

C. Sandy Hook/Tillicum Bay/Tuwanek

The Sandy Hook/Tillicum Bay and Tuwanek neighbourhoods consist of a series of small residential communities, most of which originally were water-access only, then further developed in the 1960 -1970's as residential subdivisions. The landscape is highly varied, offering ocean views from many locations, surrounded by extensive upland forests. The area is still characterized by small "cottage" homes and quiet winding rural roads. There are approximately 640 permanent residents and 200 seasonal residents. Residential development is the primary land use today, although resource uses have been important to the area. Tillicum Bay is home to the Target Marine fish hatchery facility and the Tillicum Bay Marina, which provides important marine services and access for residents and visitors.

Several important parks and protected areas are located here, including the Sechelt Heritage Forest, an interpretive forest under the jurisdiction of the Ministry of Forests and Range, and



Hidden Grove, a recreational use area within the Sechelt Community Forest. The Tetrahedron Class A Provincial Park is adjacent to this area, and Mount Richardson Provincial Park, bordering Tuwanek, features panoramic views of Sechelt Inlet and high biodiversity values. Sechelt Inlet is a highly valued recreation area and sensitive marine environment that is vulnerable to water and upland activities due to its confined geography and low flushing action (see further discussion and marine policies in OCP chapter 4). The neighbourhood contains several Development Permit Area designations to manage development in areas with steep slopes, stream hazards (particularly Grey Creek) and to protect stream and marine habitats.

The area is served by on-site sewage systems, and is not expected to be served by municipal sewer within the term of the OCP (see OCP chapter 13). Water supply is provided by the SCR D system.



Within the neighbourhood plan area, there is good opportunity for infill development at lower densities. Approximately one quarter of the existing small residential parcels are still vacant, and larger lots on the east side of Sandy Hook and Tillicum Bay provide lands for additional residential development (the 142 acres has potential for approximately 150-200 lots).

The presence of several large properties which are attractive for residential and/or resort development create a challenge for retaining the neighbourhood as a small-scale, rural community. Developers have expressed interest in resort and intensive residential use of these sites. These large properties are not within Sechelt's Urban Containment Boundary, and are not recommended for residential or intensive development, due to lack of infrastructure services (roads, sanitary sewer), environmental/slope issues and long term community costs of servicing dispersed development.

Issues

The Neighbourhood Plan for these communities was developed in 2008/09 concurrently with the OCP review. The plan was developed with input and feedback from a volunteer committee of representatives from the Sandy Hook Community Associations and Tuwanek Ratepayer's Association (for Tuwanek and Tillicum Bay). Some of the key concerns raised in the Neighbourhood Plan process were:

- Retaining the small community character and density.
- Need for alternative design and development standards to reflect the more rural identity of the neighbourhood and to protect the natural features, including "dark sky" lighting approaches in Tuwanek.
- Interest in establishing a community meeting spaces or facilities.
- Vulnerability of the area for emergency services due to the single road access.

- Proliferation of docks and closing off access along the shoreline.
- Industrial uses not supported with the neighbourhood.

Vision, Identity and Goals

Sandy Hook, Tillicum Bay and Tuwanek vision and goals for their communities are to:

- Protect the small, closely-knit character of the rural communities with a distinct "end of the road" character and history of seasonal, recreational use.
- Protect the natural assets of forests, rock bluffs, streams and marine environment of Sechelt Inlet.
- Preserve the low density, rural neighbourhoods and allow for modest, additional residential infill of similar housing types and densities.
- Provide for marine access and small-scale tourism and recreation related uses.

To provide a level of servicing that fits the identity of the area.

Special Policies for Sandy Hook/Tillicum Bay and Tuwanek

Managing Growth

1. This neighbourhood supports the Growth Management Principles for Sechelt, and development of major land parcels in this neighbourhood is not supported until build-out of the serviced lands within the Urban Containment Boundary is achieved.

Conservation Design

2. Development applications in this area will be reviewed according to conservation design principles (see OCP chapters 3 and 4.) Key features to be protected include important wildlife habitat and visually important natural landscape features throughout the neighbourhood. Specific areas to be protected are the marine shoreline,

streams, coniferous forest cover, rock formations and slopes of Mount Richardson.

