

Part 9 - Definitions

The following terms are used in the OCP. OCP land use designations are shown in bold brown print.

Accessibility

The degree to which buildings, public spaces or products are accessible by as many people as possible. Accessibility is related to universal design principles aimed a design of environments to be usable by anyone without need for adaptation or specialized design.

Accessible Housing

A dwelling that has a no-step entry giving continuous access to passable doorways and hallways, and an accessible washroom and living area in order to provide basic access for people of all ages and abilities. Further specifications may be provided by the District.

Adaptable Housing

An accessible dwelling unit with certain design and construction features that allow future accessibility modifications at minimal cost to suit the changing needs of residents over time, to reduce the cost of future adaptations, and to allow aging in place. Further specifications may be provided by the District.

Affordable Housing

Housing that is affordable to low or moderate-income households or that has features that the private market generally does not provide, and where no more than 30% of the household's gross income is spent on housing.

Agriculture

This designation applies to ALR lands, and supports agriculture, agri-tourism and related uses.

Aquaculture

This designation provides for the hatching, rearing and harvesting of finfish and shellfish, and only in the case of the .35 ha (.86 acres) portion of lands located at 7333 Sechelt Inlet Road, shown shaded on the Future Land Use map - Schedule C2A, includes fish processing and the commercial growing of plants.

Base Density

Means the lower specified density for a site as determined by the future land use designation shown on Schedule C.

Business and Industry

This broad designation provides for a wide range of business and industrial uses that contribute to the economic activity of the District. Specific uses will be determined through the zoning process, subject to OCP policies.

Business Park

Means a comprehensively designed mix of industrial and commercial uses, and may include live/work premises.

Civic, Institutional and Utilities

This designation includes recreational, educational, civic, cultural and religious facilities, care facilities such as assisted living and extended care facilities, other institutional uses and public utilities/infrastructure.

Clustering or Cluster Housing

Means the concentration of residential units on a portion of the site to retain open space.

Community Amenity

A contribution of benefit to the community that is determined through the development approval process, and may include affordable or special needs housing, daycare, park and open

space land, infrastructure, public art, plaza, streetscape improvements, community facilities or cash-in-lieu.

Community Flood Hazard Mitigation Strategy

A flood hazard mitigation strategy developed by a Qualified Professional for the local community or neighbourhood scale and adopted by the District of Sechelt. A Community Flood Hazard Mitigation Strategy is intended to define proactive flood protection goals for a broad area, leading to transparent and cohesive flood mitigation requirements for each development.

Conservation Design

A density-neutral alternative to conventional subdivision or development patterns, which increases the amount, quality and contiguous nature of open space by compact arrangements of residential units and accompanying infrastructure such as roads and parking areas, typically resulting in at least 50% open space.

Creek Fan

A landform built over geologic time, generally consisting of alluvial materials transported by creek flows and progressively deposited at a delta, estuary or other creek outlet.

Density Bonus

An increase in the allowable number of dwelling units or floor area on a parcel of land in exchange for an amenity provided by the developer for the community.

Destination Resort

Means a comprehensively planned development with residential units and/or short-term visitor accommodation, developed with a range of on-site recreation facilities and related commercial uses such as golf course or marina.

Development – means any activity carried referred to in Section 920.1 of the *Local Government Act* and includes the:

- removal, alteration, disruption or destruction of vegetation;
- disturbance of soils (grading, removal, deposit);
- construction or erection of buildings or structures, including expansion of existing structures;

- creation of impervious or semi-impervious surfaces;
- construction of roads, trails, docks, wharves and bridges;
- flood protection works;
- development of drainage systems
- development of utility corridors
- provision and maintenance of water and sewer services;
- subdivision as defined in section 872 of the *Local Government Act*.

Development Cost Charge (DCC)

Is a charge assigned to new developments to compensate for the cost of providing additional service capacity necessary to accommodate growth.

Downtown Centre

This designation is the primary location of retail, office, tourist commercial, cultural and civic facilities, including residential and mixed residential/commercial use uses.

FAR (Floor Area Ratio)

The gross floor area of a building divided by the lot area. For example if a 4000 sq.ft. home was built on a 10,000 sq.ft. lot, the FAR would be 0.4.

Fish Bearing

A stream in which fish are present or potentially present if introduced barriers or obstructions could be removed or made passable by fish.

Fish Hatchery

This designation provides for the growing and breeding of fish, shellfish, mollusks, crustaceans and marine algae and in the case only of that .35 ha (.86 acres) portion of the lands located at 7333 Sechelt Inlet Road shown shaded on the map attached as Schedule "C2A" to this Bylaw, includes the processing of sturgeon and sturgeon roe grown on the hatchery site.

Floodproofing

Elevating a building structurally or on fill to reach the prescribed Flood Construction Level or Minimum Building Elevation.

Floodway

An area kept low and free of development for the purposes of conveying flood waters in the event of a major flood. Floodways may be natural (e.g. a watercourse) or may be designated as such in floodplain areas to promote safe flood conveyance in the event of channel avulsion or dyke failure.

Groups in Need

Priority groups that are in need of Affordable Housing as identified by the District and derived from the Sunshine Coast Affordable Housing Study 2006 or updated studies.

High Water Mark

The visible high water mark of stream where the presence and action of water are so common and usual, and so long continued in all ordinary years as to leave a mark on the soil of the stream banks, above which there is a change in the character of soils and vegetation.

