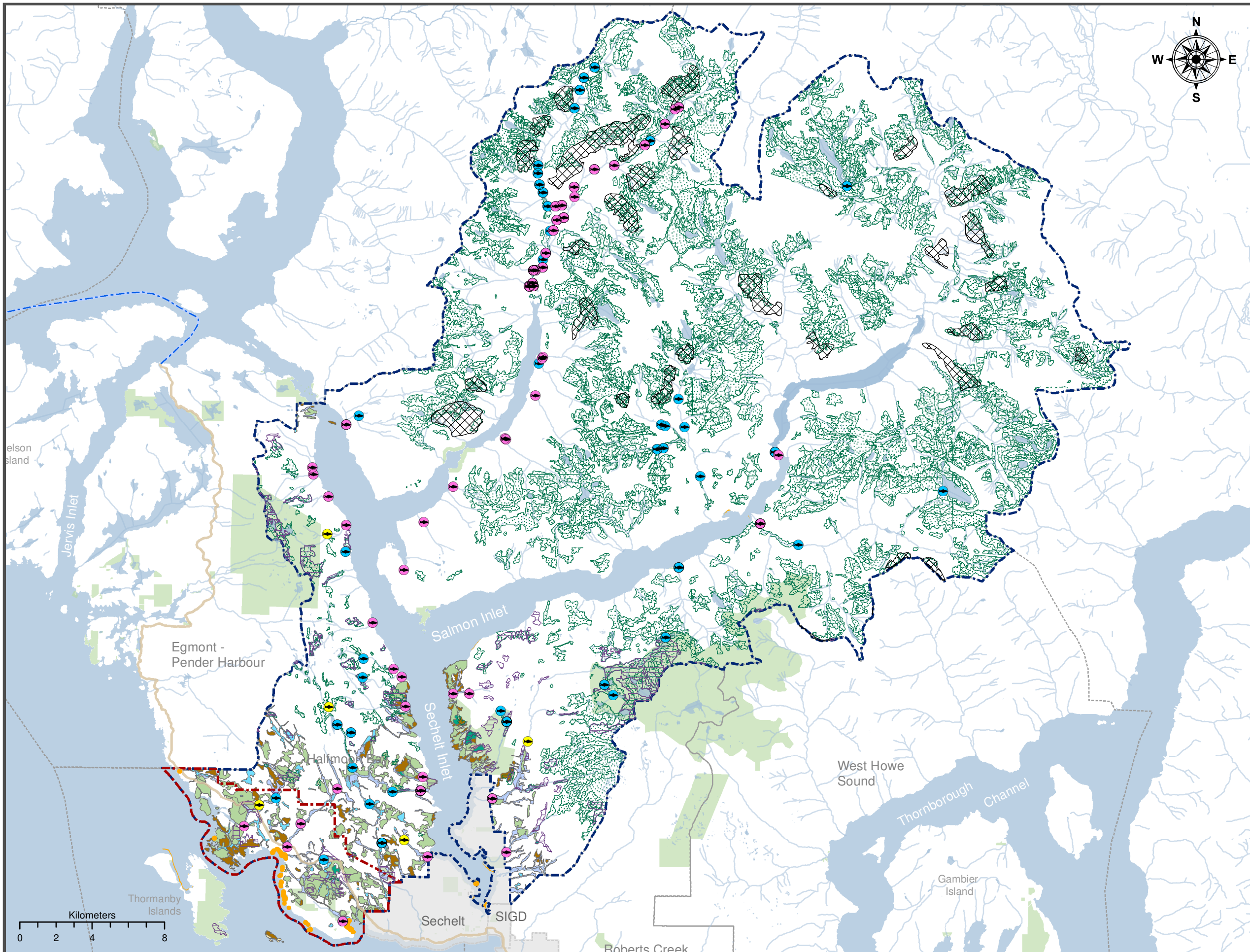


Legend

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

Sunshine Coast
Regional District





- ### Legend
- Original Boundary
 - Expansion Area
 - Electoral Area Boundary
 - Old Growth Forest (< 250 years)
 - Old Growth Management Areas
 - Ungulate Winter Range
 - Eelgrass Beds
 - Anadromous Salmonids
 - Resident Salmonids
 - Not Specified
 - Sunshine Coast Hwy.
 - BC Ferry Route
- ### SEI Class Component 1
- Cliffs
 - Herbaceous
 - Mature Forest
 - Older Forest
 - Riparian
 - Wetland
 - Woodland
 - Young Forest

Sunshine Coast
Regional District



SCRD STAFF REPORT

DATE: Tuesday, July 16th, 2013
TO: SCRD Board - (July 25th, 2013)
FROM: Sharon Heppner, Manager IT/GIS
RE: CIVIC ADDRESSING BYLAW

RECOMMENDATION(S)

THAT Bylaws 673 and 558.4 be given readings and be adopted;

AND THAT the Bylaw Notice Enforcement (BEN) system be approved for use to supplement the Municipal Ticketing Information (MTI) system.

BACKGROUND

The Civic Addressing Report dated March 21st, 2013 was presented at the Corporate and Administrative Services Committee on March 28th, 2013. The Committee made the following Recommendation No. 5:

The Corporate and Administrative Services Committee recommended that the Manager, IT/GIS' report titled "Civic Addressing – Function #510" be received;

AND THAT the proposed Bylaws No. 673 and No. 558.4 be forwarded to the Municipalities for consideration and feedback prior to being referred to the SCRD Board for readings;

AND THAT consideration be made to modifying wording on Bylaw 673 Section 4.8 Strata Development to require single family dwellings to have individual addresses.

