

4.4.28 The Comprehensive Residential Development Designation may support applications to zone lands for Comprehensive Development in the Shelter Bay area subject to the following:

- The provision of a comprehensive development plan;
- Environmentally sustainable development practices;
- A wildlife management plan;
- A greenways/trail strategy;
- A landscape plan incorporating native species;
- The protection of environmental and scenic land values;
- Where site preparation and building construction measures to increase fire protection measures in accordance with the BC FireSmart Manual are considered;
- Where the provision of amenities including community gardens, trails/greenways, natural areas and greens spaces and affordable/accessible housing is provided;
- Where developments can demonstrate consideration for green construction standards which could include Leadership in Energy and Environmental Design (LEED) ratings;
- Provision of potable water as required to meet the standards set out by Interior Health and the CSRD Subdivision Servicing Bylaw for a community water system;
- Where community sewer systems are provided cluster developments are supported with a maximum permitted density not to exceed 1 unit per 2 ha. Residual land will be designated for conservation or park use through zoning, restrictive covenants, a conservation agreement or through CSRD Parks and Recreation ownership;
- A minimum parcel size of 1 ha for sites on independent on-site sewer systems, recognizing that provincial standards may require larger parcel sizes under certain slope and soil conditions and near a water course;
- Understanding from owners that "soft services" available in the Arrow Lake Community will be proportional to the extent of development. Soft services include RCMP, education, medical and emergency services.

4.4.29 A mix of appropriate recreation residential uses, commercial uses and resort amenities are supported within the Comprehensive Residential Development Designation in the Shelter Bay area.

4.4.30 Notwithstanding Section 4.3.25 the maximum density of dwelling units for land designated Comprehensive Residential Development format in the Shelter Bay Area is 1 dwelling unit/ 2 ha.

4.4.31 Notwithstanding Section 4.3.26 the residential units in Residential Cluster format (lots or strata) in the Shelter Bay Area may have a minimum site footprint of 0.2 ha for sites adjoining lake frontage.

Shelter Bay Environmental Development Permit Area 1

Designation

4.4.32 The Shelter Bay Environmental Development Permit Area 1 (SBEDP1) is designated under Section 919.1(1)(a) of the Local Government Act and applicable provisions of the Community Charter for the protection of the natural environment, its ecosystems and biological diversity.

Area

4.4.33 The Shelter Bay Environmental Development Permit Area 1 pertains to Shelter Bay as shown on Figure 4.3.

Justification

4.4.34 The goal of the SBEDP1 is to prevent and mitigate potential negative impacts on the natural environment from large scale development as outlined in the Guidelines below. The community recognizes the desirability of living in this unique place but wants to ensure that the ecosystems and natural quality of the area are upheld.

Guidelines

4.4.35 A development permit is required, except where exempt under Exemptions Section 4.4.37, for large-scale residential, commercial and industrial development, defined as:

- a. Removal, alteration, disruption or destruction of vegetation involving more than 100 m² of vegetation coverage area;
- b. Construction or erection of buildings and structures with a sum total footprint in excess of 200 m²
- c. Creation of non-structural impervious or semi-impervious surfaces in excess of 100 m²; or
- d. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels.

4.4.36 A Shelter Bay Environmental Development Permit may be issued once the following guidelines have been met:

- a. A professionally prepared report completed by a Qualified Professional that identifies wildlife, plants, and plant communities, wildlife corridors, aquatic animals and high value habitat, and recommends:
 - i. Development patterns and servicing to minimize impact on rare, endangered or sensitive wildlife plants;
 - ii. Mitigation and enhancement strategies; and
 - iii. Storm water management plans that maintain predevelopment water quality and quantity.

Exemptions

4.4.37 The SBEDP1 does not apply to the following:

- a. The construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- b. Institutional development containing no residential, commercial or industrial uses;

- c. Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the Local Government Act.

Shelter Bay Hazardous Lands Development Permit Area 2

Designation

4.4.38 The Shelter Bay Hazardous Lands Development Permit Area 2 (SBHLDP2) is designated under Section 919.1(1)(b) of the Local Government Act and applicable provisions of the Community Charter for the protection of development from hazardous conditions.

Area

4.4.39 The Shelter Bay Hazardous Lands Development Permit Area 2 pertains to all areas with slopes in excess of 30% within the Shelter Bay area as shown on Figure 4.3.

Justification

4.4.40 The goal of the SBHLDP2 is to protect development from hazardous conditions where steep slopes may pose a potential landslide risk. The purpose of the SBHLDP2 is to:

- a. Protect against the loss of life;
- b. Minimize property damage, injury and trauma associated with landslide events;
- c. Ensure development in steep slope areas is designed and engineered to provide for a high level of protection from ground instability and/or slope failure.

Guidelines

4.4.41 To protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, the CSRD discourages development in steep slope areas. Where steep slope areas are required for development, development permits addressing steep slopes shall be in accordance with the following:

For Subdivision, either 1 or 2:

1. Submission of a report by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering.
 - a. The report, which the Regional District will use to determine the conditions and requirements of the development permit, must certify that the land may be used safely for the use intended.
 - b. The report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.
 - c. The report should include the following types of analysis and information: