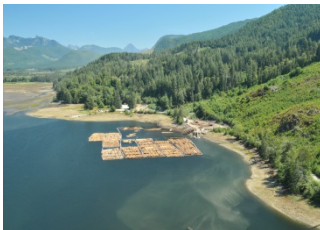




POWELL RIVER  
REGIONAL DISTRICT

# Electoral Area A Official Community Plan Schedule A to Bylaw No. 500, 2015

Adopted December 16, 2015



*"Our vision is a vibrant and diverse community that preserves and enhances its rural, coastal character and balances economic opportunity with the environment."*

## Acknowledgement

This Official Community Plan (OCP) was developed through a collaborative community effort which involved a broad cross section of Electoral Area A residents, business owners and stakeholders. This OCP would not have been possible without the hard work and dedication of all those involved. The Powell River Regional District (PRRD) would like to acknowledge and thank all those who participated in the OCP process. Special thanks go out to the Area A OCP Planning Advisory Committee members who devoted a significant amount of their time and energy to produce this document. The Committee members included:

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Cover photos courtesy of Georgia Combes and Bernd Scheifele

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**Map No. 1 – Vacant Land with Residential Infill Potential**

**Map No. 2 – Land Use Designations - Developed Portions of Area A**

**Map No. 3 – Land Use Designations - Whole Planning Area**

**Map No. 4 – Infrastructure and Community Services**

**Map No. 5 – Development Permit Areas**

## PART 1: PLAN FOUNDATION

### 1.1 Purpose

The Official Community Plan (OCP) defines what the community wants to become. The OCP provides a statement of what land uses the community wants to see in the future, it speaks to aspirations for environmental and economic sustainability, meeting social needs and building a vibrant community.

Often we think of an OCP as simply a land use plan, but an OCP is really about people. Everything we plan is for people – whether the physical environment, the economic vitality or the community services - the OCP responds to the issues and concerns of people living in the area.

### 1.2 Legal Context

Under Section 875 (1) of the *Local Government Act*, an official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.

An OCP is required by Section 877 of the *Local Government Act* to consider:

- approximate location, amount, type or density of residential development to meet anticipated housing needs over a period of at least 5 years;
- approximate amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- approximate location and area of sand and gravel deposits;
- restrictions on the use of land subject to hazardous conditions or identified as environmentally sensitive;
- approximate location and phasing of any major road, sewer or water systems;
- approximate location and type of present and proposed public facilities including schools, parks and waste treatment or disposal sites;
- policies with respect to affordable, rental and special needs housing; and
- targets and policies for the reduction of greenhouse gas emissions.

OCPs provide a long term vision and are often referred to in legal texts as the constitutions of land use planning. Bill Bulholzer, author of Planning Law and

Practice in BC, describes an OCP as a high level plan expected to enshrine principles that govern the overall direction and pace of development at a policy level.

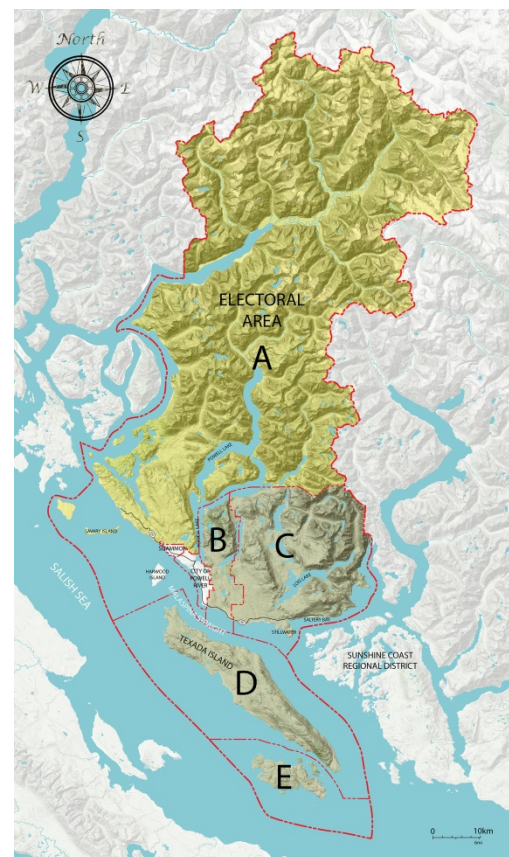
The effect of an OCP includes:

- Establishes a community vision;
- Designates future land use patterns;
- Coordinates policy to protect features and infrastructure;
- Informs financial planning and servicing;
- Guides decisions by Regional Board, actions must be consistent with plan;
- Guides decisions by residents, investors and developers;
- Guides decisions by other levels of government that have jurisdiction within or adjacent to the planning area (provincial line agencies, neighbouring municipalities and first nations); and
- Provides the legal vehicle for setting out development permit areas for protecting environmentally sensitive areas, protecting development from natural hazards and shaping residential, commercial and industrial development.

### 1.3 Location + Regional Context

Powell River Regional District - Electoral Area A is located on the beautiful upper Sunshine Coast mainland and encompasses Malaspina Peninsula, Powell Lake Watershed, Theodosia Watershed and Toba Inlet. Electoral Area A also contains Harwood, Savary, Hernando, Copeland and Mink Islands and many other smaller islands located in Desolation Sound and Malaspina Inlet.

Area A is the largest and northern-most electoral area within the Powell River Regional District. To the north of Electoral Area A lies Bute Inlet and Strathcona Regional District; to the west is the Salish Sea and Vancouver Island; to the south is the Tla'amin Nation and the City of Powell River; to the south east is Electoral Area B and C and the Sunshine Coast Regional District; and to the north east is the Squamish Lillooet Regional District.

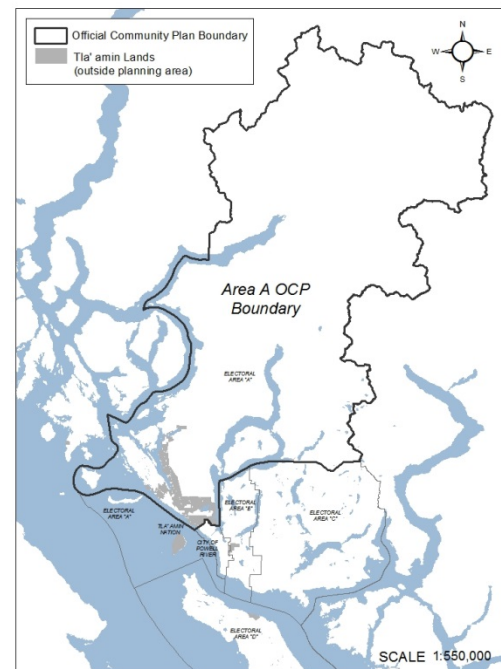


Although located on the mainland, the area can be reached by air or water only. The area is linked with the rest of the mainland and Vancouver Island via the airport in the City of Powell River and BC Ferry Corporation ferry terminals in Westview (City of Powell River) and Saltery Bay.

### 1.3.1 Area Covered by the Plan

The planning area boundary includes all of Electoral Area A with the exception of:

- Savary Island, which has its own relatively recent official community plan to guide land use and development on the island; and
- Tla'amin Lands, which will be outside the jurisdiction of the Regional District after the effective date of the Treaty in April 2016. The Tla'amin Nation is developing their own land use plan to guide land use and development on Tla'amin lands.



Approximately 95% of Area A is composed of provincial Crown lands. While the area covered by the plan does include these lands, the province has ultimate decision making authority on all Crown lands.

The central core of the planning area is composed of lands within the developed portions of the planning area on the Malaspina Peninsula.

Within the developed portions of the planning area are the unincorporated village of Lund and a collection of rural neighbourhoods that together make up the larger Community of Area A.



### 1.3.2 Regional Sustainability Charter

This plan supports and aligns with the vision and principles of sustainability expressed in the Regional Sustainability Charter, signed in July 2010 by the Regional Board, City Council and Tla'amin Council. The vision statement in the Charter asserts:

*"Powell River is a strong, independent West Coast community, proud of our ability to work well together. Diverse values and experiences are respected, and relationships are cherished. All our basic needs are met and we have a rich social and cultural life that respects our history. We live in harmony with each other and with the natural environment, tending to its health while at work, at play, and at home. We are stewards for the future."*

Charter principles of sustainability include:

- Recognize and respect Tla'amin rights, title and cultural history.
- Recognize ecological limits.
- Take a long view.
- Promote self-reliance.
- Integrate environment, society and economy.
- Work together.
- Learn continuously.
- Strive for equity.
- Manage uncertainty.
- Consider local and global sustainability.

### 1.3.3 First Nations Interests

This plan recognizes the regional interests of neighbouring First Nations, including the Tla'amin, Klahoose and Homalco.

The Tla'amin Nation traditional territory encompasses all of Area A. Tla'amin Lands are composed of 8,322 hectares, most of which is within the southern portion of Area A. The Regional Board and the Tla'amin Council adopted the Protocol Agreement for Communication and Cooperation on December 9, 2004. The Protocol sets out shared principles and values for working together on a range of interests including land use planning. Key regional land use planning interests include:

- Protecting the environment and ensuring a sustainable resource base for future generations.

- Protecting archaeological and cultural resources and expanding the inventory of known sites within Area A. These sites are highly valued by the Tla'amin people and are protected by the provincial *Heritage Conservation Act*.
- Working together to harmonize land use planning in interface areas between Tla'amin Lands and Electoral Area A.
- Tla'amin holds a number of shellfish tenures within the Malaspina Okeover Complex and is signatory to a Foreshore Protection Agreement with the province that applies to all foreshore fronting Tla'amin lands.
- Tla'amin holds a Community Forest Tenure and Woodlot License on Provincial Forest lands located in Area A to the south of Sliammon Lake and in the Bunster Range on the east side of Okeover Inlet.

The Klahoose Nation traditional territory encompasses the Toba River Watershed and overlaps with the Tla'amin traditional territory in the Desolation Sound and Okeover Inlet areas. The Klahoose hold two Indian Reserves within Area A, one is located at the mouth of Toba River and the other is located at Forbes Bay. The Klahoose Nation also holds a Community Forest Tenure and a Guide Outfitting License within the Toba Watershed. It will be important to consider Klahoose interests in Area A and work together to harmonize land use planning in interface areas between Klahoose lands and Electoral Area A.

The Homalco Nation traditional territory encompasses the Bute River Watershed and lands to the northwest of Area A in Strathcona Regional District. The Homalco territory overlaps with the Klahoose and Tla'amin traditional territories in the Desolation Sound and Okeover Inlet areas. It will be important to identify and consider Homalco Nation interests in Area A.

## 1.4 Population of Area A

Population data from Statistics Canada 2011 Census indicated Electoral Area A had a population of 1008. The population of Electoral Area A constitutes 5.1% of the overall Regional District population of 19,906.

<b>Population 2011</b>		
<b>Area of Regional District</b>	<b>Population</b>	<b>Percentage of RD</b>
City of Powell River	13,165	66.1%
Tla'amin	752	3.8%
Electoral Area A	1,008	5.1%
Electoral Area B	1,488	7.5%
Electoral Area C	2,014	10.1%
Electoral Area D	1,053	5.3%
Electoral Area E	426	2.1%
Total	19,906	100%

Source: 2011 Canada Census

Between 1996 and 2011 the total populations in Electoral Area A and the Powell River Regional District (PRRD) as a whole have remained fairly constant with a percentage change in population well below that experienced for the province of British Columbia. Electoral Area A experienced a steady decrease in population over the 10 years between 1996 and 2006 and then an increase between 2006 and 2011 which returned the population to roughly the same as 1996.

<b>Population Change 1996 - 2011</b>								
	<b>1996</b>	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>Total Population Change 2006-2011</b>	<b>% Change 1996- 2011</b>	<b>% Change 2001- 2011</b>	<b>% Change 2006- 2011</b>
<b>Electoral Area A</b>	1,005	990	914	1,008	94	0.3	1.8	10.3
<b>PRRD</b>	19,935	19,765	19,599	19,906	307	-0.1	0.7	1.6
<b>British Columbia</b>	3,724,500	3,907,735	4,113,487	4,400,057	266,570	18.1	12.6	7.0

*Source: 1996, 2001, 2006, 2011 Canada Census, 2012 WM Population Analysis*

The populations of the Powell River Regional District and Electoral Area A are aging at a faster rate than the populations of Canada and BC. The Powell River region is similar to other west coast regions, with low fertility rates and baby boomers aging into retirement. Other factors contributing to the region's aging population include an in-migration of retirees and out-migration of young people in pursuit of post-secondary education and employment opportunities (WM Population Analysis, 2012).

<b>Electoral Area A Population by Age Group 2011</b>				
<b>Age Group</b>	<b>Population</b>	<b>% of Population</b>	<b>BC %</b>	<b>Canada %</b>
Under 20	145	14.4	21.6	23.3
20 - 39	140	13.9	25.6	26.0
40 - 59	380	37.8	30.5	29.9
60 - 74	295	29.4	15.1	14.1
Over 75	45	4.5	7.2	6.8

*Source: 2011 Canada Census, 2012 WM Population Analysis*

### 1.4.1 Population Projections

Projections completed by WM Population Analysis for the Powell River Regional District in June 2012 predicted a steady decline in the region's population over the coming decades to 2051.

The *Powell River Regional District Growth and Development Analysis* completed by Vann Struth Consulting Group for the Powell River Regional District in October 2008 looked at the region as a whole. Using two different scenarios – a conservative “Baseline Scenario” and a more optimistic “Worker Migration Scenario” – this analysis offered two views of possible population growth over the same time period.

In the conservative “Baseline Scenario”, the population of the Regional District is expected to decline by about 600 people by the year 2028. In the more optimistic “Worker Migration” scenario, the population could increase by nearly 2,100 people.

If Area A continues to retain the same proportion of the region’s population as it has over the last three Census periods, roughly 5%, then the planning area will lose approximately 30 people in the “Baseline Scenario” and gain 105 people in the “Worker Migration Scenario”.

#### **1.4.2 Planning Implications**

The 2014 BC Assessment Roll shows a total of 25 vacant residential parcels of land less than 2 acres in area that are close to infrastructure and servicing in Area A. In addition, the 2014 BC Assessment Roll shows a total of 52 vacant residential parcels equal to or greater than 2 acres. This equates to a total vacant residential land inventory of 77 lots with residential development potential.

Based on population projections (optimistic scenario) and current household sizes (2.3 per household), this land inventory will provide a 20 year supply of residential lots. Residential infill potential is illustrated on Map No. 1 of this plan.

The provision of additional lots is not predicted to be a critical issue for the planning area as the inventory of vacant residential land could be substantially increased to meet even longer term population growth in the planning area simply by factoring in future subdivision development within the planning area.

Both the WM Population Analysis and the Powell River Regional District Growth and Development Analysis highlighted the importance of in-migration in stimulating future population growth and stabilizing the region’s population. Attracting and retaining young adults and families is a vital issue for the planning area and for regional sustainability.

Also of significance is planning for the future needs of an aging population and providing services such as public transit, health and wellness, care facilities and changing recreational needs.



## 1.5 Community Planning Process

The Official Community Plan (OCP) for Electoral Area A was developed through a four-phase community planning process working in collaboration with area residents, property owners and stakeholders on the Malaspina Peninsula.



Phase 1 was the “pre-planning” phase with a focus on laying the ground work for the official community plan. Activities during Phase 1 included: holding a community meeting to introduce the planning process; establishing an Area A OCP Planning Advisory Committee to oversee the planning process; and reviewing all previous reports, studies and plans relating to the area. Phase 1 culminated with completion of the Area A OCP Technical Background Report.

Phase 2 was the “listening” phase of the planning process with a focus on exploring the community. Activities during phase 2 included: working with the Community Advisory Committee to hold pop-up consultation and community meetings to hear resident’s views on planning issues, concerns and future vision for the area; conducting community surveys; and conducting stakeholder surveys. Phase 2 culminated with completion of the Area A OCP Community Engagement Report.

Phase 3 was the “planning and development” phase of the process. Activities during Phase 3 included working with the Community Advisory Committee to craft a community vision statement and community goals reflective of community and stakeholder feedback. Activities also included crafting policy statements to guide future land use, protect environmental, economic and community values and support the future vision. Phase 3 culminated in a community meeting to present the Draft OCP and a community survey to confirm resident’s support for the plan.

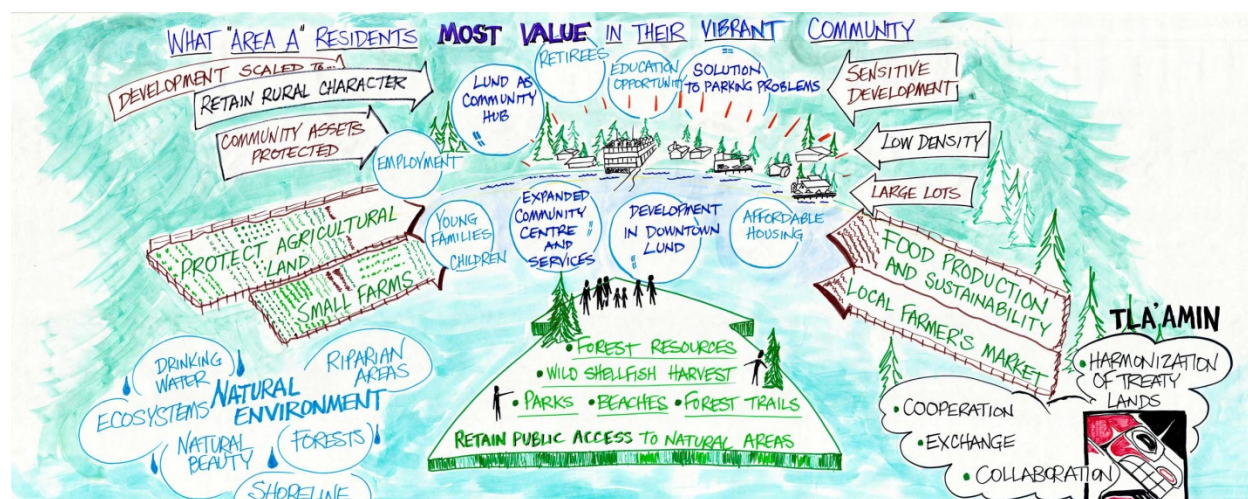
Phase 4 was the plan “adoption and implementation” phase of the planning process with a focus on walking the talk. The Official Community Plan was refined based on feedback from the community meeting and through the community survey and considered at a Public Hearing prior to final adoption of the bylaw by the Regional Board. Implementation of this plan is dependent upon the decisions and actions of individuals, businesses, developers, the Regional District and other levels of government.

## 1.6 Community Vision

"Our vision is a vibrant and diverse community that preserves and enhances its rural, coastal character and balances economic opportunity with the environment."

## 1.7 Community Goals

- Balance Economic Growth with Environmental Sustainability – tourism, aquaculture, forestry, manufacturing, clean and green industry
- Nurture a Vibrant Community – young families, children, retirees, employment and education opportunities
- Retain Rural Character – community assets protected, sensitive development, low density, large lots, scale development to maintain rural character
- Protect Natural Environment – drinking water, natural beauty, forests, riparian areas, shorelines, ecosystems
- Maintain Lund as Community Hub – focus development in downtown Lund, expand community centre and services, affordable housing, find long term solution to parking problems
- Protect Agricultural Land – food production and sustainability, small farms, local farmers market
- Retain Public Access to Natural Areas – parks, beaches, forest trails
- Enhance Relations with Neighbouring First Nations – cooperation with Tla'amin, exchange, collaborate, harmonize land use with treaty lands



Graphic recording of community goals by Wayne Hanson, 2014

## **PART 2: PLAN OBJECTIVES + POLICIES**

OCP objectives and policies are designed to support attainment of the vision and goals that the community aspires to. The objectives are broad statements of community intent and are supported by specific policies and actions intended to guide future decisions by the Regional Board, residents, investors and developers.

For matters outside the jurisdiction of the Regional Board, the OCP states broad community objectives and advocacy policies. Advocacy policies are intended to guide decisions by other levels of government that have jurisdiction within or adjacent to the planning area (provincial line agencies, neighbouring first nations and the managed forest council). This plan does not represent a commitment from other government agencies to act according to community objectives and advocacy policies.

### **2.1 Land Use + Development**

It was clear throughout the planning process, residents are passionate about where they live and place a high value on the many natural and cultural amenities of living on the Malaspina Peninsula. A common bond among area residents was that most people have chosen a rural lifestyle for themselves and wish to see this choice available for future residents.

The planning area is typical of the south coast region of British Columbia with vast forests of Coastal Douglas Fir and Coastal Western Hemlock, alpine, lake and river systems, valley bottoms and sheltered and exposed waterfront.

Residential and commercial development is clustered around the unincorporated Village of Lund and stretches south along the coastline, Highway 101 and Malaspina Road. Recreational properties and homes are primarily concentrated on the northern Malaspina Peninsula, in Galley Bay and on Hernando Island. In addition, there are a number of provincially tenured float homes along the shores of Powell Lake.

The predominant rural lifestyle in the planning area is defined by the valued qualities of affordability, simplicity, freedom, private and peaceful surroundings, extraordinary natural beauty, local food production, resource production, home-based business and access to nature based recreation. In light of this, the future conversion of undeveloped land into typical suburban land use patterns is inappropriate and discouraged through this plan.

For the purposes of this plan, rural character is defined as a pattern of land use and development in which the natural landscape and vegetation predominate over the built environment and mixed land uses foster increased opportunities to live and work close to home in rural areas.

Development potential of vacant land in the planning area is greatly influenced by topography and how the land will be serviced with potable water and sewage disposal. The long term availability of potable water is a concern for Vancouver Coastal Health (VCH) and many residents of the Area. Without some form of water supply system and sewer system, minimum lot size and density will continue to be dependent upon the ability of a lot to safely accommodate a well and a septic sewage disposal system. This ability is in turn, a function of the slope of the land and the depth of native mineral soil. The VCH Subdivision Guideline provides minimum standards for the subdivision of land and this plan promotes development that is compatible with the VCH Subdivision Guideline.

### **2.1.1 General Land Use + Development Objectives**

- To maintain the unincorporated village of Lund as the community hub of Electoral Area A where service commercial and higher density residential development is encouraged.
- To protect and enhance rural integrity and functioning rural landscapes and avoid uncontrolled development and suburban sprawl on the Malaspina Peninsula.
- To promote collaborative relationships with the Tla'amin Nation and encourage harmonized land use along jurisdictional boundaries.
- To promote collaborative relationships with provincial agencies and private managed forest land owners and encourage harmonized land use along jurisdictional boundaries.





*Drawing of Lund and surrounding area by Rianne Matz, 2014*

## 2.1.2 General Land Use + Development Policies

- Encourage higher density residential, commercial and light industrial development in Lund where water and sewer servicing are available.
- Support proof of potable water and sewer servicing prior to subdivision and development.
- Promote minimum lot sizes and density compatible with Vancouver Coastal Health Subdivision Guideline.
- Promote retention of native vegetation and forest cover in areas with steep and unstable slopes.
- Promote detailed geotechnical assessments prior to development in areas with steep slopes.
- Promote the dedication of land for public walking/cycling paths linking residential areas with community amenities.

- Where an owner of land being subdivided must provide park land pursuant to the *Local Government Act* (LGA), the owner shall provide cash in lieu of land as provided for under the LGA unless the subject property contains land identified as an area of park/trail interest in the Regional District Parks and Greenspace Plan or the Regional District identifies that the land has features which are attractive for park/trail purposes.
- The conversion of buildings into strata units pursuant to the Strata Property Act for the purposes of creating new properties with separate title shall only be supported where the minimum lot size requirement is achieved.
- Recognize First Nations history in the area and support the protection of archaeological resources under the provincial *Heritage Conservation Act*.
- Promote public understanding and compliance with Official Community Plan policies through the development and distribution of online and print public information materials.

## 2.2 Land Use Designations

Land Use Designations in this plan include:

- Agricultural
- Foreshore
- Institutional
- Lund Village Centre
- Lund Residential
- Lund Watershed
- Parks & Recreation
- Reserve
- Resource
- Resource - Private Managed Forest
- Rural Mixed Use
- Rural Residential

The land use policies outlined in this section correlate with the land use designations illustrated on Map No. 2 and Map No. 3 of this plan. Together, the land use policies and land use designations are intended to guide land use and development decision making by individuals, businesses, developers, the Regional District and other levels of government.

### **2.2.1 Agricultural**

The Malaspina Peninsula does not have significant areas of soil depth and nature suitable for widespread agricultural production. Much of the peninsula is too steeply sloped, rocky and rugged to retain a good mantle of soil. However, pockets of mineral soils on the lower slopes and flat lowland areas of the southern peninsula do support some agricultural production and farming.

The planning process confirmed that residents place a high value on agricultural production, market gardens and home gardens and see local food production as contributing to the rural atmosphere and quality of life. This plan supports the use of land for community gardens and farmers markets where appropriate.

The Agricultural land use designation applies to all lands located in the Agricultural Land Reserve (ALR). Lands within the ALR are intended for agriculture production and are regulated under the provincial *Agricultural Land Commission Act* and the *Right to Farm Act*.

#### **2.2.1.1 Agricultural Objectives**

- To support local agriculture and expanded local food production.
- To minimize conflict between farm and non-farm uses.
- To support economic viability of the agriculture sector.

#### **2.2.1.2 Agricultural Policies**

- Lands with the Agricultural designation are shown on Map No. 2.
- Agriculture shall be the priority use on lands with the Agricultural designation.
- Lands designated Agricultural may be used for single family residential, secondary suite and a broad range of agricultural uses including: crop production; greenhouses; wineries and cideries; livestock and poultry production; storage, packing and processing of farm products; and farm retail sales.
- Land uses in a designated Agricultural Land Reserve (ALR) must reflect those uses permitted under the provincial Agricultural Land Commission

(ALC) Act and regulations and Farm Practices Protection (Right to Farm) Act.

- Minimum parcel size for subdivision purposes shall be 2.0 hectares (5 acres). For parcels in the ALR, minimum parcel size for subdivision will be subject to approval of the Agricultural Land Commission.
- Promote setbacks for agricultural buildings and grazing areas to minimize potential negative impacts on sources of domestic water and fish bearing streams as set out in the provincial publications *Guide to Bylaw Development in Farming Areas* and *Agricultural Building Setbacks from Watercourses*.
- Encourage proposed development on non-agricultural lands adjacent to Agricultural lands to provide natural vegetation or buffering along property lines in accordance with guidelines set out in the provincial Ministry of Agriculture publication "Guide to Edge Planning".
- Work with other levels of government and other agencies to develop incentives to preserve farm land and encourage young families to get into farming.
- Work with the farming community and the Agricultural Advisory Committee to develop strategies which support and encourage agriculture and food security.

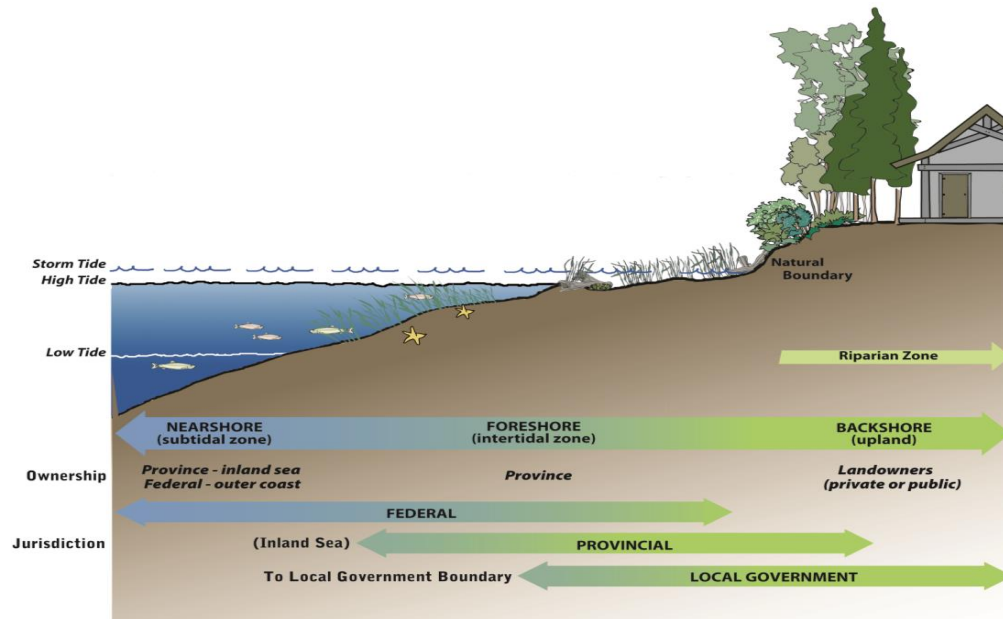
### **2.2.2 Foreshore**

The Foreshore land use designation applies to lands below the natural boundary or visible high water mark of the ocean. Residents and stakeholders place a high value on the coastal marine environment for natural resources and for recreational, scenic and shoreline-protection benefits. In addition, First Nations place a high value on archaeological and cultural resources located along the foreshore.

Preserving and enhancing the Foreshore and the sensitive marine ecosystem plays an important role in ensuring future natural resource potential within the planning area. This is particularly important in the Malaspina Okeover Complex which is composed of Malaspina, Okeover, Lancelot and Theodosia Inlets. As one of the most productive areas in BC for shellfish farming, the Malaspina Okeover Complex supports a significant amount of local business and employment and plays an important role in both the local and regional economy.



The Foreshore land use designation applies to nearshore, foreshore and backshore areas along the coastline. Jurisdiction along BC's coastal shores involves local government, provincial government, federal government and first nation government. The different levels of government have overlapping levels of ownership and jurisdiction as illustrated in the diagram below. As such, many of the Foreshore policies in this plan are advisory in nature and require a collaborative approach working together with other levels of government.



*Coastal ownership and stewardship graphic, Stewardship Centre for BC, 2014*

### 2.2.2.1 Foreshore Objectives

- To preserve the integrity of coastal processes, maintain habitat diversity and function and reduce cumulative impacts to the foreshore and coastal environment.
- To support management objectives of the Malaspina/Okeover Coastal Plan which seek to balance the interests of stakeholders including the local aquaculture industry, tourism industry and owners of residential property.
- To foster public ownership and stewardship of the foreshore.

#### 2.2.2.2 Foreshore Policies

- Lands with the Foreshore designation are shown on Map No. 2.
- Avoid clearing, altering or developing the waterfront within 30 metres (98 ft. 3 in.) of the natural boundary of the sea as per the principles and guidelines contained in the provincial publications *Coastal Shore Stewardship: A Guide for Planners, Builders and Developers* and *On the Living Edge: Your Handbook for Waterfront Living*.
- Protect the integrity of the foreshore and its vital intertidal processes by encouraging the retention and restoration of natural shoreline vegetation and naturally occurring driftwood and rocks.
- Encourage owners of waterfront property to adopt the *Green Shores for Homes* approach (as described in Appendix 4) which utilizes a range of soft structural shoreline protection measures to enhance and restore natural shorelines making them more resilient from an environmental, recreational, scenic, and shoreline-protection perspective.
- Discourage armouring of the shoreline by retaining walls, riprap, concrete blocks or other hard structural shoreline protection measures or erosion control features unless erosion is threatening a permitted structure and shoreline protection is authorized by the appropriate federal and provincial agencies.
- Where unavoidable, hard structural shoreline protection measures will be supported when installed within the property, upland of the natural boundary. Soft structural shoreline protection measures that provide restoration of previously damaged ecological functions may be supported seaward of the natural boundary subject to obtaining necessary approvals from the provincial and federal governments.
- Materials used for structural shoreline protection measures should consist of inert materials. Materials should not consist of debris or contaminated material that could result in pollution of tidal waters.
- Discourage all shoreline protection measures for the purpose of extending lawns or gardens, or to provide space for additions to existing structures or new outbuildings.

- Discourage all shoreline protection measures that will cause erosion or other physical damage to adjacent or down-current properties.
- Support subdivision applications of waterfront properties only when a geotechnical analysis of the site and shoreline characteristics have been completed that ensures that the lots created will not require shoreline protection measures in order for useable, safe building sites to be created.
- Encourage new development on steep slopes or bluffs to be set back sufficiently from the top of the bluff to ensure that shoreline protection measures will not be necessary during the life of the structure, as demonstrated by a geotechnical analysis for the said structure.
- Encourage the cooperation of private property owners to comply with federal regulations and complete the self-assessment process on the Department of Fisheries and Oceans Canada website prior to any development in foreshore areas.
- Collaborate with provincial and federal agencies to ensure proposed private moorage facilities / docks do not impact sensitive ecosystems such as eelgrass beds or disrupt the natural features and intertidal processes and that they are appropriate for the character and neighbourhood of the properties upland from the foreshore landing point of a dock.
- Support public access around or across foreshore lease and licence areas wherever practicable.
- Encourage residents and users of Foreshore areas to minimize the disturbance or pollution of marine and related terrestrial natural habitats and refrain from littering.
- Cooperate with provincial and federal agencies to support the protection of sensitive habitat in the Malaspina Okeover Complex and promote recommendations set out in the Malaspina Okeover Coastal Plan.
- Support conservation of marine water quality in the inlets and work with other levels of government to establish "no dump zone" in Malaspina Complex.
- Support protection of public access to wild shellfish harvest area north of Okeover Dock.

### **2.2.3 Institutional**

The planning area contains a small number of public facilities that include the Lund Community Centre, the Northside Fire Hall and satellite Fire Hall in Lund. It is anticipated that the existing public facilities will meet the needs of the community into the foreseeable future. The Institutional land use designation applies to lands where these public facilities are located.

#### ***2.2.3.1 Institutional Objectives***

- To maintain and enhance existing public facilities in Area A.

#### ***2.2.3.2 Institutional Policies***

- Lands with the Institutional designation are shown on Map No. 2.
- Lands designated Institutional may be used for public facilities, educational facilities, health care facilities, fire halls and emergency reception facilities.
- As the need for improvements and or replacement of public facilities becomes apparent and as resources allow, the Regional District may upgrade facilities and/or provide new facilities. Buildings that require upgrading in the near future include the satellite Fire Hall and Community Centre in Lund.
- To maximize use and minimize costs, the shared use of existing public facilities such as schools, playgrounds and community centres is encouraged.
- Programs or initiatives which promote or enhance cultural activities, social interaction and educational opportunities within the community shall be encouraged.
- Designation of land for Institutional uses will be reviewed and evaluated by the Regional District on a site-specific basis with consideration for:
  - the compatibility of the proposed type and scale of use with surrounding land and water uses;
  - the adequacy of available services such as water, sewage disposal, roads, fire protection and parking;
  - the adequacy of proposed measures (such as screening, fencing, siting or building design) to minimize any potential disturbance associated with noise, traffic and visual impacts; and

- the community's ability to assume any associated public cost.