DISCUSSION

As requested, the bylaws were forwarded to the municipalities. The Town of Gibsons submitted a letter endorsing the Bylaws in May and the Sechelt Indian Government District also expressed no concerns in a letter dated June 2013. The District of Sechelt requested additional information. Staff prepared a report and attended the June 26th, 2013 Committee of the Whole Meeting to respond "to questions from Committee regarding fees associated with addressing and processing charges under the new bylaw". No further concerns have been expressed.

Additionally, the following was added to Bylaw 673 Section 4.8 Strata Development: *Where possible, strata lot developments that consist of single residential dwellings shall be individually addressed.*

SUMMARY

Most local governments have a bylaw with respect to regulations surrounding civic addressing. In those rare instances where a warning has been issued repeatedly and there is blatant disregard, a fine may be necessary to encourage compliance. As the recommendations have now been addressed, staff request that the bylaw be adopted and that both BEN and MTI be approved for use.

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO 673

A bylaw to establish regulations and fees for the house numbering service.

WHEREAS the Board of the Sunshine Coast Regional District established a service for house numbering by adoption of *Sunshine Coast Regional District House Numbering Extended Service Bylaw No. 1028, 1997*;

AND WHEREAS said bylaw provides for the imposition of fees and charges as a method of cost recovery for this service;

AND WHEREAS the Board deems it necessary for the safety and welfare of its citizens to have all occupied buildings in the Sunshine Coast Regional District display a number to assist with prompt identification by emergency services personnel;

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

1. CITATION

This bylaw may be cited as "*Sunshine Coast Regional District Civic Addressing Regulations and Fees Bylaw No. 673, 2013*".

2. SCOPE

The Sunshine Coast Regional District is responsible for assigning **civic numbers** to properties and maintaining civic addressing records within the **Regional District**.

3. DEFINITIONS

For the purposes of this Bylaw, the following shall apply:

"Board" means the Board of Directors of the Sunshine Coast Regional District.

"Builder" means the person who applied for and obtained a building permit for construction of a new building.

"Civic Address" means the combination of an assigned civic number, the road name and the general service area.

"Civic Number" means the number assigned to a property in accordance with this Bylaw.

"Developer" means the person or representative who is responsible for the subdivision and development permit.

"Driveway" means a roadway access which is provided for a property.

“**General Service Area**” means a geographic area contained within a rural or municipal boundary identified for the delivery of E911 emergency services.

“**Ground Floor**” means the floor of a building at or nearest ground level.

“**Owner**” means a person or company who has title to the land or building and includes a person or company whose name appears on the assessment roll.

“**Property**” means a lot, structure or facility.

“**Regional District**” means the Sunshine Coast Regional District.

“**Strata Lot**” means a development that subdivides a building or land into separate properties for individual ownership.

“**Unit**” means a description used to distinguish a group of buildings or dwellings within the same civic number.

4. REGULATIONS

- 4.1 The **builder** and/or **owner** shall ensure that prior to any person inhabiting, occupying, or using a residential, industrial or commercial building, the assigned **civic number** is posted on or affixed to the building, signpost or fixed object on the site at a location visible from the street at all times.
- 4.2 The **civic number**, where possible, shall be displayed on the same side of the road as the **driveway** is located.
- 4.3 The **civic number** must be displayed as numbers and not text or Roman numerals.
- 4.4 The numerals used to display the **civic number** shall have a contrasting background and be clearly visible from the road both day and night.
- 4.5 Numerals used to display the **civic number** must be at least three (3) inches high.
- 4.6 Where a building is accessible by water only, the **civic number** should be easily visible from an approaching vessel such as by the dock or other mooring facility.
- 4.7 The **civic number** must be posted before an Occupancy Certificate will be issued.
- 4.8 **Strata lot** developments, in consultation with the local fire department, may be required to permanently display a site addressing schema at a location conspicuous from the public roadway. Where there is more than one main point of access, and where the **units** front onto internal private road(s), the **strata lot owner** shall:
 - (i) Affix and maintain on the front of the individual **units** the assigned **unit** number which should be clearly visible from the internal private road on which the **unit** has access and;
 - (ii) At the point of access where the internal private road(s) intersects the public street(s), the **owner** shall place a permanent **civic address** sign displaying the

range of **unit** numbers. Where there are two or more internal private roads within the development, the sign(s) shall contain a map that depicts the layout of the private internal roads and buildings along with the **unit** numbers contained in each building.

- (iii) Where possible, **strata lot** developments that consist of single residential dwellings shall be individually addressed.
- 4.9 (i) Single storey buildings shall have the **units** numbered consecutively.
- (ii) Multi storey buildings shall have the **unit** numbers correlate to the floor on which the **units** are located. **Units** on the first floor or **ground level** are to be numbered in the 100 series, units on the second floor in the 200 series and so forth. Any exceptions to this are to be approved in advance by the **Regional District** in consultation with the relevant local fire department.
- 4.10 Properties under construction shall have the **civic number** displayed on a temporary sign clearly visible from the street or access point.
- 4.11 No owner may display a **civic number** other than that assigned by the Regional District.
- 4.12 No owner may alter or renumber any **civic number** or **civic address** assigned by the Regional District.
- 4.13 No person shall conceal, destroy or deface a **civic number**.

5. CIVIC NUMBER CHANGE

- 5.1 The registered **owner** of a **property** may request a change to the **civic number**.
- 5.2 Approval for a change to an existing **civic number** may be given if the following criteria are satisfied:
- (i) The change is feasible and does not conflict with civic addressing criteria;
 - (ii) Abutting registered property owners are not affected by the **civic address** change;
 - (iii) The appropriate fee, as set out in Schedule "A" as amended from time to time, has been paid.
- 5.3 The **Regional District** may, by written notice to an owner, change or reassign a **civic number** to correct errors or inaccuracies and to ensure that an adequate supply of **civic numbers** are available for existing and future development, as well as when the level of emergency service response would be improved.

6.0 PENALTIES

- 6.1 Any person found guilty of a contravention of this bylaw is punishable in accordance with the Offense Act and will be subject to a minimum \$100.00 fine.
- 6.2 Without limiting other means of enforcement available at law, this bylaw may be enforced by means of a ticket in the form prescribed for the purpose of Section 264 of the *Community Charter*.

6.3 Each day during which an offence is continued shall be deemed to constitute a new and separate offence.

7. FEES

The fee for issuance of a **civic address** shall be as stated in Schedule "A" attached to and forming part of this Bylaw.

8. REPEAL

"Sunshine Coast Regional District House Numbering Fee Bylaw No. 524, 2002" and amendments thereto are hereby repealed.

9. SEVERABILITY

If any section, sentence or clause in this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

READ A FIRST TIME	this	25 th	day of	July, 2013
READ A SECOND TIME	this	25 th	day of	July, 2013
READ A THIRD TIME	this	25 th	day of	July, 2013
ADOPTED	this	25 th	day of	July, 2013

CORPORATE OFFICER

CHAIR

SUNSHINE COAST REGIONAL DISTRICT
CIVIC ADDRESSING REGULATIONS AND FEE BYLAW NO. 673

SCHEDULE "A"

Prices are exclusive of any applicable tax.

Issuance of a single civic address for standard residential	\$175.00
Issuance of a single civic address for Commercial, Industrial, Retail or multi-tenanted unit Plus \$50 for each unit within the single civic address	\$175.00
Issuance of bulk civic addressing at time of subdivision Plus \$100 for each lot within same at time of application	\$175.00
Request to change existing civic number	\$250.00

The Regional District may waive the fee to change a civic number where:

- (i) An error or omission has been made by the Regional District when assigning numbering
- (ii) The Fire Chief recommends a change where he or she believes the level of emergency service response would be improved
- (iii) A reassignment is required to ensure that an adequate supply of civic numbers is available.

Sunshine Coast Regional District

Bylaw No. 558.4

**A bylaw to amend Sunshine Coast Regional District
Municipal Ticket Information System Bylaw No. 558, 2006**

WHEREAS the Board of the Sunshine Coast Regional District wishes to amend *Sunshine Coast Regional District Municipal Ticket Information System Bylaw No. 558, 2006* in order to add a new schedule for *Sunshine Coast Regional District Civic Addressing Regulations and Fees Bylaw No. 673, 2013*;

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

1. This bylaw may be cited for all purposes as *Sunshine Coast Regional District Municipal Ticket Information System Amendment Bylaw No. 558.4, 2013*.
2. *Sunshine Coast Regional District Municipal Ticket Information System Bylaw No. 558, 2006* is hereby amended as follows:
 - a) Delete Section 4 in its entirety and replace with a new Section 4 as follows:
 4. Pursuant to Section 264 (1) (c) of the *Community Charter*, the words or expressions set forth in Column 1 of Schedules 2 through 18 of the Bylaw designate the offence committed under the bylaw section numbers appearing in Column 2 of Schedules 2 through 18 opposite the respective words or expressions.
 - b) Delete Section 5 in its entirety and replace with a new Section 5 as follows:
 5. Pursuant to Section 265 (1) (a) of the *Community Charter*, the fine amount set forth in Column 3 of Schedules 2 through 18 to the Bylaw is the fine amount that corresponds to the section number and words or expressions set out in Columns 1 and 2 of the Schedules 2 through 18 opposite the fine amount.
 - c) Delete Schedule 1 in its entirety and replace with the revised Schedule 1 attached hereto.

d) Add a new Schedule 18 as attached hereto.

READ A FIRST TIME this 25th day of July, 2013

READ A SECOND TIME this 25th day of July, 2013

READ A THIRD TIME this 25th day of July, 2013

ADOPTED this 25th day of July, 2013

CORPORATE OFFICER

CHAIR

SUNSHINE COAST REGIONAL DISTRICT

SCHEDULE 1

Attached to and Forming Part of Bylaw No 558, 2006.

Column 1 Designated Bylaws	Column 2 Designated Bylaw Enforcement Officer
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Schedule 2

Bylaw No. 422, 1995	<ul style="list-style-type: none">• General Manager of Infrastructure Services or Designate
“SCRD Revised Water Rates and Regulations Bylaw No. 422, 1995”	<ul style="list-style-type: none">• Utilities Supervisor• Bylaw Compliance Officer

Schedule 3

Bylaw No. 310, 1987	<ul style="list-style-type: none">• Manager of Planning and Development or Designate
“SCRD Zoning Bylaw No. 310, 1987”	<ul style="list-style-type: none">• Bylaw Compliance Officer• Building Inspector

Schedule 4

Bylaw No. 337, 1990	<ul style="list-style-type: none">• Manager of Planning and Development or Designate
“SCRD Electoral A Zoning Bylaw No. 337, 1990”	<ul style="list-style-type: none">• Bylaw Compliance Officer• Building Inspector

Schedule 5

Bylaw No. 597, 2008	<ul style="list-style-type: none">• Bylaw Compliance Officer
“SCRD Noise Control Bylaw No. 597, 2008”	<ul style="list-style-type: none">• Dog Control Officer• RCMP Officers

Schedule 6

Bylaw No. 535, 2004	<ul style="list-style-type: none">• Bylaw Compliance Officer
“SCRD Building Bylaw No. 535, 2004”	<ul style="list-style-type: none">• Building Inspector

SUNSHINE COAST REGIONAL DISTRICT

SCHEDULE 1 (continued)

Attached to and Forming Part of Bylaw No 558, 2006.

Schedule 7

Bylaw No. 376, 1994	<ul style="list-style-type: none">• Dog Control Officer• Bylaw Compliance Officer• RCMP Officers
“SCRD Dog Regulation and Impounding Bylaw No. 376, 1994”	

Schedule 8 - Repealed

Schedule 9

Bylaw No. 356, 1991	<ul style="list-style-type: none">• Manager of Parks & Recreation• Parks Supervisor or Designate• Parks Planning Coordinator• Bylaw Compliance Officer• RCMP Officers
“SCRD Regional Parks Regulation Bylaw No. 356, 1991”	

Schedule 10

Bylaw No 350, 1991	<ul style="list-style-type: none">• Manager of Planning and Development or Designate• Bylaw Compliance Officer
“SCRD Tree Cutting Permit Bylaw No. 350, 1991”	

Schedule 11

Bylaw No 554, 2005	<ul style="list-style-type: none">• Dog Control Officer• Bylaw Compliance Officer
“SCRD Kennel Regulation Bylaw No. 554, 2006”	

Schedule 12

Bylaw No. 518, 2002	<ul style="list-style-type: none">• General Manager of Infrastructure Services or Designate• Bylaw Compliance Officer• RCMP Officers
“SCRD Ports Regulation Bylaw No. 518, 2002”	

SUNSHINE COAST REGIONAL DISTRICT

SCHEDULE 1 (continued)

Attached to and Forming Part of Bylaw No 558, 2006.

Schedule 13

- | | |
|---|--|
| Bylaw No. 598, 2008 | <ul style="list-style-type: none">• General Manager of Community Services or Designate |
| “Roberts Creek Smoke Control Regulations Bylaw No. 598, 2008” | <ul style="list-style-type: none">• Bylaw Compliance Officer• Fire Hall Assistant• General Manager of Planning and Development |

Schedule 14 - Repealed

Schedule 15

- | | |
|--|---|
| Bylaw No. 631, 2011 | |
| “SCRD Fire Protection Bylaw No. 631, 2011” | <ul style="list-style-type: none">• Fire Chief or Designate• Fire Hall Assistants• Bylaw Compliance Officer |

Schedule 16

- | | |
|---|--|
| Bylaw No. 405, 1994 | <ul style="list-style-type: none">• Solid Waste Management Coordinator |
| “SCRD Sanitary Landfill Site Bylaw No. 405, 1994” | <ul style="list-style-type: none">• Manager of Sustainable Services• Environmental Technician• General Manager of Infrastructure Services• Bylaw Compliance Officer |

Schedule 17

- | | |
|---|--|
| Bylaw No. 578, 2006 | |
| “Egmont and District Fire Protection Bylaw No. 578, 2006” | <ul style="list-style-type: none">• Fire Chief or Designate• Bylaw Compliance Officer |

Schedule 18

- | | |
|--|--|
| Bylaw No. 673, 2013 | <ul style="list-style-type: none">• Fire Chief, Fire Hall Assistant or designate |
| “SCRD Civic Addressing Regulations and Fees Bylaw No. 673, 2013” | <ul style="list-style-type: none">• Building Inspectors• Bylaw Compliance Officer |

SUNSHINE COAST REGIONAL DISTRICT

SCHEDULE 18

Attached to and Forming Part of Bylaw No 558, 2006.

Offence and Fine Schedule

SCRD Civic Addressing Regulations and Fees Bylaw No. 673, 2013

OFFENCE	SECTION	FINE
Failure to post civic number	4.1	100.00
Failure to display addressing schema	4.8	100.00
Display civic number not assigned by Regional District	4.11	100.00

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 600.2, 2011**

A bylaw of the Sunshine Coast Regional District to amend “Elphinstone Official Community Plan Bylaw No. 600, 2007”.

The Board of the Sunshine Coast Regional District in open meeting assembled enacts as follows:

PART A – CITATION

1. This bylaw may be cited as the “Elphinstone Official Community Plan Amendment Bylaw No. 600.2, 2011”.

PART B – AMENDMENT

2. Map 3 of the Elphinstone Official Community Plan Bylaw No. 600 is hereby amended by re-designating Lot Z, District Lot 909, Group 1 New Westminster District, Plan LMP24870 from Rural Residential to Residential C, as denoted on Appendix ‘A’ to this Bylaw.
3. Map 3 of the Elphinstone Official Community Plan Bylaw N. 600 is further amended by removing Lot Z, District Lot 909, Group 1 New Westminster District, Plan LMP24870 from Comprehensive Development and Cluster Housing Area #4.

