



1.0 HILLSIDE-PORT MELLON

The Hillside-Port Mellon Area is located 7.4 km southwest of the Project footprint by boat. The area is designated to accommodate a major industrial employment base for the SCRD, as well as provide for resource activities such as a demonstration forest, conservation and habitat areas, and Port Mellon, an existing small rural residential neighbourhood (Sunshine Coast Regional District 1995). The goals of the Hillside-Port Mellon Area OCP are to:

- Provide for expanded and stable regional employment opportunities, diversification of the regional economy and enhancement of the regional tax base;
- Encourage industrial development in safe, environmentally appropriate and socially acceptable locations;
- Ensure that development of land and foreshore areas recognizes environmental opportunities and constraints, including the protection of sensitive habitat areas;
- Demonstrate constructive co-existence of industry, environment and community aspirations (Sunshine Coast Regional District 1995).

2.0 TWIN CREEKS

Twin Creeks is located approximately 10.5 km southeast of the Project site by boat, and is approximately 10 km north of the Town of Gibsons and approximately 2 km south of Port Mellon. The primary land uses in Twin Creeks are forestry and industrial. Over 50% of the land in the plan area, about 320 ha, is owned by four different property owners. The majority of the foreshore in Thornborough Channel is licensed for uses related to timber harvest and processing activities. The foreshore located at Witherby Beach Road is not currently under tenure and was identified for public use (Sunshine Coast Regional District 2005). The goals of the Twin Creeks OCP are to:

- Create a vibrant and sustainable economy;
- Maintain rural integrity;
- Protect the natural environment; and
- Improve cooperation among jurisdictions. (Sunshine Coast Regional District 2005)

3.0 WEST HOWE SOUND

West Howe Sound is a collection of neighbourhoods, characterized by dense settlement nodes in proximity to the ocean, with larger rural properties on the sloped and bench lands extending to the Crown Land on the slopes of Mount Elphinstone. Each neighbourhood has its own distinct physical and settlement characteristics as described in below in Table A1. Some of the goals of the West Howe Sound OCP include water conservation, maintaining rural character, pedestrian and wildlife corridors and reduced greenhouse gasses (Sunshine Coast Regional District 2011).



APPENDIX 7.3-A
Official Community Plans in the RSA

Table A1: Neighbourhoods Located in West Howe Sound Planning Area

Neighbourhood	General Description	Approximate Distance from Project footprint (km)
Williamsons Landing	Located approximately 6.5 km from Gibsons, this neighbourhood is sparsely settled on large rural lots, with the exception of a waterfront cottage community subdivision. The parcels at the north end of the community are owned by Terminal Forest Products and act as a buffer to the industrial uses within the Twin Creeks OCP area.	13.2
Langdale	Located 6 km from the Town of Gibsons, Langdale is a small community with relatively few services but is an important transportation link between the mainland and the Sunshine Coast via BC Ferry. The neighbourhood contains areas of relatively dense residential subdivisions and large tracts of rural undeveloped land.	15.0
Hopkins Landing	Hopkins Landing is one of the earliest non-aboriginal settlements on the Sunshine Coast. It is located approximately 4 km from Gibsons and one of the first neighbourhoods seen when arriving at the Landgale Ferry Terminal from Horseshoe Bay. The waterfront neighbourhood is comprised of residential parcels ranging from small lots along the waterfront designed for cottages to larger rural-residential acreages located north within the Agricultural Land Reserve.	15.2
Soames Point	Located approximately 3 km from Gibsons, Soames Point is characterized by its natural features including the shoreline along Soames Point, Soames Creek, and mature tree stands in Soames Park. Residential properties range in size from small traditional urban subdivision lots to long narrow rural acreages.	16.6
Gateway	Located approximately 3 km from Gibsons, the Gateway is adjacent to the Langdale Ferry Terminal and continues up the hill along Highway 101. As the name suggests, this area is the primary gateway to the Sunshine Coast and includes a collection of residential and Agricultural Land Reserve Properties, industrial properties, and park areas.	16.8
Granthams Landing	Located approximately 2 km from Gibsons, Granthams Landing is characterized by small city lots on the hillside slopes with views of Shoal Channel and Keats Island. Infrastructure includes a community wharf, post office, community hall, and a mix of old cottages and newer single-family residential homes.	17.4



Source: SCRD 2011

4.0 TOWN OF GIBSONS

The Town of Gibsons is a coastal community located on the Sunshine Coast, 19.4 km away from the Project site. There is no road access from the Town of Gibsons to the Project site, with access via Thornbrough Channel by boat. Historically, Gibson's primary industry activities were forestry and fishing, but its economy has now diversified to include construction trades, business services, retail and tourism (Town of Gibsons 2012). Some of the goals of the Town of Gibsons' OCP include:

- Grow in harmony with the natural surroundings and ecosystems;
- Preserve all important and unique natural features, including watercourses, landforms and habitats;
- Ensure that uses on the waterfront and harbour area do not negatively affect the marine ecosystem and are compatible with upland uses; and
- Acknowledge the value of forested lands for their benefits to the community for improvements to air quality, natural drainage and opportunities for recreation (Town of Gibsons 2012).