#### **2.2.4 Lund Village Centre**

The unincorporated village of Lund has developed as the commercial hub of the planning area with a thriving harbour, commercial centre and arts community. Lands surrounding the Lund Harbour contain a mix of single family residential homes and commercial and marine-based light industrial businesses serving locals and tourists.

Maintaining and developing new residential and business opportunities in a way that preserves the coastal character of Lund was a strong theme throughout the planning process. Residents support expanded tourism, commercial and light industrial activity within Lund as a means of providing increased employment and entrepreneurial opportunity. Support was also confirmed for an increased range of housing options to include innovative housing designs and multi-family housing.

The Lund Village Centre land use designation applies to lands surrounding the Lund Harbour at the north end of Highway 101.

##### ***2.2.4.1 Lund Village Centre Objectives***

- To support continued expansion and development that enhances the coastal character and economic vitality of the Lund Village Centre.
- To promote harmonized land uses on Tla'amin Lands.
- To decrease parking congestion along road right of ways.

##### ***2.2.4.2 Lund Village Centre Policies***

- Lands with the Lund Village Centre designation are shown on Map No. 2.
- Lands designated Lund Village Centre may be used for commercial, commercial recreation, light industrial, single family residential, multi-family residential and parks and greenspace.
- Support the inclusion of secondary suites in single-family dwellings as a form of affordable rental accommodation.



- Promote development designs that complement the coastal character of Lund and allow for maximum retention of native vegetation and forest cover. See Design Guidelines set out in Appendix 5.
- Parcel sizes for subdivision purposes shall be:

**Serviced by water supply and sewer system:**

Average Parcel Size	0.40 hectares (1.0 acre)
Minimum Parcel Size	0.20 hectares (0.5 acres)

**Not serviced by water supply and sewer system:**

Minimum Parcel Size	1.0 hectare (2.5 acres)
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- Maximum number of dwellings or serviced buildings per parcel for development purposes shall be dictated by approvals for sewer servicing from the Regional District and approvals for water servicing from Lund Water Improvement District.
- For parcels serviced by an individual well and on-site septic, the maximum number of dwellings or serviced buildings per parcel for development purposes shall be one dwelling or serviced building per parcel up to 1.0 hectare in area, plus one dwelling or serviced building for each additional 1.0 hectare of land.
- Promote the dedication of land for public walking/cycling paths linking residential areas with community amenities and the harbour.
- Encourage the relocation of waterfront parking facilities away from the waterfront to allow for scenic or exposed sites to be available for more appropriate uses and enhance the appearance of the harbour scene.
- Collaborate with provincial Ministry of Transportation and Infrastructure to limit parking along Highway 101 and secure a safe shoulder for walking and cycling.
- Support innovative housing designs, cluster housing and affordable housing options such as multi-family housing and secondary suites.

## 2.2.5 Lund Residential

The Lund Residential land use designation applies to all lands surrounding the Lund Village Centre and within the boundaries of both the Lund Sewer Service Area and the Lund Water Service Area.

### 2.2.5.1 Lund Residential Objectives

- To support residential development that includes a variety of housing types including single and multi-family residential.

### 2.2.5.2 Lund Residential Policies

- Lands with the Lund Residential designation are shown on Map No. 2.
- Lands designated Lund Residential may be used for single family residential, multi-family residential, home-based business and parks and greenspace. This is not intended to prohibit businesses existing within the Lund Residential area at the time this plan is adopted. Nor is it intended to prohibit small-scale food production in community gardens or backyard gardens.
- Support the inclusion of secondary suites in single-family dwellings as a form of affordable rental accommodation.
- Promote development designs that complement the rural character and allow maximum retention of native vegetation and forest cover. See Design Guidelines set out in Appendix 5.
- Parcel sizes for subdivision purposes shall be:

#### **Serviced by water supply and sewer system:**

Average Parcel Size	0.40 hectares (1.0 acre)
Minimum Parcel Size	0.20 hectares (0.5 acres)

#### **Not serviced by water supply and sewer system:**

Minimum Parcel Size	1.0 hectare (2.5 acres)
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- The maximum number of dwellings or serviced buildings per parcel for development purposes shall be dictated by approvals for sewer servicing from the Regional District and approvals for water servicing from Lund Water Improvement District.

- For parcels serviced by an individual well and on-site septic, the maximum number of dwellings or serviced buildings per parcel for development purposes shall be one dwelling or serviced building per parcel up to 1.0 hectare in area, plus one dwelling or serviced building for each additional 1.0 hectare of land.
- Promote the dedication of land for public walking/cycling paths linking residential areas with community amenities and the harbour.
- Support innovative housing designs, cluster housing and affordable housing options such as multi-family housing and secondary suites.
- Home-based businesses operating within Lund Residential areas should have:
  - acceptable type and scale of use that is compatible with surrounding land and water uses;
  - acceptable measures (such as screening, fencing, siting, building design, parking and operating hours) to minimize any potential disturbance associated with traffic, noise, smell and visual impacts; and
  - appropriate services such as water, sewage disposal, roads and fire protection.

## **2.2.6 Lund Watershed**

The Lund Watershed land use designation applies to private lands surrounding Lund and Thulin Lakes and located within the provincially designated Lund Community Watershed.

### ***2.2.6.1 Lund Watershed Objectives***

- To ensure Lund Improvement District has sufficient and sustained quantities of high quality water for domestic purposes.

### ***2.2.6.2 Lund Watershed Policies***

- Lands with the Lund Watershed designation are shown on Map No. 2.
- Lands designated Lund Watershed may be used for single family residential on large rural parcels.

- The Regional District discourages further subdivision of land designated Lund Watershed to protect the community's source of potable water.
- Land use and development on Lund Watershed lands shall be of a type and intensity to ensure preservation of the filtering and moderating effects of soils and vegetation in controlling runoff, pollution, erosion and sedimentation.
- On land adjacent to lakes and streams, the Plan requires retention of a 30 metre buffer of native vegetation and forest cover to: maintain the natural functions of the land; stabilise stream banks; moderate water temperature; filter pollutants; and control runoff and sedimentation. Detailed regulations are set out in the associated Lund Watershed Protection Bylaw No. 172.
- The Regional District discourages further alienation of Crown land within the Lund Watershed. The Regional District shall urge that such areas be managed for watershed protection purposes.
- The Regional District discourages the use of power boats or float cabins on Lund and Thulin Lakes.

### **2.2.7 Parks + Recreation**

The planning process confirmed that residents place a high value on public access to natural areas. Parks, forest trails and waterfront access sites provide many positive benefits to residents and visitors. They offer people of all ages and abilities the opportunity to appreciate our natural landscapes and to enjoy a variety of outdoor recreational experiences.

The planning area is rich in parks and greenspace that offer a wide range of outdoor recreational opportunity. Parks include: Diver's Rock Regional Park; Craig Road Regional Park; Copeland Islands Provincial Marine Park; Desolation Sound Provincial Marine Park; Malaspina Provincial Park; and Tux'wnech Okeover Arm Provincial Park. Marine recreation opportunities abound in the waters, bays and inlets throughout the area providing protected moorage and gorgeous vistas for sailing, cruising, kayaking and diving.

There are several Regional District waterfront access sites along the coastline including: Southview Road; Sturt Road; Emmonds Road; Longacre Road; and Finn Bay Road. In addition to the parks and waterfront access sites, provincial crown lands and Tla'amin lands in the area contain a well-developed network of forest

trails for hiking, mountain biking and ATV use. Hiking trails in the area include the popular Sunshine Coast Trail that runs from Sarah Point to Powell Lake and on to Saltery Bay. The popular Hurtado Point Trail, Atrevida Loop Trail and Dinner Rock Recreation Site are located on Tla'amin Lands.

The Parks & Recreation land use designation applies to lands located within regional and provincial parks.

#### ***2.2.7.1 Parks + Recreation Objectives***

- To preserve, protect and enhance parks within the planning area.
- To retain access to natural areas (beaches and forest trails) for public recreation opportunities.

#### ***2.2.7.2 Parks + Recreation Policies***

- Lands with the Parks & Recreation designation are shown on Map No. 2.
- Lands designated Parks & Recreation may be used for recreation uses only.
- Support long term protection of Sunshine Coast Trail that traverses provincial Crown lands and Tla'amin lands.
- Support completion of a Regional Trails Plan that identifies high priority recreational trails and long term implementation plans for trail protection, maintenance and signage.
- Encourage continued public access to Hurtado Point Trail, Atrevida Loop Trail and Dinner Rock Recreation Site on Tla'amin lands.
- A park use may be located in any land use designation in the community plan area without requiring a plan amendment.
- The Regional District shall encourage Ministry of Transportation and Infrastructure, as part of the subdivision application process for waterfront properties, to consider provision of public access routes, and to keep all existing rights of way which provide public access to the waterfront free of obstruction.



- The Regional District shall encourage owners of waterfront property adjacent to public rights of way to support public access to the waterfront.

### **2.2.8 Reserve**

The Reserve land use designation applies to two parcels of provincial Crown land on the Malaspina Peninsula that have been identified for their high conservation and recreation value to the public.

#### ***2.2.8.1 Reserve Objectives***

- To protect land with high conservation and recreation value to the public.

#### ***2.2.8.2 Reserve Policies***

- Lands with the Reserve designation are shown on Map No.2.
- The Regional District advocates for the conservation of vacant provincial Crown land on the Coode Peninsula as a future passive wilderness area.
- The Regional District advocates for the conservation of vacant provincial Crown land in the vicinity of Orpana Creek as a future regional trail.
- The Regional District discourages the subdivision of land designated Reserve.

### **2.2.9 Resource**

Lands within the Resource designation are valued for natural resources – forestry, water, minerals, wildlife, botanicals and recreation opportunity. These lands play a significant role in protecting the future resource potential of the planning area.

The planning area is rich in natural resources and contains some of the most productive forest lands in BC. Natural resource industries (forestry and hydro) are key drivers in the regional and provincial economy, providing a significant amount of tax revenue as well as contributing to the local economy through employment and contracting opportunity. Commercial recreation, guide outfitting and botanical harvesting on lands designated Resource are also important to the local economy.

The Resource land use designation applies to all Provincial Crown lands within the planning area, including the foreshore of Powell Lake where there are a large number of tenured float homes. Provincial Crown lands are under the jurisdiction of

the province and as such, policies for lands designated Resource are advisory in nature.

#### ***2.2.9.1 Resource Objectives***

- To protect the planning area's future resource potential.

#### ***2.2.9.2 Resource Policies***

- Lands within the Resource designation are shown on Map No. 2 and Map No. 3.
- The Regional District advocates for the sustainable use and management of land designated Resource for long-term public, social, economic and environmental benefits to the region.
- The Regional District will liaise with provincial agencies to advocate that land designated Resource be managed with consideration for impacts on adjacent land and water uses.
- The Regional District discourages resource extraction on Resource lands within a designated community watershed.
- The Regional District encourages responsible land-use practices with respect to soil conservation, water conservation, vegetation removal and storm water management.
- The Regional District discourages the subdivision of land designated Resource to protect the area's future natural resource potential.
- The Regional District supports the preservation of gravel resources in order to ensure the availability of local gravel resources for road construction and maintenance as well as other construction needs.
- Where resources are being extracted, the Regional District strongly encourages on-going restoration and rehabilitation of the land, as opposed to such action at the time of project completion.
- The Regional District encourages the protection of scenic landscapes, vistas and views.

- Water lots on Powell Lake are intended for small-scale water-related recreational uses and activities such as pleasure-boat moorage, kayak and canoe rentals, and site specific seasonal float home occupation but not for resorts, lodges or similar commercial accommodation. The Regional District supports such uses in these locations provided approval is obtained from the appropriate federal or provincial jurisdiction.
- The Regional District will not support the continuation of untenured float homes or the establishment of new float homes on Powell Lake without tenure from the appropriate provincial agency.

### **2.2.10 Resource - Private Managed Forest**

The Resource - Private Managed Forest designation applies to all private managed forest lands within the planning area. These lands play a role in protecting the future resource potential of the planning area. Private Managed Forest Lands are under the authority of the Private Managed Forest Land Council and as such, Resource - Private Managed Forest policies are advisory in nature.

#### **2.2.10.1      *Resource - Private Managed Forest Objectives***

- To protect the planning area's future resource potential.

#### **2.2.10.2      *Resource - Private Managed Forest Policies***

- Lands with the Resource - Private Management Forest designation are shown on Map No. 2 and Map No. 3.
- The Regional District advocates for the sustainable use and management of Resource - Private Managed Forest lands for long-term public, social, economic and environmental benefits to the region.
- The Regional District will liaise with private managed forest land owners to advocate that land designated Resource - Private Managed Forest be managed with consideration for impacts on adjacent land and water uses.
- The Regional District discourages forest harvesting on Resource - Private Managed Forest Lands within a designated community watershed.
- The Regional District encourages responsible land-use practices with respect to soil conservation, water conservation, vegetation removal and storm water management by all private managed forest land owners.

- Minimum parcel sizes for subdivision purposes shall be 10.0 hectares.
- The Regional District encourages the protection of scenic landscapes, vistas and views.

### **2.2.11 Rural Mixed Use**

On the southern Malaspina Peninsula, settlement is composed of a collection of rural neighbourhoods with single family homes, home-based businesses and a mix of economic land uses. Although some small lot subdivisions have been developed historically, these are interspersed with large rural lots that for the most part allow people to live their lives with little interference from their neighbours, where clearings for house sites and associated development require only a portion of property, leaving much of the natural area intact.

The intent of the Rural Mixed Use designation is to provide for an independent rural lifestyle where larger lots and lower density residential development can accommodate mixed economic uses with minimum disturbance to surrounding properties.

The Rural Mixed Use land use designation applies to the neighbourhoods of Southview, Atrevida, Craig Park, Malaspina, Okeover and Penrose Bay. The Rural Mixed Use designation recognizes existing businesses on smaller lots and sets limits for future development to support and enhance the rural character.

#### **2.2.11.1 Rural Mixed Use Objectives**

- To preserve the rural character of the Rural Mixed Use designation.

#### **2.2.11.2 Rural Mixed Use Policies**

- Lands with the Rural Mixed Use designation are shown on Map No.2.
- Lands designated Rural Mixed Use may be used for single family residential and home-based business. New commercial, commercial recreation, light industrial and agricultural uses may be permitted on parcels 2.0 hectares or larger. This is not intended to prohibit businesses existing on smaller parcels at the time this plan is adopted. Nor is this intended to prohibit small-scale food production and backyard gardens on smaller parcels.
- Support the inclusion of secondary suites in single-family dwellings as a form of affordable rental accommodation.

- Promote development designs that complement the rural character and allow maximum retention of native vegetation and forest cover. See Design Guidelines set out in Appendix 5.
- Parcel sizes for subdivision purposes shall be:
 

Average Parcel Size	2.0 hectares (5.0 acres)
Minimum Parcel Size	1.0 hectare (2.5 acres)
- Maximum number of dwellings or serviced buildings per parcel for development purposes shall be dictated by sewer and water supply system approvals from Vancouver Coastal Health.
- For parcels serviced by an individual well and on-site septic, the maximum number of dwellings or serviced buildings per parcel for development purposes shall be one dwelling or serviced building per parcel up to 1.0 hectare in area, plus one dwelling or serviced building for each additional 1.0 hectare of land.
- Businesses operating within Rural Mixed Use areas should meet the following performance objectives:
  - type and scale of business activity is compatible with surrounding land and water uses;
  - activities do not result in noise, light, glare, vibration, fumes, odours, dust or smoke that can be detected from adjacent property owners including properties across the street from the use;
  - acceptable measures (such as screening, fencing, siting, building design, parking and operating hours) to minimize any potential disturbance associated with traffic, noise, smell and visual impacts; and
  - appropriate water, sewage disposal, roads and fire protection.

### **2.2.12 Rural Residential**

On the northern Malaspina Peninsula and in Desolation Sound, settlement is sparse, with large rural residential and recreational properties surrounded by provincial Crown lands. These lands are designated Rural Residential and within these areas individuals can live their lives with little interference from neighbours, clearings for house sites and associated development require only a portion of property, leaving much of the natural environment complete.



The Rural Residential land use designation applies to lands located outside the Northside Fire Protection Boundary. The intent of the Rural designation is to provide for an independent rural lifestyle.

#### **2.2.12.1 Rural Residential Objectives**

- To provide opportunity for rural and remote residential and recreational development.

#### **2.2.12.2 Rural Residential Policies**

- Lands with the Rural Residential designation are shown on Map No.2.
- Lands designated Rural Residential may be used for single family residential and seasonal recreational uses.
- Promote development designs that complement the rural character and allow maximum retention of native vegetation and forest cover. See Design Guidelines set out in Appendix 5.

- Parcel sizes for subdivision purposes shall be:

Average Parcel Size	2.0 hectares (5.0 acres)
Minimum Parcel Size	1.4 hectare (3.5 acres)

- Maximum number of dwellings or serviced buildings per parcel for development purposes shall be dictated by sewer and water supply system approvals from Vancouver Coastal Health.
- For parcels serviced by an individual well and on-site septic, the maximum number of dwellings or serviced buildings per parcel for development purposes shall be one dwelling or serviced building per parcel up to 1.4 hectares in area, plus one dwelling or serviced building for each additional 1.4 hectares of land.

### **2.3 Infrastructure + Community Services**

Infrastructure and community services within the planning area include: roads, rural para-transit, Lund water system, Lund sewer system, solid waste management, fire protection, Lund Wharf, Okeover Wharf and parks and recreation. Infrastructure and community services within the planning area are illustrated on Map No. 4 of this plan. Transportation infrastructure is discussed in Section 2.4.

### **2.3.1 Lund Water System**

The Lund Water Improvement District provides potable water to residents and businesses in the unincorporated village of Lund and is the primary provider of water for the Northside Volunteer Fire Department - tanker trucks fill from water hydrants in Lund.

Continuing to be able to supply potable water to the community and supply water for fire protection purposes is one of the biggest issues facing the Lund Water Improvement District. The Lund water system requires substantial upgrades to meet provincial drinking water legislative and regulatory standards. Boil water advisories have become common place and at upwards of six million dollars, the cost of required upgrades to the aging infrastructure will continue to be a challenge for the improvement district in the years to come.

There is no Regional District Water System within the planning area. Residents and businesses outside of Lund obtain their water from private on-site wells or small water supply systems regulated through Vancouver Coastal Health.

### **2.3.2 Lund Sewer System**

There is a Regional District Sewer System that services residents and businesses in Lund. Outside of Lund, all sewage waste is disposed of by private sewage disposal systems – primarily septic tanks and fields but there are several small package sewage treatment plants servicing strata developments.

The Lund sewer system requires substantial infrastructure upgrades. Maintaining the sewer system has been a challenge given the low population provides low reserves for capital asset management. Also contributing to the problem of low statutory reserves to pay for facility maintenance have been low development cost charges for system hookups, far below the actual build out cost of providing the service.

#### ***2.3.2.1 Lund Sewer Objectives***

- To upgrade the Lund Sewer system to improve collection, treatment and disbursement of sewage waste and ensure compliance with provincial environmental legislation and regulations.

#### ***2.3.2.2 Lund Sewer Policies***

- Pursue infrastructure grants available for capital costs of sewer system upgrades.
- Implement development cost charges that cover actual infrastructure costs of providing new hookups.

### **2.3.3 Solid Waste + Recycling**

The Regional District solid waste transfer station is located on Highway 101, just south of the City of Powell River, in Electoral Area B. There is no Regional District service for road-side pick-up of solid waste or recycling in any of the electoral areas. There are two small local recycling collection depots located in Lund and in *Teeshohsum* (Sliammon).

The Regional District actively promotes a reduction in solid waste through the Waste Management Education Program - Let's Talk Trash. This program is focussed on reducing the amount of solid waste that residents and businesses generate across the region; and working to have more recyclable products accepted at rural recycling drop off depots.

#### ***2.3.3.1 Solid Waste + Recycling Objectives***

- To improve the solid waste system by building on the existing framework of services and programs and seeking to improve the delivery of those services and continue to reduce the quantity of waste sent to landfill across the region.

#### ***2.3.3.2 Solid Waste + Recycling Policies***

- Promote the "working towards zero" solid waste management philosophy that focuses on waste reduction, recycling and reuse prior to disposal.
- Support the development of a Regional Resource Recovery Centre and Composting Facility.

### **2.3.4 Regional Emergency Program**

The Powell River Regional Emergency Program (PRREP) coordinates emergency planning, preparedness, training, response and recovery for all areas within the Powell River Regional District, including the City of Powell River and the Tla'amin

Nation. The program works with emergency responders, government staff, volunteers, partner agencies, and the general public throughout our region, including Area A.

#### ***2.3.4.1 Regional Emergency Program Objectives***

- To mitigate emergency concerns and build better community resilience to emergencies across the region.

#### ***2.3.4.1 Regional Emergency Program Policies***

- Promote emergency preparedness across the region.
- Encourage residents and businesses to have their driveways clearly marked with their house number.
- Encourage residents and businesses to ensure their driveways are at least 5 metres wide, have a solid base of gravel or asphalt and not be too steep or have very sharp curves. Driveways should remain clear of excess vehicles or anything else that would hinder access by a large emergency vehicle.

### **2.3.5 Fire Protection**

Fire protection service is provided by Northside Volunteer Fire Department located at Craig Road. The fire protection service area includes properties from just north of Lund (north boundary of DLs 4194, 1615, 4204) south to *Teeshohsum* (Sliammon) and includes properties on the Malaspina Peninsula side of Okeover Inlet from Penrose Bay south. It does not include Sharpe's Bay, Bliss Landing or Hernando Island.

#### ***2.3.5.1 Fire Protection Objectives***

- To maintain effective fire and emergency services within the Northside Fire Protection boundary.

#### ***2.3.5.2 Fire Protection Policies***

- Support a sustainable supply of water for fire protection.
- Encourage volunteer recruitment and retainment.

## 2.4 Transportation

Powell River Regional District is dependent on air and water access to connect it to the rest of the province. This has had significant impact on population density and the scale of development in the region.

Highway 101 is the main road serving the mainland of the Powell River region and it runs roughly parallel to the coastline from Saltery Bay to Lund. A network of smaller roads provides access to various subdivisions and neighbourhoods along the southern Malaspina Peninsula and Okeover Inlet. Most roads in the rural areas are under the jurisdiction of the Ministry of Transportation and Infrastructure, but there are also some private access roads.

Further inland and on the northern Malaspina Peninsula there is a network of unpaved Forest Service roads and logging roads which are for the most part under the jurisdiction of the Ministry of Forests, Lands and Natural Resource Operations.

The road network throughout the region and on Malaspina Peninsula is suitable and appropriate for the current and projected volume of vehicle traffic. However, Highway 101 can be an intimidating place for pedestrians, cyclists and mobility scooters. The Powell River Regional Transportation Plan completed in 2014, set out a long term implementation plan focussed on providing a complete network of active transportation (walking, cycling) shoulders and bus stop infrastructure in order that residents of the region have a consistent and safe network that facilitates travel by sustainable modes of transportation.

Findings from the 2014 Regional Transportation Plan indicate that the main mode of transportation in the region is by vehicle, car or truck. Public transit and active modes such as walking and cycling make up a very small proportion of transportation in the region. Minimal transit service in the rural areas and relatively long travel distances affect the practicality of alternative modes of transportation.

The Regional District operates a rural para-transit service between the City of Powell River and Lund which provides transit service two days a week, Tuesdays and Fridays. This does not provide a viable alternative for commuting. BC Transit will be completing a Transit Service Review in 2015 but there is unlikely to be increased para-transit service in the planning area due to low population and low transit ridership in the area.



### **2.4.1 Transportation Objectives**

- To promote the maintenance of roads by communicating with the Ministry of Transportation and Infrastructure on a regular basis.
- To consider transportation needs and connectivity as part of the land use and development process.
- To support the provision of adequate levels of ferry service to the Sunshine Coast and Vancouver Island.
- To recognize the ferry system as part of the federal-provincial highway network.

### **2.4.2 Transportation Policies**

- Urge the Ministry of Transportation and Infrastructure to bring all roads up to provincial standards and ensure safe cycling and walking routes along Highway 101.
- Encourage and support senior levels of government, the Lund Harbour Authority and Okeover Harbour Authority in maintaining public wharves in good repair.
- Maintain rural para-transit service to serve Area A residents and the needs of residents without access to private transportation.
- Liaise with the Minister of Transportation and BC Ferries on a regular basis to maintain at a minimum, and to improve where possible, existing levels of ferry service to the Sunshine Coast and Vancouver Island.

## **2.5 Economic Development**

Provincial crown lands in Area A are rich in natural resources that have fueled the provincial and regional economy and provided local employment, contracting and business opportunity for decades. Industrial forestry, hydro power, aquaculture, marinas and wharves and commercial recreation are all key economic drivers on provincial crown lands within the planning area.

The Malaspina Peninsula is also home to a diverse array of small to medium size businesses and home-based businesses operating on both private and provincial

crown lands in the more developed portions of the planning area. Findings from a 2013 Regional Business Inventory completed by the Powell River Regional Economic Development Society indicated there were over 90 businesses operating in Electoral Area A. Taking a snapshot of the largest business sectors suggests the primary contributors to the local economy are: accommodation and food; agriculture, forestry and fishing (this includes aquaculture); transport and warehousing; arts, entertainment and recreation; and construction and real estate.

Throughout the planning process, residents and stakeholders clearly indicated their desire to support local businesses and grow a diverse and vibrant local and regional economy that provides increased business and employment opportunity. The community also identified the need to find a balance between growing the economy and preserving and enhancing the rural character of the planning area.

The community supports home-based business activities that are compatible with surrounding land uses and do not compromise the rural character of the planning area. The plan recognizes home-based business as an integral part of the local economy.

### **2.5.1 Economic Development Objectives**

- To support the long-term viability of the natural resource base (both land and marine) and protect it from activities and land uses that may diminish future resource value or potential.
- To encourage business in areas such as aquaculture, commercial recreation and tourism, forestry and wood value added, manufacturing and clean and green industries.
- To support home-based business compatible with residential land uses.

### **2.5.2 Economic Development Policies**

- Support existing and new business enterprises that use practices that take the natural, economic and social environments into consideration.
- Encourage residents and business owners in their efforts to establish the area as a centre for sustainable aquaculture, agriculture, permaculture, agricultural education and green initiatives such as natural housing design.
- Promote the establishment of commercial and light industrial enterprises in appropriately designated areas within the planning area.

- Encourage economic diversification and support knowledge based economy.
- Enhance the ability to work from home by promoting the extension of high speed internet and improved cell phone service.
- Work with the other levels of government and the business community to develop strategies which support and encourage economic growth and sustainability.

### **2.5.3 Home Based Business Policies**

- Home-based businesses are permitted as an accessory use in all primary residences provided:
  - such activities do not result in noise, light, glare, vibration, fumes, odours, dust or smoke that can be detected from adjacent property owners including properties across the street from the use;
  - provision of adequate water and sewerage is demonstrated;
  - adequate off-street parking is provided; and
  - the resident of the home operates the business.
- Home-based businesses which expand to a size that can be considered full scale commercial or light industrial enterprises and which are not compatible with rural and residential land uses will be encouraged to relocate to an appropriately designated area.

## **2.6 Environmental Protection**

Protecting the environment and promoting sustainable development of land and water resources was a dominant theme throughout the community planning process in Area A. Residents showed concern for environmental issues beyond their own properties and neighbourhoods and throughout the lands and waters of Area A.

Good environmental planning at the community level is essential for the health of the community and its citizens, as well as for the natural environment and wildlife. This natural capital is the foundation of many economic, environmental, and social benefits. People like to live in communities that have a healthy natural environment. The natural environment is important for human health. Trees and other vegetation help filter pollutants from the air and water, and the presence of greenspace can positively affect our emotional and mental health.

Healthy natural ecosystems help buffer environmental extremes such as storms, floods, and droughts. Conversely, failure to protect natural ecosystems and wildlife may bring unintended consequences and costs related to erosion, flooding, extirpation of species at risk and reduced groundwater quality and quantity.

Community plans that identify natural environmental values and hazards and set environmental goals, objectives and policies promote developments to be planned correctly from the start and avoid the need to address environmental concerns that emerge during or after the development process. This approach also results in cost and time savings for both the developer and for the local government.

This plan provides specific objectives and policies to support environmental protection of: groundwater, rainwater, riparian areas, natural hazard areas, sensitive ecosystems and endangered species, climate change and air quality.

### **2.6.1 Groundwater**

Groundwater aquifers are the primary source of water in the area and water quantity and quality have generally not been a problem up to this point in time. However, there is a limited amount of information on the aquifers that supply water to residents and businesses within the planning area. Without knowing the quantity of groundwater it is difficult to predict how much future development can be accommodated while ensuring a sustainable supply of good quality groundwater.

The Malaspina Peninsula is an area where overburden is typically very thin and where large sand and gravel aquifers are not present. Local aquifers are bedrock and consist of connected networks of fractures in bedrock. The nature of groundwater in bedrock aquifers results in uncertain volumes and quality. The testing of bedrock wells is complex because it is important to assess whether the water removed from the well during pumping comes from a small number of fractures that will quickly dewater or whether it is supplied by a larger network of water-filled fractures.

The cumulative impact of development on groundwater quality and quantity was a concern expressed by residents and stakeholders throughout the consultation process. Vancouver Coastal Health, the approving authority for water supply systems, believes there is far too little data on groundwater aquifer mapping, characterization, boundaries and recharge areas on the Malaspina Peninsula.

#### **2.6.1.1 Groundwater Objectives**

- To support the protection of sensitive groundwater sources.

- To promote a sustainable form of development servicing throughout the planning area that maintains the area's groundwater resources.
- To establish a development pattern and residential density which will ensure each property has access to a sustainable and healthy water supply and a safe sewage waste disposal system.
- To advocate for the completion of a groundwater study on the Malaspina Peninsula to include aquifer mapping, characterization, boundaries and recharge areas.

#### **2.6.1.2 Groundwater Policies**

- Consider the protection of groundwater aquifers and ground water quality in all land use decisions in the planning area.
- Consider the vulnerability of groundwater supply when making decisions related to subdivision or the use and development of land.
- Discourage land uses which may negatively impact the quality or quantity of ground or surface water.
- Encourage the province to complete a study of groundwater sources and aquifer mapping on the Malaspina Peninsula to support future planning.
- Promote the infilling of areas presently serviced by water supply systems over the development of new areas.
- Encourage all property owners and residents in the planning area to conserve water.
- Support the use of consistent design standards for the upgrading or construction of present and future community water systems in order to meet current fire protection standards.

#### **2.6.2 Rainwater**

On the peninsula, surface water run-off results in erosion in areas of steep terrain, loose soil and sparse vegetation. Winter rains leach out soils and valuable nutrients not absorbed by plants are lost. On flat lands (less than 3% slope) internal drainage is often slow and localized marshes or wetlands develop. These wetlands

serve as stream flow regulators and reduce flood danger in creeks and streams during heavy winter rains.

Land development alters the natural water balance. When vegetation and soils are replaced with roads and buildings, less rainfall infiltrates into the ground, less water gets taken up by vegetation, and more water flows overland as surface runoff. This surface runoff picks up contaminants and sediments as it travels across paved areas and carries them to local streams and coastal foreshore areas. The traditional method of 'pave and pipe' development has resulted in a variety of environmental impacts, including damage to streams and fish habitat.

More recently, the benefits of a preventative 'integrated rainwater management' approach has been recognized. This approach focuses on managing rainwater at the site level by encouraging infiltration, rather than dealing with surface storm water runoff as a problem. An integrated approach recognizes that most rainfall events come in the form of light showers or heavy rain, while extreme storms make up only a small portion of rain events.

#### ***2.6.2.1 Rainwater Management Objectives***

- To support integrated rainwater management.

#### ***2.6.2.2 Rainwater Management Policies***

- Promote integrated rainwater management planning as detailed in *Stormwater Planning: A Guidebook for British Columbia*.
- Promote the cooperation of private property owners to maintain ditches and culverts that meet provincial standards for effective storm water management.
- Promote the cooperation of the provincial Ministry of Transportation and Infrastructure to maintain ditches and culverts that meet provincial standards for effective storm water management.
- Encourage hydrological analysis of catch basin features and storm surge modelling prior to future development on properties in the Emmonds Beach area.



### **2.6.3 Riparian Areas**

The provincial government has mandated local governments to implement the Riparian Areas Regulation (RAR) and to protect watercourses and wetlands that support fish habitat. In order to protect fish habitat and fish-supportive processes, all lands adjacent to watercourses and wetlands, as defined by the provincial Riparian Areas Regulation (RAR), are designated as Development Permit Area I as shown on Map No. 5. A Development Permit will be required prior to any development occurring within a riparian area. Details of the development permit process are contained in Section 3.1.1 of this plan.

#### ***2.6.3.1 Riparian Area Objectives***

- To support the protection of watercourses and fish habitat.

#### ***2.6.3.2 Riparian Area Policies***

- Establish development permit areas to protect riparian areas and watercourses from the effects of residential, commercial and industrial development.
- Promote development that complies with provincial *Fish Protection Act* and meets provincial standards set out in the *Riparian Areas Regulation*.

### **2.6.4 Natural Hazard Areas**

An OCP is required by Section 877 of the provincial *Local Government Act* to consider restrictions on the use of land subject to hazardous conditions. In order to protect development from natural hazards, known hazard areas in the planning area have been designated as Development Permit Area II on Map No. 5. A Development Permit will be required prior to any development occurring within a natural hazard area. Details of the development permit process are contained in Section 3.1.2 of this plan.

#### ***2.6.4.1 Natural Hazard Area Objectives***

- To support the protection of development from hazardous conditions.

#### **2.6.4.2 Natural Hazard Area Policies**

- Establish development permit areas to protect development from natural hazards. Require detailed assessment of surficial geology and drainage by geotechnical or hydrological engineer prior to development.
- Discourage development on land that may be subject to hazardous conditions such as erosion or flooding.
- Collaborate with Ministry of Transportation and Infrastructure and Okeover Harbour Authority to establish a plan to address rock fall hazard and long-term stable road access to Okeover Dock.
- Encourage lands subject to flooding be left in a natural state or used for parks or nature reserves.

#### **2.6.5 Endangered Ecosystems + Species**

Forest cover on the Malaspina Peninsula consists predominantly of coastal Douglas fir, red cedar and western hemlock with salal covering the under-story. Areas of deep mineral soils are densely covered by coniferous forest and shrubs. Low-lying bottom land sustains red alder and broad leaf maple forming a closed canopy. Areas of clay soils often include willow and cottonwood with a dense cover of shrubs where light permits their survival. There are a few isolated wetland areas where vegetation is composed of sedges, grasses and bulrushes. In these areas, trees are rare. Individual stands of arbutus trees are found along the coast, usually at the top of escarpments with westerly exposures.