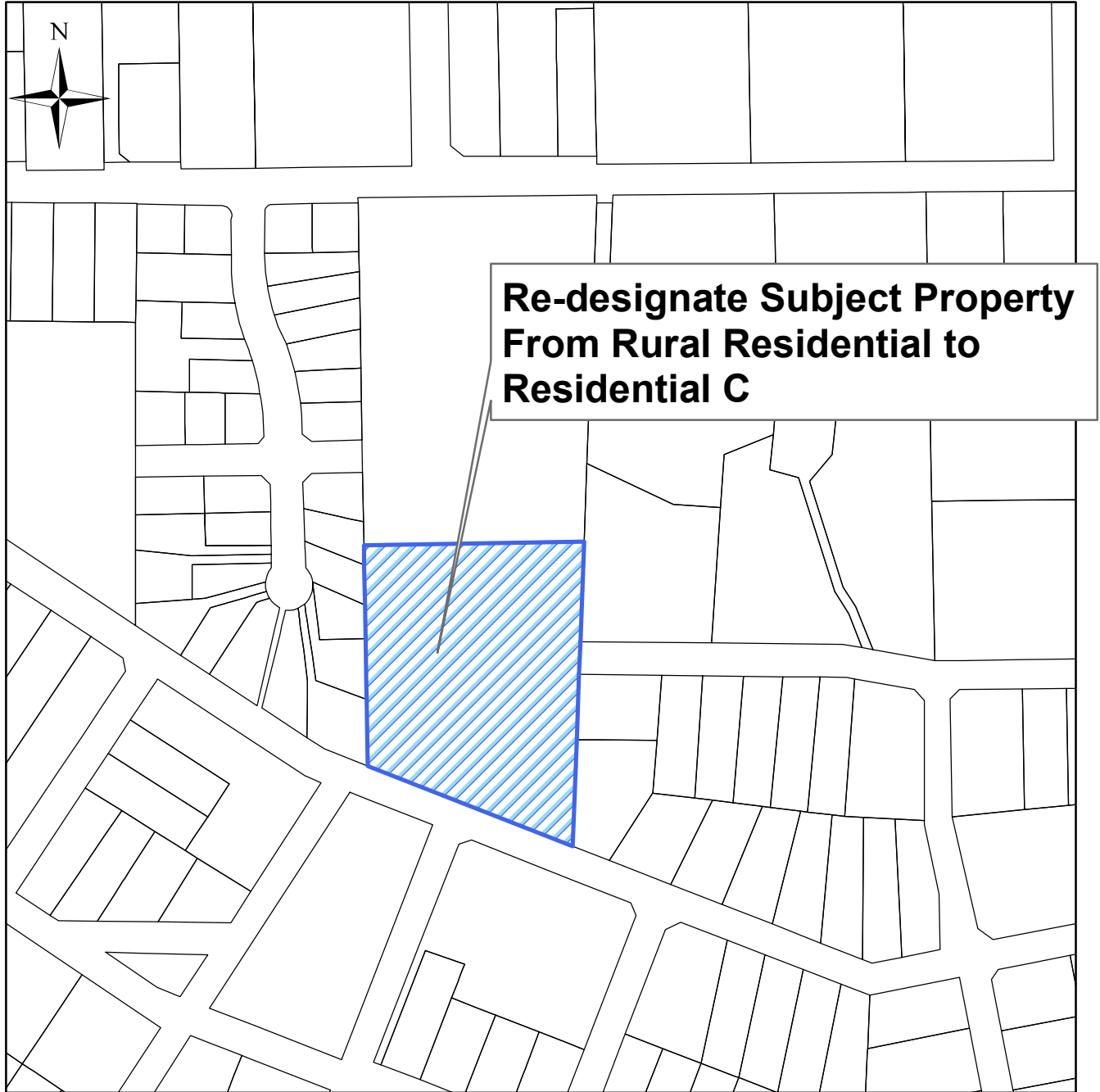
PART C – ADOPTION

READ A FIRST TIME this	27 th DAY OF	OCTOBER	2011
READ A SECOND TIME this	DAY OF		2013
CONSIDERED IN CONJUNCTION WITH THE SUNSHINE COAST REGIONAL DISTRICT FINANCIAL PLAN AND ANY APPLICABLE WASTE MANAGEMENT PLANS this	DAY OF		2013
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF		2013
READ A THIRD TIME this	DAY OF		2013
ADOPTED this	DAY OF		2013

Corporate Officer

Chair

Appendix 'A' to Bylaw No.600.2



Legal Description - Lot Z, D.L. 909, Group 1, New Westminster District, Plan LMP24780

Existing OCP Designation: Rural Residential

Proposed OCP Designation: Residential C

Corporate Officer

Chair

**SUNSHINE COAST REGIONAL DISTRICT
ZONING AMENDMENT BYLAW No. 310.138, 2011**

A bylaw to amend the "Sunshine Coast Regional District Zoning Bylaw No. 310, 1987".

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A - CITATION

- 1. This bylaw may be cited as the "Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.138, 2011".

PART B – AMENDMENT

- 2. Schedule A of Sunshine Coast Regional District Zoning Bylaw No. 310, 1987 is hereby amended by rezoning Lot Z, District Lot 909, Group 1 New Westminster District, Plan LMP24870 from RU1(Rural One) to R2 (Residential Two), as denoted on Appendix ‘A’ to this Bylaw.
- 3. Schedule B of Sunshine Coast Regional District Zoning Bylaw No. 310, 1987 is hereby amended by rezoning Lot Z, District Lot 909, Group 1 New Westminster District, Plan LMP24870 from the ‘F’ subdivision district to the ‘C’ subdivision district, as denoted on Appendix ‘B’ to this Bylaw.

