

**TOWN OF PORT MCNEILL
BYLAW NO. 605, 2009**

A bylaw to amend Bylaw No.490, 1997 being the Town of Port McNeill Official Community Plan Bylaw.

WHEREAS the Local Government Act authorizes a local government to adopt an Official Community Plan Bylaw and make such amendments as permitted by that Bylaw and the Local Government Act;

AND WHEREAS the Council of the Town of Port McNeill deems it expedient to amend a portion of Bylaw No. 490, 1997;

NOW THEREFORE the Council of the Town of Port McNeill in open meeting assembled enacts as follows:

1. Schedule A of the Town of Port McNeill Official Community Plan Bylaw 490, 1997 is amended with the addition of 4.2.6 to 4.2.6.3 as attached:
2. By amending Uses for Part of Fractional East ½ of Section 18, Township 1, Rupert District, except part in Plans 31167 and 36998 from A-1 Rural to CD -1 Comprehensive Development 1.
3. That this Bylaw may be cited as the "Town of Port McNeill Official Community Plan Amendment No. 605, 2009.

Read a first time the 2nd day of March, 2009.

Read a second time the 6th day of April, 2009.

Read a third time the 27th day of April, 2009.

Finally reconsidered and adopted on the 4th day of May, 2009.



Mayor



Corporate Administrator

Certified to be a true and correct copy of Bylaw No. 605, 2009 as adopted.



Corporate Administrator

SCHEDULE A

4.2.6 Comprehensive Development Policies

The Hoy Bay neighborhood has been recognized as being situated for the orderly expansion of the existing town. As noted earlier in Section 3.5.1, the Hoy Bay area has considerable potential for residential expansion and, at single-family residential densities, could contain 500 units. Opportunities for recreation, parks, trails, picnic sites and access to the waterfront have been identified for this area, as well as the opportunity for affordable housing.

4.2.6.1 Comprehensive Development Area Objectives

In order to allow for the logical, progressive and integrated planning and development of this neighborhood, the area is designated a Comprehensive Development Area. The objectives for this area are:

- To provide the opportunity for a mix of uses including parks, nature parks, picnic sites, trails, paths, greenways, and residential uses;
- To allow the flexibility to adapt development to site conditions and market demand;
- To provide a level of certainty with regards to the long-term planning of the area and to avoid piecemeal planning;
- To allow for the orderly expansion of the existing residential areas;
- To provide for a mix of lot sizes; and
- To provide for a mix of market and affordable housing options.

4.2.6.2 Comprehensive Development Area Site Assessment

Applications to develop an area with a comprehensive development plan will be based on the following:

- Biophysical, geological and terrain analysis, and an archaeological site inventory and impact assessment to standards acceptable to the Town of Port McNeill.
- Assessment and identification of sensitive areas, rare vegetation, terrestrial, marine aquatic and riparian habitat, wetlands and surface water.
- Identification and assessment of risks associated with interface fire, steep slope and flood hazards.

Applications for a comprehensive development plan will take into consideration the Town of Port McNeill's longer-term transportation network, servicing plans and pedestrian and bicycle circulation needs.

4.2.6.3 Comprehensive Development Area Policies (CDA)

- The area to be designated CDA may have up to a maximum of 500 residential units, in conformance with the existing OCP policy for this area.
- The CDA will incorporate a variety of lot sizes, ranging from 371.6 m² (4,000 sq. ft.) to a maximum of 6,000 m² (1.5 acres), in order to respond to the terrain of the property and to provide some smaller, more affordable lots.
- Development in the CDA will be provided with municipal water and sewer services.
- Permitted uses in the CDA will include public parks, nature parks, picnic sites, trails, paths, greenways, single-family dwellings, duplexes, secondary dwelling units and cottages.
- On lots of 2,000 m² (21,500 sq. ft.) or larger, cottages of not more than 70 m² (753.5 sq. ft.) are permitted.
- Public access to the waterfront will be provided in at least three appropriate locations.
- The development plan will include both active and passive green spaces in the form of neighborhood parks, community parks, lineal parks or nature parks.
- Development in the CDA must include pedestrian and bicycle connections to existing developed areas to the west and south of the site and to Mine Road.
- Site plans and uses will be designed within the constraints of and protection of sensitive habitat and natural systems.
- The development plan will provide for the protection of creeks, streams and their riparian areas located within the site boundary.