

REQUEST FOR DECISION

TO: Council **MEETING DATE:** December 20, 2023

FROM: Ian Holl, Development Planning Manager

SUBJECT: Rezoning for Derby Road – 52 Townhouses and 80 Clusterhomes

FILE NO: 3360-2022-08 / 3360-2022-10

RECOMMENDATIONS

1. That Council give first reading to Official Community Plan Amendment Bylaw No. 492-32, 2023.
 2. That Council consider Official Community Plan Amendment Bylaw No. 492-32, 2023 in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the *Local Government Act*.
 3. That Council refer Official Community Plan Amendment Bylaw No. 492-32, 2023 to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7.
 4. That Council give first reading to Zoning Amendment Bylaw No. 580-04, 2023.
 5. That Council give first reading to Zoning Amendment Bylaw No. 580-12, 2023.
 6. That prior to consideration of second reading, staff and the applicant shall agree on further detail relating to:
 - a. Current and future road dedications
 - b. Current and future park dedications
 - c. Preliminary servicing and its integration with other assessments regarding environmental, archaeological, drainage, etc.
-

PURPOSE

To present Council with a report regarding two rezoning applications from the same landowner that are within an area that requires significant master planning before proceeding with further development proposals. Official Community Plan (OCP) and Zoning amendment bylaws have been prepared for consideration of first reading as well as recommendations for the larger area planning needs.

OPTIONS

1. Defer the application pending additional information as directed.
2. Reject the applications.

DISCUSSION

Background

Sawarne Lumber Co. Ltd. has applied to rezone the subject properties to facilitate a strata townhouse development and a strata cluster house development. Collectively the Remainder of District Lot 1384 and Lot A District Lot 4295A are collectively referred to as “Silverstone Heights”. These lands have been developed through two previous phases for a total of 86 single-detached residential lots. Also, independently of the two previous phases, the Trellis Silverstone Care Facility development was the subject of a rezoning application. The subject properties are a portion of the overall larger parcels and are located to the west (cluster) and east (town houses) of the Silverstone Care Facility.

Initially this was presented as a ‘Permission to Proceed’ report for the townhouses and it now includes the cluster house application. At the January 11, 2023 meeting, Council passed the following resolutions for the Derby Road rezoning:

That Council direct staff to prepare Official Community Plan and Zoning Bylaw Amendments for Rezoning Application for 52 Townhomes at Derby Road (Sawarne Lumber Co.).

That Council direct the applicant to host a public information meeting pertaining to the proposed development.

That the applicant provide a report prepared by a registered professional, evaluating water conservation methods in order to significantly reduce Sunshine Coast Regional District water consumption, including, but not limited to:

- a. rainwater harvesting for outdoor irrigation of landscaping, and*
- b. greywater re-use within dwelling units.*

The applicants have held a public information meeting for the Derby Road application (September 2023) but have not yet done so for the Granite Road application.

Table 1 – Application Information

Applicant/ Owner	Sawarne Lumber Company Ltd.
Civic Address	Derby Road, Granite Road
Legal Address	Remainder DL 1385, DL 1384, Plan LMP43915 / Lot Remainder A, DL 4295A, Plan43915
Size of Properties	1.375 ha / 3.8 ha
OCP Designation	Multifamily Mixed Residential / Residential
Zoning Designation	RU1
DP Areas	DPA No. 2, 5, 7, 8

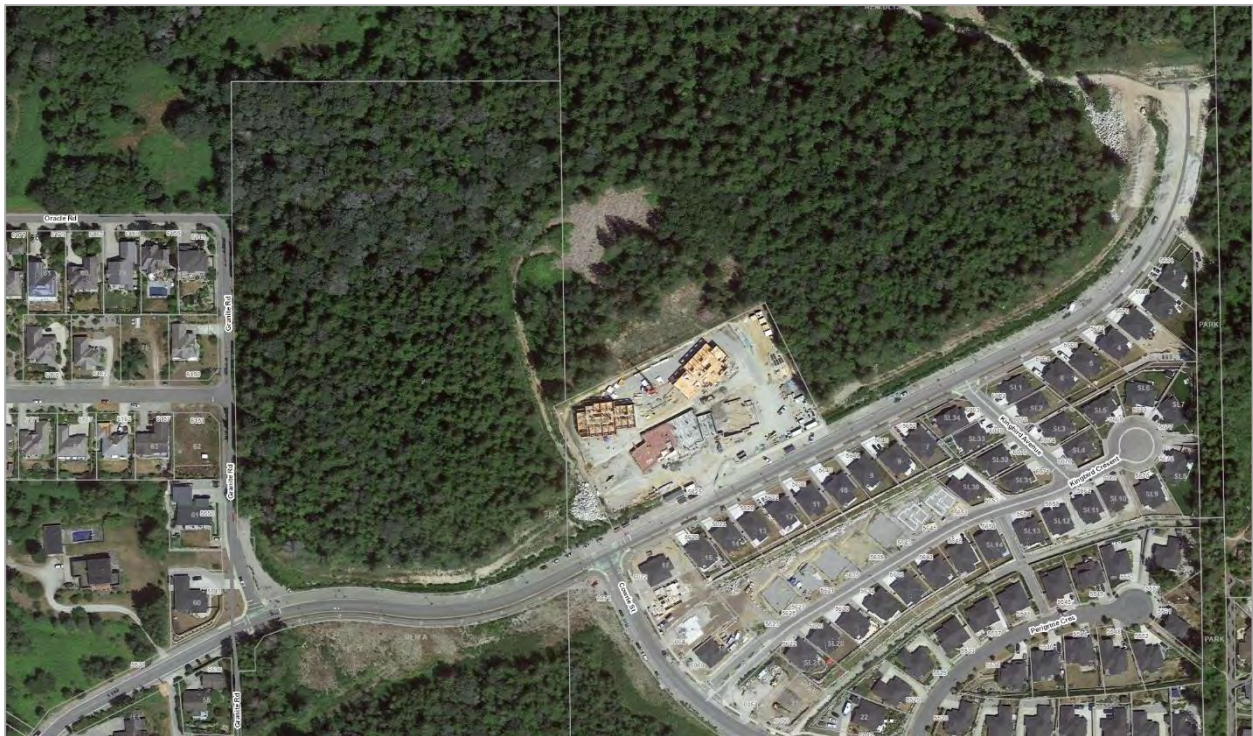


Figure 1 – General Site Location

Summary

Staff are generally supportive of the applications moving forward while noting that there are significant area planning issues that need to be addressed concurrently with respect to infrastructure servicing (road, sanitary, storm networks), parks planning, future land use and density, and community amenities. The bylaws are presented for first reading to facilitate review of the proposals from a regulatory perspective while acknowledging the high-level planning requirements for moving forward.

A list of high level planning requirements is outlined below:

1. Identify feasible major road connections through both properties.
2. Agree upon future road dedications and sequence of dedications, such as:
 - a. Cowrie, Oracle, Granite, Barnacle, Peregrine, Tyler, Reeves
 - b. Multi-Use Pathways (MUP) and the trail networks to be determined.
3. Provide preliminary servicing plans for all infrastructure necessary to connect through and serve both properties.
4. Identify additional park requirements over and above remaining 5% park dedication, such as:
 - a. Park on Derby between expanded townhouse site and the designated neighbourhood commercial area at the future Derby/Tyler intersection.
 - b. Park on Oracle.
 - c. Park within or adjacent to Granite Road cluster house site.
 - d. Park requirements address the spectrum from small neighbourhood parks/playgrounds to larger community park needs that include sufficient space for multiple facilities and uses (for example, courts and community centres).
5. Examine the proposed commercial/mixed use area on the Peregrine Road extension to determine if it is feasible. An OCP amendment for additional neighbourhood commercial could be considered to expand the existing area or propose a second area fronting Cowrie/Derby possibly.

Master Development Agreement

As noted in the Permission to Proceed report from January 2023, from about 2009 to 2012 a comprehensive land use plan including the Silverstone Heights lands was initiated by the applicant, however, the plan was not completed prior to the approval of Phase One rezoning.

A restrictive covenant was required as a condition of rezoning “given the preliminary nature of [the Applicants] development proposals”.

The Covenant (CA3315855) required that a more detailed “Master Development Agreement” including future land uses, densities, park land, infrastructure and transportation and the phasing and timing of development.

Discharge upon Replacement Covenant

5. The Transferor further covenants and agrees that it intends on advancing more detailed development proposals for the Lands, including but not limited to alternative uses and density than presently existing, dedication or transfer of additional parkland, trails and minimum 15 metre landscaped buffer (on the east portion of the Lands) to the District at no cost to the Transferee, detailed proposals for infrastructure servicing, dedication and construction of Derby Road and Cowrie Street extensions and the phasing/timing of such, and upon the registration against title to the Lands of replacement covenant (master development agreement) reasonably agreed to by the parties, the Transferee agrees to discharge this Agreement from title to the Lands.

Figure 2 Excerpt from Covenant CA3315855

While work on the Master Development Agreement was ongoing, two further phases were approved by rezoning including the Trellis Silverstone Care Facility.

Staff are working towards agreement on the scope and terms of a Master Development Agreement to ensure sufficient comprehensive land use planning is undertaken prior to further growth within the Silverstone Heights lands.

The Master Development Agreement will need to be finalized prior to consideration of adoption of this townhouse or cluster development proposal. The Master Development Agreement will be presented to Council for consideration at a future meeting.

Amenity Contributions and Affordable Housing

Policy 5.17 of the OCP encourages all applicants to include community amenities in their proposals as voluntary contributions in exchange for an increase in density. Council Policy 3.5.8 (Community Amenity and Affordable Housing Contribution) also applies. It is acknowledged that development cost charges do not cover the full range of facilities and services needed by citizens, including upgraded parks, community facilities, fire halls, affordable housing, etc. Developers may choose to provide contributions to offset the burden placed on existing taxpayers due to increased demand for community amenities (CAC).

Staff and the developer are discussing various CAC options including land suitable for purpose built affordable housing or cash in lieu of land. Further information will be provided to Council in the near future and prior to consideration of second reading for either application.

Legislative Context

With the provincial Bill 44 and associated changes to the *Local Government Act*, there will be implications for every residential rezoning proposal for properties serviced by municipal water and sewer systems. The cluster house application provides a useful example to assess how it is consistent with the new provincial regulations, and while it may fall short of the density expectations established by the Province it is a step in the right direction.

The provincial regulations require that properties over 280 m², serviced by water and sewer, are permitted to have four dwelling units by local government zoning. These four units can be achieved through a variety of housing forms, but developers will need to prove out how they can site and service those dwelling units and housing forms on the proposed lot sizes. For example, the Province expects that a proposed duplex on a lot will have two secondary suites, or that a lot with a single detached dwelling with a secondary suite will also have at least one detached accessory dwelling unit if not two, subject to siting and servicing. It is not yet clear how this will work in a scenario where the developer plans to rezone, subdivide and build the units. Future owners may potentially add units within the zoning allowance, and we therefore must keep this in consideration.

For the cluster house application then, the review will need to factor in the zoning potential for four dwelling units on each proposed strata lot even though the developers are only proposing a total of 80 dwelling units. All the proposed lots are at least 300 m² or larger. With 51 strata lots that would be a total of 204 dwelling units that the Small-Scale Multi-Unit Housing regulations would require our regulations to permit.

Now it must be clarified that this is a requirement to zone for this potential, but that does not mean that it is feasible to put all the units on all the lots. Siting and servicing capacity still needs to be addressed. The District is outside of the Transit Oriented Areas and prescribed bus stop areas so we are still able to require off-street parking though the province recommends requiring no more than one space per dwelling unit.

POLICY AND BYLAW IMPLICATIONS

Official Community Plan

Derby Road Townhomes

The OCP amendment adjusts the Civic, Institutional, Utilities land use designation to fit within the Trellis Silverstone Care Facility property boundaries now that a surveyed lot has been created. This is a housekeeping item that staff are undertaking as it is directly adjacent to the subject area. The Multifamily Mixed Residential land use designation boundaries will be similarly adjusted as a result. The OCP amendment also contemplates the larger proposed area planning with respect to future land uses, road networks, and potential parks that will need further investigation and refinement. Another housekeeping item would be to expand the Park land use designation south of Derby Road to include the actual boundaries of the now dedicated Quarry Park.

Granite Road Clusterhomes

No OCP amendment is required for this rezoning in terms of land use designation, density, or floor area ratio (FAR) parameters. The zoning amendment is tied to the overall master planning requirement for both applications. While no change to the FAR is necessary for this application, the required density change and applicant's proposed FAR aligns with the District's proposed OCP amendments regarding development density (OCP Amendment Bylaw No. 492-35, 2023).

Criteria for Evaluating Official Community Plan Amendments

Part Six of the OCP provides criteria for the consideration of amendments to the OCP:

Official Community Plan amendments will be reviewed in accordance with the following criteria:

- a) the use is in the best long-term interests of the community as a whole;*
- b) the community has been consulted and the proposed use has a high level of support in the community;*
- c) the proposed use is consistent with the overall vision for the community and local neighbourhood;*
- d) there is a demonstrated need for the use in light of projected population and employment trends and other available sites in the community;*
- e) the proposed use is suitable for the site and compatible with adjacent land uses;*
- f) water and sewer, transportation and other community services are available and are not negatively affected;*
- g) the proposal puts forward creative, sustainable and innovative design approaches.*

District staff will be engaging limited consultant support to assist with the area planning aspect as well as combined application review for these proposals.

Zoning Bylaw

Both of the properties and subject areas for each application are currently zoned RU1 (Rural 1). The Derby Road townhouse site would be rezoned to R5 with site specific amendments, and the Granite Road Cluster house site would be rezoned to a new R6 zone. The proposed R6 zone is modelled on recommendations from the recently released Provincial Policy Manual for Small-Scale Multi-Unit Housing (SSMUH).

The Medium Density Residential Five (R5) zone allows for townhouse and two-unit dwellings up to 35 units per hectare and a Floor Area Ratio of 0.60. The proposed 52 units for the Derby Road site would require a site-specific increase in density from 35 units per hectare to 37.8.

SUSTAINABILITY PLAN IMPLICATIONS

Supporting higher density development near existing services promotes *Economic Sustainability* and *Sustainable Community Growth and Development*. *Planning for Climate Change* will be a key component of that. There is an opportunity to address *Social Sustainability and Community Well-Being* through:

- Sub-Goal 1: Increase Affordable Housing
- Sub-Goal 2: Become an Intergenerational & Age-Friendly Community

This is also related to *Environmental Sustainability* through Sub-Goal 1: Develop in Harmony with Sechelt's Unique Natural Environment and Sub-Goal 2: Preserve Environmental Lands.

STRATEGIC PLAN IMPLICATIONS

Identify which goal(s) within the adopted Strategic Plan relate to your report. The Goals are:

1. Effective Growth
2. Housing
3. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment

FINANCIAL IMPLICATIONS

The consideration of potential Community Amenity Contributions is ongoing. Development Cost Charges would apply at the subdivision and building permit stages depending on the housing type.

COMMUNICATIONS

A public information meeting was held on the Derby Road Townhouse project on September 27, 2023. A public information needs to be held for the Granite Cluster homes project. The public information meeting should address the larger area planning aspect as well as the site-specific development.

Respectfully submitted,

Ian Holl, MCIP, RPP

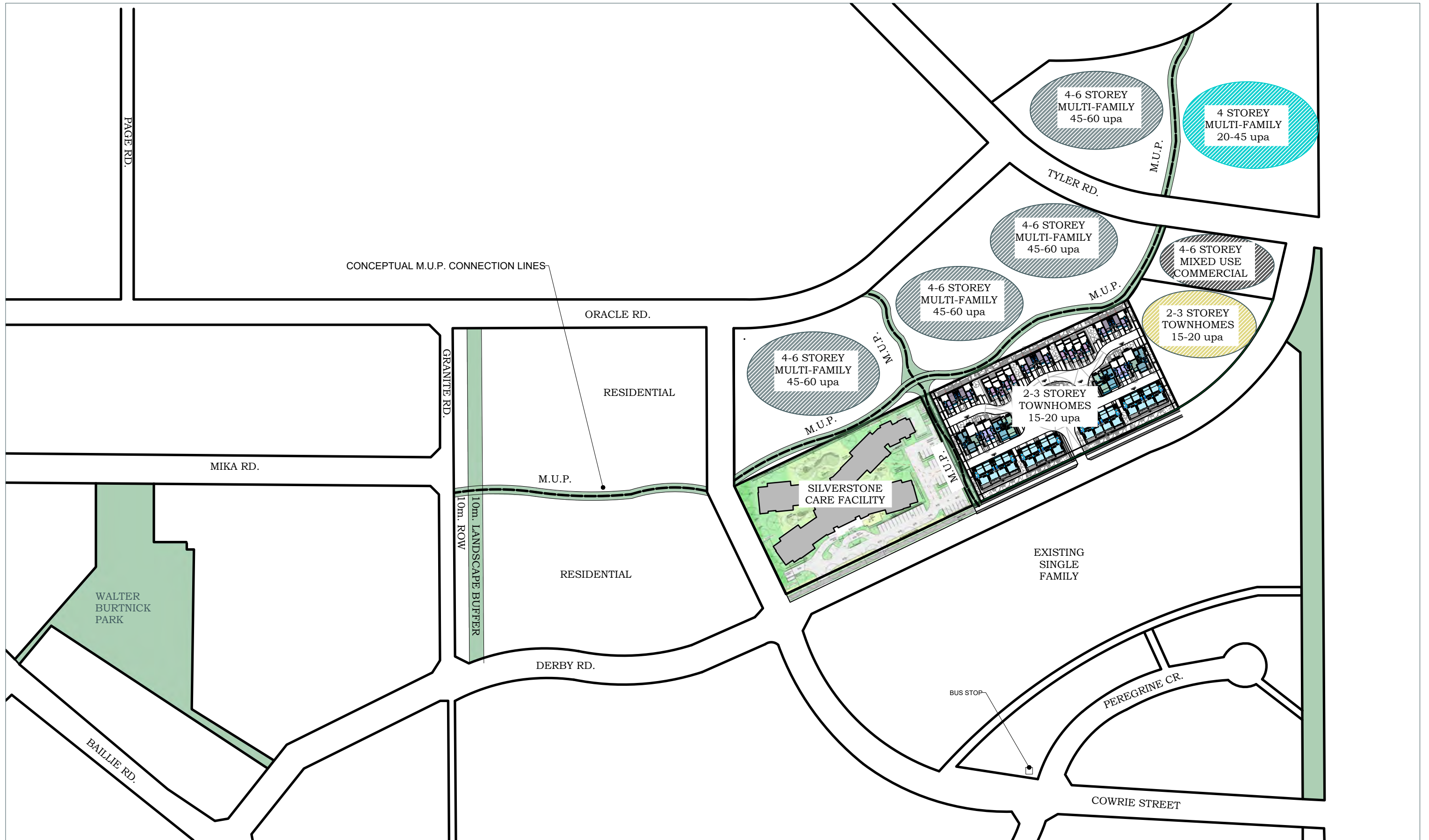
Development Planning Manager

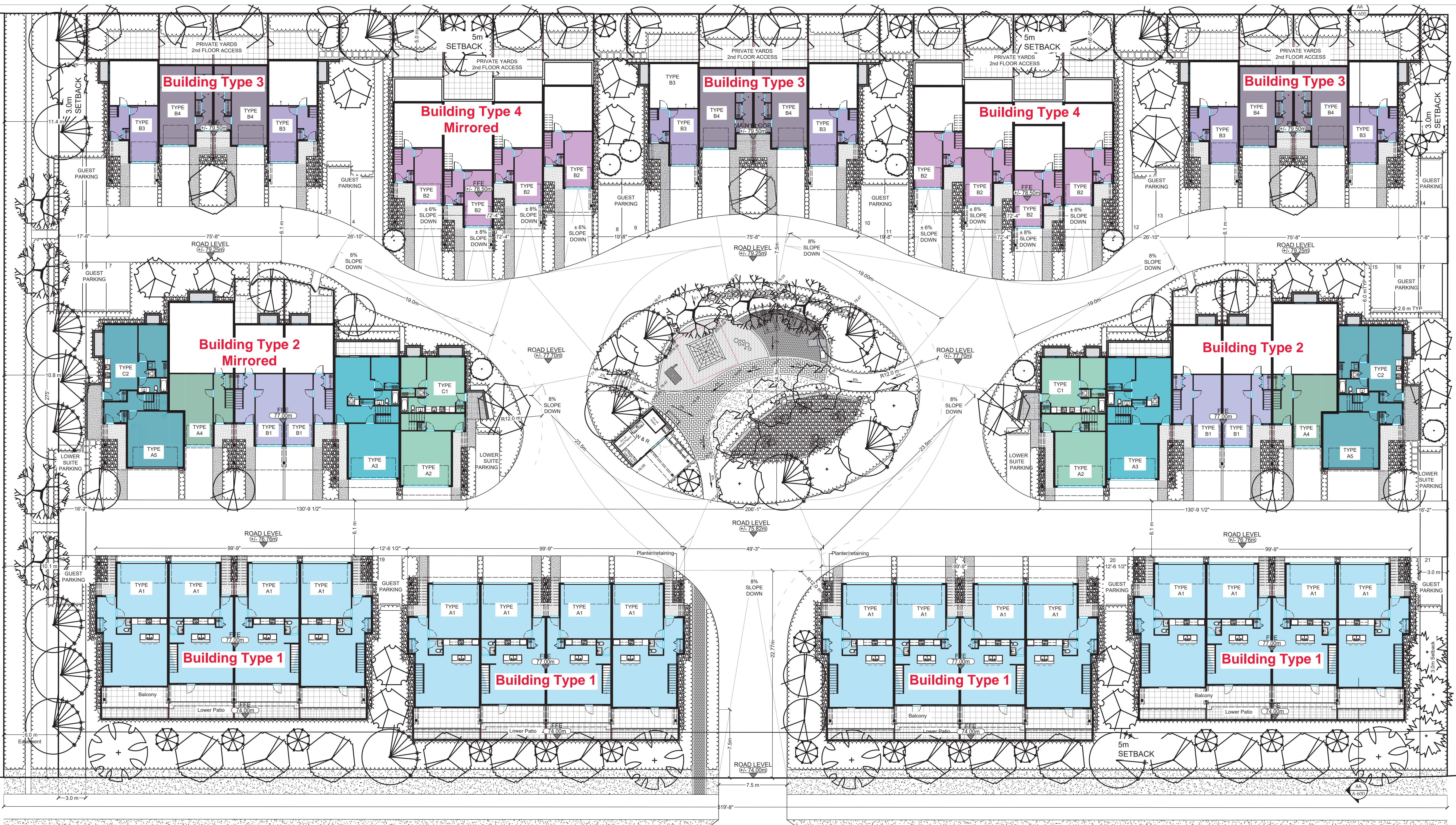
Attachments:

1. Area Plan for Oracle-Derby / Granite-Tyler
2. Derby Road site plan
3. Granite Road site plan

Associated Bylaws:

1. OCP Amendment Bylaw No. 492-32, 2023
2. Zoning Amendment Bylaw No. 580-04, 2023
3. Zoning Amendment Bylaw No. 580-12, 2023





Derby Townhomes

MULTI-FAMILY

DERBY ROAD, SECHELT

MOBIUS ARCHITECTURE
 3-4720 HIGHWAY 101
 SECHELT, BC, V0N3A2
 PHONE: 604 885 4390
 FAX: 604 885 4312



Site Plan

Project No.: 2211
 Date: November 9, 2022 Scale: 1/16" = 1'-0"
 Drawn: CB
 Sheet No.

A-02





6.2 Film Production Policy and Fees and Charges Amendment Bylaw

In response to inquiries, staff noted that the District's Film Production rates were average in comparison with similar sized municipalities and below average for fees and charges in comparison to Maple Ridge and Greater Vancouver.

Res. No. 2023-12D-12

Moved/ Seconded

That Film Production Policy 1.8.1 be adopted; and

That the District of Sechelt Fees and Charges Amendment Bylaw No. 575 – 14, 2023 be given three readings.

CARRIED

Res. No. 2023-12D-13

Moved/ Seconded

That the District of Sechelt Fees and Charges Amendment Bylaw No. 575 – 14, 2023 be read a first time this 20th day of December, 2023.

CARRIED

Res. No. 2023-12D-14

Moved/ Seconded

That the District of Sechelt Fees and Charges Amendment Bylaw No. 575 – 14, 2023 be read a second time this 20th day of December, 2023.

CARRIED

Res. No. 2023-12D-15

Moved/ Seconded

That the District of Sechelt Fees and Charges Amendment Bylaw No. 575 – 14, 2023 be read a third time this 20th day of December, 2023.

CARRIED

6.3 Rezoning for Derby Road - 52 Townhouses and 80 Cluster Homes

In response to inquiries, staff noted the following:

- Provincial legislation will supersede municipal zoning.
- Park dedications can be discussed when Council considers future readings of the Bylaws.

- The Development Agreement details, including scope and timing, will be coming to Council at a future meeting.
- A staff report on traffic regarding the Transportation Master Plan will come to Council in 2024.

Res. No. 2023-12D-16

Moved/ Seconded

1. That Council give first reading to Official Community Plan Amendment Bylaw No. 492-32, 2023; and
2. That Council consider Official Community Plan Amendment Bylaw No. 492-32, 2023 in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the Local Government Act; and
3. That Council refer Official Community Plan Amendment Bylaw No. 492-32, 2023 to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the Local Government Act and Council Policy 3.3.7; and
4. That Council give first reading to Zoning Amendment Bylaw No. 580-04, 2023; and
5. That Council give first reading to Zoning Amendment Bylaw No. 580-12, 2023; and
6. That prior to consideration of second reading, staff and the applicant shall agree on further detail relating to:
 - a. Current and future road dedications
 - b. Current and future park dedications
 - c. Preliminary servicing and its integration with other assessments regarding environmental, archaeological, drainage, etc.

NO VOTE

Res. No. 2023-12D-17

Moved/ Seconded

That recommendation 5 be pulled from the motion and voted on separately.

NO VOTE

In discussion it was noted that the proposed bylaw amendment includes more density than the applicant's proposal.

Res. No. 2023-12D-18

Moved/Seconded

1. That Council give first reading to Official Community Plan Amendment Bylaw No. 492-32, 2023; and
2. That Council consider Official Community Plan Amendment Bylaw No. 492-32, 2023 in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the Local Government Act; and
3. That Council refer Official Community Plan Amendment Bylaw No. 492-32, 2023 to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the Local Government Act and Council Policy 3.3.7; and
4. That Council give first reading to Zoning Amendment Bylaw No. 580-04, 2023.

CARRIED

Res. No. 2023-12D-19

Moved/Seconded

That Council give first reading to Zoning Amendment Bylaw No. 580-12, 2023; and

That prior to consideration of second reading, staff and the applicant shall agree on further detail relating to:

- a. Current and future road dedications
- b. Current and future park dedications
- c. Preliminary servicing and its integration with other assessments regarding environmental, archaeological, drainage, etc.

CARRIED

Opposed: Councillors Shepherd and Toth

Res. No. 2023-12D-20

Moved/ Seconded

That Official Community Plan Amendment Bylaw No. 492-32, 2023 be read a first time this 20th day of December, 2023.

CARRIED

Res. No. 2023-12D-21

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-04, 2023 be read a first time this 20th day of December, 2023.

CARRIED

Res. No. 2023-12D-22

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-12, 2023 be read a first time this 20th day of December, 2023.

CARRIED

Opposed: Councillors Shepherd and Toth

6.4 1785 Tyson Road Rezoning Application for Agritourism Accommodation

In response to inquiries by Council, staff noted the following:

- The number of units is permitted within the Agricultural Land Reserve.
- Approval to proceed with a public hearing is recommended for this application following first and second reading because it would expedite the process, allowing the hearing to proceed without delay if the provincial bill is not adopted in January 2024 as expected.
- Provincial legislation for short term rentals does not apply to agritourism on Agricultural Land Reserves.

Res. No. 2023-12D-23

Moved/ Seconded

That Council give first and second reading to Zoning Amendment Bylaw No. 580-09, 2023; and

That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 580-09, 2023.

CARRIED

Res. No. 2023-12D-24

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-09, 2023 be read a first time this 20th day of December, 2023.

CARRIED

REQUEST FOR DECISION

TO: Council **MEETING DATE:** March 19, 2025
FROM: Ian Holl, Development Planning Manager
SUBJECT: **Master Plan and Rezoning for Derby Road (52 Townhouses) and Granite Road (80 clusterhomes)**
FILE NO: 3360-2022-08 / 3360-2022-10

RECOMMENDATIONS

1. That Official Community Plan Amendment Bylaw No. 492-32, 2023 be read a second time as amended.
2. That Official Community Plan Amendment Bylaw No. 492-32, 2023 as amended be referred a second time to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7.
3. That Zoning Amendment Bylaw No. 580-04, 2023 be read a second time as amended.
4. That Zoning Amendment Bylaw No. 580-12, 2023 be read a second time as amended.
5. That upon completion of the referral period, staff be authorized to schedule a Public Hearing for OCP Amendment Bylaw No. 492-32, 2023.
6. That prior to consideration of adoption, the applicant shall:
 - a. Confirm their water demand reduction and conservation plans to be implemented at the development permit stage.
 - b. Register a section 219 covenant regarding development agreement to address potential phasing, park and road dedications, as well as timing of dedications, construction and commitment to evaluating the effects of the development on the District of Sechelt sewer model and Sunshine Coast Regional District water model, etc.
 - c. Register a section 219 covenant on title to secure the payment of an agreed upon Community Amenity Contribution based on Council policy to be split equally between the Community Amenity and Affordable Housing Reserve funds, prior to building permit issuance.
 - d. Register a section 219 covenant on title to protect environmentally sensitive areas and wildlife corridors and establish appropriate buffer areas with suitable landscaping and fencing requirements.
 - e. Discharge Covenant CA3315855 to be replaced by covenants referenced in recommendation 6 b, c and d.

PURPOSE

To present Council with a report regarding two rezoning applications from the same landowner that are within an area that requires significant master planning before proceeding with further development proposals. Since Council's last consideration in December 2023, the applicants have undertaken substantial work to inform the master planning aspect. An Official Community Plan (OCP) amendment bylaw (representing the master land use plan) and two Zoning amendment bylaws have been updated for consideration of second reading.

OPTIONS

1. Defer the application pending additional information as directed.
2. Reject the applications.

DISCUSSION

Second Referral

In accordance with the *Local Government Act* and Council policy, staff would refer the master land use plan package (OCP and Zoning amendment bylaws) to external organizations for their review and comment. Staff will present an information report to Council prior to the public hearing to summarize the referral comments and any recommendations plus confirm the outcome of the proposed rezoning conditions. If necessary, bylaw changes could be proposed and second reading given again as amended. This will provide for clarity and transparency in advance of a public hearing.

Second Public Hearing

Staff would schedule the public hearing once the second referral of the OCP amendment bylaw and master land use plan is completed. Staff recommend that the public focus on the OCP amendment bylaw only. Once the OCP amendment bylaw is adopted then the two zoning amendment bylaws for the Granite and Derby rezonings would be considered consistent with the OCP. This means that no public hearing would be required for those rezonings.

Conditions to be met prior to adoption

In addition to the standard covenants for securing community amenity contributions (payable at building permit stage) and water conservation and demand reduction commitments, staff propose conditions regarding finalizing the development agreement and protection for environmentally sensitive areas and wildlife corridors. There would also be commitments to running the master land use plan through the District's sanitary sewer model and the SCRD's water model. This will provide more information on infrastructure capacity issues as the process moves forward and confirm land use designations and related density allotments.

Legislative Context

Zoning Bylaw No. 580, 2022 was updated to reflect the Bill 44 requirements and the new default potential of up to four dwelling units on a lot serviced by water and sewer is an ongoing factor. This is a consideration for the rezoning application on the corner of Granite and Derby roads and similar development within the Residential land use designation, where there are multiple small units planned on residential parcels. The Derby rezoning, east of the Silverstone Care facility, falls within the Multifamily Mixed Residential land use designation which contemplates a higher density in accordance with OCP policies, in this case townhouses.

Background

Sawarne Lumber Co. Ltd. has applied to rezone the subject properties to facilitate a strata townhouse development and a strata cluster house development. Collectively the Remainder of District Lot 1384 and Lot A District Lot 4295A are collectively referred to as “Silverstone Heights”. These lands have been developed through two previous phases for a total of 86 single-detached residential lots. Also, independently of the two previous phases, the Trellis Silverstone Care Facility development was the subject of a rezoning application. The subject properties are a portion of the overall larger parcels and are located to the west (cluster) and east (town houses) of the Silverstone Care Facility.

Council passed the following resolutions at their December 20, 2023 meeting.

That Council give first reading to Official Community Plan Amendment Bylaw No. 492-32, 2023.

That Council consider Official Community Plan Amendment Bylaw No. 492-32, 2023 in conjunction with the District of Sechelt Financial Plan and Waste Management Plan, pursuant to Section 477 of the Local Government Act.

That Council refer Official Community Plan Amendment Bylaw No. 492-32, 2023 to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the Local Government Act and Council Policy 3.3.7.

That Council give first reading to Zoning Amendment Bylaw No. 580-04, 2023.

That Council give first reading to Zoning Amendment Bylaw No. 580-12, 2023.

That prior to consideration of second reading, staff and the applicant shall agree on further detail relating to:

- a. Current and future road dedications*
- b. Current and future park dedications*
- c. Preliminary servicing and its integration with other assessments regarding environmental, archaeological, drainage, etc.*

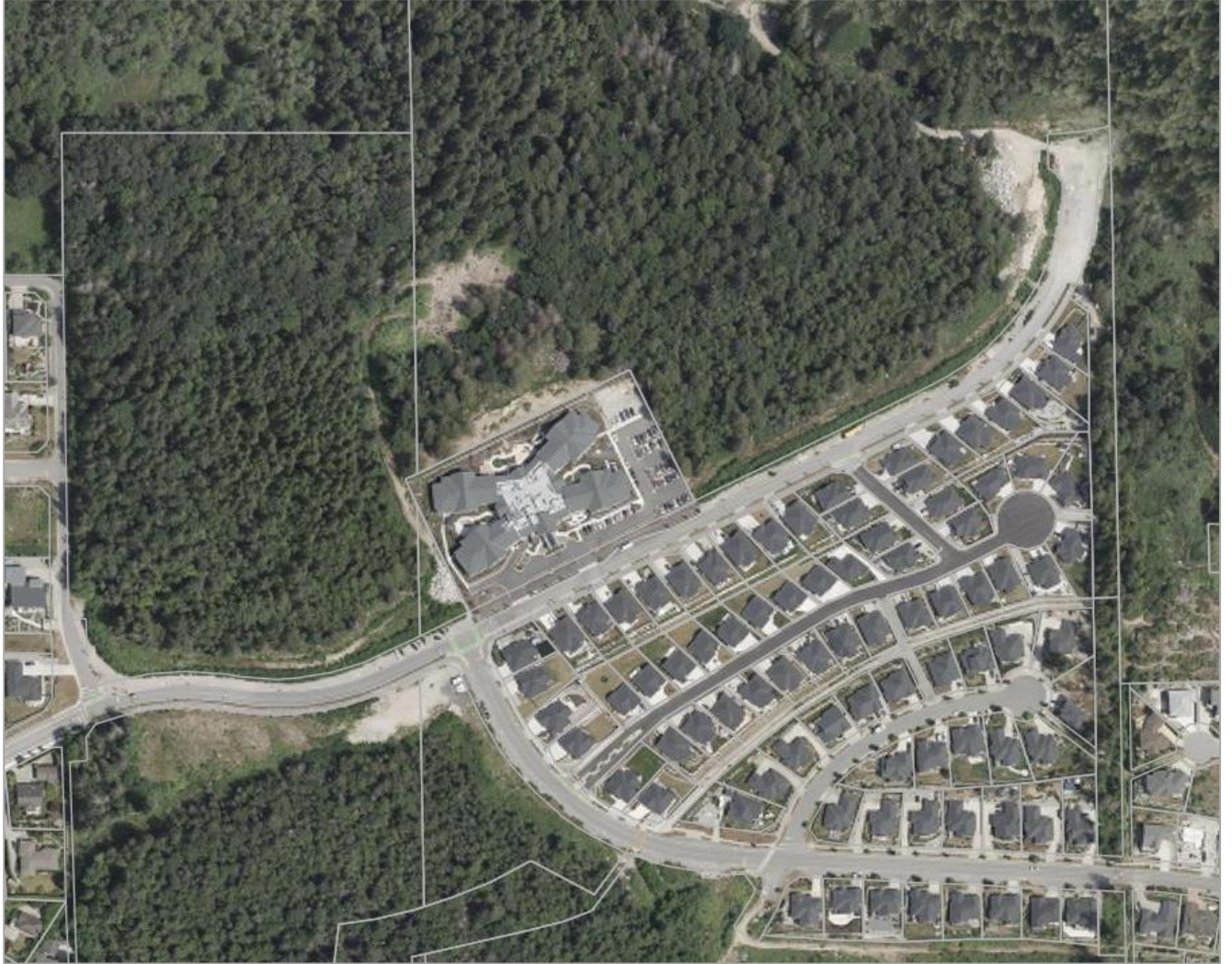


Figure 1 – General Site Location Map of two rezoning locations

Master Development Agreement

As noted in the First Reading report from December 2023 and the Permission to Proceed report from January 2023, from about 2009 to 2012 a comprehensive land use plan including the Silverstone Heights lands was initiated by the applicant, however, the plan was not completed prior to the approval of Phase One rezoning.

A restrictive covenant was required as a condition of rezoning “given the preliminary nature of [the Applicants] development proposals”.

The Covenant (CA3315855) required that a more detailed “Master Development Agreement” including future land uses, densities, park land, infrastructure and transportation, and the phasing and timing of development.

Discharge upon Replacement Covenant

5. The Transferor further covenants and agrees that it intends on advancing more detailed development proposals for the Lands, including but not limited to alternative uses and density than presently existing, dedication or transfer of additional parkland, trails and minimum 15 metre landscaped buffer (on the east portion of the Lands) to the District at no cost to the Transferee, detailed proposals for infrastructure servicing, dedication and construction of Derby Road and Cowrie Street extensions and the phasing/timing of such, and upon the registration against title to the Lands of replacement covenant (master development agreement) reasonably agreed to by the parties, the Transferee agrees to discharge this Agreement from title to the Lands.

Figure 2 Excerpt from Covenant CA3315855

While work on the Master Development Agreement was ongoing, two further phases were approved by rezoning including the Trellis Silverstone Care Facility. Staff are working towards agreement on the scope and terms of a Master Development Agreement to ensure sufficient comprehensive land use planning is undertaken prior to further growth within the Silverstone Heights lands. The Master Development Agreement will need to be finalized prior to consideration of adoption of this townhouse or cluster development proposal. The Master Development Agreement will be presented to Council for consideration at a future meeting.

Table 1 – Application Information

Applicant	Aplin Martin
Owner	Sawarne Lumber Company Ltd.
Civic Address	Derby Road, Granite Road
Legal Address	Remainder DL 1385, DL 1384, Plan LMP43915 / Lot Remainder A, DL 4295A, Plan43915
Size of Properties	1.375 ha / 3.8 ha
OCP Designation	Existing: Multifamily Mixed Residential / Residential / Civic, Institutional Utilities / Neighbourhood Commercial New: Future Residential / Village Mixed Use
Zoning Designation	RU1
DP Areas	DPA No. 2, 5, 7, 8, 9

POLICY AND BYLAW IMPLICATIONS

Official Community Plan

Master Plan

The master land use plan presented in Attachment 1 would form a critical part of the OCP amendment. There are proposed changes to the extent of Residential vs. Multifamily Mixed Residential where large areas between Derby and Highway 101 would be redesignated from Residential to Multifamily Mixed Residential. This represents an increase in density and change in house need and demand while shifting density to these areas from others that are intended to be protected for environmental or parks purposes. A new area is designated Neighbourhood Centre that was previously Residential, which is also an increased in uses and density. There is also the addition of a new Future Residential land use designation to cover the potential residential use in the significant sensitive environmental area in the northern part of the lands.

The OCP amendment also adjusts the Civic, Institutional, Utilities land use designation to fit within the Trellis Silverstone Care Facility property boundaries now that a surveyed lot has been created. This is a housekeeping item that staff are undertaking as it is directly adjacent to the subject area. The Multifamily Mixed Residential land use designation boundaries will be similarly adjusted as a result. The OCP amendment also contemplates the larger proposed area planning with respect to future land uses, road networks, and potential parks. Another minor change is to expand the Park land use designation south of Derby Road to include the actual boundaries of the now dedicated Quarry Park.

As part of the master plan the District has identified several locations for park land dedication to address both the statutory requirement for 5% of the land area at the time of subdivision, as well as the additional park land needed through the rezoning process based on OCP and Parks Master Plan policies. Based on those policies, we are looking at significant park land dedications adding up to 4 ha plus in total. Part of future construction commitments would also involve regrading of land to support park development and preliminary servicing of key locations.

The applicants have been working on the master plan for over two years now and have been meeting with planning and engineering staff on a semi-regular basis. The proposal now meets the initiatives from Bill 44, provides a variety of housing options as well as non-residential land uses and amenities. Along with conditions for consideration in advance of both public hearing and adoption, staff support the master plan concept.

Derby Road Townhomes

The Multifamily Mixed Residential land use designation boundaries will be adjusted to cover this area, but otherwise no further changes are required for this rezoning application.

Granite Road Clusterhomes

No OCP amendment is required for this rezoning in terms of land use designation. The zoning amendment is tied to the overall master planning requirement for both applications.

Both rezoning applications can be evaluated through the District of Sechelt sanitary sewer model and the Sunshine Coast Regional District water model. Staff are investigating the requirements for running the master land use plan concept and ultimate buildout through these models.

Zoning Bylaw

Both of the properties and subject areas for each application are currently zoned RU1 (Rural 1). The Derby Road townhouse site would be rezoned to R5 with site specific amendments, and the Granite Road Cluster house site would be rezoned to R6 with site specific amendments, if needed.

SUSTAINABILITY PLAN IMPLICATIONS

The master plan and rezonings meet the following goals of the Integrated Community Sustainability Plan:

1. Social Sustainability and Community Well Being
3. Environmental Sustainability
5. Planning for Climate Change
6. Sustainable Community Growth and Development

STRATEGIC PLAN IMPLICATIONS

The master plan and rezonings meet the following goals of the Strategic Plan:

1. Effective Growth
2. Housing
4. Ensuring Financial Balance
7. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment

FINANCIAL IMPLICATIONS

Amenity Contributions and Affordable Housing

OCP Policy 5.17 encourages applicants to include community amenities in their proposals as voluntary contributions in exchange for an increase in density. Council Policy 3.5.8 (Community Amenity and Affordable Housing Contribution) also applies.

It is acknowledged that development cost charges do not cover the full range of facilities and services needed by citizens, including upgraded parks, community facilities, fire halls, affordable housing, etc. Developers may choose to provide contributions to offset the burden placed on existing taxpayers due to increased demand for community amenities (CAC).

Based on Council's Policy 3.5.8, there is a rate of \$5,000 per townhouse/rowhouse/duplex/triplex unit. The Derby and Granite rezonings would both then yield a calculation of \$5,000/unit, with the final amount determined by the total number of potential units. As one of the proposed rezoning conditions, the CAC payment would be secured by a covenant to ensure payment at the building permit stage.

COMMUNICATIONS

A second referral will be done for external agencies to seek comment on the master land use plan and associated bylaw amendments.

The public hearing will be advertised and held in accordance with the *Local Government Act*.

Respectfully submitted,

Ian Holl, MCIP, RPP
Development Planning Manager

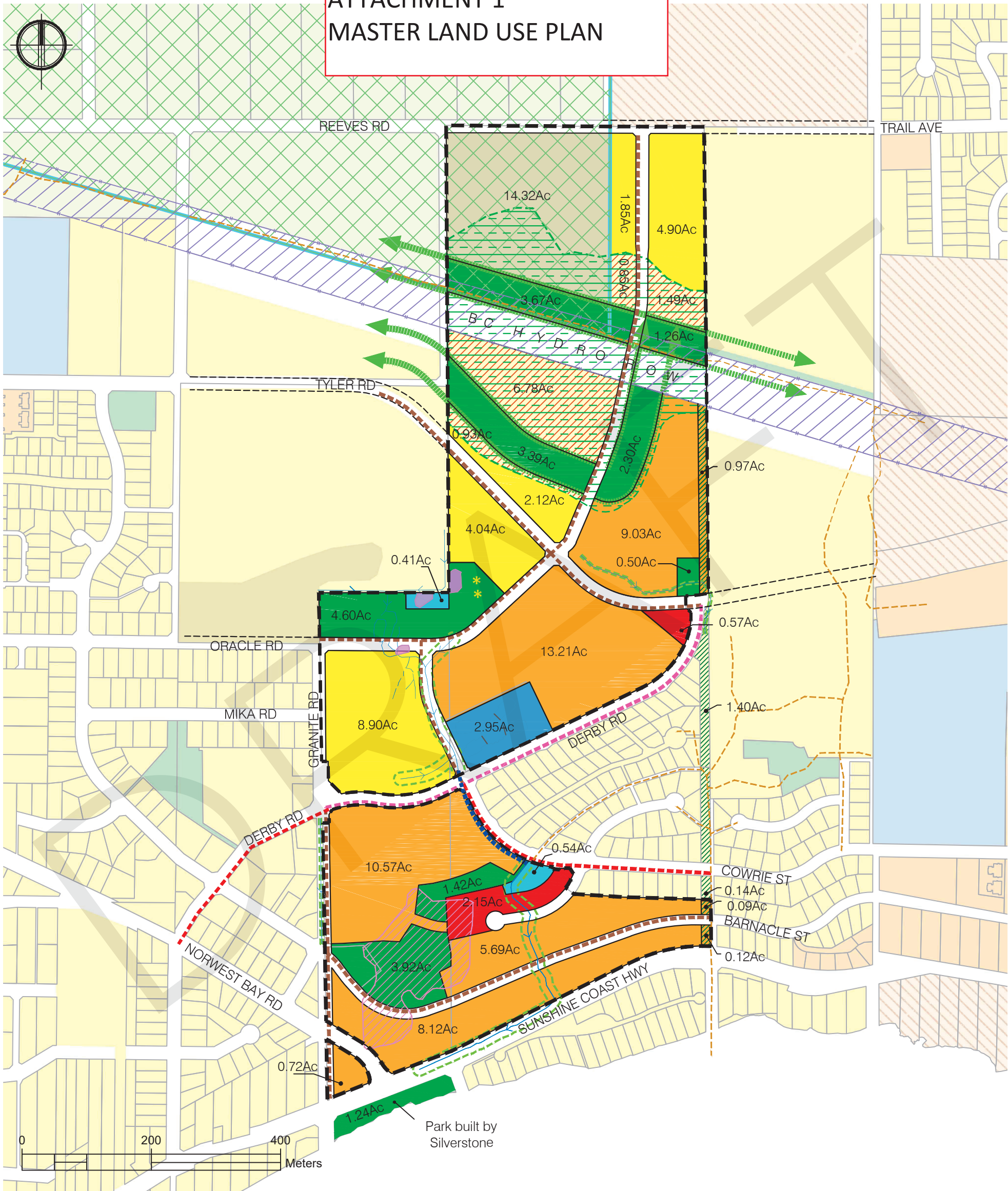
Attachments:

1. Master Land Use Plan

Associated Bylaws:

1. OCP Amendment Bylaw No. 492-32, 2023
2. Zoning Amendment Bylaw No. 580-04, 2023
3. Zoning Amendment Bylaw No. 580-12, 2023

ATTACHMENT 1 MASTER LAND USE PLAN



- Subject Site | 57.5 Ha, 142.1 Ac
- Urban Containment Boundary
- Residential | 21.8 Ac
- Future Residential | 10.1 Ac
- Multi-Family Residential (Excluding Trails) | 47.3 Ac
- Neighbourhood Centre | 2.7 Ac
- Civic, Institutional, Utilities | 3.0 Ac
- Agriculture | 14.3 Ac
- Parks and Open Space | 21.1 Ac (On-Site)
- Trail | 1.2 Ac
- Pond Lot | 1.0 Ac
- BC Hydro Right Of Way
- Agricultural Land Reserve
- Areas of Archaeological Potential (AOP)

- * Archaeological Site (DiRw-57)
- Wildlife Use Area
- Sensitive Ecosystems Inventory (SEI) Polygon
- Potential Wildlife Corridor
- Stream / Ditch (Approx.)
- Culverted Stream
- Streamside Area
- Proposed Trail and MUP (Approx. 1.5m – 3m)
- Existing MUP Constructed by Silverstone
- Existing Sidewalk / Bike Lane Constructed by Silverstone
- Existing Trail/ Pathway

Sawarne Lumber
OCP Amendment
Sechelt, BC

LAND USE CONCEPT



Project 22-1019
11 / 03 / 2025
Drawn by: AR

Drawing
1

Moved/ Seconded

That Open Air Burning Bylaw Amendment No. 486-03, 2025 be read a first, second and third time on March 19, 2025.

CARRIED

6.2 Master Plan and Rezonings for Derby Road (52 Townhouses) and Granite Road (80 Clusterhomes)

Staff provided an updated on the changes to this application, noting that the updated land use plan does include wildlife paths, park areas, and other environmental areas. Council raised questions about areas with steeper slopes, right of ways, and a potential alternate highway route mentioned in a previous Transportation Master Plan. Staff confirmed that the Ministry of Transportation and Infrastructure had reported that the alternate highway route was no longer being considered for the neighbourhood.

Res. No. 2025-3C-14

Moved/ Seconded

That the following be considered:

1. That Official Community Plan Amendment Bylaw No. 492-32, 2023 be read a second time as amended;
2. That Official Community Plan Amendment Bylaw No. 492-32, 2023 as amended be referred a second time to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7;
3. That Zoning Amendment Bylaw No. 580-04, 2023 be read a second time as amended;
4. That Zoning Amendment Bylaw No. 580-12, 2023 be read a second time as amended;
5. That upon completion of the referral period, staff be authorized to schedule a Public Hearing for OCP Amendment Bylaw No. 492-32, 2023.
6. That prior to consideration of adoption, the applicant shall:
 - a. Confirm their water demand reduction and conservation plans to be implemented at the development permit stage.
 - b. Register a section 219 covenant regarding development agreement to address potential phasing, park and road dedications, as well as timing of dedications, construction and commitment to evaluating the effects of the development on the District of Sechelt sewer model and Sunshine Coast Regional District water model, etc.

- c. Register a section 219 covenant on title to secure the payment of an agreed upon Community Amenity Contribution based on Council policy to be split equally between the Community Amenity and Affordable Housing Reserve funds, prior to building permit issuance.
- d. Register a section 219 covenant on title to protect environmentally sensitive areas and wildlife corridors and establish appropriate buffer areas with suitable landscaping and fencing requirements.
- e. Discharge Covenant CA3315855 to be replaced by covenants referenced in recommendation 6 b, c and d.

CARRIED

- a. Official Community Amendment Bylaw No. 492-32, 2023

Res. No. 2025-3C-15

Moved/ Seconded

That Official Community Plan Amendment Bylaw No. 492-32, 2023 be read a second time as amended; and

That Official Community Plan Bylaw No. 492-32, 2023 as amended be referred a second time to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the *Local Government Act* and Council Policy 3.3.7.

CARRIED

- b. Zoning Amendment Bylaw No. 580-04, 2023

Res. No. 2025-3C-16

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-04, 2023 be read a second time as amended.

CARRIED

- c. Zoning Amendment Bylaw No. 580-12, 2023

Res. No. 2025-3C-17

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-12, 2023 be read a second time as amended;

That staff be authorized to schedule a Public Hearing (once the referral process is complete) for Official Community Plan Amendment Bylaw No. 492-32, 2023, Zoning Amendment Bylaw No. 580-04, 2023 and Zoning Amendment Bylaw No. 580-12, 2023;

That prior to scheduling of the public hearing, the applicant shall:

1. Run the master land use plan through the District of Sechelt sanitary sewer model; and
2. Run the master land use plan through the Sunshine Coast Regional District water model; and

That prior to consideration of adoption, the applicant shall:

1. Register/ update a/ the section 219 covenant regarding development agreement to address potential phasing, park dedications and road dedications and timing of dedications vs. construction, etc.
2. Confirm their water demand reduction and conservation plans to be implemented at the development permit stage.
3. Register a section 219 covenant on title to secure the payment of an agreed upon Community Amenity Contribution based on Council policy to be split equally between the Community Amenity and Affordable Housing Reserve Funds, prior to building permit issuance.
4. Register a section 219 covenant on title to protect the environmentally sensitive areas and wildlife corridors and establish appropriate buffer areas with suitable landscaping and fencing requirements.

CARRIED

7. MINUTES OF PREVIOUS MEETINGS

7.1 Minutes of the March 5, 2025 Regular Council Meeting

Res. No. 2025-3C-18

Moved/ Seconded

That the Minutes of the March 5, 2025 Regular Council Meeting be adopted.

CARRIED

7.2 Minutes of the February 26, 2025 Committee of the Whole Meeting

Res. No. 2025-3C-19

REQUEST FOR DECISION

TO: Council **MEETING DATE:** October 15, 2025
FROM: Ian Holl, Development Planning Manager
SUBJECT: **Master Plan for Sawarne Lands**
FILE NO: 3360-2022-08 / 3360-2022-10

RECOMMENDATIONS

1. That Official Community Plan Amendment Bylaw No. 492-32, 2023 be read a second time as amended.
 2. That staff be authorized to schedule a Public Hearing for Official Community Plan Amendment Bylaw No. 492-32, 2023.
-

PURPOSE

To present Council with a report regarding the Official Community Plan (OCP) amendment bylaw for the master plan for the subject properties. Since Council's last consideration in March 2025, the application package was sent for referral to various groups. After review of comments, staff provided direction to the applicants, who have revised the plan based on direction provided. Planning and Engineering staff have collaborated to develop a conceptual road network to inform this, including nearby development areas between West Sechelt, Downtown/Village and Reef Road, Trail Avenue, and Lighthouse Avenue.

The OCP amendment bylaw (representing the master land use plan) has been updated and improved upon since March 2025, and is ready for a revised second reading before scheduling a public hearing prior to the end of the year. Attachment 1 includes the current OCP land use designations for reference. Attachment 2 includes the proposed OCP land use designations that are part of the amendment bylaw.

OPTIONS

1. Defer the application pending additional information as directed.
2. Refer to the Advisory Planning Commission for review.

DISCUSSION

Public Hearing

After second reading of the bylaw a public hearing can be scheduled. Staff recommend that the public hearing focus on the OCP amendment bylaw only. Once the OCP amendment bylaw is adopted then the two zoning amendment bylaws for the Granite and Derby rezonings would be considered consistent with the OCP.

Legislative Context

There is clear direction from the province to support housing. The Housing Statutes Amendment Act and related Bills brought forward zoning changes, housing needs reports, updates to housing targets in the OCP and more. There is extensive policy support for this as well. This property is within primary growth area and there is support within the OCP to find housing opportunities here to support the Housing Needs Report and the Council Strategic Plan Direction.

This report will provide information on how to support high quality land use and housing opportunities.

Background

Sawarne Lumber Co. Ltd. has applied to rezone the subject properties to facilitate a strata townhouse development and a strata cluster house development. Collectively the Remainder of District Lot 1384 and Lot A District Lot 4295A are collectively referred to as “Silverstone Heights”. These lands have been developed through two previous phases for a total of 86 single-detached residential lots. Also, independently of the two previous phases, the Trellis Silverstone Care Facility development was the subject of a rezoning application. The subject properties are a portion of the overall larger parcels and are located to the west (cluster) and east (town houses) of the Silverstone Care Facility.

There is a covenant on title that requires the preparation of a neighbourhood plan prior to consideration of further development approvals. In the interest of providing for the long-term care facility this was deferred in 2020. Later in 2023 applications were made, which brought the neighbourhood planning to the forefront. The draft of the plan is in place and can be considered for approval.

As a reminder, Council passed the following resolutions at their March 19, 2025 meeting.

1. *That Official Community Plan Amendment Bylaw No. 492-32, 2023 be read a second time as amended.*
2. *That Official Community Plan Amendment Bylaw No. 492-32, 2023 as amended be referred a second time to relevant organizations for comment as part of early and on-going engagement, pursuant to Section 475 of the Local Government Act and Council Policy 3.3.7.*
3. *That Zoning Amendment Bylaw No. 580-04, 2023 be read a second time as amended.*
4. *That Zoning Amendment Bylaw No. 580-12, 2023 be read a second time as amended.*
5. *That upon completion of the referral period, staff be authorized to schedule a Public Hearing for OCP Amendment Bylaw No. 492-32, 2023.*
6. *That prior to consideration of adoption, the applicant shall:*
 - a. *Confirm their water demand reduction and conservation plans to be implemented at the development permit stage.*

- b. Register a section 219 covenant regarding development agreement to address potential phasing, park and road dedications, as well as timing of dedications, construction and commitment to evaluating the effects of the development on the District of Sechelt sewer model and Sunshine Coast Regional District water model, etc.
- c. Register a section 219 covenant on title to secure the payment of an agreed upon Community Amenity Contribution based on Council policy to be split equally between the Community Amenity and Affordable Housing Reserve funds, prior to building permit issuance.
- d. Register a section 219 covenant on title to protect environmentally sensitive areas and wildlife corridors and establish appropriate buffer areas with suitable landscaping and fencing requirements.
- e. Discharge Covenant CA3315855 to be replaced by covenants referenced in recommendation 6 b, c and d.

Table 1 – Application Information

Applicant	Aplin Martin
Owner	Sawarne Lumber Company Ltd.
Civic Address	Derby Road, Granite Road, Highway 101, Reeves Road
Legal Address	Remainder DL 1385, DL 1384, Plan LMP43915 / Lot Remainder A, DL 4295A, Plan43915
Size of Properties	1.375 ha / 3.8 ha
OCP Designation	Existing: Multifamily Mixed Residential / Residential / Civic, Institutional Utilities / Neighbourhood Commercial New: Future Residential / Village Mixed Use
Zoning Designation	RU1
DP Areas	DPA No. 2, 5, 7, 8, 9

Referral Response Summary

Following the March 2025 Council direction the updated neighbourhood plan was sent for referral. The following is a summary of the comments from the referral process:

Referral Group	Comments
Ministry of Transportation & Transit	Noted need to consider potential impacts of traffic volumes and future access needs to Highway 101 as development proceeds. Noted permit requirements for work on or adjacent to the highway.
Agricultural Land Commission	Noted the ALR portion of the property appeared partially designated Parks and Open Space. It should be entirely within an Agriculture designation. Noted recommendations for urban-side edge planning along the ALR interface and ensuring fencing and buffering measures are enacted.
BC Transit	Noted recommendations for land use and density and proximity to transit routes. Comments on design and connectivity of existing and proposed roads. Also noted transit readiness of area with current and planned future service.
BC Hydro	No concerns.
FortisBC	Noted requirements and process for developments near high pressure and distribution pipelines. Noted requirement for SRWs etc.
SCRD	Noted requirement for detailed hydraulic modelling to assess fire flow and pressure issues given the intensification of the area.
Sechelt Fire	No concerns.
West Sechelt Community Association	Noted the need for adequate parks, transit, walking/cycling routes to/from downtown. Questions raised about wildlife/habitat protection, viability of commercial area, inclusion of affordable below market housing, community facility options, and height of buildings anticipated between Derby and Highway. Concerns about the impacts of archaeological sites and environmental areas on the proposed park area at Oracle and Granite.

POLICY AND BYLAW IMPLICATIONS

Official Community Plan

Master Plan

The master land use plan presented in Attachment 1 would form the key part of the OCP amendment. There are proposed changes to the extent of Residential vs. Multifamily Mixed Residential where large areas between Derby and Highway 101 would be redesignated from Residential to Multifamily Mixed Residential. This represents an increase in density and changes in housing needs and demands while shifting density to these areas from other areas. This allows the District to protect these other areas for environmental purposes and create new larger functional park areas. The Neighborhood Centre would represent an increase in density over the Residential designation and allow for a mix of commercial and residential uses. There is also the addition of a new Future Residential land use designation to cover the potential residential use in the significant sensitive environmental area in the northern part of the lands. This is a more challenging area as current OCP polices would support complete protection of these areas from any development.

The OCP amendment adjusts the Civic, Institutional, Utilities land use designation to fit within the Trellis Silverstone Care Facility property boundaries, now that a surveyed lot has been created. This is a housekeeping item that staff are undertaking as it is directly adjacent to the subject area. The Multifamily Mixed Residential land use designation boundaries will be similarly adjusted as a result.