PART C - ADOPTION

READ A FIRST TIME this	27 th	DAY OF	OCTOBER	2011
READ A SECOND TIME this		DAY OF		2013
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this		DAY OF		2013
READ A THIRD TIME this		DAY OF		2013
ADOPTED this		DAY OF		2013

Corporate Officer

Chair

Appendix 'A' to Bylaw No.310.138



Legal Description - Lot Z, D.L. 909, Group 1, New Westminster District, Plan LMP24780

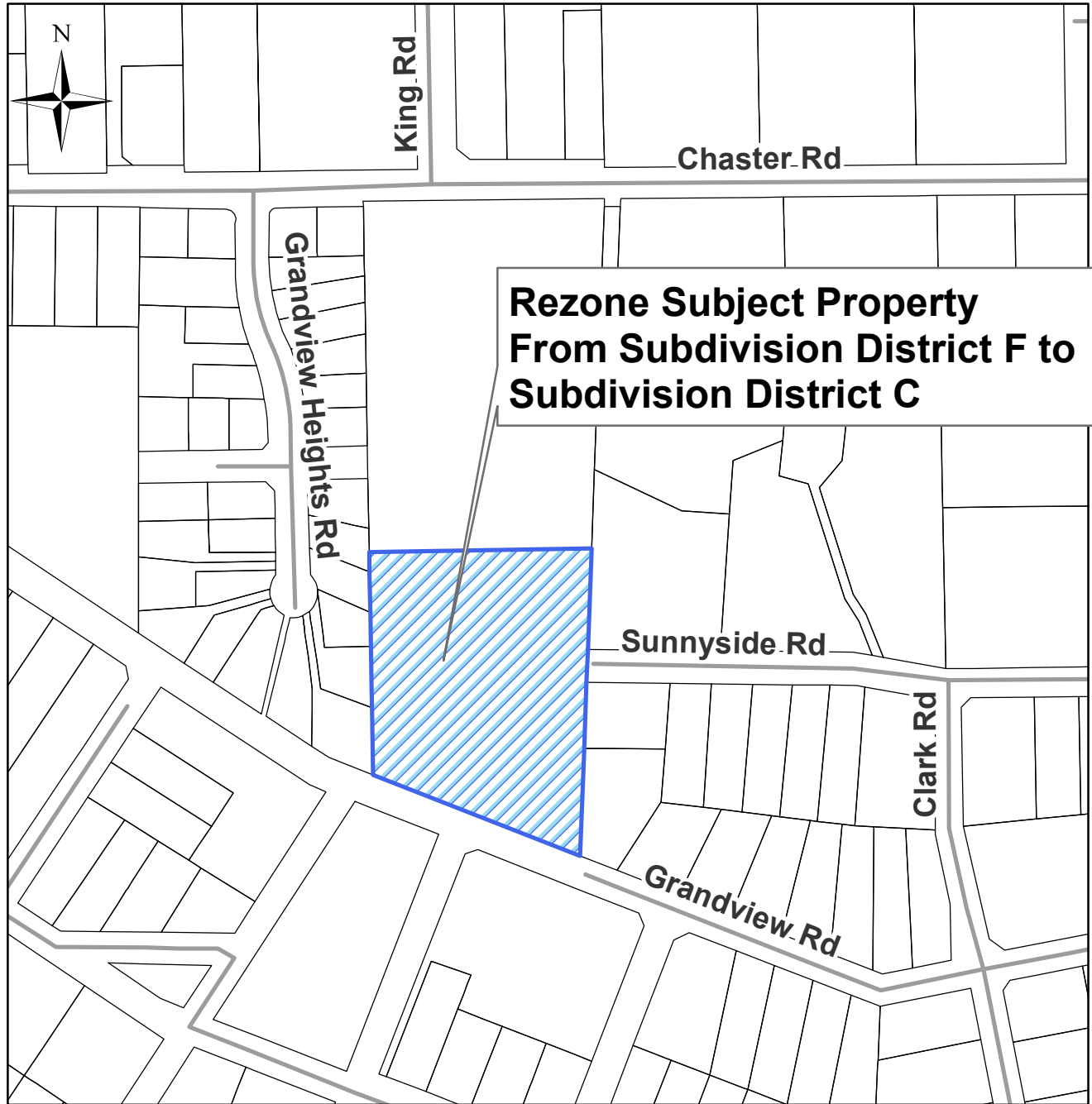
Existing Zoning: RU1

Proposed Zoning: R2

Corporate Officer

Chair

Appendix 'B' to Bylaw No.310.138



Legal Description - Lot Z, D.L. 909, Group 1, New Westminster District, Plan LMP24780

Existing Subdivision District: F

Proposed Subdivision District: C

Corporate Officer

Chair

**SUNSHINE COAST REGIONAL DISTRICT
ZONING AMENDMENT BYLAW NO. 310.145, 2013**

A bylaw to amend the Sunshine Coast Regional District Zoning Bylaw No. 310, 1987

The Board of Directors of the Sunshine Coast Regional District in open meeting assembled enacts as follows:

PART A – CITATION

1. This bylaw may be cited as the “Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.145, 2013”.

PART B – AMENDMENT

2. Schedule B of *Sunshine Coast Regional District Electoral Area Zoning Bylaw 310, 1987* is hereby amended rezoning Lot 1, Block E, District Lot 909, Plan 17707, PID 007-261-187 from the ‘G’ subdivision district to the ‘F’ subdivision district, as denoted on Appendix ‘A’ to this Bylaw.
3. Insert the following into Section 21021 RU3 Zone (Rural Three):

“Site Specific Conditions

- 1021.10 a) Lot 1, Block E, District Lot 905, Plan 17707, PID 007-261-187 and any subsequent parcels created by subdivision
- i. Despite the provisions in Section 1021.3 the parcel is limited to one single family dwelling where the parcel are is less than or equal to 2 hectare and two dwelling if exceeding 2 hectares;
 - ii. Each single family dwelling will have a ground floor not exceeding 170 square metres and a total floor area not exceeding 280 square metres.

