

B. East Porpoise Bay

The East Porpoise Bay neighbourhood is located on the east shores of Porpoise Bay and has spectacular views of Sechelt Inlet. It has a gentle protected shoreline that is highly valued and used for recreation. The neighbourhood includes a mix of residential, marine, resource and industrial land uses, and includes Porpoise Bay Provincial Park, which is a major public amenity that attracts thousands of visitors yearly. Given the many assets of the neighbourhood and proximity to Downtown, it is expected that additional residential will take place in the long-term, with East Porpoise Bay eventually becoming part of the urban area of Sechelt, closely connected to the Downtown. Additional industrial development is also anticipated within the areas shown on Schedule C, as well as on the adjacent Sechelt Indian Government District and Crown lands (currently in use for resource extraction/reclamation).



Issues

The East Porpoise Bay area is affected by many external influences, including the provincial park, development of the adjacent SIGD lands to the south, the regional solid waste facility, the municipal sewer infrastructure, and resource activities that are provincially regulated (gravel extraction, forestry). Providing for the development of an attractive residential community as well as industrial and infrastructure uses are particular challenges for this neighbourhood. Key issues are:

- **Natural Environment**

Environmentally, this neighbourhood has extensive creeks and streams which drain into Sechelt Inlet. Protection of the riparian area habitats and watershed quality, as well as protecting development from flooding are highly important in this neighbourhood. The steep slopes and constraints of the many streams and creeks limit the future development potential of many properties. The marine shoreline is also a highly sensitive

environment due to the sheltered, shallow waters that have high habitat values and requires protection.

■ **Residential Areas; Future Vision**

The existing residential community is located mainly along the shoreline, with rural residential on upland areas. Currently, East Porpoise Bay has a relatively small population, but the neighbourhood has long-term potential for additional residential growth, both on the waterfront and on the upland slopes. Some of the long-term development sites include the Gow property (18 ha.) in DL 1558 and DL 1483 (proposed Onni multifamily development). The recently rezoned “Silverback” resort development north of Porpoise Bay Provincial Park (DL’s 4683, 4684, 4685, 4686 and 4687) is a very significant development, with potential for some 1600 new residential units. Any development above single-family density in East Porpoise Bay will depend on the availability of sanitary sewer service.

■ **Industrial/Resource Use**

East Porpoise Bay has historically been home to industrial and resource uses, including mixed industrial/commercial businesses along Sechelt Inlet Road. Light industrial, floatplane, marina and barge loading facilities are also located on the waterfront. Much of the surrounding lands also have high potential for gravel extraction, which will continue to influence the area for many decades in the future. Light industrial uses have been expanding on the east (uphill) side of Sechelt Inlet Road, both within the District and on Sechelt Nation land just south of the plan area boundary. The neighbourhood also contains the site of the proposed biosolids sewage facility on Dusty Road, which is an issue of concern to residents.

One of the challenges for the municipality is to ensure continuation of business and industries that are important to Sechelt’s economy, particularly for the water-dependant industries that cannot readily locate elsewhere. For these reasons, the 2010 OCP designates a portion of the waterfront and



East Porpoise Bay is located north of the Downtown on Sechelt Inlet. The neighbourhood has historically included industrial use on the waterfront and upland areas (gravel extraction), as well as a residential community.

adjoining upland area as **Working Waterfront**. At the same time, reducing the impacts of the marine and industrial uses on the nearby residential areas is a priority for this neighbourhood. Implementing specific zoning for the “working waterfront” is important to ensure an appropriate mix of industrial and marine businesses in this area. Using Development Permits effectively to ensure higher standards of appearance and landscaping, and to protect the marine environment, will also help reduce these impacts.

■ **Pedestrian and Bicycle Route**

Development of a safe pedestrian/bike pathway system on Sechelt Inlet Road is critical for this neighbourhood, which receives extensive industrial and other external traffic. Currently Sechelt Inlet Road does not have a continuous shoulder or sidewalk for pedestrians or cyclists. It is a combination of public highway and Highways Act Section 4 road (ungazetted road constructed on private property with no dedicated public right-of-way). The Active Transportation Plan and OCP policies identify this as a priority route for capital funding and upgrading.

