

OCP AMENDMENT

Add new Objective 5.40 as follows (proposed wording is underlined)

Support the development of intensive water uses in areas where the upland use is compatible.

Add new policy under Objective 5.40 as Policy 5.40.1 as well as adding the Social Sustainability and economic sustainability icons as follows:

Neighbourhood Context. Consider W2 zones or large shared moorage (3 slips or more) in areas where the upland Future Land Use Map is supportive of multi-unit, strata residential, commercial or mixed-use. Encourage projects where there is limited impact of traffic and noise on established single-two unit residential and where the water use will not have an excessive visual impact on nearby single-two unit residential areas or City parks and public open space.

Add new policy under Objective 5.40 as Policy 5.40.2 as well as adding the Social Sustainability and economic sustainability icons as follows:

Access and Parking. Consider allowing intensive water uses in areas where the foreshore can be accessed using a collector, mitigating potential traffic impacts. Encourage projects where upland parking is screened from public view or contained within the upland building. Give priority to projects that will not create spill-over parking problems on adjoining streets.

Add new policy under Objective 5.40 as Policy 5.40.3 as well as adding the Social Sustainability icon as follows:

Public and Council Review. Any application that proposes a more intensive water use: rezoning, new or expanded large shared moorage (3 slips or more) through new or existing strata, as well as any substantive expansion to a water use in an existing W2 zone will require Public Hearing and Council review to determine community impact and public benefit. Public review will follow the procedures of the Dock and Marina section of the *Senior Government Referral Policy*.

Add new Objective 5.41 as follows (proposed wording is underlined)

Encourage intensive water uses where it supports existing patterns of community water access.

Add new policy under Objective 5.41 as Policy 5.41.1 as well as adding the Social Sustainability icon as follows:

Community Access. Encourage more intensive water uses where the proposed use significantly improves the public's access and enjoyment to the waterfront without undue visual or safety impact to existing lake access areas.

Add new policy under Objective 5.41 as Policy 5.41.2 as well as adding the Social Sustainability icon as follows:

Orientation. Ensure the siting of any large shared moorage is undertaken in a manner that is consistent with the orientation of neighbouring water uses and does not impact access to existing moorage and adjacent properties.

Add new Objective 5.42 as follows (proposed wording is underlined)

Reduce impact on aquatic ecosystem

Add new policy under Objective 5.42 as Policy 5.42.1 as well as adding the Environmental Sustainability icon as follows:

Environmental Considerations. In planning intensive water uses give priority to areas with greater water depth to reduce potential need for dredging. Avoid the development of intensive water uses in environmentally sensitive areas.

Add new policy under Objective 5.42 as Policy 5.42.2 as well as adding the Environmental Sustainability icon as follows:

Other Guidelines and Regulations: Additionally, any application for a water use must conform to all relevant provincial and federal guidelines and regulations.

Add new Objective 5.43 as follows (proposed wording is underlined)

Limit conflict between incompatible water uses

Add new policy under Objective 5.43 as Policy 5.43.1 as well as adding the Social Sustainability icon as follows:

Promote Safety of all Water uses. Reduce the number of areas where motorized and non-motorized water users are interacting with the potential for safety impacts and conflict.

Add new policy under Objective 5.43 as Policy 5.43.2 as well as adding the Social Sustainability icon as follows:

Protect Areas for Non-motorized Water Uses. Encourage lake access areas in different areas of the city where non-motorized water uses are given priority over motorized uses through the uses of buoys and signage.

Add new policy under Objective 5.43 as Policy 5.43.3 as well as adding the Social Sustainability and Environmental Sustainability icons as follows:

Provide Buffer Between Incompatible Uses. Reduce opportunities for conflict by maintaining a buffer of 130m between intensive water uses and City parks and beach access points.