PART C – ADOPTION

READ A FIRST TIME this	24 th	DAY OF JANUARY,	2013
READ A SECOND TIME AS AMENDED this		DAY OF	2013
APPROVED PURSUANT TO Section 52 of the <i>TRANSPORTATION ACT</i> this		DAY OF	2013
PUBLIC HEARING held pursuant to <i>LOCAL GOVERNMENT ACT</i> this		DAY OF	2013
READ A THIRD TIME this		DAY OF	2013
ADOPTION this		DAY OF	2013

Corporate Officer

Chair

Appendix A to Bylaw 310.145



**Change the Subdivision District Designation from "G" to "F" for
Lot 1, Block E, District Lot 905, Plan 17707, PID 007-261-187**

Corporate Officer

Chair

**SUNSHINE COAST REGIONAL DISTRICT
OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW No. 641.1, 2013**

A bylaw to amend the "Roberts Creek Official Community Plan Bylaw No. 641, 2011".

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A - CITATION

1. This bylaw may be cited as the "Roberts Creek Official Community Plan Amendment Bylaw No. 641.1, 2013.

PART B - AMENDMENT

2. Maps '1' and '1A' of Roberts Creek Official Community Plan Bylaw No. 641, 2012 are amended by re-designating Lot 12, Block G, District Lot 809, Plan 7877 from 'Residential C' to 'Residential A', as denoted on Appendix 'A' to this bylaw.

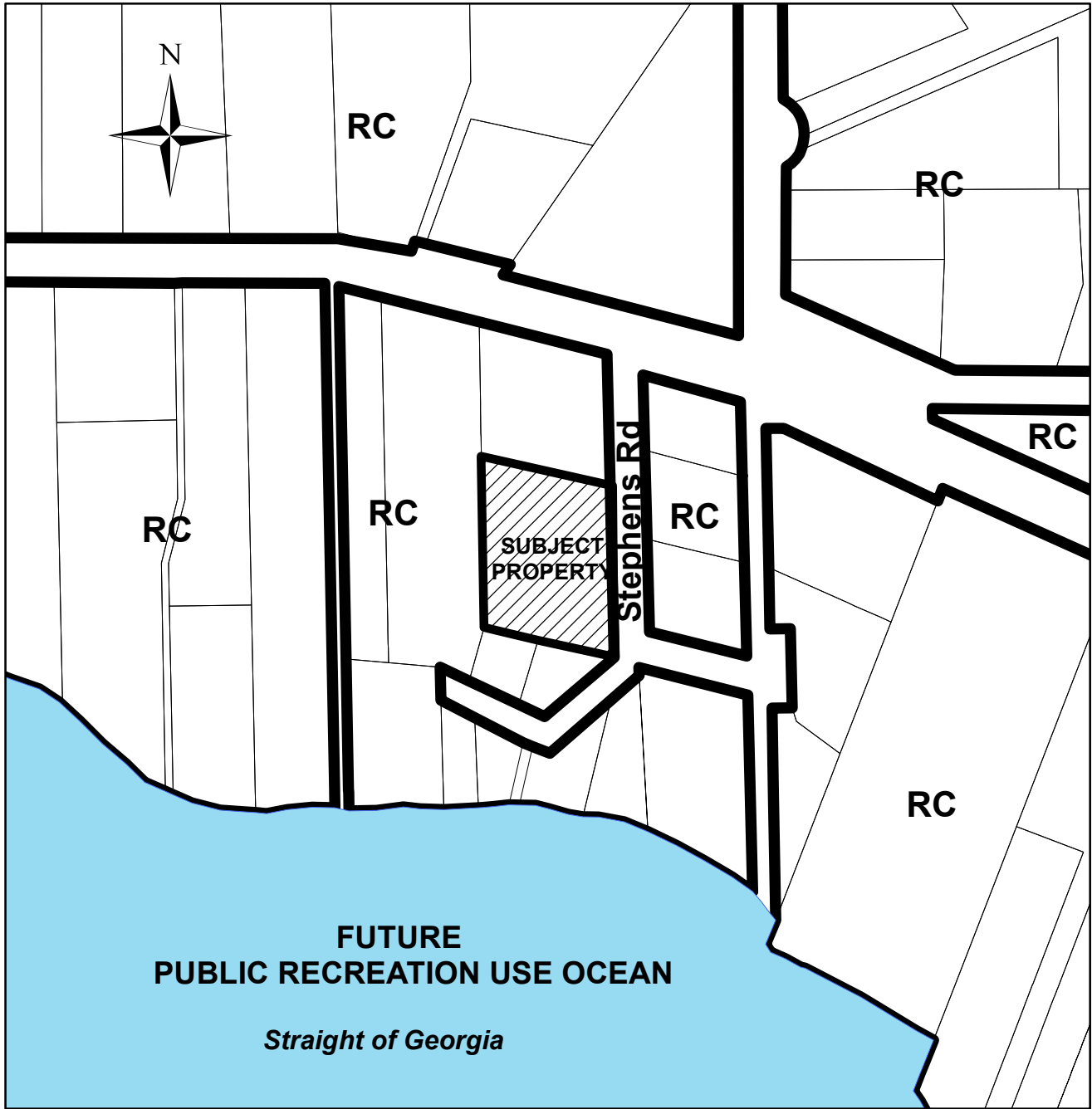
PART C - ADOPTION

READ A FIRST TIME this	23 rd DAY OF MAY	2013
READ A SECOND TIME this	23 rd DAY OF MAY	2013
PURSUANT TO SECTION 879 OF THE <i>LOCAL GOVERNMENT ACT</i> CONSULTATION REQUIREMENTS CONSIDERED this	23 rd DAY OF	2013
PURSUANT TO SECTION 882 OF THE <i>LOCAL GOVERNMENT ACT</i> , CONSIDERED IN CONJUNCTION WITH FINANCIAL PLAN AND APPLICABLE WASTEMANAGEMENT PLAN		
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	2013
READ A THIRD TIME this	DAY OF	2013
ADOPTED this	DAY OF	2013

Corporate Officer

Chair

Appendix 'A' to Bylaw No. 641.1



Legal Description - Lot 12, Block G, District Lot 809, Plan 7877

Existing Designation - Residential C (RC)

Proposed Designation - Residential A (RA)

Corporate Officer

Chair

**SUNSHINE COAST REGIONAL DISTRICT
ZONING AMENDMENT BYLAW No. 310.127, 2011**

A bylaw to amend the "Sunshine Coast Regional District Zoning Bylaw No. 310, 1987".