The OCP amendment also contemplates the larger proposed area planning with respect to future land uses, road networks and potential parks. Another minor change is to expand the Park land use designation south of Derby Road to include the actual boundaries of the now dedicated Quarry Park.

As part of the master plan, the District has identified several locations for park land dedication to address both the statutory requirements for 5% of the land area at the time of subdivision, as well as the additional park land needed through the rezoning process based on OCP and Parks Master Plan policies. Based on those policies, there is a proposal for significant park land dedications adding up to 4 ha plus in total. Part of future construction commitments would also involve regrading of land to support park development and preliminary servicing of key locations. More refined park plans will be established as land development progresses and housing is constructed.

The applicants have been working on the master plan for over two years now and have been meeting with planning and engineering staff on a semi-regular basis. The proposal now meets the initiatives from Bill 44, provides a variety of housing options as well as non-residential land uses and amenities. Along with conditions for consideration in advance of both public hearing and adoption, staff support the master plan concept.

Please note that Oracle and Granite Roads would be required to be fully expanded and constructed to meet the 20 m Urban Local Road standard.

New roads shown on the OCP amendment Schedule A are intended to be Urban Collector Road standards and serve as the significant connections through the properties (and as main transit routes). New local roads are not shown in this higher-level plan. The conceptual road network provides a better alignment with some development areas consolidated into larger functional components.

Community Land Development Analysis (CLDA)

As noted in the final CLDA report, a complete community is characterized through four lenses: transportation, daily needs, housing, and infrastructure. The following elements are fundamental to having a complete community:

- Housing Diversity
- Mixed Land Uses
- Local Employment Opportunities
- Proximity to Daily Needs
- Transportation Choices
- Access to Essential Infrastructure

The proposed master plan starts to incorporate those factors into creating the conditions for neighbourhoods to develop with a mix of land uses and diverse housing options. These are supported by the potential for increased transit and other transportation options. It would support opportunities for some additional employment generation with new services and amenities outside of the downtown.

Zoning Bylaw

Both zoning bylaw amendments would be brought to Council for further readings once the OCP amendment bylaw has been adopted. They would then be considered consistent with the OCP and not require a public hearing.

SUSTAINABILITY PLAN IMPLICATIONS

The master plan and rezonings meet the following goals of the Integrated Community Sustainability Plan:

1. Social Sustainability and Community Well Being
3. Environmental Sustainability
5. Planning for Climate Change
6. Sustainable Community Growth and Development

STRATEGIC PLAN IMPLICATIONS

The master plan and rezonings meet the following goals of the Strategic Plan:

1. Effective Growth
2. Housing
4. Ensuring Financial Balance
7. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment

FINANCIAL IMPLICATIONS

See March 19, 2025 report.

COMMUNICATIONS

A second referral was done for external agencies to seek comment on the master land use plan and associated bylaw amendments. The public hearing will be advertised and held in accordance with the *Local Government Act*.

Respectfully submitted,

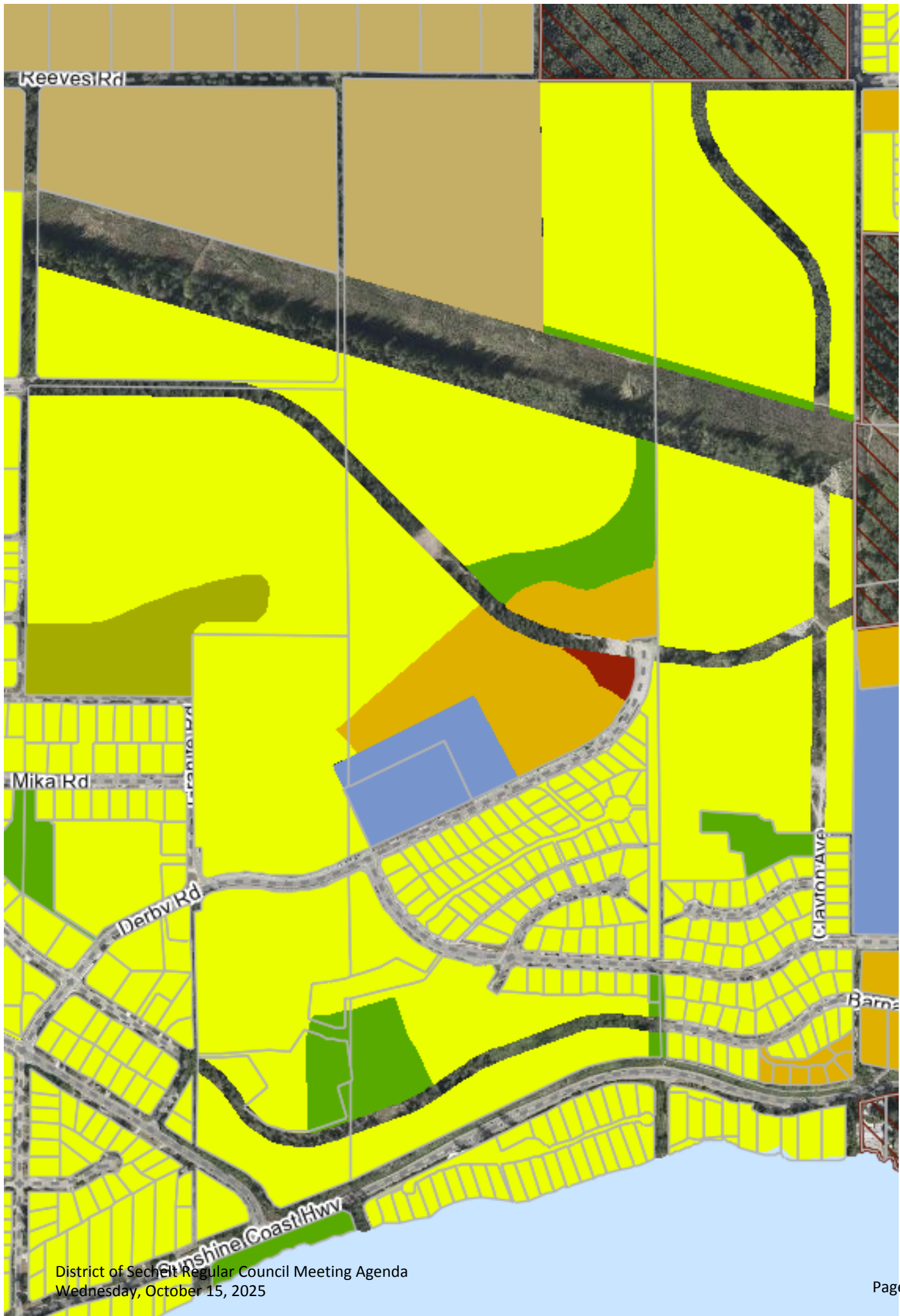
Ian Holl, MCIP, RPP
Development Planning Manager

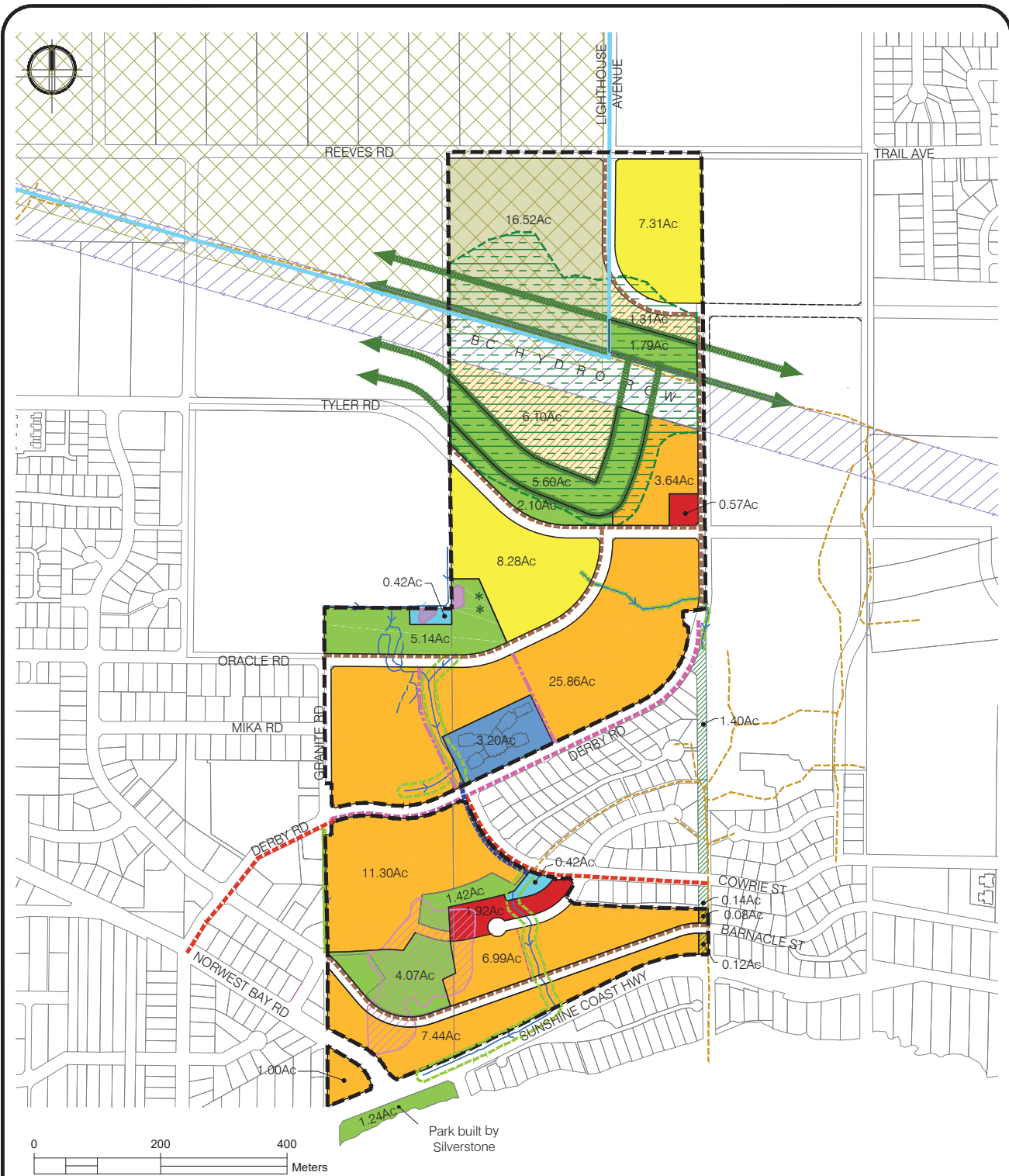
Attachments:

1. Current OCP Land Use Designations
2. Proposed OCP Land Use Designations

Associated Bylaws:

1. OCP Amendment Bylaw No. 492-32, 2023





- | | |
|--|--|
| Subject Site 57.90 Ha, 143.05 Ac | Archaeological Site (DiRw-57) |
| Urban Containment Boundary | Wildlife Use Area |
| Residential 15.59 Ac | Sensitive Ecosystems Inventory (SEI) Polygon |
| Future Residential 7.41 Ac | Potential Wildlife Corridor |
| Multi-Family Residential (Excluding Trails) 56.25 Ac | Stream / Ditch (Approx.) |
| Neighbourhood Centre 2.49 Ac | Culverted Stream |
| Civic, Institutional, Utilities 3.20 Ac | Streamside Area |
| Agriculture 16.52 Ac | Proposed Trail and MUP (Approx. 1.5m - 3m) |
| Parks and Open Space 20.12 Ac (On-Site) | Existing MUP Constructed by Silverstone |
| Trail 0.20 Ac | Existing Sidewalk / Bike Lane Constructed by Silverstone |
| Pond Lot 0.83 Ac | Existing Trail/ Pathway |
| BC Hydro Right Of Way | Servicing Corridor |
| Agricultural Land Reserve | |

**SCHEDULE A
OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW
NO. 492-32, 2023**

6. Conduct regular check-ins with neighbours and businesses—so Sechelt feels welcoming, peaceful, and resilient again.

CARRIED

5. BUSINESS ITEMS

5.1 Strategic Priorities Fund UBCM Grant Recommendations

In response to a question from Council, staff confirmed that some grant applications require very specific language in the Council Resolution for consideration.

Res. No. 2025-10C-04

Moved/ Seconded

That Council supports the following grant applications:

- Integrated Sustainable Asset Lifecycle Plan
- Enhancing Accessibility in Tourism and Recreational Facilities Renewal project;
and

That staff are directed to provide overall grant management for the above-mentioned grant applications; and

That any cost overruns will be managed and supported by the District.

CARRIED

6. BYLAWS

6.1 Master Plan for Sawarne Lands

Staff introduced the updates to the Official Community Plan (OCP) amendment, indicating that no wording had changed, but an updated map was added. The following topics were discussed:

- Definition and purpose of a Neighbourhood Plan, compared to a Master Plan.
- Traffic flow, bottlenecks and additional routes.
- School Board referral.
- Implication of OCP amendments that under the new Provincial housing legislation would prohibit public hearings for future rezoning applications if compliant with the OCP.

A point of order was called and sustained by the Chair.

Res. No. 2025-10C-05

Moved/ Seconded

That Council consider second reading of Official Community Plan Amendment Bylaw No. 492-32, 2023, as amended.

CARRIED

OPPOSED: Councillor McLauchlan

Res. No. 2025-10C-06

Moved/ Seconded

That Official Community Plan Amendment Bylaw No. 492-30, 2023 be referred to School District No. 46, for consideration.

CARRIED

- a. Official Community Plan Amendment Bylaw No. 492-32, 2023

Res. No. 2025-10C-07

Moved/ Seconded

That Official Community Plan Amendment Bylaw No. 492-32, 2023 be read a second on October 15, 2023; and

That staff be authorized to schedule a Public Hearing for OCP Amendment Bylaw No. 492-32, 2023.

CARRIED

OPPOSED: Councillor McLauchlan

7. MINUTES OF PREVIOUS MEETINGS

7.1 Minutes of the October 1, 2025 Regular Council Meeting

Res. No. 2025-10C-08

Moved/ Seconded

That the Minutes of the October 1, 2025 Regular Council Meeting be amended to delete the word "Chair" from section 2; and that the minutes be adopted, as amended.

CARRIED

7.2 Minutes of the September 17, 2025 Regular Council Meeting

INFORMATION REPORT

TO: Council **MEETING DATE:** December 17, 2025
FROM: Ian Holl, Development Planning Manager
SUBJECT: Land Use Plan for Sawarne Lands
FILE NO: 3360-2022-08 / 3360-2022-10

RECOMMENDATION

1. That the updated Land Use Plan for Sawarne Lands be received and considered by Council prior to the public hearing, which has been previously approved by Council.
-

PURPOSE

To present Council with the applicant's revised package containing the land use plan for the master development agreement and associated documents. This package has been updated to reflect the most [recent master plan and OCP amendment changes presented at the October 15, 2025 Council meeting](#).

The report and package are for information for Council and the public in advance of scheduling a public hearing in early 2026 and will be added to the public hearing binder available for public viewing in advance of the public hearing.

DISCUSSION

See October 15, 2025 report.

Legislative Context

See October 15, 2025 report.

Background

See October 15, 2025 report.

POLICY AND BYLAW IMPLICATIONS

See October 15, 2025 report.

SUSTAINABILITY PLAN IMPLICATIONS

See October 15, 2025 report.

STRATEGIC PLAN IMPLICATIONS

See October 15, 2025 report.

FINANCIAL IMPLICATIONS

See October 15, 2025 report.

COMMUNICATIONS

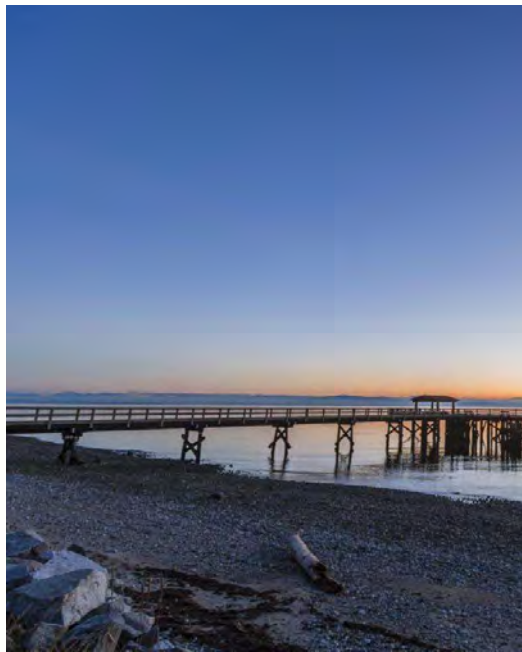
See October 15, 2025 report.

Respectfully submitted,

Ian Holl, MCIP, RPP
Development Planning Manager

Attachments:

1. Revised applicant package



Greypointe Properties
SilverStone Sechelt Land Use Package

Project No: 22-1019
December 8, 2025
Aplin & Martin Consultants Ltd.



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1. INTRODUCTION

SilverStone, a property with unparalleled views nestled in the scenic landscape of Sechelt, British Columbia, is envisioned to become a harmonious blend of sustainable development, natural preservation, and community well-being. This OCP Amendment Land Use Plan is a visionary guide, shaping the uses of the community and ensuring that it becomes a model for thoughtful integration with its surroundings. Over more than two decades, the SilverStone lands have gradually evolved through a series of structured planning and development efforts, laying the groundwork for the community that exists today.

The developer, Greypointe Properties, has been instrumental in the development and enhancement of this portion of West Sechelt, with the introduction of housing options that met market need and multiple community benefiting amenities including significant offsite road upgrades, a new east-west road network as an alternative to the Sunshine Coast Highway, and environmental stewardship and protection opportunities along with stewarding a senior care centre. These early infrastructure upgrades were complemented by comprehensive servicing improvements, environmental assessments, and coordination with municipal departments to ensure each phase of growth aligned with broader community objectives and the current Sechelt official community plan updates.

Aplin & Martin Consultants Ltd. (Aplin Martin) was retained by Greypointe Properties to support this OCP Land Use Amendment process for the envisioned community. This extensive process included a consistent planning framework, helping guide future development applications and ensuring compatibility with long-term OCP direction.

SilverStone aspires to be a premier residential and recreational haven, seamlessly integrating a variety of housing types and open space into the coastal beauty of Sechelt. The vision is to create a walkable and vibrant community that celebrates nature, promotes the use of a new trail and bicycle network, fostering healthy living and well-being, and offers breathtaking views while preserving the ecological integrity of the area.

The project is made up of several development phases, with the first phase dating back to the early 2000's. Community amenities such as a senior living facility several sections of multi-use paths; and SilverStone Beach Park have been introduced to this area of Sechelt, all of which align with Official Community Plan (OCP) policies and regulations. This development has been instrumental in the implementation of the OCP vision for this area of West Sechelt. With SilverStone's strategic approach to land-use planning, interfacing, transportation / pedestrian infrastructure, recreational open space development and dedication of parkland, in addition to environmental conservation, protection and stewardship efforts, SilverStone aims to provide modern residential opportunities through a variety of housing types and forms, enhance community amenities and infrastructure for the area, all while protecting and conserving the historic environmental character of the area.

2. PROJECT HISTORY AND COMMUNITY AMENITY CONTRIBUTION

Throughout previous development phases, SilverStone has provided key community amenities within the West Sechelt neighbourhood, in alignment with the District's OCP policies and regulations. This section outlines the history of each phase of the project and the related community contributions.

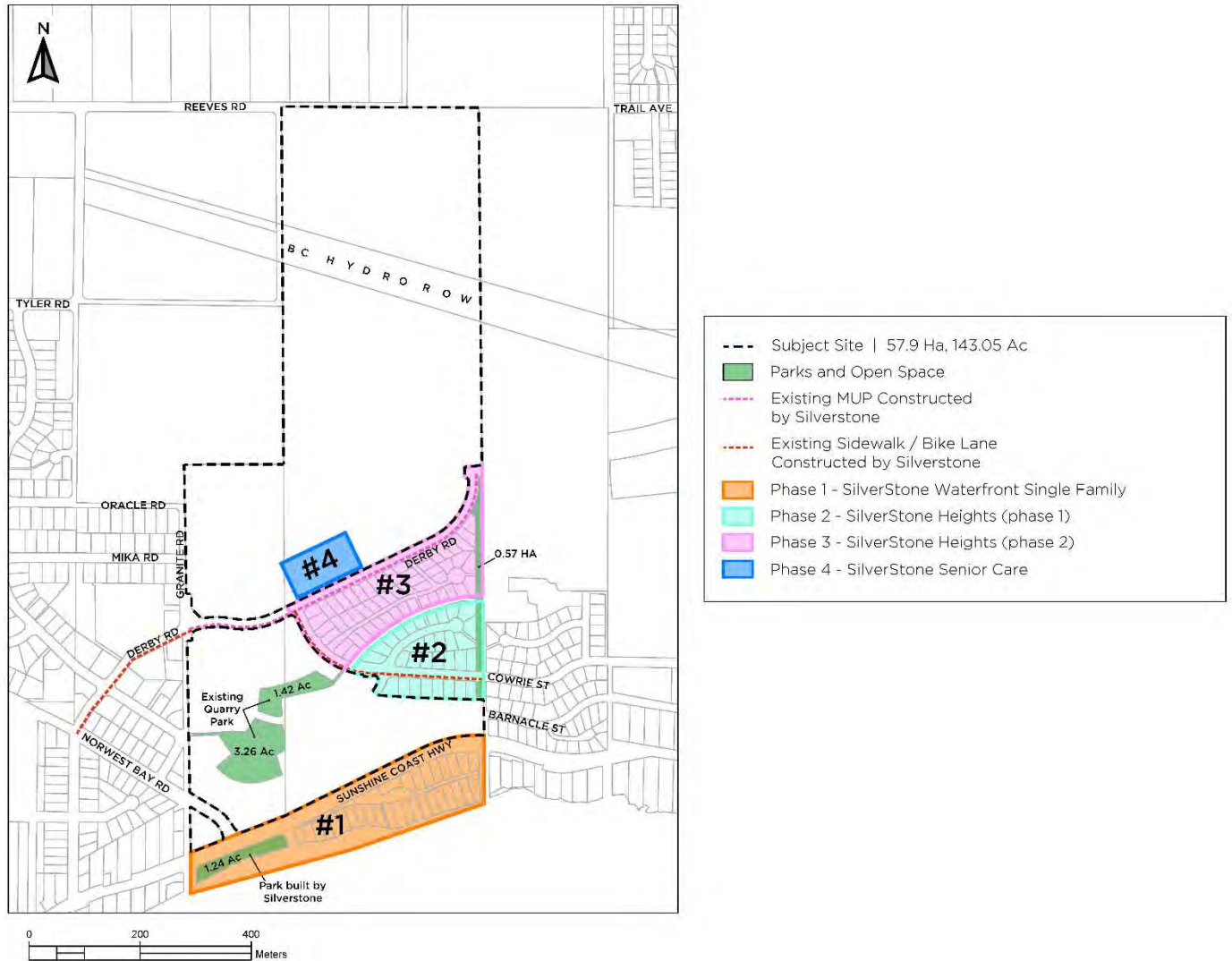


Figure 1: SilverStone Phase Map

2.1 PHASE 1 - SILVERSTONE WATERFRONT SINGLE FAMILY (2006)

SilverStone's first phase dates back to the early 2000's, consisting of a 30-lot waterfront development along the Strait of Georgia. As part of this phase, SilverStone Beach Park was dedicated as a significant addition to community amenity as a beach park. This 1.31-acre park provides enhanced public beach access, which is beyond the typical 3 m wide accesses seen throughout the Sunshine Coast. The improvements also included a walking trail, lookout enhancements, rest areas, and waste-disposal facilities - features that help minimize environmental impacts from public use. To promote sustainable rainwater practices, infrastructure upgrades were put into place, and bioswales provide safe conveyance of rainwater through ocean outfalls. Several years prior to the waterfront single family project, the developer also accommodated the realignment of the Norwest Bay Road / Sunshine Coast Highway intersection by providing land at no cost to the District to improve traffic safety in the area.

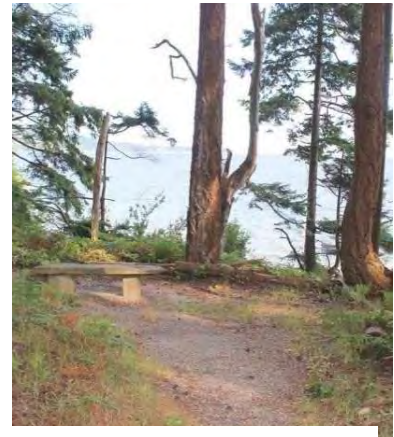


Figure 2: SilverStone Beach Park
(The image is taken from 'realtor.ca')

2.2 PHASE 2 - SILVERSTONE HEIGHTS PHASE 1 (2012)

The second phase of the SilverStone community development, SilverStone Heights Phase I, is located north of the Sunshine Coast Highway. In 2012, the District of Sechelt approved the first 30 single-family lot application for this phase, and servicing agreements were signed in the fall of that year, marking the start of civil construction.

Community amenities include the dedication of the 4.68-acre Quarry Park, a 15-meter linear green buffer along the eastern property line, and the construction of trails within the project site. To support the needs of community, several infrastructure upgrades were implemented. These included a voluntary offsite upgrade of Derby Road from Granite Road to Baillie Road, featuring sidewalks and bicycle lanes on both sides. Additional connections were constructed from Cowrie Street to Derby Road and from Derby Road to Granite Road, and emergency access was conveyed.



Figure 3: Quarry Park

Further enhancements included bicycle lanes on both sides of Cowrie Street, a bus pullout for SCRd transit buses - which is now operational - and trails connecting SilverStone Heights Phase I to the future Phase II and to Trail Bay Estates. All pathways were designed in accordance with the District's Official Community Plan (OCP) trail and pathway plans and regulations. To preserve the local ecology, landscaping enhancements were carried out, including the planting of indigenous species within the 15-meter eastern parkland buffer.

2.3 PHASE 3 – SILVERSTONE HEIGHTS PHASE 2 (2016)

The third phase of the SilverStone community development, SilverStone Heights Phase II, is located between Derby Road and Phase I of SilverStone Heights and consists of a 56-lot subdivision. The subdivision application was approved by the District of Sechelt in April 2016, with servicing agreements signed in August and September 2017, marking the start of civil construction.

Community amenities included a voluntary offsite upgrade of Derby Road from Baillie Road to Norwest Bay Road, featuring sidewalks and bicycle lanes on both sides, as well as driveway improvements to existing homes fronting Derby Road beyond SilverStone. Additional infrastructure improvements involved upgrading Derby Road to a modified standard, including paved multi-use pathways that enhance connectivity and pedestrian access in the area.



Figure 4: View of Derby Road

The Granite/Derby intersection was developed to a full intersection standard, and raised pedestrian crosswalks were installed to improve pedestrian safety. The 15-meter eastern buffer zone was extended throughout SilverStone Heights Phase II, with existing trees preserved and pruned to maintain the natural landscape.

Significant upgrades were also made to the SCRD watermain traversing the SilverStone site. These included upsizing the water main and valves from 300mm to 400mm, increasing pipe volume by approximately 78%. These enhancements improve firefighting capacity within SilverStone and establish a water loop system benefiting the broader West Sechelt community.

2.4 PHASE 4 – SENIOR CARE FACILITY (2020)

Prior to 2020, the District of Sechelt identified the need for a new senior care facility. In response, the Sangara family, in partnership with Trellis Senior Services, another family-owned and operated company, agreed to locate a 128-bed facility within the SilverStone site. This important community amenity, which operates under the Province of BC’s Community Care and Assisted Living Act and is part of BC’s Funded Healthcare System, officially opened its doors in January 2024.



Figure 5: SilverStone Care Centre Sechelt

SilverStone played an instrumental role in bringing this facility to fruition by integrating and facilitating its development within the phased SilverStone community. The purpose-built senior living and care facility offers specialized housing across two neighborhood houses, featuring dedicated dining areas, outdoor access, and amenities such as a hair salon and community spaces. The design emphasizes person- and family-centered care, reflecting SilverStone’s commitment to fostering a supportive living environment and promoting senior community well-being.

By offering accessible, supportive, and dignified housing for older adults, the facility provides meaningful long-term value to the SilverStone community. It serves as a vital amenity that supports aging in place, enhances residents' quality of life, and strengthens social and intergenerational connections across the broader Sechelt community.

2.5 REGIONAL SERVICING REVIEW

Concurrent with the development of SilverStone Heights Phase I and Phase II (Phase 2 and 3 with SilverStone community development), the developer undertook a comprehensive regional servicing review to ensure that future growth within the SilverStone community and the broader West Sechelt area was supported by appropriate infrastructure and technical analysis. The work undertaken included:

- **Sanitary Capacity Assessment** - Evaluated existing system capabilities to accommodate both current and future demands.
- **Integrated Stormwater Management Plan (ISMP)** - Prepared for the full West Sechelt drainage area, including the Sawarne lands and surrounding properties.
- **Geotechnical Studies** - Conducted for the Sawarne lands to confirm site stability and overall development suitability.
- **Hydrogeological Investigations** - Included installation of stormwater monitoring wells to analyze surface and subsurface water conditions.

2.6 COMMUNITY AMENITY CONTRIBUTION SUMMARY

Across all phases of development, SilverStone has continued to contribute to community amenities and infrastructure improvements that directly support the District of Sechelt's community objectives, strengthen neighbourhood connectivity, and enhance overall livability within West Sechelt. To summarize:

- **A Senior Care Centre:** SilverStone participated in a coordinated rezoning process that enabled the development of the 128-bed Senior Care and Assisted-Living Facility, supporting long-term community planning objectives. The facility is operated by a for-profit entity. It provides local long-term care options that help residents stay within their community and enhance community well-being.
- **Trails, MUPs and Active Transportation:** Multi-use pathways, including the pathway along Derby Road and connections throughout the neighbourhood, strengthening pedestrian and cycling links.
- **Parkland and Green Space:** Dedication of SilverStone Beach Park and Quarry Park, along with protected buffer areas and the establishment and extension of a 15-meter green buffer.
- **Infrastructure and Servicing Improvements:** Enhanced stormwater management, watermain upgrades, sanitary capacity assessments, geotechnical and hydrogeological studies, and other regional servicing reviews.

3. MASTER DEVELOPMENT AGREEMENT

3.1 TWO REZONING APPLICATIONS

In 2022, the developer submitted two preliminary rezoning applications for future developments within the SilverStone community. Both application proposals are consistent with the current OCP land use designations - Multifamily/Mixed Residential and Residential.

1. **Townhouse Development** - Located directly east of, and adjacent to, the SilverStone Senior Care Centre.
2. **Cluster Housing Development** - Proposed at the northeast corner of the intersection of Derby and Granite Roads.

Both developments are proposed along existing road, sanitary, stormwater, and water supply infrastructure, constructed by the developer approximately ten years ago. The approach of cluster development and infrastructure optimization would support sustainability principles.

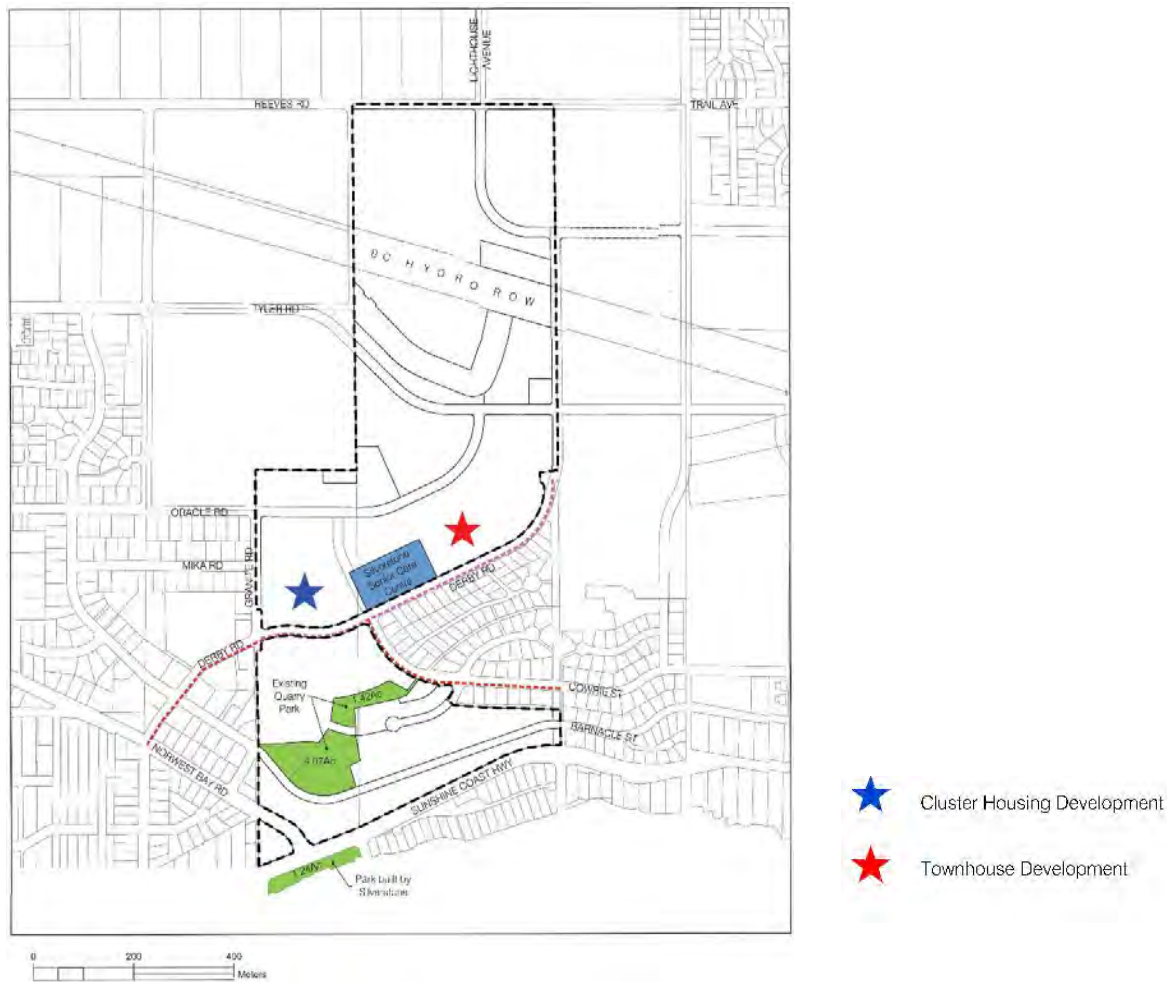


Figure 6: Location for Two Rezoning Applications

3.2 COVENANT, MASTER DEVELOPMENT AGREEMENT (MDA) AND OCP AMENDMENT

The restrictive covenant CA3315855, currently registered on SilverStone lands, was established to require the developer to register a Master Development Agreement (MDA). Upon registration of the MDA, the existing covenant restricting future development will be discharged.

The MDA requires the developer to undertake phasing work to coordinate and understand future development across the SilverStone lands. At the time of Phase 2, market conditions along with shifting demographics made it difficult to determine housing needs expectations, therefore the covenant allowed appropriate time to understand how this community would build out over time. More recently, the District was updating the Official Community Plan (OCP) in response to provincial legislation changes, including Bill 44 and Bill 46, which introduce new requirements related to housing diversity and “missing middle” housing.

To align the SilverStone development framework with the District’s updated OCP policies, the developer has been asked to review and update the OCP within the site concurrently with the District’s OCP updates under Bill 44 and Bill 46.

The OCP Amendment incorporates a voluntary planning framework prepared by the developer, including:

- Land use plans
- Road network plans
- Park and Trail Plans
- Potential housing typologies

Technical studies supporting the framework include:

- **Environmental Review** – Assessment of ecological and habitat considerations
- **Archaeological Review** – Evaluation of heritage and archaeological resources
- **Geotechnical and Hydrogeological Review** – Analysis of soil, slope stability, and groundwater conditions
- **Integrated Stormwater Management Plan (ISMP)** – Strategy for managing surface water and drainage

Upon approval of the OCP Amendment, the applicant can move forward with preparing the MDA as required by the covenant.

3.3 MASTER DEVELOPMENT AGREEMENT REQUIREMENTS

The newly approved OCP will form the foundation of the MDA. The MDA will outline the timelining for future development focused on understanding sequencing of housing delivery. This will ensure housing, which is in critical need within Sechelt, can be delivered evidentially. The MDA will additionally outline the role and responsibilities for delivery of future infrastructure and community amenities. The use of an MDA provides a mechanism to allow infrastructure and community amenities which is efficient therefore avoiding the typical piece meal approach seen within development over multiple years/decades. Take for example a community park,

typically individual development applications only provide a piece of the park, therefore leaving land waiting for additional dedication before park facilities can be built.

The MDA is a stronger mechanism than for example a Neighbourhood Plan as a Neighbourhood Plan does not provide any timing assurance, efficient delivery mechanisms nor roles and responsibilities for financing.

4. OCP AMENDMENT / LAND USE PLAN

4.1 EXISTING LAND USE

The existing Official Community Plan (OCP) for the District of Sechelt (Bylaw 492, 2010) was adopted in 2010. It provides a framework for land use and community development.

The subject lands have a variety of designated uses that reflect the community's traditional structure:

- **Residential areas:** Including low-density and multi-family/mixed residential zones, accommodating current and projected housing needs.
- **Civic, institutional, and utility spaces:** Supporting community infrastructure and services.
- **Neighbourhood centre:** Intended as a hub for local services and community interaction.
- **Parks and open spaces:** Ensuring recreational opportunities and protecting natural areas.
- **Agricultural lands:** Including areas within the Agricultural Land Reserve (ALR), preserved to maintain the rural character.
- **Existing rights-of-way:** Including a BC Hydro corridor, which must be maintained.

These designations establish the current framework for development and provide context for the proposed OCP Amendment.

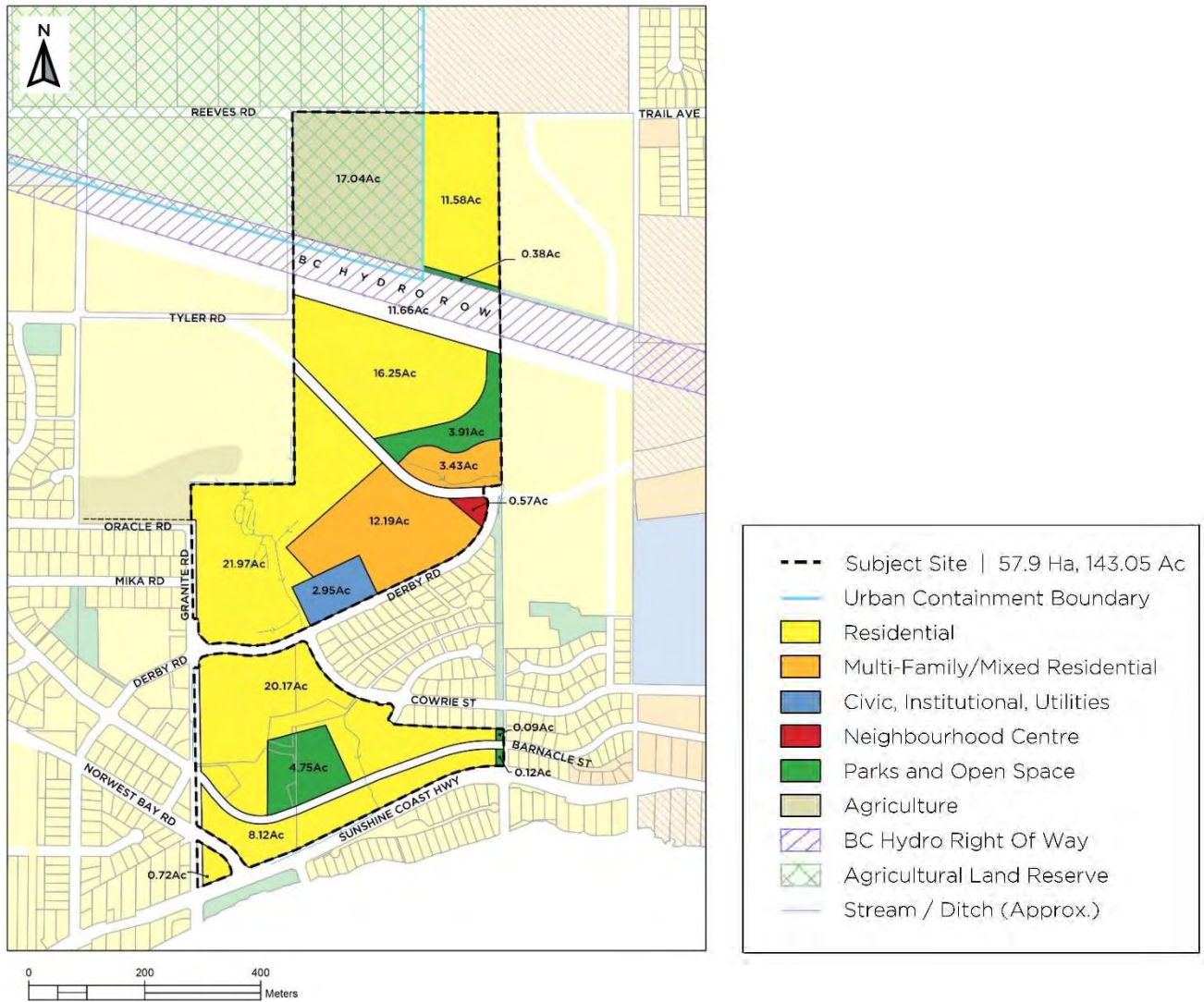


Figure 7: Existing OCP Designation

4.2 OVERVIEW OF PROVINCIAL POLICY AND SECHLT COMMUNITY LAND DEVELOPMENT ANALYSIS

In late November 2023, the Province of British Columbia enacted legislation aimed at increasing the supply of housing throughout British Columbia. The legislation introduces measures to streamline development approvals, encourage diverse housing forms, and support the timely delivery of new residential units to meet growing demand. In response, municipalities, including the District of Sechelt, are updating their Official Community Plans (OCPs) to align with these provincial policies.