5.0 GAMBIER ASSOCIATED ISLANDS

The Gambier Associated Islands includes over 30 islands and numerous groups of islets in the waters adjacent to the Welcome Passage, the northeastern portion of the Strait of Georgia and Howe Sound. The islands are part of the Gambier Island Local Trust Area under the jurisdiction of the Islands Trust (Islands Trust 2009). Gambier Island is the largest island in the Associated Islands, and is 2.7 km away from the Proposed Project, across Thornbrough Channel.

Access to the associated islands is by private boat, water taxi or float plane. The majority of the islands are not served by power, water or telephone. There are no stores or commercial visitor accommodation facilities, garbage pickup, or publicly-funded fire protection services, but there are a variety of youth recreation camps in the area. Groundwater is limited and most residents rely on rainwater collection (Islands Trust 2009).

The land use objectives in the OCP for Gambier Associated Islands are:

- Guide and regulate growth and development in a manner that protects sensitive ecosystems, encourages sustainability, and adapts to the potential effects of climate change;
- Provide for the economic and social needs of residents and visitors while preserving ecosystem integrity and the character of the area;
- Manage development in a manner that minimizes hazards; and
- Guide and regulate growth and development in a manner that builds on existing physical and social infrastructure where possible and minimizes adverse impacts on neighbouring communities (Islands Trust 2009).



The OCP also states that industrial uses “should be limited to home occupations that are accessory to residential use and long-standing marine boating water lease areas” (Islands Trust 2009).

6.0 BOWEN ISLAND

Bowen Island is 16.3 km by water from the Project footprint and 5.5 km from West Vancouver, with regular ferry service from Horseshoe Bay. The island is a popular destination for boaters, hikers, kayakers, cyclist, and day users from Vancouver (Bowen Island Municipality 2011). Some of the goals outlined in the Bowen Island OCP include:

- Preserve and protect the unique amenities and natural environment of Bowen Island for the benefit of Bowen Island residents and for residents of BC;
- Recognize the importance of the marine environment and preserve a marine-oriented community and island atmosphere;
- Provide environmental stewardship strategies, to be followed by residents and visitors alike, that recognize societal responsibilities, as well as the rights of property owners;
- Establish a land use pattern which places high priority on environmental and social factors; and
- Manage growth in a way that it is conditioned by the natural environment and respects social and economic diversity (Bowen Island Municipality 2011).

7.0 EAST HOWE SOUND

This sub area plan applies to the communities of Howe Sound East, and includes Britannia Beach, Furry Creek and the conceptual community of Porteau Cove (Squamish-Lillooet Regional District 2013). An overview of the communities’ key objectives is provided in Table A2.

Table A2 Neighbourhoods Located in West Howe Sound Planning Area

Community	Objectives	Approximate Distance from Proposed Project (km)
Porteau Cove	<ul style="list-style-type: none"> • Encourage the protection of existing environmental resources; • Encourage protection of any identified heritage resources; • Encourage additional public access to and along Howe Sound and from development areas to Porteau Cove Provincial Park; • Encourage the provision of a variety of recreational parkland to meet community needs; • Encourage the provision of a trail system throughout the community, linking commercial areas, residential areas, and parks and open 	10.6



APPENDIX 7.3-A
Official Community Plans in the RSA

Community	Objectives	Approximate Distance from Proposed Project (km)
	space. Encourage provision of trail head facilities (e.g. road access, small parking lot, signage) where possible and appropriate; and <ul style="list-style-type: none"> Encourage the provision of community facilities as required to serve the needs of the community. 	
Furry Creek	<ul style="list-style-type: none"> Encourage provision of as much public access to the waterfront as possible; Encourage provision of a trail system throughout the community (e.g., along but outside creek setbacks), linking commercial areas, residential areas, and parks and open space.; and Encourage provision of trail head facilities (e.g. road access, small parking lot, signage) where possible and appropriate. 	12.1
Britannia Beach	<ul style="list-style-type: none"> Respect the natural environment and adheres to principles of environmental sustainability; Respect and promote the historic aspects of the community; Compatible with the other communities and patterns of growth in the Sea to Sky corridor; Promote tourism, outdoor recreation potential, and film industry use; Promote the waterfront as a destination for residents and tourists; and Focus on livability for residents with appropriate parks, local services, and community facilities. 	14.7

Source: Squamish-Lilloet Regional District 2013

8.0 LIONS BAY

Lions Bay is primarily a community of single detached housing within Metro Vancouver and is 15.9 km from the Project site across Howe Sound. The OCP notes that Lions Bay “strives to become a leader among municipalities in creating a sustainable community for future generations” (Village of Lions Bay 2010). The eight themes of the OCP are:

- Respecting nature and environment;
- Managing Development;
- Strengthening community;
- Ensuring a safe community;
- Maximizing mobility choices;
- Providing effective services;
- Maintaining a sense of place; and



- Meeting responsibilities in governance (Village of Lions Bay 2010).

9.0 WEST VANCOUVER

Over 20 km away from the Project footprint, West Vancouver is a waterfront community bounded by the mountains to the north, Burrard Inlet and Howe Sound to the south and west, and the Capilano River corridor to the east. According to the OCP, West Vancouver was founded on the principle that it would be an attractive residential community, without industrial activities. The natural environment is highly valued, and the OCP recognizes the value of unique ecosystems in the western area of the municipality, noting that the 28-acre peninsula forming the west side of Horseshoe Bay supports distinctive flora (District of West Vancouver 2004).

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