■ **Servicing and Infrastructure:**

Residential use in East Porpoise Bay is constrained by the lack of a municipal sewer system, which does not extend to this area. In the long-term, sanitary sewer service is expected to service this community. Sewer may be extended if the Silverback development at the north end of the plan area proceeds. Plan policies support low-density single-family development until municipal sewer is available, at which time additional density is supported in key areas shown on Schedule C and described in policies below.

Vision, Identity and Goals

The following statements describe the overall vision and fundamental policy directions and goals for the East Porpoise Bay neighbourhood:

- East Porpoise Bay will develop as a complete and sustainable neighbourhood that protects the natural environment for the enjoyment of future generations.
- East Porpoise Bay will develop in the long-term as a more urban area, reflecting the proximity to Downtown, and the natural assets of the waterfront setting.
- The neighbourhood will have a full range of amenities including pedestrian connections, bike paths and a community focal point/meeting space and will ensure public access to the waterfront is unimpeded on public road allowances.
- This neighbourhood will carefully manage the waterfront, steep hillsides and riparian area habitats and prevent the deterioration of water quality in the neighbourhood drainage systems.
- East Porpoise Bay will encompass both residential and industrial uses, and will delineate the location of these uses to minimize conflicts between resource extraction, industry and residential areas.

Special Policies for East Porpoise Bay

1. Land use in East Porpoise Bay shall be in conformance with the uses designated on Schedule C.

Residential

2. Single-family residential development is supported in the areas shown as **Low Density Residential**. Lot sizes will be based on provincial health regulations, and will be at least 2000 sq.m. (approx. ½ acre). Larger lots will be required where site conditions are not suitable for septic disposal and/or site slopes warrant larger lots.
3. When municipal sewer becomes available, additional density and a variety of housing types that meet the needs of all age groups is supported for **Low Density Residential** areas. Single-family residential uses may average 750 sq.m. (8075 sq.ft.) in size. For properties larger than 0.4 ha (4000 sq.m.) a mix of housing types, including duplexes, townhouses or low-rise apartments) will be considered in this designation, provided that:
 - (a) The types of uses, building heights and general redevelopment concept is compatible with adjacent uses, to be assessed at the time of rezoning;
 - (b) Uses will be subject to the multifamily Development Permit Area guidelines of the OCP.
 - (c) Public waterfront access in the form of park, beach access and/or linear walkway will be dedicated as appropriate to the site conditions.
4. All new development is required to conform to conservation design principles in order to protect slopes, existing tree stands and the numerous watercourses in the plan area, and the Development Permit Area guidelines of the OCP regarding Steep Slopes, Streams, Marine Shoreline, Hazard Lands and Intensive Residential and Multiple Family residential uses (OCP Part Eight).

Commercial Use

5. Neighbourhood commercial use may be supported in East Porpoise Bay, provided it is compatible with the residential area, serves the local neighbourhood and does not function as a highway-oriented use. Site-specific rezoning will be considered in accordance with these general criteria. Development Permits will be used to regulate the appearance of commercial uses.
6. Tourist commercial uses may be supported in the East Porpoise Bay neighbourhood, subject to rezoning application, and Development Permit Area guidelines and protection of the marine environment.

Resort Development

7. Resort development may be considered on large undeveloped properties in East Porpoise Bay, subject to OCP policies on resort use (see Residential policy 5.16) to ensure compatibility with surrounding areas, protection of environmental features and economic benefits.
8. Any future changes to the density, land use or other details specified in the Silverback bylaws will be considered in accordance with the 2010 OCP policies regarding resort developments.

Industrial Areas

9. Light industrial use is an important part of the Sechelt economy and is supported as a long-term use on the areas shown on Schedule C as **Business and Industry**.
10. Sensitive integration of industrial uses is a priority for this neighbourhood and careful application of Development Permit Area guidelines shall be carried out to reduce visual, noise, signage and traffic impacts on the neighbourhood.
11. Development of an alternative route that parallels Sechelt Inlet Road is a priority to reduce the amount of heavy truck traffic through the residential areas.