4.2.1 Bill 44

In response to provincial requirements under Bill 44, SilverStone OCP Amendment proposes new residential units to support the municipality's objectives of increasing housing supply and diversity. SilverStone complements these updated expectations and fills in the missing middle by providing an array of new market housing options. These housing typologies include and are not limited to small-scale multi-unit housing, townhouse, apartments, mixed-use in neighborhood centers.

By adding these new residential types, SilverStone helps reduce redevelopment pressure on established neighbourhoods, allowing existing communities to maintain character while meeting growing housing demand. The proposed density promotes efficient land use and supports sustainable infrastructure, enabling the protection of sensitive ecosystems and natural areas.

Through this approach, SilverStone OCP Amendment aligns directly with provincial housing policy objectives, contributing to a balanced, diverse, and sustainable housing supply in West Sechelt.

4.2.2 Bill 46

Bill 46 was introduced to streamline the delivery of housing, services, amenities, and infrastructure. SilverStone OCP Amendment land use plan aligns with the objectives of this legislation by supporting population growth while ensuring that necessary community amenities and infrastructure are provided in a coordinated and sustainable manner.

Key aspects of SilverStone's alignment with Bill 46 include:

- **Amenity Contributions:** SilverStone's future developments may support the municipality's use of Amenity Cost Charges (ACCs) to fund recreational, cultural, and public-realm amenities, enhancing quality of life for residents.
- **OCP Consistency:** The proposed residential growth is located within the District of Sechelt's designated residential growth areas, supporting structured and fiscally responsible long-term municipal servicing.
- **Transit-Oriented Development (TOD):** SilverStone's medium-density and mixed-use development is within walking distance of frequent transit services, including an existing bus route that provides residents with convenient public transportation options.
- **Integration of Local Services:** SilverStone has been working closely with the District of Sechelt to incorporate opportunities for local services and amenities within the community, ensuring that development meets Bill 46 objectives for accessible and efficient neighborhoods.

Through these measures, SilverStone facilitates sustainable population growth while promoting coordinated infrastructure, accessible amenities, and improved mobility for residents.

4.2.3 Sechelt Community Land Development Analysis (CLDA)

The Sechelt Community Land Development Analysis (CLDA) is a strategic planning framework developed to guide growth, land use, and infrastructure in West Sechelt. Initiated in 2024 as part of the District of Sechelt's Official Community Plan (OCP) update, the CLDA provides technical analysis, mapping, and policy guidance to ensure growth is coordinated, sustainable, and responsive to community needs.

SilverStone has adopted its OCP Amendment land use plan to address the objectives outlined in the CLDA, ensuring that growth in West Sechelt is coordinated, sustainable, and responsive to community needs. The development reflects principles of Complete Communities, providing a mix of housing, accessible amenities, and infrastructure improvements while preserving natural areas.

Transportation:

SilverStone has constructed major internal and voluntary offsite road upgrades, including Cowrie Street, Derby Road, and the Derby/Granite intersection. These improvements enhance east-west connectivity from West Sechelt to downtown, while integrating with the District's transit services. Multi-use pathways and bicycle routes support active transportation and neighborhood connectivity.

Daily Needs & Amenities:

The Land Use Plan includes two neighborhood commercial nodes, designed to provide essential services such as retail, commercial, pharmacy, daycare, and education within walking distance. Combined with existing parkland, trails, and the senior care facility, these features reduce dependence on vehicles and foster a walkable, vibrant community.

Housing:

The OCP Land Use Plan emphasizes diverse, ground-oriented housing to meet Sechelt's growing needs, including townhomes, apartments, and a limited number of single-family homes. This "missing middle" approach supports affordability, fills gaps in the existing housing stock, and reduces redevelopment pressure on established neighborhoods. Housing locations were informed by environmental and archaeological assessments to preserve sensitive areas.

Infrastructure:

Significant infrastructure has been completed, including stormwater management, sanitary systems, and SCRD watermain upgrades. The proposed density promotes efficient use of infrastructure, aligns with West Sechelt's long-term servicing plans, and protects natural ecosystems.

SilverStone's OCP Amendment and Land Use Plan exemplify the CLDA objectives by delivering a thoughtfully planned, sustainable community. The development integrates a mix of housing, essential services, and infrastructure improvements while protecting natural areas, enhancing connectivity, and supporting the District of Sechelt's long-term growth and planning priorities.

4.3 PROPOSED LAND-USE / OCP AMENDMENT

The SilverStone OCP Amendment land use plan establishes a framework for future development in Sechelt that balances growth, community needs, and environmental protection. The plan is designed to create a sustainable, vibrant neighborhood that integrates diverse housing, essential services, and natural preservation, while maintaining scenic views of the Sunshine Coast.

The proposed land uses are guided by the following core principles:

- **Environmental Stewardship:** Prioritize conservation of natural habitats, water resources, and green spaces, minimizing the environmental footprint.

- **Sustainable Infrastructure:** Implement cutting-edge, eco-friendly technologies and design principles to ensure minimal impact on the environment.
- **Scenic Preservation:** Safeguard and enhance panoramic views by using strategic land-use planning in order to maintain the natural aesthetics of the landscape.

The proposed plan introduces strategic land-use allocations for the following:

No.	Land Use	Area	Percent
1.	Residential	15.59 acres	10.9%
2.	Multi-Family Residential Land Use	56.23 acres	39.3%
3.	Neighbourhood Centre	2.49 acres	1.7%
4.	Civic, Institution and Utility Land Uses	3.20 acres	2.2%
5.	Future Residential	7.41 acres	5.1%
6.	Parks and Open Spaces on-site (including Trails)	20.32 acres	14.2%
7.	Agricultural Lands	16.52 acres	11.5%
8.	Detention Pond Lot	0.83 acres	0.6%
9.	Road Dedication	12.44 acres	8.7%
10.	Total Subject Site Area	143.05 acres	-

Note: BC Hydro area within the Subject area is excluded from tabulation.

Table 1: Strategic Land-use allocations

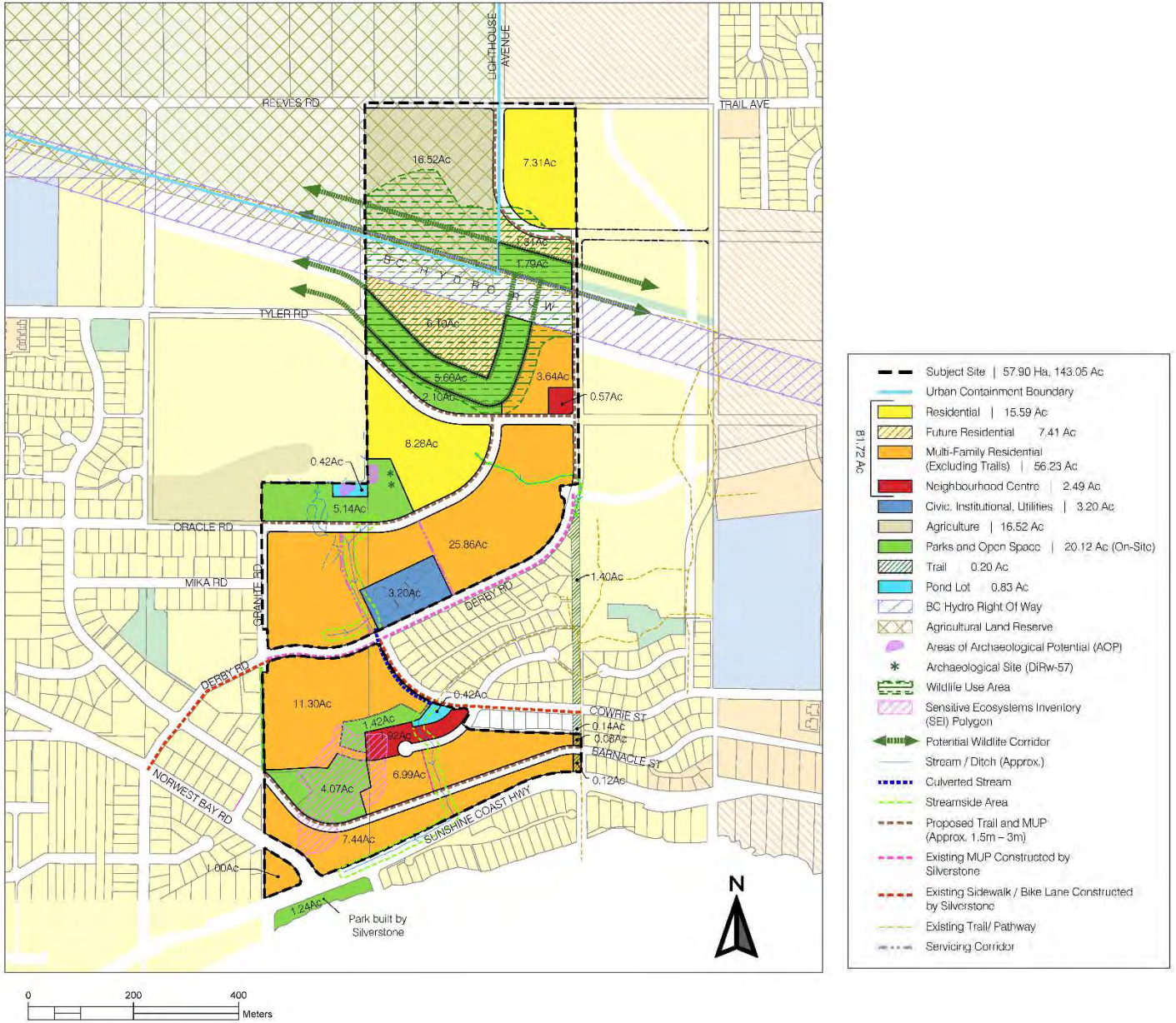


Figure 8: Proposed Land Use Concept

4.3.1 Key Transformations

The proposed SilverStone OCP Land Use Plan introduces several strategic changes compared to the existing OCP designations. These transformations respond to evolving community needs, promote sustainable development, and enhance neighborhood livability:

- **Increase Housing Options and Multi-Family Residential Areas:** Expand multi-family residential zones to provide diverse housing types, improve affordability, and address the “missing middle” in Sechelt’s housing stock.
- **Establish Neighbourhood Centre:** Introduce a centralized community hub that integrates residential and service uses, supporting local amenities such as daycares, retail, and small-scale offices, while creating walkable connections to surrounding neighborhoods.
- **Support Institutional Land Use:** Maintain and support the existing senior care facility and community service uses, ensuring they remain well integrated with the surrounding residential areas.
- **Expand Parks and Open Space:** Dedicate and enhance parks, green corridors, and recreational spaces to promote community well-being and preserve ecological values.
- **Preserve Agricultural Land:** Maintain and protect agricultural lands as a long-term strategic resource, supporting sustainable food systems and preserving rural character.

5. TRANSPORTATION INFRASTRUCTURE

5.1 EXISTING TRANSPORTATION NETWORK

The existing transportation network in this area of West Sechelt is primarily served by a highway and arterial road, which provide the main routes through the planning area. Local road connections are less extensive, and pedestrian and cycling infrastructure was initially limited to sidewalks and bike lanes constructed in earlier SilverStone phases.

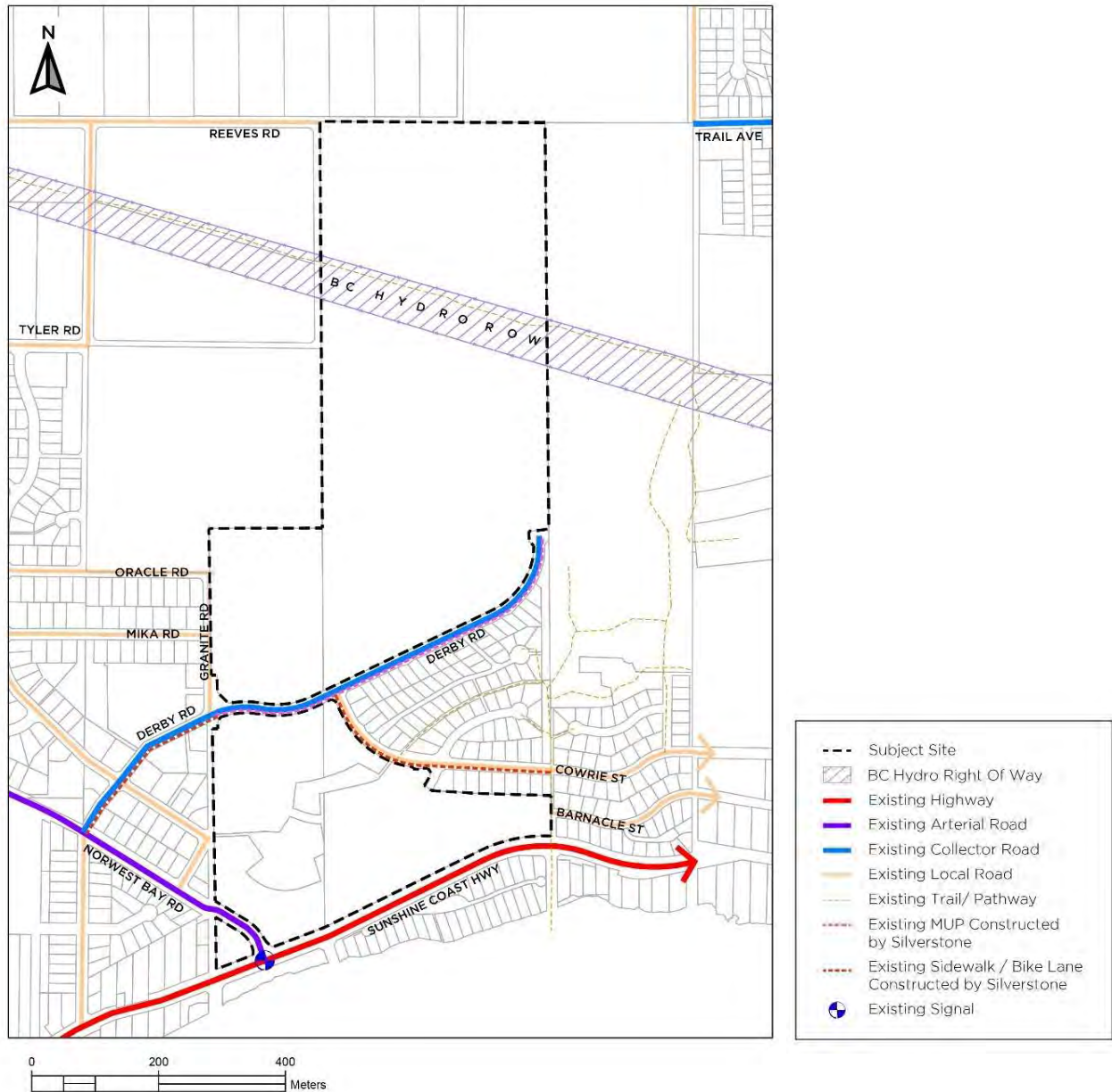


Figure 9: Existing Transportation Network

5.2 BACKGROUND OF SECHELT TRANSPORTATION NETWORK MASTER PLAN UPDATE

The District of Sechelt is undertaking an update to its Transportation Network Master Plan to address evolving growth patterns, population increases, and emerging community needs. We believe the updated plan focuses on improving connectivity, safety, and multi-modal transportation options across West Sechelt and the broader municipality.

Following the second reading received of SilverStone Land Use Plan in March 2025, the District requested that the SilverStone Land Use Plan be revised to align the proposed road network with the new Transportation Network Master Plan. As a result, although the SilverStone Land Use Plan had previously received second reading in March 2025, the minor adjustments to the road layout required the project to return for a second reading in October 2025.

5.3 PROPOSED TRANSPORTATION PLAN

The proposed SilverStone OCP transportation network plan now is fully aligned with Sechelt Transportation Network Master Plan. It emphasizes enhanced road connectivity through the addition of new local and collector roads. Pedestrian and cycling infrastructure are integrated throughout the existing and proposed network, including multi-use pathways and trail connections. Derby Road will serve as the primary access route for the two proposed rezoning developments.

These improvements will strengthen vehicular, pedestrian, and cycling connectivity in West Sechelt while supporting active transportation, sustainable mobility, and safe, walkable access throughout the SilverStone community.

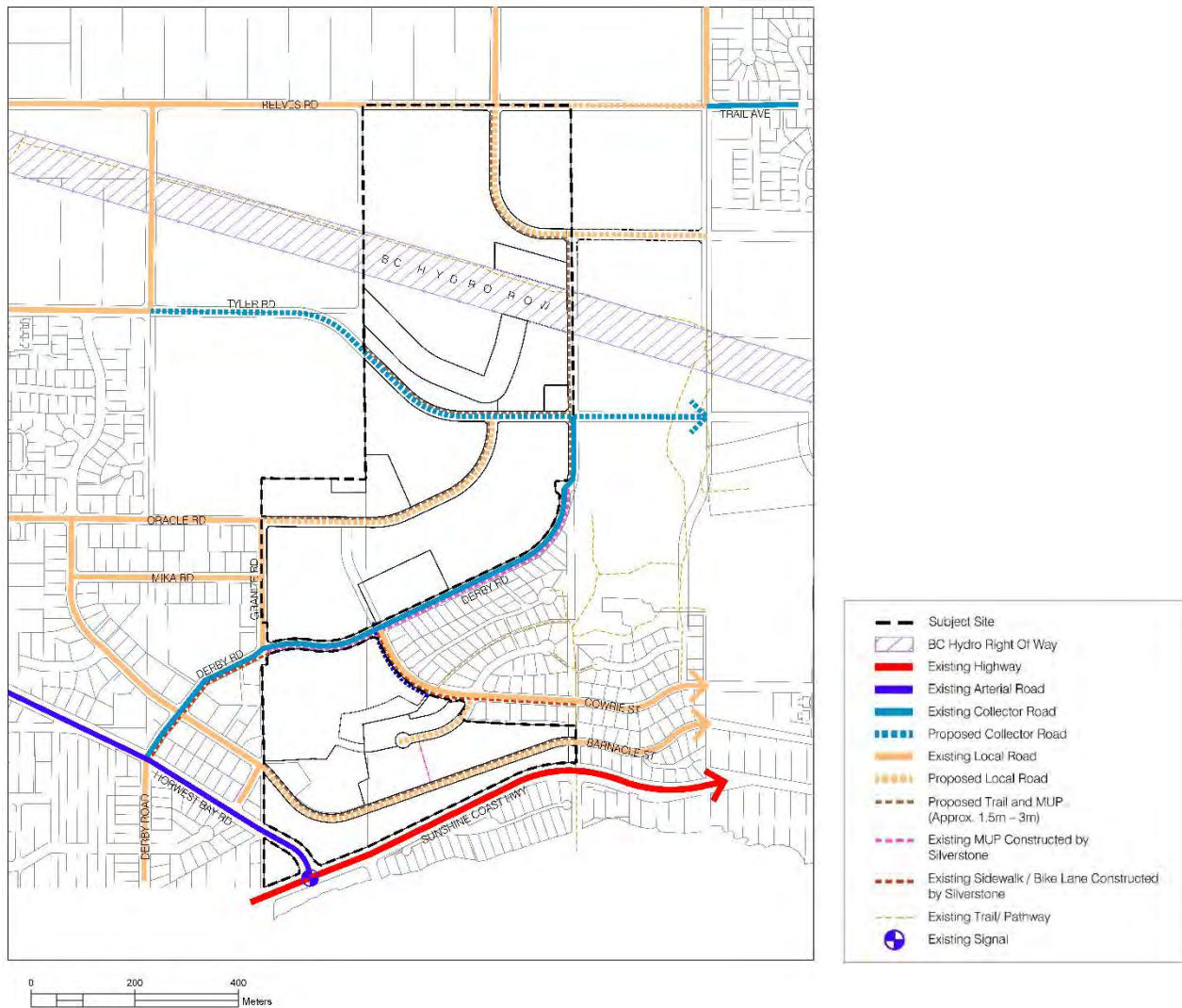


Figure 10: Proposed Transportation Network Plan

6. STUDIES AND ASSESSMENTS

6.1 ENVIRONMENTAL STUDIES

Active Earth Engineering Consulting (former name Phoenix Environmental Ltd.) was retained to complete a preliminary environmental assessment of the site. Active Earth has completed a site visit and prepared a preliminary environmental assessment for the site. The assessment has identified key landscape features, including stream locations, rock outcrops, potential wetlands, and monitoring well locations. The proposed environmental stewardship and protection strategy prioritizes the consideration and preservation of wildlife use areas, Sensitive Ecosystems Inventory (SEI) polygon areas, and wildlife corridor zones. Streamside areas will receive specific protection measures with the application of applicable streamside buffers.