Environmental Protection; Development Permit Areas

3. Development proposed on water lots or lands adjacent to the shoreline shall be evaluated for its impact on all existing water uses, shoreline habitat and potential water quality impacts in accordance with Development Permit Area guidelines and OCP policies.
4. Only public docks that provide public marine access to Sechelt Inlet are permitted. No new private docks will be supported.
5. Prior to subdivision, development or alteration of land/water areas on or adjacent to the marine shoreline, streams/riparian areas or on steep hillsides, a Development Permit is required in accordance with Part Eight of the OCP.
6. Any development proposed for DL 1410 shall complete a soils assessment and site remediation to address any contamination from previous industrial use, protect significant tree stands and other natural features such as the heronry, protect and rehabilitate the shoreline, and provide suitable public waterfront access.
7. The District will consider updating the Sechelt Inlets Coastal Strategy in conjunction with the SCR, Sechelt Nation and other agencies to develop a water and shoreline strategy, including assessment of development opportunities and sensitive areas.

Residential Development

8. Infill residential development is supported within the areas designated on Schedule C as **Low Density Residential**, where such development can provide approved on-site, individual sewage treatment. Housing types are limited to single-family residential, secondary suite, manufactured home and duplex use on lots at least 2000 sq.m. (1/2 acre) in size.
9. To protect the unique residential character of the neighbourhood, any new subdivisions or developments with properties less than 2000 sq.m. (approx. 1/2 acre) average size

requires a Development Permit for Intensive Residential Development (see DPA 8).

Neighbourhood Centre; Economic Development

10. Commercial uses supported are home businesses and services, and facilities related to recreation, tourism and marine uses.
11. **Tourist Commercial** use is supported in the Tillicum Bay area, which may include residential, marina, small-scale retail, tourist and recreational related businesses. Any tourist commercial uses shall be small-scale and have minimal impact on the residential neighbourhoods.
12. Additional tourist commercial or neighbourhood convenience store may be supported. No specific sites for neighbourhood commercial use are identified, but rezoning will be considered at appropriate locations where the use is small in scale (a maximum site area of approximately 0.4 ha. or 1 acre), and provides good access to major roads, suitable parking, and is compatible with adjacent uses. New tourist commercial uses will be considered in accordance with OCP policy 7.12.
13. The location of the established aquaculture and aquaculture processing business at 7333 Sechelt Inlet Road in the Tillicum Bay area is designated as "**Aquaculture**".

Resort Development

14. Resort development of major parcels will only be considered where the proposed development clearly meets the intent of OCP resort policies (see chapter 5, Residential Areas). In this neighbourhood, any resort development considered must be of a scale, density and form that are compatible with the surrounding residential areas and the natural features of the site. Providing and improving public access to the waterfront are also key considerations for any resort development.

Transportation, Mobility and Servicing

15. In Sandy Hook, Tillicum Bay and Tuwanek, roads and trails shall have provision for pedestrians, to provide safe, attractive connections in and between residential areas. Due to the challenging terrain, wheelchair accessibility is not a priority for this area.
16. Urban development standards should be modified to fit the rural character of the neighbourhood, with broad shoulders or trails instead of sidewalks, and limited (or no) streetlights.



Typical lighting (on left) compared to dark sky approach (on right)