Working Waterfront

12. Areas designated on Schedule C as **Working Waterfront** provide water-access facilities to serve residents and visitors. Uses in the **Working Waterfront** designation shall include light industrial uses which have historically operated in these areas, as well as marine businesses for which waterfront access is essential (i.e. floatplane, barge services, marinas, marine services, boat building).
13. Some tourist commercial uses such as small boat launching, hotel or associated uses such as restaurants may also be supported without amendment to the OCP, provided such uses can demonstrate a high level of environmental protection and compatibility with marine/industrial businesses and adjacent residential uses. A limited amount of residential use to accommodate live-work businesses or to allowing existing single family uses to rebuild within their existing footprint will also be considered in this designation, provided the primary business/industrial functions are preserved.

Marine Environment

14. Protection of the foreshore and marine environment is a high priority and shall conform to OCP policies outlined in chapter 4 (Ocean and Shoreline Areas). Any development fronting the waterfront, including single-family uses, shall be adequately set back from the shoreline to leave the shoreline in its natural condition and/or restore the shoreline functions and vegetation.
15. Public access to the shoreline shall be provided by the rights of ways at Yew, Allen, Dusty, Heron, Burnett, Kontiki and Delta Roads and the north end of Marmot Road. Over time, these rights-of-way may be improved with signage and trails. Removal of any trespassing structures may also be required.
16. Development of communal public moorage, dock or wharf facility may be supported, provided the facility meets environmental standards and provides adequate parking.

Park, Open Space and Amenity Priorities

- 17.** As a relatively small neighbourhood, there are no active parks in the form of playgrounds, sports fields, school sites or tot lots in this neighbourhood. Due to the proximity to the Downtown, development of such facilities is not anticipated unless major development or redevelopment occurs. Waterfront access and provision of pedestrian trails and bike routes are priorities. In the long term, neighbourhood parkland will be required if additional residential density occurs.
- 18.** The following park, open space and amenity priorities are identified for the East Porpoise Bay neighbourhood:
- (a) Improved access to the Porpoise Bay waterfront;
 - (b) Improvements to public beach access on Delta, Kontiki, Dusty, Allen, Yew, Heron and Burnett Roads and others;
 - (c) The esplanade right-of-way on the foreshore between Burnett and Dusty Roads is a significant public asset and shall be acquired or extended during any redevelopment. Park or right-of-way dedication is required with any new waterfront development to extend the esplanade the full length of the waterfront;
 - (d) Development of a pedestrian path and cycling trail parallel to Sechelt Inlet Road connecting to the Downtown (East Porpoise Bay Trail);
 - (e) Acquiring additional parkland adjacent to beach access points to expand public recreation use and access to the waterfront;
 - (f) Develop a public boat launch and/or public dock or pier to increase public access to the waterfront;
 - (g) Acquire neighbourhood park with any residential development of upland parcels. These park dedications should preferably be assembled to create a larger single park area. General locations are shown on Schedule C;
 - (h) Develop access and trails in Burnett Creek Park in D.L.1558;

- (i) Development of a neighbourhood focal point or community meeting space such as a multipurpose community hall;
- (j) Acquire waterfront park of at least 2.0 ha (5 acres) and an active community park of at least 10.0 ha (25 acres) with any new zoning application for major development on lands north of Porpoise Bay Provincial Park (i.e. if the proposed Silverback development is revised or reconsidered through a new zoning application.)
- (k) For any new development, park areas shall be in addition to any lands protected for environmental purposes or slope protection in accordance with OCP policies.

Pedestrian and Road Priorities

- 19.** Develop and upgrade continuous pedestrian/bicycle pathway system to link East Porpoise Bay with the Downtown. Ensure these upgrades are obtained at the time of redevelopment, in accordance with OCP Transportation and Mobility policies, and Bylaw 430 requirements.

East Porpoise Bay Future Land Use (see Schedule C for details)