6.1.1 Key Environmental Interventions and Integration in the Proposed Plan

Protected wildlife movement corridors will be established. Stream, intermittent stream and wetland buffers are to be implemented and protected via restrictive covenants or dedication. As part of the key interventions, we also prepared an Integrated Stormwater Management Plan (ISMP) for the entire catchment area and will provide two stormwater ponds at our cost, which will benefit West Sechelt. The following section outlines key land-use aspects and their interaction with ecological and topographical conditions of the subject site.

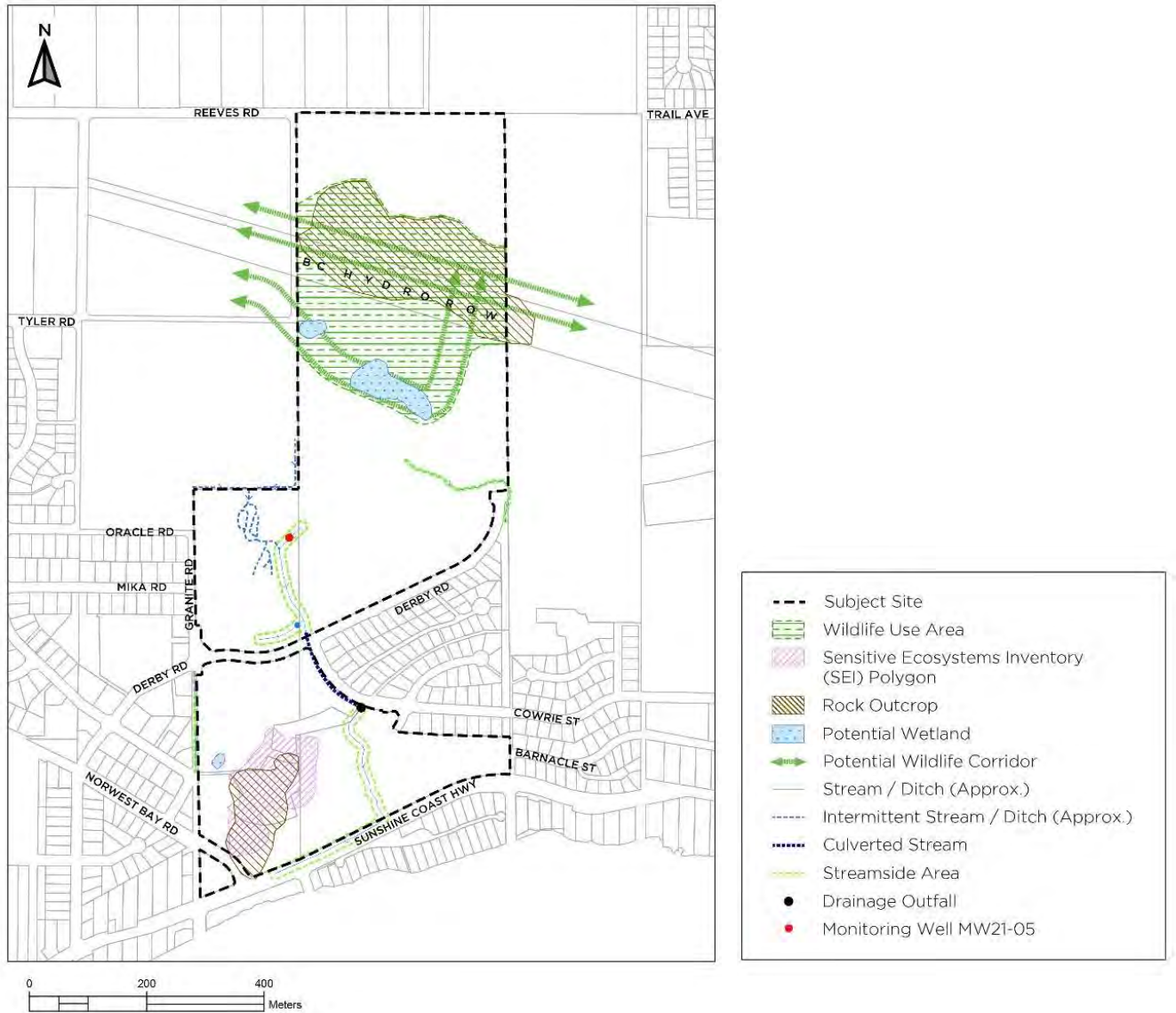


Figure 11: Existing Environmental Features

6.1.2 Preservation of Natural Ecosystems, Watercourses and Wetland Protection

Wildlife Corridors: The northern portion of the site outlines areas where land use and wildlife corridors will interact. We believe that the proposed corridor will reduce habitat fragmentation and supports species diversity by ensuring connectivity across the identified key wildlife areas.

Stream Setbacks and Wetlands: Our environmental analysis identifies various water features, including streams and potential wetlands. Watercourse and wetland setbacks will be applied to maintain water quality, reduce erosion, and provide riparian habitat, while contributing to groundwater recharge, flood control, and habitat provision for aquatic and semi-aquatic species.

6.2 SLOPE ANALYSIS

CREUS Engineering Ltd. was retained to complete a preliminary steep slope analysis. The analysis indicates that the subject site is found in areas with rock outcrops and varying slopes. These features are taken into consideration in the land-use and building type proposed to minimize soil disturbance and preserve natural landscape contours, reducing landslide risks and maintaining the aesthetic character of the terrain.

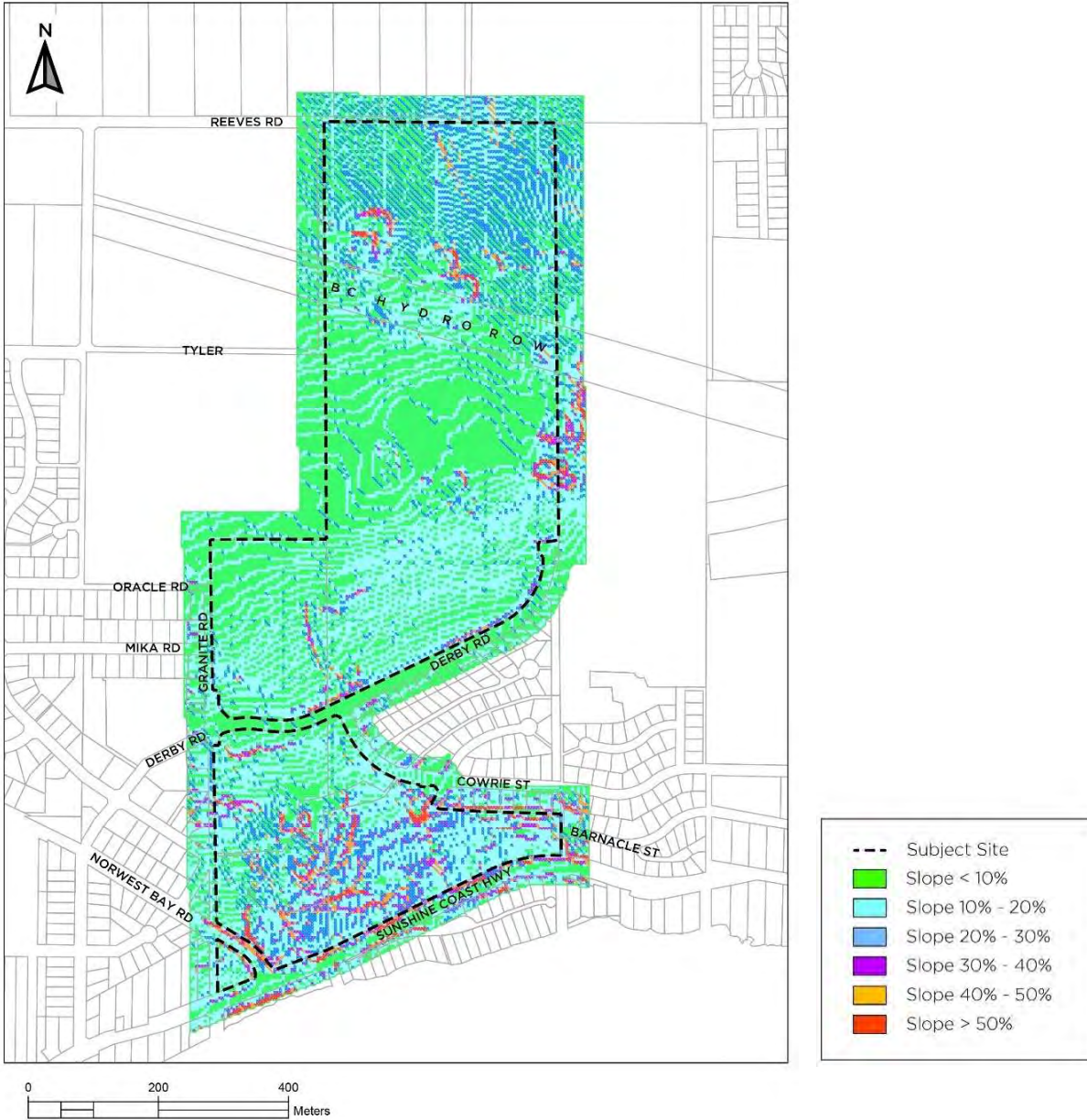


Figure 12: Slope Analysis

6.3 ARCHAEOLOGICAL STUDIES

WSP Canada Inc. (WSP) was retained to conduct a preliminary field reconnaissance (PFR) for the subject site. One previously recorded archaeological site exists on the subject site (DiRw-57). Three archaeological potential sites (AOPs) were recorded; however, no previously undocumented archaeological resources were observed during the assessment.



Figure 13: Area of potential and previously recorded archaeological site

The identified AOPs may require further investigation prior to development. Their presence does not necessarily restrict development but indicates that caution and further assessment may be warranted.

Potential archaeological sites identified in the assessment will be managed in accordance with the District of Sechelt OCP policies and regulations to ensure preservation where required at the later stages. Any future development within these areas would follow applicable provincial and municipal guidelines.

6.4 STORMWATER MANAGEMENT PLAN AND DRAINAGE MANAGEMENT

Aplin Martin has prepared a Stormwater Management Plan and completed a drainage analysis to determine the anticipated flows from the proposed development areas.

The proposed onsite drainage system has been designed to convey and store stormwater flows in accordance with DoS Bylaw #430, 2003. The minor system, consisting of storm sewers, roadside ditching, and culverts, has been sized to convey the 1:10-year design storm without the Hydraulic Grade Line (HGL) surcharging while implementing winter groundwater conditions. Ponds have been provided with storage capacities designed to reduce the post-development

outflows to the respective pre-development levels of a 1:5-year design storm. Surface flow paths along roadways have been integrated into the design to allow the 1:100-year design storm to be routed without increasing the maximum hydraulic grade line above a level dangerous to surrounding buildings. Individual lots will provide onsite stormwater storage equal to 50% of the Mean Annual Rainfall for the respective parcel. These storages are to be designed and constructed at the time of development.

A summary of the proposed drainage infrastructure:

- Two stormwater detention ponds to limit peak outflows.
- A stormwater conveyance system including pipes, ditches, and a proposed ocean outfall.
- Upgrades to existing infrastructure, including a 150 mm storm sewer inlet replaced with a 600 mm pipe.
- Three tie-ins to existing drainage infrastructure.
- Onsite storage measures on individual lots.

The proposed storm water drainage system is designed to be constructed in phases, with early works focused on components essential for overall functionality. Stormwater modelling confirms that the system will safely manage stormwater without negatively affecting surrounding properties.

6.5 GEOTECHNICAL AND HYDROGEOLOGICAL STUDIES

MDM Groundwater Consulting Ltd. completed preliminary geotechnical and hydrogeological reviews to support the safe development of the site. These studies provide guidance on soil conditions, groundwater conditions, and key considerations for future construction activities. The findings will be particularly useful when designing foundations, planning deeper excavations, and preparing for future building phases such as apartments, parkades, and servicing work. The studies also support the implementation of appropriate erosion and sediment control (ESC) measures during road construction and the installation of underground utilities.

A stormwater and groundwater monitoring well program was also established to better understand the condition. Multiple monitoring wells were installed in 2021, and automated equipment has been recording groundwater levels regularly since then. This ongoing monitoring helps confirm that the development can proceed safely and informs future design decisions related to drainage and servicing.

Overall, the geotechnical and hydrogeological studies provide a solid foundation of information to guide the project and support responsible, well-informed development planning.

7. PARKS AND TRAILS

The following section will outline the community amenities that this project is providing for the community. This will include parkland and multi-use pathway being proposed as part of the Silverston development.

7.1 EXISTING PARKS AND TRAILS

The subject site currently contains Quarry Park, a significant on-site green space of approximately 4.68 acres (1.89 hectares), providing natural areas that contribute to the community's recreational and ecological assets.

Additionally, an off-site greenbelt along the eastern portion of the subject site (1.53 acres / 0.62 hectare) provides natural corridors for wildlife, scenic value, and connectivity between open spaces.

In the surrounding area, existing off-site parkland enhances accessibility and recreational opportunities for residents. SilverStone Beach Park (1.24 acres / 0.50 hectare) offers walking trails, rest areas, washrooms, and waste disposal facilities, supporting both passive and active recreation.

These existing parks and trails form an important foundation for community recreation and environmental stewardship, contributing to the overall livability and walkability of the area.



Figure 14: Existing Park and Trails

7.2 PROPOSED PARKS AND TRAILS

The map below shows the proposed parks and trails for the site. The proposed parks and trails are provided based on the review of the environmental assessment. A total of 15.64 acres of land will be dedicated for the future parks, open spaces and trails. The map also shows the proposed trail and multi-use pathway on site which will be approximately 1.5 m to 3.0 m wide.



- Subject Site
- Existing Parks | 4.68 (On-Site)
- Proposed Parks includes Trails | 15.64 Ac
- Pond Lot | 0.83 Ac
- Agricultural Land Reserve
- Potential Wildlife Corridor
- Stream / Ditch (Approx.)
- Culverted Stream
- Streamside Area
- Proposed Trail and MUP (Approx. 1.5m - 3m)
- Existing MUP Constructed by Silverstone
- Existing Sidewalk / Bike Lane Constructed by Silverstone
- Existing Trail/ Pathway

Figure 15: Proposed Park and Trails

Proposed Parkland

- *Expansive Green Spaces:* The land-use plan designates significant portions of the proposed development area as parkland, which will provide accessible recreational areas for the current and future community members. The proposed parkland areas aim to preserve natural landscapes, promote outdoor activities, and create scenic spaces for gathering and relaxation. The parkland aligns with the natural terrain, integrating elements such as rock outcrops and existing vegetation to maintain ecological continuity and support local wildlife.
- *Diverse Recreation Options:* The varied layout of the parkland is set to accommodate different recreational uses, from passive enjoyment to active pursuits. The proposed parkland is intended to strengthen community cohesion by creating more space for community events, picnics, and a variety of recreational activities. In doing so, the recreational space on the parkland will enhance the quality of life for residents while fostering a connection with the surrounding environment.

Please note that for multi-family developments, private amenity space will be provided as part of future developments, based on amenity space requirements set out by the District of Sechelt Zoning Bylaw.

Multi-Modal Trail Network

- *Connectivity and Accessibility:* SilverStone includes a well-planned network of multi-modal trails that link residential, mixed-use, and open space areas. These proposed trails provide safe and convenient routes for pedestrians, cyclists, and other non-motorized users, promoting active transportation options and reducing reliance on vehicles. They are designed to connect seamlessly with nearby neighborhoods and amenities, encouraging community interaction and promoting a healthier lifestyle.
- *Integration with Wildlife and Natural Corridors:* The proposed trail network is carefully designed to respect wildlife corridors and environmental features, such as streams and wetlands. Setbacks and pathways ensure minimal disturbance to these areas, allowing users to enjoy scenic routes while preserving habitat continuity for local fauna.

The combination of parkland and multi-modal trails fosters a sustainable and inclusive community environment, where residents can enjoy a balanced blend of urban amenities and natural landscapes. These spaces enhance social cohesion, encourage outdoor activity, and ensure that nature remains an integral part of the SilverStone experience.

8. HOUSING OVERVIEW

SilverStone presents distinct opportunities and challenges for housing development across three interconnected areas.

The site has significant potential for accommodating housing diversity along with incorporation of a neighbourhood centre and opportunities for mixed use development.

The development shows a natural progression of development intensity while maintaining the original environmental and topographic character of this region.

8.1 HOUSING TYPOLOGY

Creating distinctive and appealing neighbourhoods is an important goal of the OCP. There is a need to create neighbourhoods that respect preservation of natural site features and provide amenities such as open space and integrated walkways as part of balancing the diverse land uses.

The following section highlights different types of possible residential options for SilverStone, which will consider the site characteristics, anticipated target markets, and supplementary information available.

- *Single-Family Homes*

The majority of the housing in Sechelt is single family units. The development would like to provide some single family housing options to cater to the needs of families who will prefer this style of housing. The proposed land use plan shows approximately 15.59 acres of residential use which will accommodate single family housing.

The following multi-family options are being considered for the site. The proposed land use plan designates 56.23 acres of the total site area to multi-family residential which will consist of duplexes, triplexes, multiplex housing, townhouses and apartments.

The purpose of providing multi-family housing options is to accommodate diverse housing needs of different income groups and household types.

- *Duplexes and Triplexes*

As there is a need for affordable and smaller units for single adults and smaller families, we believe there is a need to develop diversity in Sechelt's housing stock to meet the changing needs of the population. Duplex and triplex designs in the proposed development will aim to provide flexible living options while maintaining the neighbourhood's character.

- *Townhouses*

To encourage more diverse housing types, ground-oriented housing forms such as townhouses, duplexes and cluster housing would be proposed as part of the housing mix. The townhouses will accommodate medium density housing and provide more housing options to choose from for the young and small resident groups.

- *Multiplex Housing (Quadplex and Small-Scale Multi-Unit Housing)*

Larger multiplex buildings will balance density with livability through comprehensive site planning and design. These structures typically feature a mix of unit sizes, communal amenities and landscaping that creates a sense of community within the development.

- *Apartments*

Apartment buildings will be designed to maximize density to accommodate open space and minimize environmental impacts, while providing residents with access to walkable

neighbourhood and access to amenity spaces. These buildings will provide higher density and affordable housing options to cater the needs of different demographic groups.

- *Commercial/Retail (Neighborhood Center)*

The future Quarry Village at SilverStone is envisioned to be a compact, sustainable urban community and vibrant hub outside of the downtown core. The village will include local services and amenities including daycare, a pharmacy, retail shops and restaurants plus open spaces. The mixed-use village will be designed to encourage residents and visitors to live, recreate and move through the new community without the need for vehicles. It will truly be a complete community.

The commercial/retail buildings would feature ground-floor retail or services with upper-level housing, providing convenient access to amenities for residents. The purpose of this designation is to provide compatible commercial uses in the neighbourhood. This will also promote jobs and employment in proximity.

Land-Use Designations	Single Family	Duplex & Triplex	Multiplex	Townhouse	Apartments	Commercial/Retail
Design Principles	<ul style="list-style-type: none"> • Prioritizes indoor-outdoor living and energy efficiency • Features large windows and open floor plans • Blends coastal elements (wood, stone, gabled roofs) • Incorporates regional architectural styles and materials 	<ul style="list-style-type: none"> • Provides flexible living options while maintaining cohesive neighborhood aesthetic • Incorporates shared outdoor spaces • Blends with surrounding single-family homes • Incorporates regional architectural styles and materials 	<ul style="list-style-type: none"> • Balances density with livability • Features a mix of unit sizes • Incorporates regional architectural styles and materials 	<ul style="list-style-type: none"> • Capitalizes on views • Features large windows, open floor plans and private patios/balconies • Incorporates regional architectural styles and materials 	<ul style="list-style-type: none"> • Prioritizes scenic views and natural lighting • Includes shared amenity spaces • Incorporates regional architectural styles and materials 	<ul style="list-style-type: none"> • Blends commercial and residential elements • Creates walkable communities • Features ground-floor retail/services and upper-level housing • Incorporates regional styles and materials
Building Form Options	<ul style="list-style-type: none"> • Ranges from coastal cottages to modern farmhouse styles • 1 to 2 stories, not including basement • Emphasizes distinct coastal features 	<ul style="list-style-type: none"> • Side-by-side or stacked configurations • Maintains single-family appearance from street • Provides private yard space and parking 	<ul style="list-style-type: none"> • Varies in number of stories • Uses diverse massing strategies to reduce visual bulk • Features appropriate setbacks, landscaping and amenity spaces 	<ul style="list-style-type: none"> • 2 to 3 stories • Provides ground-level entrances and / or communal parking areas with private drive aisle • Features shared walls between units 	<ul style="list-style-type: none"> • Ranges from low-rise (3-4 stories) to mid-rise (5-8 stories) • Provides shared amenities • Incorporates comprehensive site planning to minimize impacts 	<ul style="list-style-type: none"> • Ranges from 2 to 5 stories • Commercial uses at ground level and residential uses in the upper floors • Incorporates comprehensive site planning to maximize the existing site elements
Photo Examples						

Figure 16: Housing Typology Table

This typology framework aligns with the vision of creating a cohesive, inclusive, and environmentally sensitive development, catering to a wide range of housing needs while maintaining the natural character of the SilverStone site.

8.2 BUILDING FORM OPTIONS

- *Single-Family Homes*

Single-family home designs in the Sunshine Coast region offer a diverse range of architectural styles, from classic coastal cottages to modern farmhouse-inspired dwellings. One-story and two-story layouts are common, with distinct coastal features.

- *Duplexes and Triplexes*

Duplex and triplex buildings in the Sunshine Coast region are designed to blend in with the surrounding single-family homes. These smaller, multi-unit structures can take the form of side-by-side or stacked configurations, but maintain a cohesive, single-family appearance from the street. Each unit is typically afforded dedicated entrances, yard space, and parking, creating a sense of privacy and independence within the overall building envelope.

- *Townhouses*

Townhouse designs in the Sunshine Coast region typically feature two to three stories, with units having a dedicated ground-level entrance or communal parking areas accessed via private drive aisle. Side-by-side or stacked units may share a common wall but maintain distinctive architectural features to create visual interest along the streetscape.

- *Multiplex Housing (Quadplex and Small-Scale Multi-Unit Housing)*

Multiplex buildings in the Sunshine Coast region balance increased density with neighborhood characteristics. These structures, which vary in building heights, incorporate a variety of massing strategies to break up their visual bulk, including architectural styles that blend in with the surrounding context and draw inspiration from other built forms in the region. Appropriate setbacks, landscaping, and amenity spaces help to create a sense of community within the development while minimizing environmental impacts.

- *Apartments*

Apartment buildings in the Sunshine Coast region are designed to maximize density and minimize environmental and topographical impacts, while providing residents with access to scenic views, natural light, efficient floor plans, and shared green spaces. Architectural styles in this area often incorporate regional influences and materials.

- *Commercial/Retail*

Commercial/retail use development will combine commercial or retail spaces on the ground floor with residential units above. Building forms may range from two to four stories, with the commercial component occupying the ground floor and upper levels devoted to

apartment or condominium units. Architectural features similar to the ones seen in multi-story developments, including the use of local materials and comprehensive site planning can help unify commercial and residential elements to provide a complete and walkable community feel.

9. CONCLUSION

The OCP Amendment land use plan for SilverStone provides a comprehensive framework to guide future development in a manner that is environmentally responsible, context-sensitive, zoning compliant and aligned with the District's long-term planning objectives. The plan supports a balanced mix of residential, commercial, and institutional uses while respecting the site's unique natural and topographical characteristics.

The plan emphasizes the importance of open space, parkland, and trail corridors in maintaining key ecological features and establishing clear connections throughout the neighbourhood. These components ensure adequate public access, support active transportation, and form the structural framework for future subdivision and development planning.

The land use concept has been designed to thoughtfully balance future housing needs with ecological preservation, recreational opportunities, and improved neighbourhood connectivity. The inclusion of commercial and institutional uses establishes a small service hub that will support surrounding residential areas and contribute to a walkable, connected community.

Overall, the SilverStone OCP Amendment land use plan establishes a clear and sustainable development framework that responds to community needs, enhances local amenities, and supports the creation of a complete, resilient community. It provides the direction necessary for future detailed planning and development approvals, ensuring coordinated and responsible growth over time.



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201 - 12448 82ND AVENUE, SURREY, BC V3W 3E9 | WWW.APLINMARTIN.COM | (604) 597-9058

SilverStone OCP Amendment

By: Greypointe Properties

**Welcome to the project presentation for the SilverStone OCP
Amendment - District of Sechelt Official Community Plan Amendment
Bylaw No. 492-32, 2023**

**Presenter: Maggie Koka, MCIP, RPP
Aplin & Martin Consultants Ltd.**

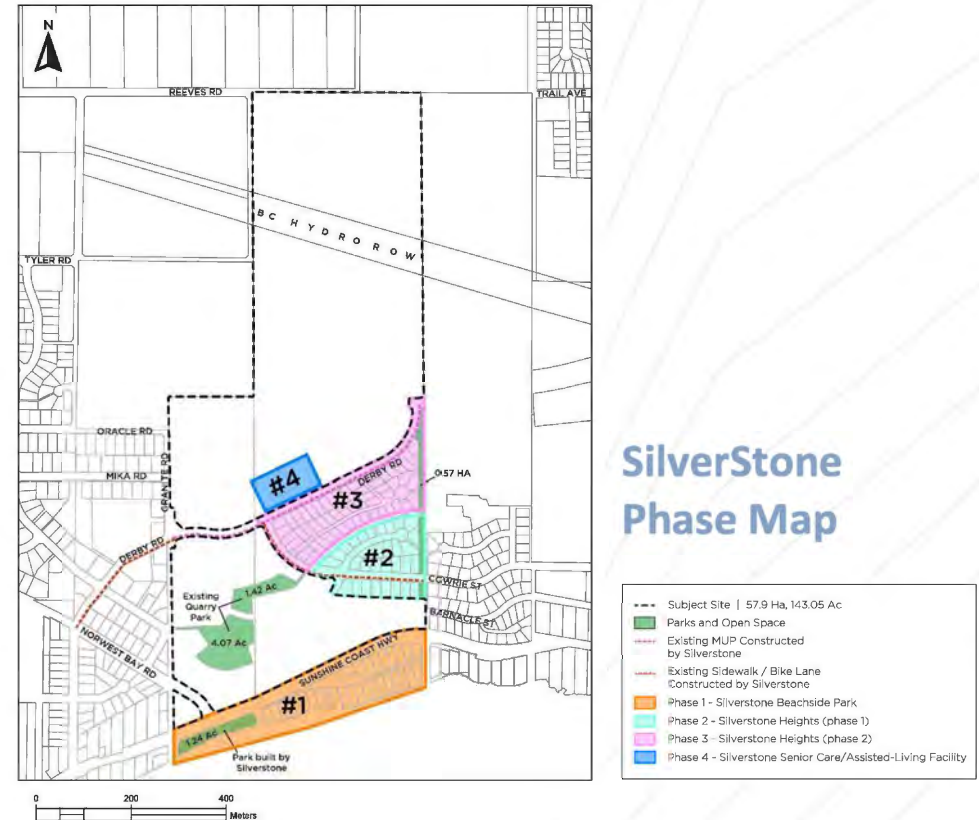
Project History

The SilverStone Project began in 2005 with a 30-lot waterfront development along the Strait of Georgia.

Over more than two decades, the SilverStone lands have evolved through structured planning and development, laying the groundwork for the community that exists today.

Community Amenity Contribution Summary

- **Trails, MUPs and Active Transportation** – Multi-use pathways strengthen pedestrian and cycling connectivity.
- **Parkland and Green Space** – Dedication of SilverStone Beach Park and Quarry Park, along with protected buffer areas and the establishment and extension of a 15-meter green buffer.
- **Infrastructure and Servicing Improvements** – Enhanced stormwater management, watermain upgrades, sanitary capacity assessments, and geotechnical and hydrogeological studies.



Covenant & Master Development Agreement (MDA)

Covenant and MDA

- The restrictive covenant CA3315855 currently registered on SilverStone lands, was established to require the developer to register a Master Development Agreement (MDA).
- MDA ensures coordinated phasing and allows time to understand long-term housing needs and expectations, therefore allows appropriate time to understand how this community would build out over time.

MDA Requirements

- The updated OCP will form the foundation of the MDA, which sets the sequencing and timing for future housing delivery to meet Sechelt's housing needs.
- MDA outlines roles, responsibilities, and financing for future infrastructure and community amenities.
- Unlike a Neighbourhood Plan, the MDA provides certainty and avoids a piecemeal development approach, enabling full delivery of parks rather than fragmented sections over decades.

OCP Amendment

Why an OCP Amendment Is Required?

A restrictive covenant on title requires the creation of a Master Development Agreement (MDA). Before the MDA can be prepared, the applicant has been requested by the District to review and update the OCP plans in order to:

1. Respond to provincial legislation - Bill 44 (missing middle housing) and Bill 46 (streamlined infrastructure/amenity delivery).
2. Reflect and support the District's Community Land Development Analysis (CLDA) and the current OCP update.
3. Support the housing goals identified in the District's Housing Needs Study.
4. Integrate the framework and updates of the District's Transportation Network Master Plan.
5. Establish a clear land use framework for future rezoning applications and coordinated development.

This OCP Amendment:

- Provides updated land use designations.
- Defines transportation network, parks, trails, and MUPs.
- Propose potential housing typologies.
- Supports a coordinated planning approach rather than piecemeal development.

Once adopted, the amendment becomes the foundation of the MDA.

Proposed Land Use

Existing



Proposed



Key Transformations:

- ✓ Increase Housing Options and Multi-Family Residential Areas
- ✓ Establish Neighbourhood Centre
- ✓ Support Institutional Land Use
- ✓ Expand Parks and Open Space
- ✓ Preserve Agricultural Land
- ✓ Protect the Environment and Sensitive Ecosystems

Background of Sechelt Transportation Network Master Plan Update

- The District of Sechelt is updating its Transportation Network Master Plan to address growth, rising population, and new community needs.
- After SilverStone's Land Use Plan received second reading in March 2025, the District requested revisions to align its new road network with the updated Transportation Plan.
- Minor adjustments to the road layout required the project to return for a second reading in October 2025.



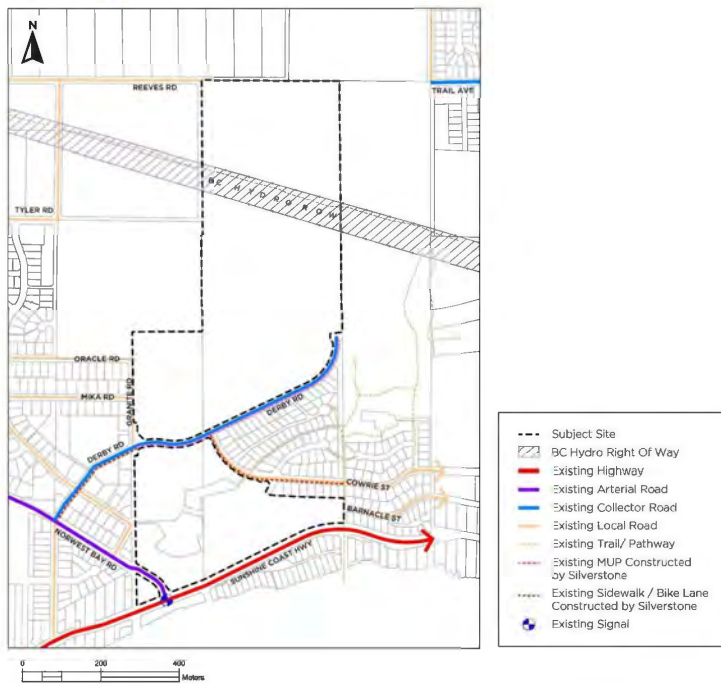
March 2025



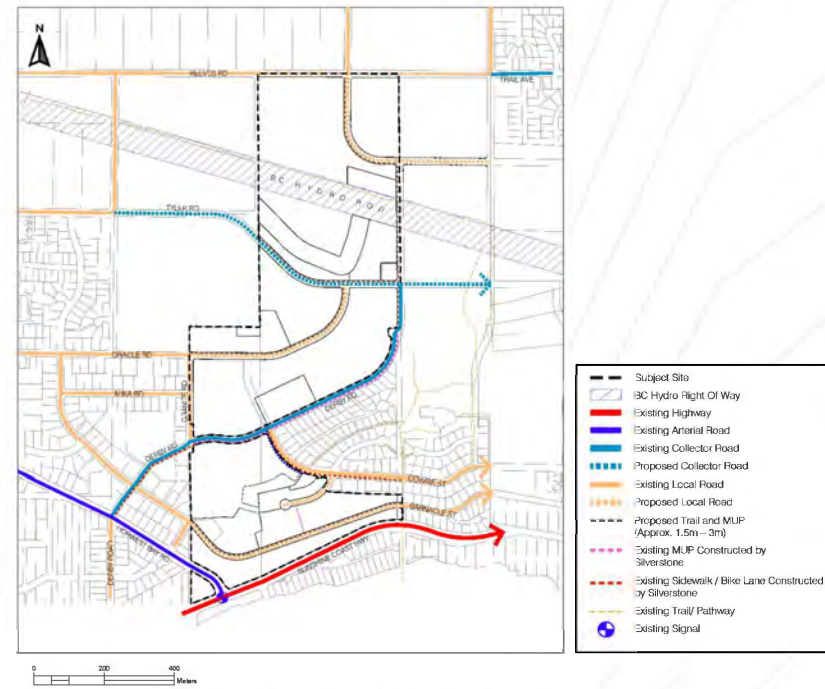
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Transportation Network

Existing



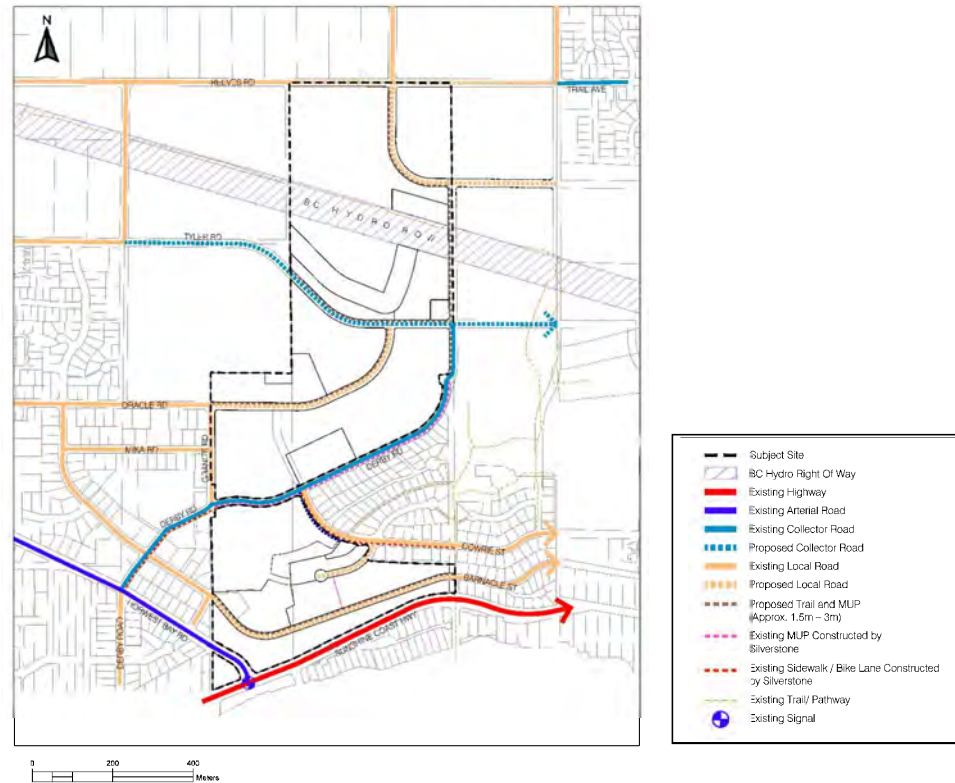
Proposed



Transportation Network

Proposed Transportation Plan

- The proposed SilverStone OCP transportation plan now is fully aligned with Sechelt Transportation Network Master Plan.
- Emphasizes enhanced road connectivity through the addition of new local and collector roads.
- Pedestrian and cycling infrastructure are integrated throughout the existing and proposed network, including multi-use pathways and trail connections.
- Derby Road will serve as the primary access route for the two proposed rezoning developments.
- These improvements will strengthen vehicular, pedestrian, and cycling connectivity in West Sechelt.



Studies and Assessments

A comprehensive suite of studies was completed to evaluate site conditions, sustainability, and overall feasibility.

Environmental Studies

- Active Earth Engineering Consulting completed an environmental assessment.

Slope Analysis

- CREUS Engineering Ltd. Analysis undertook the steep slope analysis, indicating areas with rock outcrops and varying slopes.

Archaeological Studies

- WSP Canada Inc. conducted a preliminary field reconnaissance (PFR) and record 3 archaeological potential sites (AOPs).

- Aplin Martin completed a comprehensive Stormwater Management Plan, designing a phased drainage system that meets DoS Bylaw #430 requirements.

Geotechnical and Hydrogeological Studies

- MDM Groundwater Consulting Ltd. completed preliminary geotechnical and hydrogeological reviews to support safe development of the site.



Stormwater Management Plan & Drainage Management

Parks and Trails

Existing



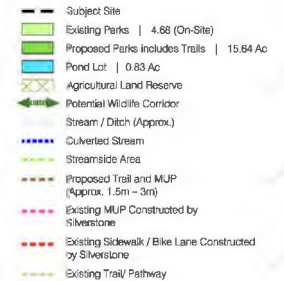
- Existing Quarry Park (4.68 acres)
- Off-site greenbelt along eastern portion of site (1.53 acres)
- SilverStone Beach Park (1.24 acres)



Proposed



- 15.64 acres of new park and open space dedication
- A network of 1.5–3.0 m wide multi-use trails integrated throughout the community
- Trail system designed to respect wildlife movement and riparian areas



Conclusion

This OCP Amendment represents a coordinated, forward-looking planning framework that:

- Aligns with provincial legislation and Sechelt's updated OCP.
- Protects the environment and sensitive ecosystems.
- Integrates transportation, parks, trail system, and housing.
- Continues a long history of community amenity contributions.
- Supports a complete, walkable, resilient neighbourhood for West Sechelt.

Thank you

We appreciate Council's time and consideration, and we welcome any questions.