Infill Development

Refers to new or reconfigured development occurring within an existing residential area, for example, where a single family home may be replaced with a duplex.

Intensive Residential Use

Means a range of compact, ground-oriented housing forms, including duplex, triplex, row housing, townhouse, carriage house or laneway cottages or small lot subdivisions.

Liff

The difference in residential development potential between existing zoning and proposed zoning.

Light Industrial

Means a range of economic activities that are characterized as lower in intensity, cleaner, and are able to control the external

effects of the use. Typical uses include assembly, distribution, repairing, storage and transport of good, packaging, fabrication of materials and products from previously manufactured materials.

Low Density Residential

This designation applies to residential lands outside the sewer service area and/or with topographic constraints that require larger lot sizes, typically 2000m² (½ acre) or larger.

Manufacturing and Processing

Means industrial uses that involve production of products from raw material or previously processed materials, as well as transportation, bulk handling, storage and trucking industries. The uses may require significant outdoor storage or works yards, and may involve noise, emissions or other impacts.

Marine Access

This designation indicates land, foreshore or water areas used for commercial and/or public wharf and marina facilities.

Maximum Density

Means the maximum density achievable based on amenities provided.

Mixed Residential / Commercial Neighbourhood (including former "Silverback" lands)

This designation provides for the development of a new neighbourhood featuring: *Parks and Open Space; Civic, Institutional and Utilities; Agriculture; a Neighbourhood Centre; Low Density Residential; Residential; and Multifamily / Mixed Residential with a Base Density of 1,000 residential units per 170.0 hectares and a Maximum Density of 1,360 residential units per 170.0 hectares*

Multifamily/Mixed Residential

This designation provides for variety of housing forms including apartment, townhouse, and ground-oriented forms such as cluster housing, small lot single family, duplex, triplex uses.

Neighbourhood Centre

This designation provides for a mix of convenience commercial uses, community amenities/institutional uses and multiple family housing, intended to serve and provide a focal point within the local neighbourhood.

Parks and Open Space

This designation applies to lands intended for public open space and recreation use, also includes public lands used for commercial recreation such as golf courses and lands protected for environmental purposes.

Qualified Environmental Professional

Means an applied scientist or technologist, acting alone or together with another environmental professional, if the individual is registered and in good standing with an appropriate professional organization, and the individual is acting within that individual's area of expertise.

Qualified Professional

Means a professional with appropriate education, training and experience, fully insured and in good standing with the appropriate professional association to undertake the work or assessment required

Ravine

A narrow steep sided valley with slope grades greater than 3H:1V (33%).

Riparian Areas

The moist, nutrient rich lands adjacent to streams, which are transitional areas between aquatic and terrestrial (upland) ecosystems.

Regional Centre

This designation provides for commercial uses that serve a broad retail market, and require exposure to major arterial roads and larger site area than typically available in the downtown.

Residential

This designation provides for single family residential use with a range of lot sizes, but also allows low-density multifamily on larger sites.

Resort Potential

This designation indicates properties in unique locations with potential for tourist commercial or destination resort development, subject to OCP policies.

Resource

This designation applies to lands designated as Provincial Forest, Community Forest, Private Managed Forest, as well as lands with potential sand and gravel reserves. Also allows for rural living on large parcels.

Rural Residential

This designation provides for small acreages that offer a rural lifestyle or buffer between ALR lands and residential areas. Also includes steeply sloped lands not suitable for urban use.

Shoreline Conservation and Recreation

This designation applies to the marine waters and shoreline areas that are to be preserved in a natural state, providing also for public recreation use (extends to municipal boundary 300m outward).

Small Lot Subdivision (or small lot housing)

Means a single family subdivision with lot sizes from 350-600 sq.m. (3770 - 6460 sq.ft.) with an average size of 500 sq.m. (5005 sq.ft.) or less.

Special Infill Areas

This designation applies to special properties or areas where additional density and/or a mix of housing types are supported. More detailed planning is required prior to rezoning of any of these areas. See special policies for each numbered area.

Steep Slopes

Lands in their natural state with a slope angle of 20% or greater for a minimum horizontal distance of 10 metres.

Stream includes any of the following that provides freshwater fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).

Streamside Protection and Enhancement Area (SPEA)

The area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream. The size of the SPEA is determined according to the *Riparian Area Regulation* on the basis of a report provided by a qualified environmental professional in respect of a development proposal.

Tourist Commercial

This designation allows for tourist accommodation and related uses, including commercial marinas, restaurants, and similar uses.

Transition Commercial

This designation provides for small scale, limited commercial uses which create a transition between commercial and residential areas in the Downtown.

Urban Containment Boundary (UCB)

This boundary contains lands that will accommodate the majority of new residential development, servicing infrastructure and community uses. Lands outside the UCB contain agricultural, resource and rural lands.

Village Residential Infill

This designation applies to properties in the Downtown Village with rear lane access, where rezoning will be considered to provide for small-scale, incremental infill with duplex and laneway cottages/carriage homes.

Watercourse means any of the following:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, stream, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

Working Waterfront

This designation provides for light industrial uses and marine businesses/transportation services which depend on access to the marine waters (such as floatplane, barge services, marinas, marine services, boat-building etc.)