The coastal Douglas fir ecosystem is an endangered ecosystem within the planning area. The coastal Douglas fir ecosystem occurs east from the village of Lund and along the entire coastline from just south of Lund through *Teeshohsum* (Slammon). The coastal Douglas fir ecosystem also occurs on Hernando Island.

Endangered species within the planning area include: dull oregon grape, labrador tea, western bog laurel, peat mosses, marbled murrelet, painted turtle-pacific coast and the slim leaf onion.

##### **2.6.5.1 Endangered Ecosystems + Species Objectives**

- To support the protection of endangered ecosystems and species.

#### ***2.6.5.2 Endangered Ecosystems + Species Policies***

- Promote the protection of the coastal Douglas fir ecosystem.
- Support the protection of old growth forest and marbled murrelet habitat.

### **2.6.6 Climate Change**

Climate change refers to the increasing concentration of heat-trapping greenhouse gases (GHGs) in our atmosphere and resulting changes to the Earth's climate, most notably increasing air and water temperatures. A 2007 report from the Intergovernmental Panel on Climate Change reveals that between 1970 and 2004, GHG emissions increased by 70%.

Climate change is caused by the release of carbon dioxide and other GHG emissions into the atmosphere, primarily the burning of fossil fuels and large scale deforestation. This human cause of climate change has been endorsed by more than 40 scientific societies and academies of science, including all of the national academies of science of the major developed countries.

Climate change scientists predict that BC will experience (and in some cases is already experiencing) the following impacts due to climate change:

- Increasing temperatures will disturb land and aquatic ecosystems;
- Coastal storm activity will increase in intensity and frequency, exposing coastal housing and infrastructure to greater risk; and
- Sea levels may rise significantly by 2100, causing permanent flooding in low-lying areas and increasing the impacts of flood and storm events.

In response to climate change issues, the provincial government gave Royal Assent to Bill 27, the Local Government (Green Communities) Statutes Amendment Act. This provincial legislation requires local governments to include GHG emission reduction targets, policies and actions to achieve those targets in official community plans.

#### ***2.6.6.1 Greenhouse Gas Emission Reduction Targets***

- To reduce greenhouse gas emissions by 25% by the year 2050.
- To increase ridership on regional transit.

#### **2.6.6.2 Climate Change Policies**

- Encourage alternative transportation options such as regional transit, ride sharing and carpooling.
- Maintain Lund as a compact community and encourage local economic development to service the local community.
- Promote energy efficiency and energy substitution (switching from gasoline, diesel and propane to wood, sun, wind, biofuels, etc.) in home renovations and building.
- Encourage the retention and planting of trees and vegetation as natural carbon sinks to offset greenhouse emissions.
- Promote the development of public education materials on ways to reduce greenhouse gas emissions using local examples.

#### **2.6.7 Air Quality**

The Powell River Regional District does not regulate burning within the Electoral Areas including the planning area. However, burning of land clearing and yard waste is subject to provincial fire restrictions and the *Open Burning Smoke Control Regulation*. The provincial *Open Burning Smoke Control Regulations* are intended to protect human health and air quality.

##### **2.6.7.1 Open Burning Policy**

- The Regional District recommends that Area A residents and businesses refrain from burning household or business garbage on site. Before burning any brush or other land-clearing material, residents and business owners should first check with the provincial Ministry of Forests, Lands and Natural Resource Operations for applicable restrictions.

#### **2.6.8 Invasive Plants**

Invasive plants are non-native plant species that have been introduced, either intentionally or accidentally, into the environment from other areas. Without their natural pathogens and predators, they are capable of moving aggressively into an area, and monopolizing resources such as light, nutrients, water and space to the detriment of other native species. Invasive plants threaten natural ecosystem

functions, species biodiversity, food security, human health and safety and economic development.

#### ***2.6.8.1 Invasive Plants Policies***

- Support the efforts of the Coastal Invasive Plant Committee to educate the public on the impacts of invasive plants on the natural environment and native species.

## PART 3: PLAN IMPLEMENTATION

The Official Community Plan establishes a vision for the community, designates future land use patterns, coordinates policy to protect features and infrastructure, and informs financial planning and servicing. The Official Community Plan is broad statements of goals, objectives and policies guiding development as it occurs in the planning area.

The implementation of this plan depends on decisions and actions of individuals, businesses, developers, the Regional District and other levels of government. The Regional District's means of implementing the plan include land use bylaws and development permits. While the *Local Government Act* does not require the Regional District to commit or authorize any specific project set out in the plan, it does indicate that all land use planning actions should be consistent with the plan and the Regional Board can do nothing contrary.

### 3.1 Development Permit Areas

Section 919.1 of the *Local Government Act (LGA)* allows the Regional District to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- protection of farming;
- revitalization of an area in which a commercial use is permitted;
- establishment of objectives for the form and character of intensive residential development;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- establishment of objectives to promote energy conservation;
- establishment of objectives to promote water conservation;
- establishment of objectives to promote the reduction of greenhouse gas emissions.

The Area A Official Community Plan designates two Development Permit Areas:

- 1) DPA I Riparian Areas; and
- 2) DPA II Natural Hazard Areas.



### **3.1.1 DPA I - Riparian Areas**

#### **Areas Affected**

All lands within 30 metres of a stream, within 30 metres of a ravine less than 60 metres wide, within 10 metres of a ravine 60 metres wide or greater (Riparian Assessment Area) together with all land on the same parcel as such lands are designated as the DPA I – Riparian Areas Development Permit Area (DPA I).

DPA I includes all lands within a Riparian Assessment Area identified as DPA I – Riparian Areas on Map No. 5 of this plan.

#### **Purpose**

Pursuant to section 919.1(1)(a) of the *Local Government Act*, the lands identified as DPA I – Riparian Areas on Map No. 5 are hereby designated as a development permit area for the protection of the natural environment, its ecosystems and biodiversity in relation to freshwater streams and fish habitat.

#### **Justification**

The provincial Fish Protection Act requires local governments to protect riparian areas from the effects of residential, commercial and industrial development in accordance with the Riparian Areas Regulation.

#### **Guidelines**

- 1) Where possible, development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA I and to minimize the impact of any activity on these areas.
- 2) Prior to any development or alteration of land within DPA I, a development permit application in respect of the proposed development or alteration of land must be submitted to the Regional District that provides a survey or a detailed site plan (1:250 or larger) satisfactory to the Regional District's Manager of Planning Services identifying the natural boundary of the stream or ravine and the Riparian Assessment Area.
- 3) Where the survey or detailed site plan shows that all or a portion of the proposed development or alteration of land will occur within the Riparian Assessment Area, a development permit application in respect of the proposed development or alteration of land submitted to the Regional District must include

a Riparian Assessment Report prepared by a Qualified Environmental Professional which contains the following information:

- identification of the streamside protection and enhancement areas (SPEAs) and criteria used to define the boundaries of the SPEAs;
- inventory of fish species and related habitat;
- an impact statement describing the effects of the proposed development on the natural conditions of the SPEA;
- measures deemed necessary to protect the integrity of SPEAs from the effects of development;
- guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- a vegetation management plan indicating the extent of proposed buffer areas and the proposed management methods for vegetation in these areas; and
- in the case where the SPEA does not allow the extent of development permitted by the zoning regulations in relation to use or density, measures that the Qualified Environmental Professional considers will result in the least amount of damage to the SPEA that is consistent with the proposed use or density of the development.

4) Where the survey or detailed site plan shows that the proposed development or alteration of land will not occur within the Riparian Assessment Area, the Regional District may specify that the proposed development or alteration of land will not occur within the Riparian Assessment Area as a requirement or condition of the development permit.

5) Where the survey or detailed site plan shows that all or a portion of the proposed development or alteration of land will occur within the Riparian Assessment Area the Regional District may incorporate the SPEA determined by the Qualified Environmental Professional in the Assessment Report or any measures identified by the Qualified Environmental Professional in the Assessment Report to protect the riparian area from the effects of development in accordance with Section 920(7) of the *Local Government Act* as requirements and conditions of the development permit. This may include, but is not limited to, additional works or protective measures such as the planting or retention of trees or vegetation to preserve, protect, restore or enhance natural watercourses, fish habitat or riparian areas.

## **Security**

The Regional District may require that the applicant provide security as a condition of the issuance of a development permit for the proposed development or alteration of land to be applied if a condition in the permit respecting landscaping has not been satisfied or damage to the natural environment has resulted from a contravention of a permit condition.

## **Exemptions**

Within DPA I the following activities are exempt from requiring a development permit:

- existing permanent structures, roads, trails and other developments lying within the development permit area at the time of designation of DPA I including the repair, renovation or reconstruction of a permanent structure on its existing foundation;
- the removal of trees certified as hazardous by a qualified arborist;
- 'Farm operations' as defined by the Farm Practices Protection Act;
- Forest management activities on Private Managed Forest Land and forest practices regulated by the Forest Planning and Practices Regulation under the Forest and Range Practices Act;
- Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals if evidence of such approvals has been provided to the Regional District;
- Emergency procedures to prevent, control or reduce immediate threats to life or property including:
  - emergency actions for flood protection and erosion protection;
  - clearing of an obstruction from a bridge, culvert or drainage course;
  - repairs to bridges and safety fences in accordance with the Water Act; and
  - removing, pruning or topping hazardous trees that present a danger to the safety of persons or are likely to damage public or private property.
- Construction of public trails subject to the following:
  - the trail must be built to BC Parks standards for the type of trail proposed;
  - the trail must be a maximum 1.5 metres (4 ft. 11 in.) in width;
  - the trail's surface must be pervious but may be constructed with materials that limit erosion and bank destabilization;
  - the trail must provide the most direct route of feasible passage through the DPA;

- the ground must be stable, i.e., erodible stream banks or other erosion-prone areas must be avoided;
- no trees are to be removed that are greater than 5 metres (16 ft. 3 in.) in height and where the circumference divided by pi is equal to or greater than 10 centimetres (4 in.) measured 1.4 metres from the highest natural ground level in contact with the trunk - limbing, pruning and topping of trees may be done to the extent reasonably necessary to provide safe use of the trail; and
- no motorized vehicles are permitted.

Despite development permit exemption provisions, owners must satisfy themselves that they meet the requirements of any applicable federal or provincial regulations.

### **Interpretation**

For the purposes of the DPA I, all terms in this section that are defined in the Riparian Areas Regulation shall be interpreted in accordance with the definition in the Riparian Areas Regulation.

### **3.1.2 DPA II - Natural Hazard Areas**

#### **Areas Affected**

All lands identified as DPA II – Hazard Areas on Map No. 5 of this plan together with all land on the same parcel as such lands are designated as the DPA II – Hazard Areas Development Permit Area (DPA II).

#### **Purpose**

Pursuant to section 919.1(1)(b) of the Local Government Act, the lands identified as DPA II – Hazard Areas on Map No. 5 are hereby designated as a development permit area for the protection of developments from hazardous conditions in relation to steep and unstable slopes which have a high potential for erosion.

#### **Justification**

An OCP is required by Section 877 of the Local Government Act to consider restrictions on the use of land subject to hazardous conditions.

#### **Guidelines**

- 1) Where possible, development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA II and to minimize the impact of any activity on these areas.
- 2) Prior to any development or alteration of land within DPA II, a development permit application in respect of the proposed development or alteration of land must be submitted to the Regional District that includes a report prepared by a qualified, licensed professional engineer with experience relevant to hazardous conditions relating to steep and unstable slopes which addresses the following:
  - Identifies all natural hazards which may affect safe development of the land;
  - Provides recommendations to reduce the risk of damage to the land, buildings and any infrastructure, works or services including:
    - identifying any part of the development, infrastructure, works or services which require inspection by a professional engineer and a recommended inspection program during the development of the land;
    - identifying further technical investigations and reports that are required;

- restricting the use of the land, buildings, infrastructure, works and services;
- Evaluates the development plans for the land using relevant mapping, designations and guidelines of the OCP to determine the suitability of the land to accommodate the use intended;
- Establishes a safe setback line from any steep slopes to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer, be caused by the natural hazards; and
- The engineer's recommendations and the conclusion of the report must:
  - acknowledge that the Regional District and the provincial Approving Officer may rely upon the report when making a decision on applications for the subdivision or development of the land;
  - certify that the land is safe for the use intended with the probability of a geotechnical failure or another substantial hazard resulting in property damage of less than 10% in 50 years;
  - identify any deficiency in the design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development and recommendations for correction.

3) The Regional District may incorporate any measures identified by the professional engineer in the report to protect development from hazardous conditions as requirements and conditions of the development permit.

## **Security**

The Regional District may require that the applicant provide security as a condition of the issuance of a development permit for the proposed development or alteration of land to be applied if a condition in the permit respecting landscaping has not been satisfied, or an unsafe condition has resulted as a consequence of contravention of a condition in a permit, or damage to the natural environment has resulted from a contravention of a permit condition.

## **Exemptions**

Within DPA II the following activities are exempt from requiring a development permit:

- existing permanent structures, roads, trails and other developments lying within the development permit area at the time of designation of DPA II including the repair, renovation or reconstruction of a permanent structure on its existing foundation; and



- the removal of trees certified as hazardous by a qualified arborist.

Despite development permit exemption provisions, owners must satisfy themselves that they meet the requirements of any applicable federal or provincial regulations.

### **3.2 Plan Review + Amendments**

As growth and development take place within the planning area and conditions change, this Plan will need to be reviewed and updated so that it remains a viable and effective tool for guiding growth and development.

A formal review and update of the Official Community Plan should be completed every 5 to 10 years to determine progress towards achieving goals and objectives and to determine whether revisions are necessary to meet any new legislative requirements or to meet evolving needs and priorities of residents in the planning area.

### **3.3 Relationships with Other Government Agencies**

Other governments and agencies with jurisdiction in the area have an impact on the realization of this Plan. Key governments and agencies include: Tla'amin Nation; Ministry of Transportation and Infrastructure; Ministry of Forests, Lands and Natural Resource Operations; Ministry of Environment; Department of Fisheries and Oceans; Agricultural Land Commission; and Vancouver Coastal Health. The Regional District recognizes these various interests and encourages coordination and cooperation with other governments and agencies in the implementation of this Plan.

## PART 4: PLAN APPENDICES

### Appendix 1 – First Nations History + Relations

Tla'amin, Klahoose and Homalco First Nation traditional territories encompass the lands and waters known today as Electoral Area A of the Powell River Regional District. These First Nations have a common history in the area that dates back over 8,500 years and there are countless archaeological sites in the region that document their history, culture and presence on the land.

Tla'amin creation stories speak of how *She the gos* (the Creator) put Tla'amin people on the earth since time immemorial. This connection has been nourished by Tla'amin teachings, which show how Tla'amin people are bound to the forests and waters of the territory. Tla'amin connection to the land is reflected in the words *jeh jeh* which mean both relative and tree in the Tla'amin language.

The territory of the Tla'amin Nation was rich in natural resources. Almost everything around them was utilized for tools, clothing, food, shelter, medicine, transportation and *ahjusehm* (trade) with other Nations. Like other Northern Coast Salish people, the Tla'amin followed an endless cycle of activities focussed on harvesting, processing, sharing and trading foods and materials. People came together at winter village sites during the cold months but travelled to separate sites throughout the territory when the weather warmed.

A family's ability to harvest available resources throughout the territory demanded considerable knowledge of the natural landscape, weather patterns, tides and seasonal changes. The availability of plant resources, game and fish varied considerably throughout the territory. Many resources could be harvested only at specific times of the year and only in specific locations. People had to be in certain places at the time berries ripened or fish swam upstream or they would go hungry (Washington, 2004).

Tla'amin people lived by the 13 moons, this was their traditional way of life. The endless seasonal cycle of harvesting, processing, sharing and trading resources is represented by the circular 13 moon calendar shared by the Tla'amin, Klahoose and Homalco people. The circle represents the 13 moons of the ancestors, who had their own way of differentiating the cycle of life. It represents the different seasons and the times of the year to harvest. In traditional times, Tla'amin harvested hundreds of species of fish, beach foods, land mammals, sea mammals, birds and plants (Tla'amin Land and Water Use Plan, 2005).

Tla'amin place names and legends tell a rich story of Tla'amin occupation and use of a territory that extends from the vicinity of Stillwater and part of Texada Island, northward along Malaspina and Gifford Peninsulas to the southern area of Homfray Channel and part of Cortes Island, including the smaller offshore islands of Hernando, Savary and Harwood Islands as well as Powell, Goat and Haslam Lakes. Within Electoral Area A of the Powell River Regional District, there were several important Tla'amin winter villages including: *Teeshohsum* (Sliammon); *Klehwahnohm* (Scuttle Bay); *Klaahmen* (Lund); *Kahkeeky* (Grace Harbour); *Tuxwnech* (head of Okeover Inlet); and *Tohkwonon* (Theodosia Inlet).

Beginning in the late 1800's, many forces served to undermine Tla'amin traditional governance systems and laws and displaced Tla'amin people from their traditional territories and villages that sustained their ancestors for thousands of years. Many places that were once important for resource harvesting and spiritual sustenance are now the sites of residential, commercial and industrial developments. For example, the village of *Klaahmen*, originally settled and occupied by the Tla'amin was a place of abundant resources from the sea and forests and the site of winter feasting and dancing. However, by the late 1800's, there were very few Tla'amin people still living there. Through the federal *Indian Act* and Indian Reserve system, Tla'amin people were relocated from many of their winter and seasonal villages to live permanently in *Teeshohsum* (Sliammon) on Sliammon Indian Reserve #1.

