

## E. West Porpoise Bay

West Porpoise Bay contains a mix of residential uses mainly along the shoreline, with large areas of relatively flat agricultural and rural land on the upland that give a sense of open space to the neighbourhood. Much of the area has scenic views of Sechelt Inlet and the mountains beyond, and considerable portions of the neighbourhood remain forested. The neighbourhood is also home to a number of important community uses, including Kinnikinnick Park, the Sechelt Arena, the Sechelt Golf and Country Club and Kinnikinnick Elementary School. These facilities serve the broader regional population as well as the local neighbourhood. West Porpoise Bay contains a number of important natural features, including Cook Creek, the “Duck Pond” and Carroll Brook, as well as the sheltered intertidal foreshore of Porpoise Bay. Snake Bay is considered a highly sensitive foreshore area, and restoration of this waterfront site after recent development activity is a priority. The residential community consists of well-established residential areas close to



*West Porpoise Bay contains agricultural and rural lands, forested lands, major parks and community facilities, as well as residential uses along the shoreline and upland areas.*

the Downtown, and in Sunshine Heights, as well as newer subdivisions as part of the Shores development in the northern area. There are considerable opportunities for infill development in this neighbourhood, particularly in the **Special Infill Areas** closer to the Downtown.

### Issues

- Retaining the rural character and parcel sizes remains a key issue for this area. During preparation of the original West Porpoise Bay Neighbourhood Plan in 2003/04, the main issue of concern was whether more intensive residential use was warranted for the 2.0 hectare (5 acre) rural parcels above the Shores. Based on discussions with the community, and the considerable infill potential in West Sechelt, no change to the rural lands was recommended at that time. These conditions are still relevant, and no change to the rural lands is supported at this time.
- Implementation of a high level of environmental protection for future development is a second major issue for this neighbourhood. Stronger policies regarding riparian areas and use of Development Permits for developments (including single-family uses) have been incorporated in the overall Sechelt OCP policies.
- A number of transportation concerns have been identified, including the fragmented and discontinuous road network; need for more direct access to the golf course, arena and Kinnikinnick Park; desire for paving of rural roads, and desire for more transit service. Development of the Tyler Road/Trail Avenue connection in the near future should help with some of these concerns. However, other residents are keen to retain the more rural road system, and do not want to improve the connectivity through the neighbourhood. Improved pedestrian safety remains a priority.

## Vision, Identity and Goals

- To retain the unique mix of rural, residential, agricultural and recreational uses that characterize the neighbourhood, and support rural land uses such as hobby farms on small acreages.
- Provide sufficient land for future residential development, while preserving a balance between the residential and rural uses.
- To protect the natural features, including streams and shoreline habitats within the neighbourhood.
- To protect the public waterfront through improved beach access points, and preventing intrusions from upland properties into the foreshore.
- To improve the trail and road network links to the Downtown and to West Sechelt.

## Special Policies for West Porpoise Bay

### Residential Growth

1. New residential development that provides for a mix of housing types as shown is supported in locations shown on Schedule C, consisting of:
  - a) Mixed single family residential lot sizes in the areas designated as **Residential**. This includes large lots in the "Shores" area, with lots averaging 900 sq.m. (9690 sq.ft.) or more, and a mix of single family lot sizes in other single family residential areas, typically averaging 700 sq.m. (7535 sq.ft.) in size;
  - b) Mixed housing types within **Special Infill Areas**;
  - c) **Rural Residential** on large parcels, including ALR and non-ALR lands.
2. OCP policies provide for intensive residential uses on large parcels of at least 0.4 ha (approx. 1 acre) within the **Residential**. Housing forms such as duplex, townhouse or small lot subdivisions may be considered, subject to site-specific

rezoning, provision of open space and compatibility with adjacent uses.

3. **Rural Residential** lands provide for small acreage living and provide a buffer between residential and ALR lands. Redesignation of rural lands for residential use is not supported until lands within the Urban Containment Boundary are substantially infilled (see OCP Growth Management policies).

### Agricultural Use

4. Lands designated as **Agricultural** will be used for agricultural and related uses in accordance with OCP policies.

### Special Infill Areas

5. Large parcels identified as **Special Infill Areas #5 and 6** are suitable for a mix of housing types. Within these areas, preservation of creeks, riparian areas and forested slopes, and provision of parkland is a priority for the site planning. Rezoning to a mix of single family and lower density multiple family (duplex, townhouse, cluster housing) will be considered if the comprehensive plan provides a high level of environmental protection and is compatible with the adjacent residential area.

### Commercial

6. Commercial uses such as restaurant, pub, concession and similar uses directly associated with the commercial recreation facilities at the Sechelt Arena and Golf and Country Club are supported.
7. Tourist accommodation directly associated with the Sechelt Golf and Country Club may be supported, subject to site specific rezoning of a detailed development proposal, approval by the Agricultural Land Commission and Land and Water B.C., as well as issuance of a Development Permit by the District of Sechelt to regulate the form and character of commercial development.

### *Environmental Protection*

8. New developments are required to protect and enhance all stream corridors, and follow sustainable development practices to ensure new developments fit with natural site contours, minimize loss of trees and vegetation and disturbance to steep slopes. Development Permit Area guidelines in Part Eight of the OCP apply to steep sloped, streamside and waterfront properties.

### *Park, Trail and Open Space Priorities*

9. West Porpoise Bay contains significant park and recreation resources, including the large community park (Kinnickinnick Park), the Sechelt Arena and the Sechelt Golf and Country Club (commercial recreation facility). Large areas of open space are also provided by the low-density agricultural and rural areas of the neighbourhood. Beach access points and informal walking trails are the most often used park and open space facilities.
10. Park, recreation and open space priorities are:
  - (a) Development/restoration of the waterfront trail and park dedicated at Snake Bay (Concordia Homes) subdivision.
  - (b) Enhance stream corridors.
  - (c) Safe and improved pedestrian connections to the Downtown and West Sechelt, including continuous sidewalk along Trail, Reef and Shoal roads.
  - (d) Acquire the "Duck Pond" as park at time of subdivision of Plan 17163 and retain as a natural park area.
  - (e) Acquire neighbourhood park, trail links and protect the Cook Creek stream system as part of any residential development of DL 1471 or DL 1647.
  - (f) Any development or subdivision adjacent to the waterfront or streams shall provide a linear pedestrian right-of-way parallel to the shoreline or stream, of at least 3.0 m width, exclusive of any required riparian setback.

- (g) Redevelopment in DL 1509 provides an opportunity in the longer term for a park area to serve the needs of this central portion of the West Porpoise Bay neighbourhood. The park area may be integrated with waterfront access and/or stream protection.

### *Road Network and Pedestrian Links*

11. Development of the section of the Tyler/Trail road link is a priority for the neighbourhood, and should be obtained as part of any development that occurs.
12. Extension of Lighthouse Road north of Shoal Way is not supported due to impacts on Kinnickinnick Park.
13. Continuous sidewalks should be developed on both sides of the Trail/Reef/Shoal Way portion of the collector road.

**West Porpoise Bay Future Land Use – see preceding map which combines West Sechelt and West Porpoise Bay.**