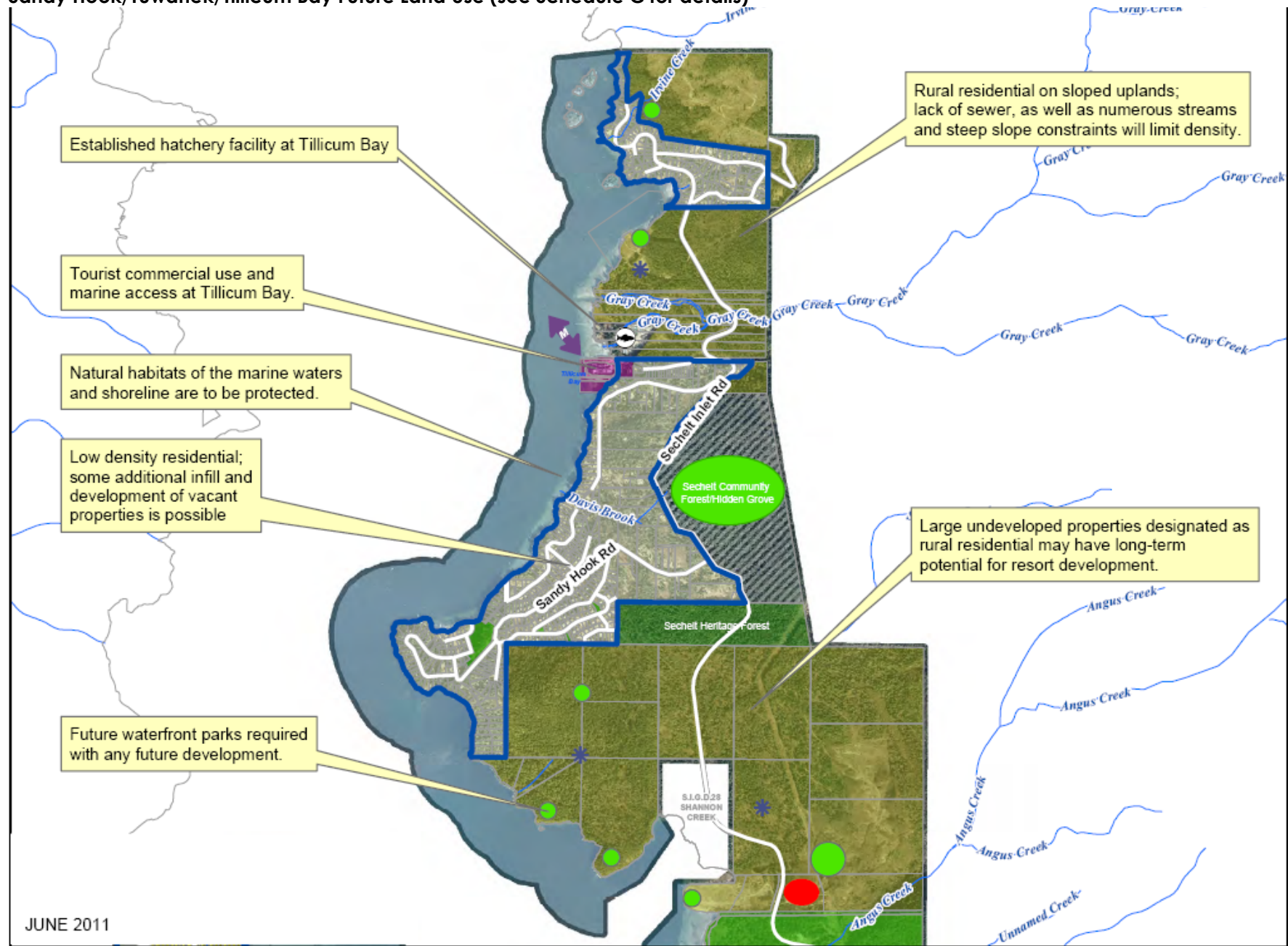
17. Street lighting and lighting on private property shall be non-glare full cut off fixtures to ensure that light shines downward only and that light does not spill on any adjacent residential properties or into the night sky.
18. Tuwanek is designated as a rural and dark sky neighbourhood. Any development shall have a low level of servicing. Specifically, sidewalks and streetlights shall not be installed.
19. This neighbourhood will not be serviced by a community sewerage system within the term of this plan, and sewage treatment will consist primarily of individual septic systems.

Package treatment plants for new developments are generally not supported, and will only be considered in accordance OCP policies (chapter 13, Infrastructure).

Park and Open Space Priorities

20. Park, recreation and open space priorities are:
 - (a) Protection of forested areas is a priority for this neighbourhood.
 - (b) Development of a safe pedestrian/cycle trail or pathway connecting to the Downtown.
 - (c) Development of community docks where suitable upland is available for parking (beach access points may be considered for this use).
 - (d) Any resort or residential development considered at DL 1410 (north of Gray Creek) shall provide a public waterfront park and/or waterfront walkway of sufficient width to provide a walking trail at least 3.0m wide and protection of the shoreline vegetation/habitat. Any wharf or moorage facility associated with these properties shall provide for public use of such facilities.
 - (e) Development of a community meeting space is a long-term goal for this area. No specific sites are identified but will be considered as part of any future development.
 - (f) Consider acquisition of the Crown land site (reserved for gravel pit use) in Sandy Hook (DL 7939 on Sechelt Inlet Road).

Sandy Hook/Tuwanek/Tillicum Bay Future Land Use (see Schedule C for details)



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