Since the early 1990's, through the First Nations Land Management Act and the BC Treaty Process; the Tla'amin Nation has worked to re-establish their ownership of traditional lands and restore their traditional governance role. The Tla'amin Nation is developing their own land use plans and land use laws to guide future use of Tla'amin lands and resources. Tla'amin is also successfully meeting provincial standards in managing their own Community Forest Tenure and Woodlot License and participating in collaborative stewardship agreements and processes with provincial agencies. These include the Theodosia Stewardship Roundtable, the Collaborative for the Protection of Archaeological Sites and the Tla'amin Foreshore Protection Agreement.

## **Tla'amin Treaty**

The Tla'amin Final Agreement is a Treaty ratified by the Tla'amin Nation, the Province of British Columbia and the Government of Canada. The Final Agreement includes provisions for self-governance, over 8,000 hectares of treaty settlement lands, treaty rights to harvest natural resources (fisheries, wildlife, migratory birds, and plants), community forest tenures, aquaculture tenures, freshwater licenses, fish and wildlife management, cultural and heritage stewardship, resource revenue sharing and cash.

When the Tla'amin Treaty takes effect in April 2016, the Tla'amin Nation will be the largest private land owner in the Powell River region and will represent a new order of government in the region. The treaty land package consists of approximately 8,322 hectares of treaty settlement lands (70 kilometres of waterfront) known as Tla'amin Lands. Tla'amin Lands include:

- 1,197 hectares of former Sliammon Indian Reserves - Sliammon, Harwood Island, Theodosia, Okeover, Grace Harbour and Cortes Island (outside Powell River Regional District);
- 6,405 hectares of former provincial Crown lands, mostly in Electoral Area A north of Sliammon, in Okeover, Theodosia, Lund and on Savary Island. Tla'amin lands are also located in Electoral Area B south of Haslam Lake, in Electoral Area D in Pocaahontas Bay on Texada Island and in the City of Powell River on Wharf Street and Tanner Avenue. Tla'amin lands within Electoral Area A have been identified in the maps on page 7 and on Maps 1 through 5 of this plan.

Tla'amin Lands will be transferred to the Tla'amin Nation as of effective date of the treaty. The lands will be owned by the Tla'amin Nation in fee simple and will be registered in the provincial land title system. With the exception of the parcels on Savary Island and Wharf Street, the Tla'amin Nation will have law-making authority with respect to management, planning, zoning and development on Tla'amin Lands. Provincial and federal laws will also apply to all land owned by Tla'amin.

The Tla'amin Treaty also identifies parcels of land which the Tla'amin Nation may have an interest in acquiring in the future. Chapter 3 (Sections 85 through 98) describes these lands, most of which are within Electoral Area A. Adding parcels of land to Tla'amin Lands in the future will require agreement by both BC and Canada.

Relations between Tla'amin and the Regional District will continue to grow and evolve after the Treaty Effective Date. Chapter 16 (Sections 5, 6 and 7) of the Tla'amin Final Agreement outlines Local and Regional Government Relations as follows:

*5. The Tla'amin Nation may enter into agreements with Local Government with respect to the provision and delivery of:*

*a) Local Government Services to Tla'amin Lands; and*

*b) Tla'amin Nation's services for lands under the jurisdiction of Local Government.*

*6. The Tla'amin Nation agrees that any service agreement with Local Government in effect on the Effective Date will remain in effect until such time as it is renegotiated or is terminated under the terms of the agreement.*

*7. The Tla'amin Nation and Local Governments may establish and maintain agreements that set out principles, procedures and guidelines for the management of their relationship. The matters that may be governed by such agreements include the following:*

- a) protection of culture and heritage interests;*
- b) coordination and compatibility of land use planning, water use and watershed planning, including regulating land use, enforcement of regulations and development;*
- c) coordination and compatibility of property tax structures;*
- d) coordination and harmonization of the development of infrastructure including transportation;*
- e) cooperative economic development including recreation and tourism;*
- f) environmental protection and stewardship; and*
- g) dispute resolution.*

## **Tla'amin / PRRD Protocol Agreement for Communication + Cooperation**

In 2004, the Tla'amin Nation and the Powell River Regional District negotiated a Protocol Agreement for Communication and Cooperation which is still in effect today. The motivation for the agreement was a desire to build a long-term cooperative government to government relationship for the purposes of sharing information, improving communication, addressing specific concerns and building an understanding of Tla'amin and Regional District governing structures, traditions, roles and responsibilities.

Fundamental principles of the agreement include an acknowledgement that:

- most settlement areas within Regional District boundaries are built upon lands within the Tla'amin traditional territory;

- the interests of both communities are best served by working together in a spirit of communication and cooperation; and
- establishing a government to government relationship will create a level of certainty for our neighbouring communities and jurisdictions.

The Regional District acknowledges and respects the existing protocol agreement and recognizes there will be a need to amend the agreement or enter into a new agreement following effective date of the Tla'amin Treaty. Development of the new protocol agreement should be in accordance with the language in Section 7 of Chapter 16 of the Tla'amin Treaty and include a dispute resolution mechanism that could be utilized in the event of any future land use conflicts.

### **Tla'amin / PRRD Harmonization Project**

In 2008, the Tla'amin Nation and the Powell River Regional District completed a Harmonization Project. The purpose of the project was to identify opportunities for coordinating land use planning between the Powell River Regional District and the Tla'amin Nation, particularly around proposed treaty settlement lands on the Malaspina Peninsula and in Lund. The project resulted in a number of recommendations for both governments to consider in any new land use plans developed for the region. Harmonization Project recommendations were considered in the development of the Area A Official Community Plan.

### **First Nation Interests Recognized in Official Community Plan**

One of the main community goals in the Official Community Plan is to enhance relations with neighbouring First Nations - cooperate with Tla'amin and harmonize land use along boundaries with treaty lands. The plan acknowledges and respects all First Nations history and interests in the area but is mostly focussed on relations with the Tla'amin Nation due to the close proximity of our neighbouring communities. First Nation interests are addressed in the OCP through a policy framework that:

- Recognizes First Nation history, culture and interests in the area;
- Respects Tla'amin jurisdiction on Tla'amin lands;
- Respects Klahoose jurisdiction on Klahoose Reserve lands;
- Encourages compatible land uses along jurisdictional boundaries;



- Supports the protection of archaeological sites and cultural resources;
- Promotes a sustainable resource base for future generations;
- Promotes the protection of environmentally sensitive areas;
- Supports the protection of marine water quality and shellfish habitat;
- Promotes the establishment of a “no dumping zone” for the Malaspina Okeover Complex;
- Encourages the establishment of a Coode Wilderness Preservation Area;
- Promotes economic growth and sustainability; and
- Supports future servicing agreements where practicable.

## Appendix 2 – Glossary

**Accessory Use** means a use that is:

- a) incidental to the principal use of a lot;
- b) subordinate in purpose or floor area, or both, to a principal use;
- c) exclusively devoted to the principal use of a lot or building;
- d) ancillary in use to the principal use of a lot or building; and
- e) located on the same lot or within the common property.

**Agriculture** means the activities and uses as defined in the *Agricultural Land Commission Act* and in Part 2 of the *Agricultural Land Reserve Use, Subdivision and Procedures Regulation*.

**ALC** means Agricultural Land Commission.

**ALR** means Agricultural Land Reserve.

**Approving Officer** means an Approving Officer designated as such pursuant to the *Land Title Act*.

**Average Parcel Size** see Appendix 2 on pages 69–72.

**Building** means any structure that encloses and shelters a use.

**Cluster Housing** means the grouping of residential properties on a development site in order to use the extra land as open space, recreation or agriculture.

**CO<sub>2</sub>** means Carbon Dioxide.

**Commercial** land use means a use providing for the retail sale, repair, servicing or storage of household, non-household, personal and non-personal goods or for providing services to people.

**Commercial Recreation** land use means a use providing outdoor or indoor recreational opportunities in association with natural amenities and the rural lifestyle of the area and may also include facilities for overnight accommodation.

**Community Watershed** means a watershed over which a community holds a valid water licence issued under the *Water Act* by the Comptroller of Water Rights.

**Development** means any engineering, building, construction, installation, work or operations either in, on, over or under the land, or land covered by water, that

makes a change in the use of the land, a lot, building or structure for any purpose including the construction, addition or alteration of a building or structure, or a subdivision to the extent that it is subject to local government powers under Part 26 of the *Local Government Act* including:

- a) removal, alteration, disruption or destruction of vegetation;
- b) disturbance of soils;
- c) construction or erection of buildings and structures;
- d) creation of non-structural impervious or semi-impervious surfaces;
- e) flood protection works;
- f) construction of roads, trails, docks, wharves and bridges;
- g) provision and maintenance of sewer and water services;
- h) development of drainage systems;
- i) development of utility corridors; or
- j) subdivision as defined in Section 872 of the *Local Government Act*.

**DPA** means Development Permit Area.

**GHG** means Greenhouse Gas.

**Greenhouse Gas** means components of the atmosphere that contribute to the “greenhouse effect” and climate change. Some greenhouse gases occur naturally, while others come from activities such as the burning of fossil fuel and coal. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide and ozone.

**Greens Shores for Homes** see Appendix 3 on pages 73-79.

**High Water Mark** means a point on the shoreline that corresponds,

- a) for a controlled lake, to the highest water level within the normal operating range.
- b) for any other body of tidal or non-tidal water, to the average highest water level calculated from measurements taken over a sufficient number of years to enable a reasonable estimate.

**Home-Based Business** means an occupation, trade, craft or profession that is accessory to the occupancy of a dwelling and is carried out by the resident(s) of the dwelling.

**Light Industrial** land use means a use providing for the storing, transporting, distributing, wholesaling, manufacturing and testing of goods, materials or things and includes low-impact value-added milling and mill-working.

**Natural Boundary** means the visible high water mark of any lake, river, stream, ocean or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

**Small-Scale Agriculture** means the use of land, buildings or structures by an agricultural enterprise, including the raising and maintaining of livestock and fowl, and the use of greenhouses, but precludes the maintaining of feedlots, commercial greenhouses and high-impact industrial-type farming.

**QEP** means Qualified Environmental Professional.

**RAR** means *Riparian Areas Regulation*.

**Rural Character** refers to a pattern of land use and development:

- a) in which open space, the natural landscape and vegetation predominate over the built environment; and
- b) that fosters traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas.

**Secondary Suite** means a separate, fully-habitable accessory dwelling unit located entirely within a single family dwelling, with its own entrance.

**Sewer System** is a system for treating domestic sewage that uses one or more treatment methods and a discharge area, but does not include a holding tank or pit privy.

**Single Family Dwelling** means a residential building that is occupied or intended to be occupied as the principal residence of a person or family, and is not attached to another residence.

**SPEA** means Streamside Protection and Enhancement Area.

**Structural Shoreline Protection Measures** are the range of modification measures to the shoreline, or adjacent seaward or landward areas, for the purpose of protection against erosion. Structural protection methods are often referred to as "hard" and "soft". Hard measures refer to those with solid, hard surfaces, such as concrete bulkheads, while soft measures rely on less rigid materials, such as biotechnical vegetation or beach enhancement.

**Water Supply System** means a domestic water system, other than a domestic water system that serves only one single-family residence.

**Watercourse** means a natural body of water flowing on or under the earth and includes rivers, streams, brooks and creeks, but not artificially-created bodies of water or drainage ditches.

**Wetland** means land that is covered mostly by water and includes swamps, marshes, bogs and fens.

## **Appendix 3 – Average Parcel Size + Subdivision**

The traditional approach to controlling subdivision design is to prescribe minimum parcel sizes. While effective in terms of regulating parcel size and producing a predictable settlement pattern, this approach does not always achieve the most desirable results as it can lack the flexibility to design for topographic and environmental features. This is because it assumes that the ability for a landscape to absorb the impacts of development is uniform.

In reality there are often differing levels of sensitivity and challenges on a particular site. In cases where topographic and environmental constraints are present, using a minimum parcel size approach generally leads to situations where either parcel yields are maximized with little consideration for the prevailing landscape features or development becomes overly restricted. One approach favours the developer and the other approach favours the aesthetic quality and environmental aspects of the landscape. Neither is an ideal solution.

The “averaging principle” provides an alternative approach to subdivision that blends the best of both solutions. Where challenging landscapes exist, this approach can generate more sensitive subdivision designs that account for topographic constraints, ecologically sensitive areas and productive agricultural lands. It achieves parcel sizes based on an average rather than a minimum. While this approach does allow for the creation of smaller parcels, it also encourages the preservation of unique environmental features on the remaining larger parcels by allowing the pattern of development to match the landscape.

The objective of the average parcel size policy is to facilitate subdivision design that:

- Protects rural character in which the natural landscape and vegetation predominate over the built environment;
- Protects environmentally sensitive areas and provides for the management of such areas in perpetuity;
- Prevents the fragmentation of productive agricultural land; and
- Provides a suitable alternative where topographic constraints exist.

In deciding whether to grant support for a subdivision, the Board must be satisfied that there will be a better environmental and/or agricultural outcome from using the “averaging principle” than without.

Where a maximum density has been reached for a particular parent property, larger parcels that were created as part of that subdivision must be managed in perpetuity

with a restrictive covenant held by the Powell River Regional District that restricts any further subdivision.

In the future, if minimum parcel size requirements get smaller, the Board may consider an applicant's request to remove or renegotiate a restrictive covenant that would then allow further subdivision of a parcel as long as the reasons for applying the policy originally are not compromised by doing so.

The following pages provide two examples to illustrate how the averaging principle may be applied:

**Example 1**

parent property 2 hectares (5 acres)



**Example 2**

parent property 10 hectares (25 acres)

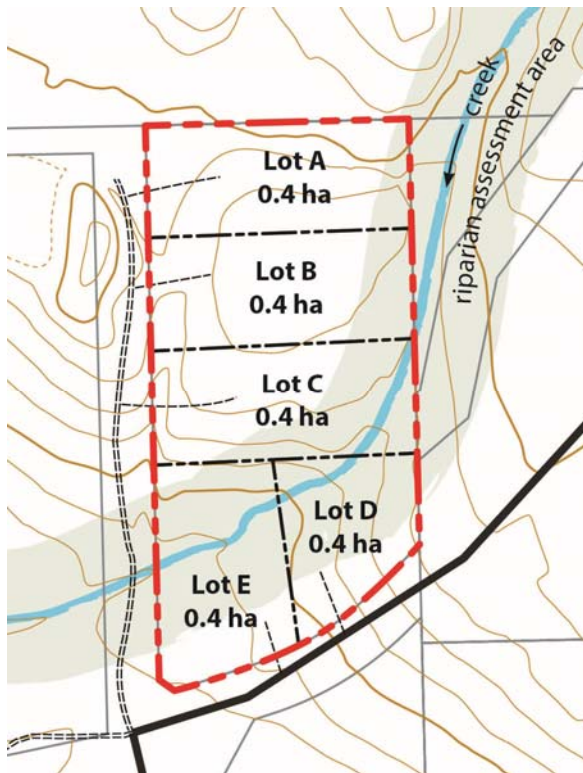




## Example 1 – Lund Residential and Lund Village Centre

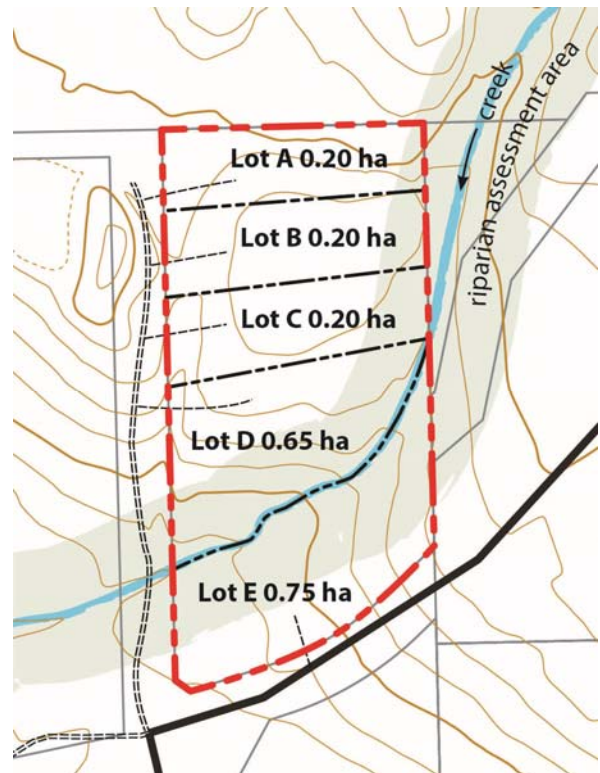
For a particular site, both the traditional and alternative approaches would produce the same number of parcels and overall density. The difference is the variety of parcel sizes produced. The overarching goal is to minimize further fragmentation of ecologically sensitive and agriculturally productive areas while still providing an equal opportunity to land developers. Other benefits can include the economical provision of services and reduction of land disturbance associated with road construction and clearing.