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A - CITATION

1. This bylaw may be cited as the "Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.127, 2011".

PART B – AMENDMENT

2. Schedule B of Sunshine Coast Regional District Zoning Bylaw No. 310, 1987 is hereby amended rezoning a portion of Lot 12, Block G, District Lot 809, Plan 7877 from the ‘E’ subdivision district to the ‘C’ subdivision district, as denoted on Appendix ‘A’ to this Bylaw.

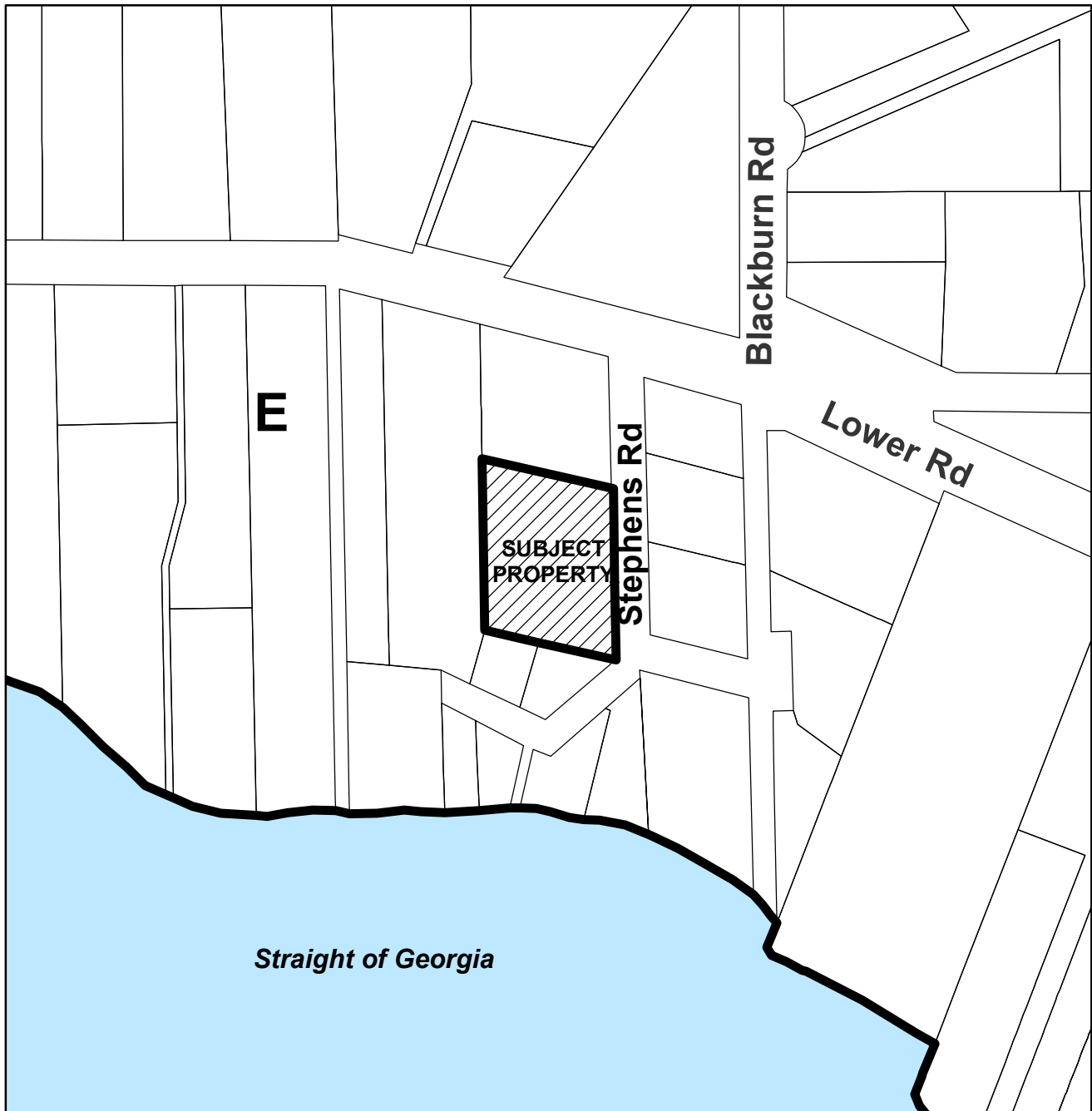
PART C - ADOPTION

READ A FIRST TIME this	22 nd	DAY OF	SEPTEMBER	2011
READ A SECOND TIME this	23 rd	DAY OF	MAY	2013
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this		DAY OF		2013
READ A THIRD TIME this		DAY OF		2013
APPROVED PURSUANT TO Section 52 of <i>THE TRANSPORTATION ACT</i> this		DAY OF		2013
ADOPTED this		DAY OF		2013

Corporate Officer

Chair

Appendix 'A' to Bylaw No. 310.127



Legal Description - Lot 12, Block G, District Lot 809, Plan 7877

Existing Subdivision District - E

Proposed Subdivision District - C

Corporate Officer

Chair
