

Electoral Area H

Official Community Plan Review



Summary of Proposed Changes in Draft Official Community Plan Version 2 – **Development Permit Areas**

June 21, 2017

Section 8 – Development Permit Areas (and Bowser Village Plan)

Development permit areas (DPAs) are a tool used by local government to regulate certain aspects of development that are not directly addressed in the zoning or building bylaw, and where there are special conditions such as environmentally sensitive areas, hazardous lands, or objectives for the form and character of a commercial area. The DPAs in this OCP were thoroughly reviewed and revised as follows:

- Removing the need for a development permit where a building permit is required and the development permit area would not require anything additional not addressed in the building permit process – the current development permit areas were adopted before there was building inspection in the Plan Area.
- Clarifying language where use of these development permits over time has shown areas that lack clarity.
- Adding more preamble to provide clarity for property owners, consultants, and the RDN on what are the objectives of the development permit area and what is trying to be achieved.
- Adding more exemptions wherever possible for small/minor developments that are unlikely to impact the objectives of the development permit area.

General Policies and Exemptions:

- New section to cover policies and exemptions that apply to all DPAs to reduce duplication.

DPA 1 – Freshwater and Fish Habitat Protection

- Combines Fish Habitat Protection DPA and the surface water aspect of the Environmentally Sensitive Features DPA from current (2004) OCP. The Fish Habitat Protection DPA was added to the OCP in 2007 to implement the *Riparian Areas Regulation*, and this 2017 update streamlines for ease of interpretation.
- New Justification and Objectives sections for clarity.
- Updated exemptions and guidelines for clarity based on other RDN OCP's.

DPA 2 – Environmentally Sensitive Areas

- Moved surface water to separate DPA 1 and coastal areas to separate DPA 3.



- Aquifer map designation changed to reflect new aquifer mapping from Province of BC.
- Heron and eagle nest map designation changed to reflect new mapping from Wildlife Tree Service.
- Clarified and expanded exemptions from aquifer areas.
- Added exemptions from heron and eagle nest tree areas.
- Added clarity on requirements for hydrogeological reports and biophysical assessments to improve consistency in reports and reduce time in processing applications when further information is requested from the consultant .

DPA 3 – Marine Coast

- Moved coastal DPA from former Environmentally Sensitive Features DPA.
- Reduced Coastal DPA to 15 m upland from Natural Boundary from 30 m to be consistent with adjacent RDN Electoral Area G, and to encourage development to remain entirely outside of the 15 m area from the natural boundary, and reduce the number of development permit applications.
- Clarified intent of the DPA, justification and objectives.
- Added exemption for minor development.
- Added guidelines for erosion protection measures to ensure that hard protection such as lock block walls and rip rap are only used as a last resort, and that *Green Shores* approaches are first considered.
- Added guideline for ocean loop geothermal exchange installation.
- Added guideline for subdivision that new lots must have safe building sites without requiring shore protection measures when considering 0.8 metres of local sea level rise.
- Clarified guidelines on replanting.
- New guidelines on boating facilities including new boat ramps.

DPA 4 – Steep Slope Hazard

- Clarified that the focus of this DPA is on steep slopes and that flooding hazard is covered in either DPA 1, DPA 3, and / or by the Floodplain Bylaw.
- Updated steep slope mapping based on new 2m contour data.
- Revised area of application to include lots where a slope of 30% or greater exists, when the lot is near the marine coast. The intent of revising the DPA based on new contour data was to improve the existing boundaries focused on the marine coast. While other areas of 30% slope or greater exists throughout the Plan Area, when away from the coast they will either be captured through the Riparian Areas Regulation requirements (riverine), or are on Resource lands or large rural lots where there are likely to be sufficient buildings sites away from the hazardous area.
- A map showing all slopes of 30% or greater is included in this OCP for information purposes which could be used to inform building inspection or bylaw amendment processes.
- A future project involving a geotechnical review of the 30% slope mapping could further refine or add to the development permit area.



DPA 5 – Farmland Protection

- New DPA that applies only to subdivision of lands adjacent to Agricultural Land Reserve (ALR).
- Purpose of this DPA is to guide subdivision design to ensure a landscaped buffer on the non-ALR land to reduce future conflicts between residential and farm use.
- Similar DPA has been adopted in Electoral Area 'A' and is considered a best practice.

DPA 6 – Rural Commercial

- Revised title from “Resort Commercial and Recreational Lands” DPA.
- Area of application extended to also include the Rural land use designation to reflect new OCP policy that support rezoning of lands in the Rural designation to tourist commercial or service commercial use. There would only be a requirement for this development permit area on the Rural lands if they were rezoned to allow tourist commercial or service commercial use.
- Revised guidelines for consistency with some of the Bowser Village Centre DPA guidelines, and to generally improve clarity.

DPA 7 – Qualicum Bay and Dunsmuir Village Centres

- Revised title from “Village Centres” DPA. Since the current Plan was adopted the Bowser Village Centre Plan was created a DPA written just for Bowser.
- Revised guidelines for consistency with some of the Bowser Village Centre DPA guidelines, and to generally improve clarity.

Bowser Village Plan Development Permit Area

- Removed guidelines related to hazards and aquifer protection as they are covered in another DPA.
- Added exemption for addition to an existing building or structure not visible from a public roadway.
- Some revisions for consistency with DPA 7 – Qualicum Bay and Dunsmuir Village Centres.
- A number of guidelines reworded for clarity.