### Minimum Parcel Size Approach parent property 2 hectares (5 acres)



Minimum parcel size  
0.4 hectares (1 acre)

### Average Parcel Size Approach parent property 2 hectares (5 acres)

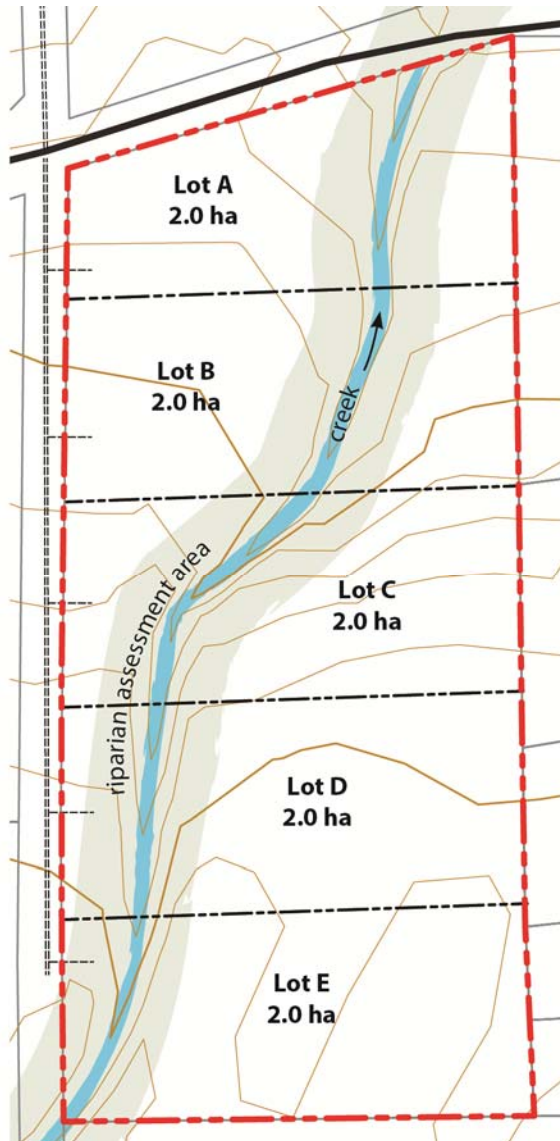


Average parcel size  
0.4 hectares (1 acre)

From a parent property measuring 2 hectares (5 acres), both examples produce 5 parcels. In the average parcel size example the creek and surrounding environmentally sensitive land is less fragmented and in turn better protected from the impacts of development.

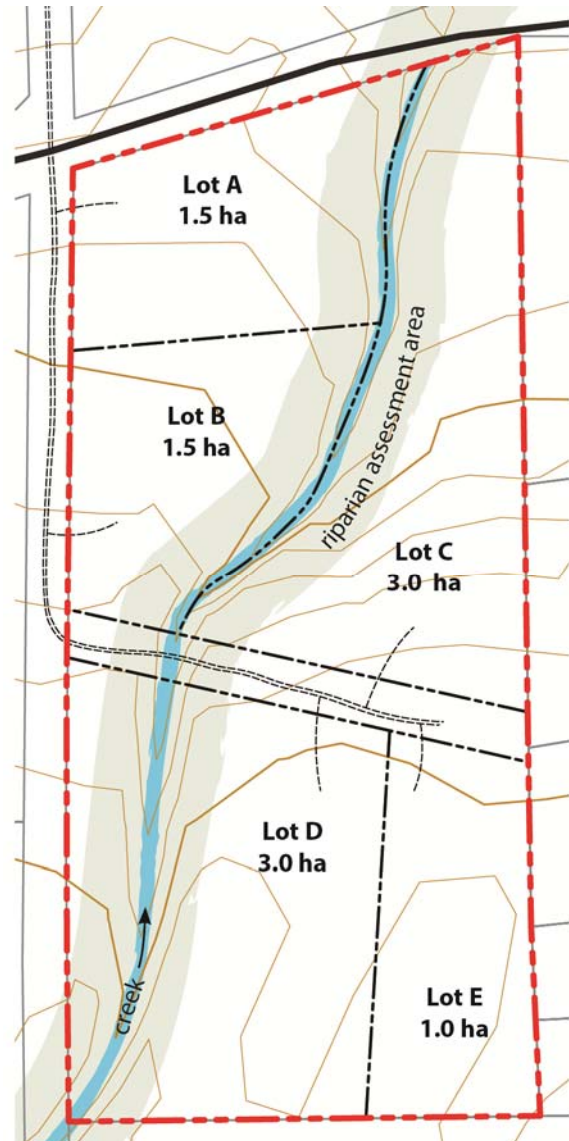
## Example 2 – Rural Mixed Use

**Minimum Parcel Size Approach**  
parent property 10 hectares (25 acres)



Minimum parcel size  
2 hectares (5 acres)

**Average Parcel Size Approach**  
parent property 10 hectares (25 acres)



Average parcel size  
2 hectares (5 acres)

From a parent property measuring 10 hectares, both examples produce 5 parcels. In the average parcel size example the creek and surrounding environmentally sensitive land is less fragmented and in turn better protected from the impacts of development.



## Appendix 4 – Green Shores for Homes



Moving toward more sustainable coastal communities will require that new development occurs in tune with the natural environment. It will also require modifying and retrofitting already built properties to be more durable, environmentally sound and resilient. This is especially so in the coastal zone where many existing developments do not take into account the dynamic environment in which they are situated.

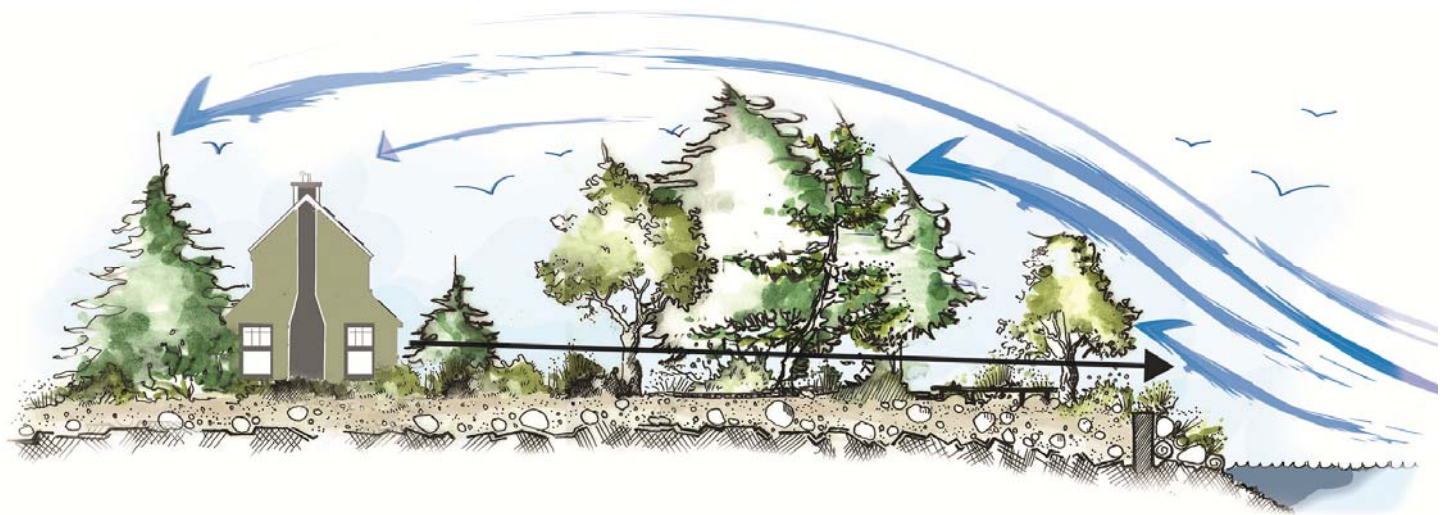
Coastal property owners must consider the real possibility of rising sea levels and more frequent storm events associated with climate change. The Province of BC predicts one meter of sea level rise by the end of this century. Damage to properties along our coast is occurring more regularly and it is expected to worsen. Beyond being unsustainable from an environmental and economic point of view, these issues also pose an increased risk to human health and safety.

As a result of these concerns, there is a growing potential for waterfront property owners to armour their shorelines using expensive and environmentally detrimental solutions. These include concrete bulkheads, seawalls, revetments, riprap, gabions and other similar hard structural shoreline protection measures designed to protect against shoreline erosion or serve as a retaining wall at the shore. Each of these is an unnatural approach that can create other undesirable problems such as destruction of sensitive shoreline habitat, disruption of normal intertidal processes, and degradation of the natural coastal aesthetic.

In most situations, there are alternative ways waterfront properties can be adapted to be environmentally sound as well as durable. For example, turning this overexposed low-bank property with poor access to the waterfront shown below,



into a well-sheltered, accessible and more naturalized coastal property, represents one such adaptation. The second drawing illustrates a dwelling that is now buffered against driving winds that come off the ocean through the use of native vegetation that can tolerate this particular location. The concrete retaining wall has been transformed from a hard structural shoreline protection measure into a soft and more accessible solution that is better suited to its natural environment.



As one means to promote these types of adaptations, the Powell River Regional District has been working in collaboration with the Stewardship Centre for BC to promote *Green Shores for Homes*, a program aimed at helping residential waterfront property owners achieve more naturalized shorelines that reduce the impacts of development on shoreline ecosystems and intertidal processes.



## What is Green Shores for Homes?

*Green Shores for Homes* (GSH) is a voluntary, incentive-based program that helps waterfront homeowners restore natural shorelines and enjoy the many recreational, scenic, environmental, and shoreline-protection benefits they bring. It applies to new developments and renovations or modifications to existing shoreline structures, buildings or landscaping on residential waterfront properties. The program addresses both marine and lake environments and is based on four guiding principles:

1. **Preserve or restore** physical processes – the natural actions of water and sediment movement that maintain healthy shorelines.
2. **Maintain or enhance** habitat function and diversity along the shoreline.
3. **Prevent or reduce** pollutants entering the aquatic environment.
4. **Avoid or reduce** cumulative impacts – small individual effects that add up to large impacts on shoreline environments.



Some of the benefits a GSH approach could include:

- Making shorelines easily accessible by eliminating drop-offs and walls;
- Improving shoreline aesthetics and stability by adding native vegetation;
- Making shorelines more resilient to erosion and flooding at a substantially lower cost than by installing a hard armouring alternative;
- Preserving and restoring the physical intertidal processes that are essential to ensuring a healthy shoreline environment; and,
- Preserving and enhancing shoreline biodiversity and habitats for both plant and animal communities.

## How is Green Shores for Homes Applied?

The Stewardship Centre for BC has developed the GSH Rating System, a tool for waterfront homeowners and their contractors to develop their properties in a shore friendly way that meets the four guiding principles. It applies to all types of shorelines from rocky to sand and gravel shores, estuaries to mudflats, rock cliffs to coastal bluffs.

The GSH Rating System is built on a format similar to green building rating programs such as Built Green™ and LEED™. A shoreline project is assessed against a series of credits for which a homeowner or builder can achieve points. There are four general application requirements that all shoreline projects must complete in order to apply for a GSH Rating. These requirements provide the baseline information for all the credits, and consist of:

- **An Existing Conditions Plan** – map existing site conditions and shoreline processes that will affect your project.
- **A Site Design Plan** –that shows the project in the context of the existing site conditions and processes.
- **An Environmental Management Plan for Construction** –a plan to minimize site disturbance and address sediment and pollutant control on your site.
- **Critical and Sensitive Habitat identification** – to avoid disturbing or destroying these vital habitats.

There are 27 credits for which points may be achieved; a minimum number of points are required to be awarded a GSH rating. These credits are organized under four categories:

- **Shoreline Physical Processes** – actions aimed at protecting or restoring natural physical processes that are vital to the health of shoreline environments.
- **Shoreline Habitat** - actions to protect, restore and enhance aquatic and riparian habitats.
- **Water Quality** - actions to reduce or eliminate the amount of sediment, chemical and organic pollutants discharged to lakes and marine waters in rainwater runoff.
- **Shoreline Stewardship** - actions that reflect general best management practices and that help to support public values of shorelines.

### *The Green Shores for Homes Credit Points Summary*

Credit Category	Credit	MAXIMUM Points Available:		Total Points Available
		Base	Bonus	
Application Requirements	1.1 Existing Conditions Plan	na	na	
	1.2 Site Design	na	na	
	1.3 Env. Protection Plan for Construction	na	na	
	1.4 Critical or Sensitive Habitats	na	na	
Shoreline Processes	2.1 No Shoreline Protection Structures	15	--	15
	2.2 Setback/Impact Avoidance	10	4	14
	2.3 Bulkhead Removal	15	8	23
	2.4 Groin/Beach Structure Removal	5	2	7
	2.5 Soft Shore Protection or Enhancement	12	5	17
	2.6 Managed Retreat	10	3	13
	<b>Total</b>	<b>67</b>	<b>22</b>	<b>89</b>
Shoreline Habitats	3.1 Riparian Vegetation	10	5	15
	3.2 Trees and Snags	5	1	6
	3.3 Invasive Species	4	--	4
	3.4 Woody Material	3	--	3
	3.5 Overwater Structures	10	--	10
	3.6 Access Design	3	--	3
	<b>Total</b>	<b>35</b>	<b>6</b>	<b>41</b>
Water Quality	4.1 Site Disturbance	5	--	5
	4.2 Reduce & Treat Runoff	6	2	8
	4.3 Env-Friendly Building Products	4	--	4
	4.4 Creosote Material Removal	2	2	4
	4.5 Herbicides, Pesticides and Fertilizers	2	--	2
	4.6 On-site Sewage Treatment	2	1	3
	<b>Total</b>	<b>21</b>	<b>5</b>	<b>26</b>
Shore Stewardship	5.1 Shoreline Collaboration	8	--	8
	5.2 Public Information and Education	1	1	2
	5.3 Conservation Easement or Covenant	6	--	6
	5.4 Shoreline Stewardship Participation	2	--	2
	<b>Total</b>	<b>17</b>	<b>1</b>	<b>18</b>
<b>Grand Total</b>				<b>174</b>



### *The Green Shores for Homes Credit Rating Levels*

There are two basic rating levels that a shoreline project may achieve:

<b>GSH 1</b> – the project results in recognizable improvement and/or conservation of the natural features and processes of the shoreline.	<b>20-39 points</b> of which a minimum of 10 points (collectively) are acquired from Shoreline Processes and Shoreline Habitats credit categories
<b>GSH 2</b> – the project exhibits exceptional design regarding improvement or conservation of the natural features and processes of the shoreline.	<b>Minimum 40 points</b> of which a minimum of 20 points (collectively) are acquired from Shoreline Process and Shoreline Habitat credit categories

### *How to Use the Green Shores for Homes Rating System*

In most cases, applying for GSH rating would be considered at the preliminary planning stage for a shoreline project. However, the GSH process is also available to waterfront owners who wish to apply for GSH rating of their existing property or a completed shoreline project. To begin the GSH rating process, organize your planning around the following steps:

1. Make sure that you can fulfill the Application Requirements – without those, an application for GSH rating will not be considered. Note that many of these Requirements may already be covered in other development applications needed for your project.
2. Complete the Existing Conditions Plan.
3. Review the credits and determine which ones are applicable to your project; e.g., shore protection, beach access, boat moorage, beach use, shoreline landscaping, beach restoration, etc. For each applicable credit, try to determine how many points you could acquire. You may wish to adapt your design plan to meet higher point levels where possible. Total the points that you think your project can acquire to make sure that you can meet the minimum point total required.
4. Complete the site design plan.
5. Complete the on-site environmental management plan for construction.

6. Fill out the GSH submission form/checklist. This form will guide you through each of the application requirements and the credits that you choose to apply for.
7. The next steps will depend on where you live and the process that may be adopted in your jurisdiction. Typically you will submit your GSH submission form to the local agency that has adopted the GSH Credit and Rating System. A Green Shores for Homes verifier will review the application to ensure that you've met the Application Requirements, indicate if any changes or additional information is needed, review the applicable credits with you and ensure that you have enough points to achieve a GSH rating.
8. Undertake your project, meeting each of the credits that you defined. The GSH verifier may be able to answer questions you may have along the way regarding achieving the credits.
9. Upon completion of the project, notify the Green Shores for Homes verifier to arrange a site visit and final evaluation.

### **Green Shores for Homes and the Powell River Regional District**

The Powell River Regional District (PRRD) supports the GSH initiative and planning staff are available to provide information for applicants wishing to have their properties evaluated. The GSH Rating System and Credit Rating Level are, however, administered and assigned by trained GSH verifiers operating independently of the PRRD.

## Appendix 5 – Design Guidelines

These design guidelines can be used by anyone intending to develop or redevelop their property. Provided are recommended approaches that will help new developments reflect the shared values that many community members expressed during the process to develop the Electoral Area A Official Community Plan.



Essentially the guidelines are site-level design strategies that relate to preserving the rural and coastal character of the community. While useful to consider when developing anywhere in Area A, they specifically pertain to the Land Use Designations of:

- Lund Village Centre
- Lund Residential
- Rural Mixed Use
- Rural Residential

Whether developing a new building or adding to an existing one, designing it to be contextually appropriate and in harmony with its natural surroundings will help Electoral Area A maintain its existing and unique character.

In order to preserve the coastal and rural character of the community, the following list of recommendations should be considered by those developing their properties:

- Adequately setback development from property lines to ensure privacy.
- When developing smaller lots, provide an appropriate architectural, building, or landscape transition between adjoining properties that have different land uses such as residential next to commercial.
- Where applicable, retain the character and scale of adjacent developments.
- Design buildings and landscapes to reflect the cultural heritage of the area and their place within the community where appropriate. Contemporary designs which reference these by way of materials and form are suitable.
- Discretely integrate new buildings or building additions into the site in a way that avoids negatively impacting the views from adjacent properties.
- Blend buildings into the landscape and use exterior colours that are reasonably consistent with the surrounding area and natural environment.
- Use local building products in both interior and exterior applications.
- Site new buildings or building additions in a sensitive way that preserves as much of the natural shoreline, existing terrain, and native vegetation as possible.
- Retain significant trees to maintain and enhance the landscape character of the community.
- Screen off-street parking and service areas with landscaping that is predominately native species.
- Use minimal blacktop and hardscape paving for driveways, patios, and around buildings to promote better stormwater management practices.
- Design developments that enhance the network of adjacent public open spaces and create good pedestrian connections across them.
- Strive to maintain public access, both physical and visual, to the ocean and foreshore areas.
- Design waterfront developments in the Lund Village Centre in a way that provides for the creation of a continuous pedestrian pathway that follows the entire shoreline.





- Avoid building right to the property edge.
- Do not clear cut the trees on site.



- Do not impede public access to the foreshore beyond private property boundaries.
- Avoid altering the foreshore and other environmentally sensitive areas.



## **PART 5: PLAN MAPS**

**Map No. 1 – Vacant Land with Residential Infill Potential**

**Map No. 2 – Land Use Designations - Developed Portions of Area A**

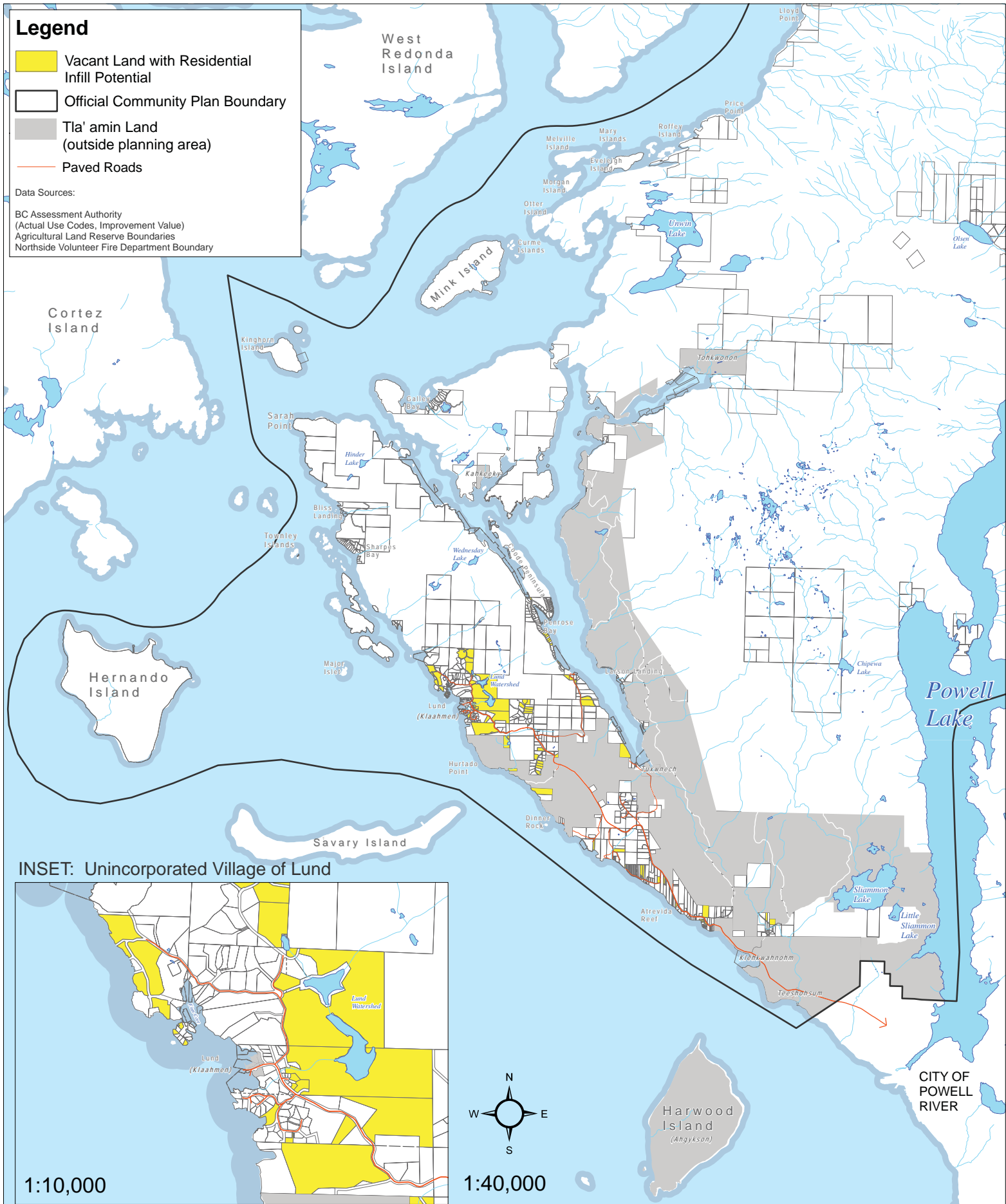
**Map No. 3 – Land Use Designations - Whole Planning Area**

**Map No. 4 – Infrastructure and Community Services**

**Map No. 5 – Development Permit Areas**

# Electoral Area A Official Community Plan Bylaw No. 500, 2015 MAP NO. 1 - RESIDENTIAL INFILL POTENTIAL

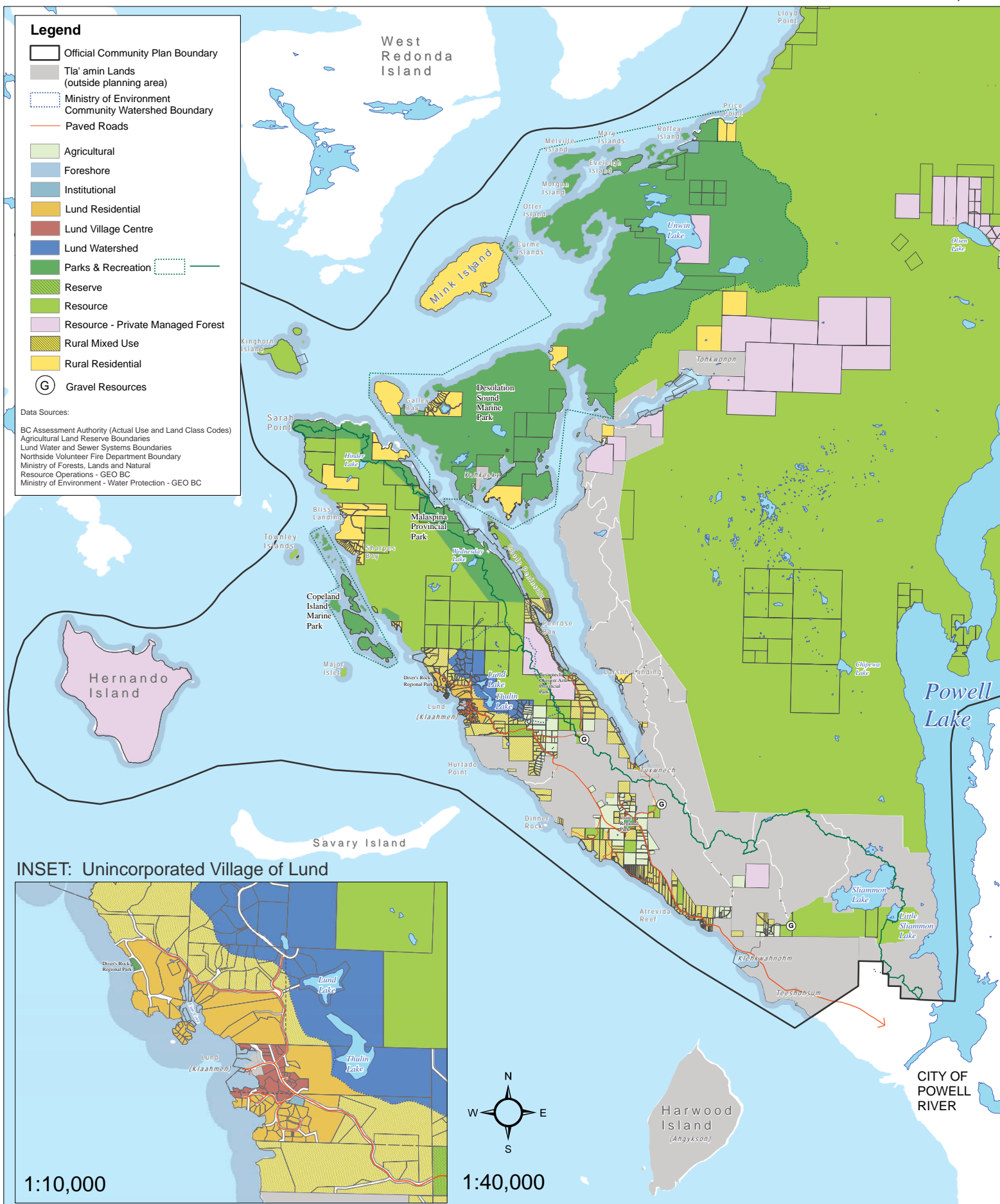
December 16, 2015





Electoral Area A Official Community Plan  
Bylaw No. 500, 2015  
MAP NO. 2 - LAND USE DESIGNATIONS

December 16, 2015

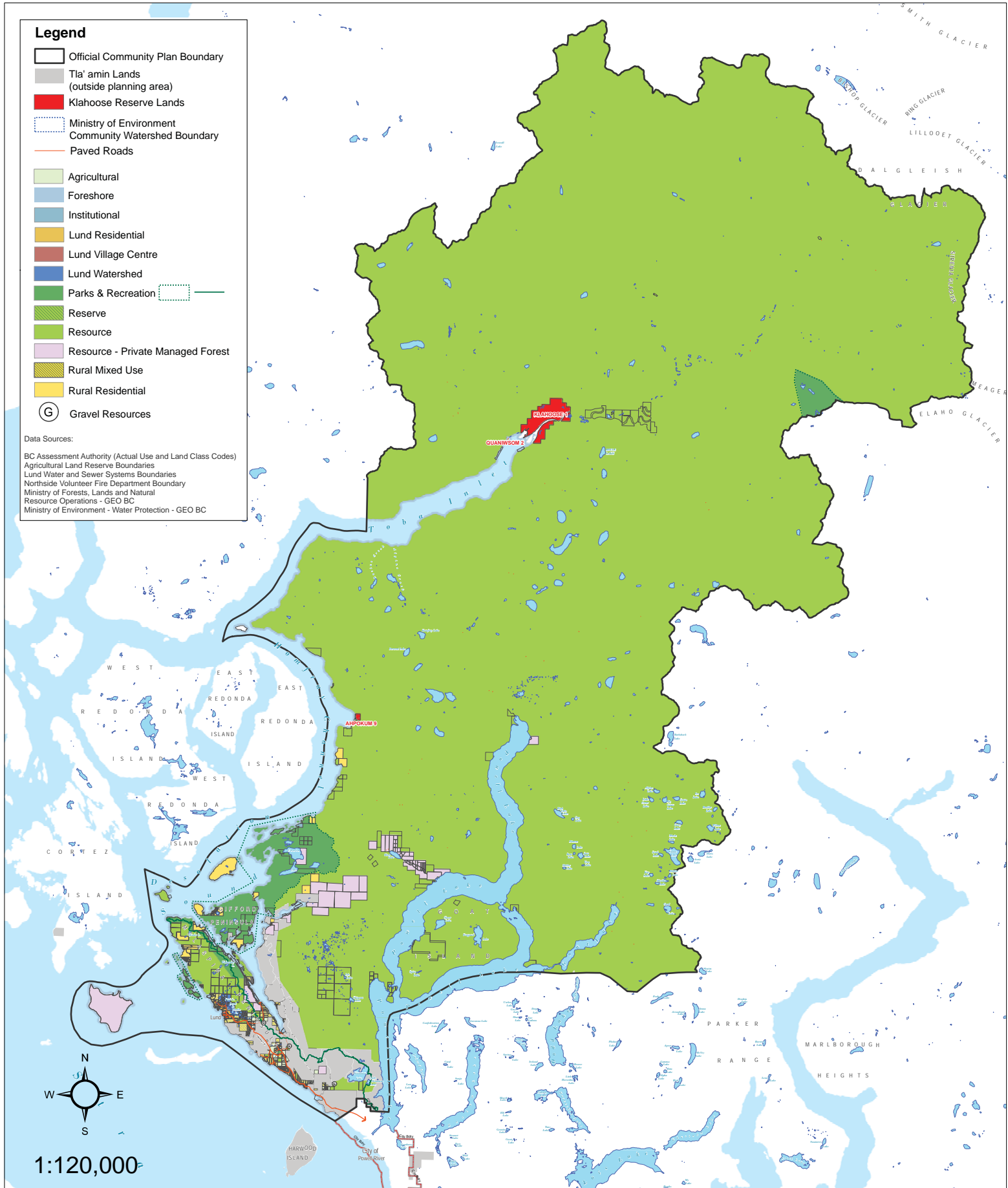


# Electoral Area A Official Community Plan

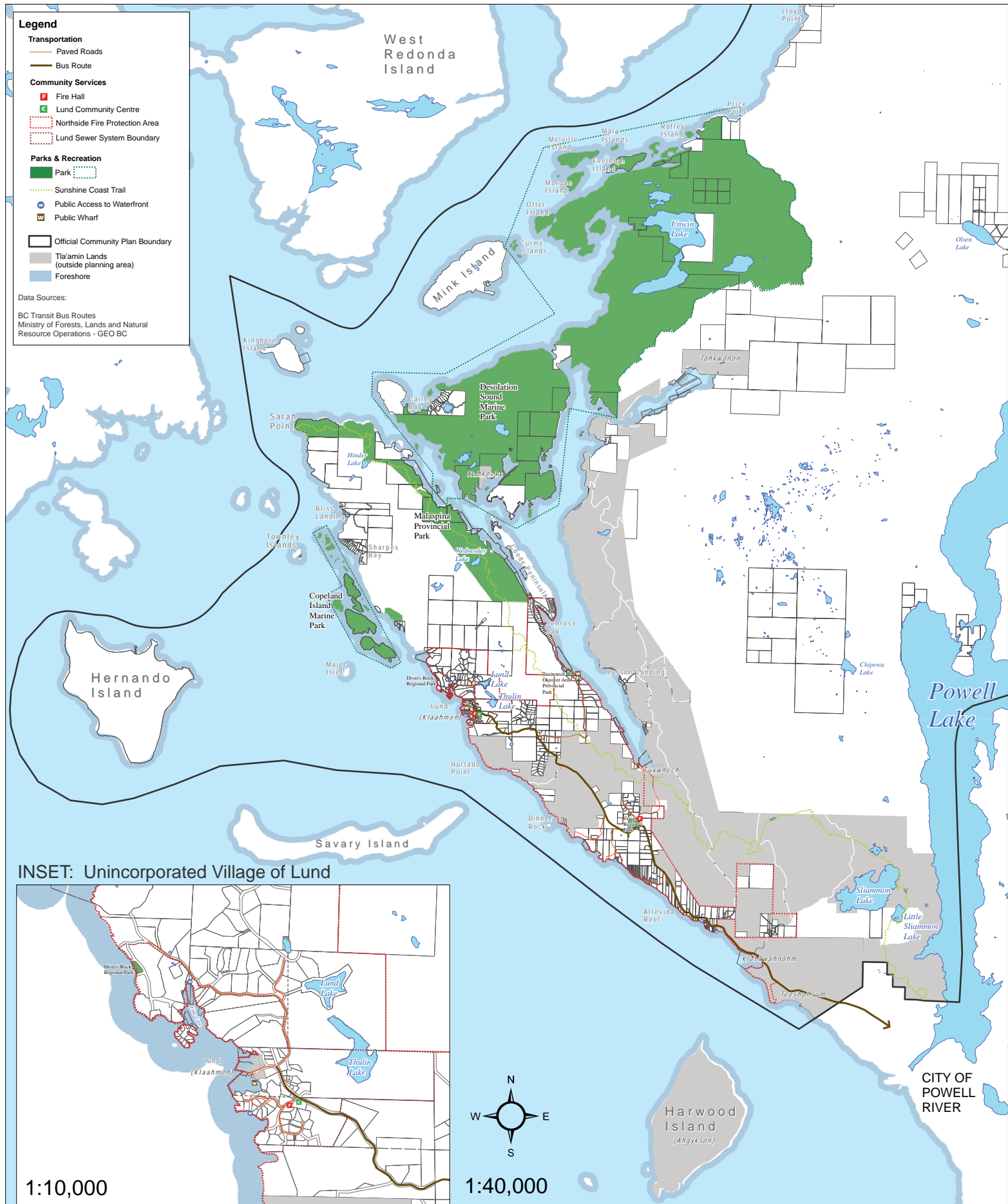
Bylaw No. 500, 2015

## MAP NO. 3 - LAND USE DESIGNATIONS - ELECTORAL AREA A

December 16, 2015



## MAP NO. 4 - INFRASTRUCTURE & COMMUNITY SERVICES





# Electoral Area A Official Community Plan Bylaw No. 500, 2015 MAP NO. 5 - DEVELOPMENT PERMIT AREAS

December 16, 2015

