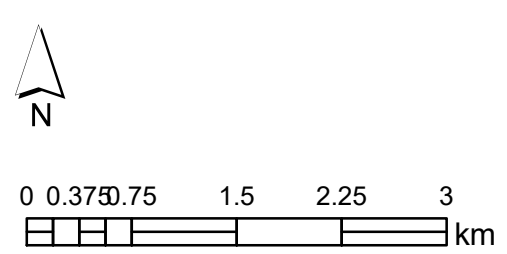
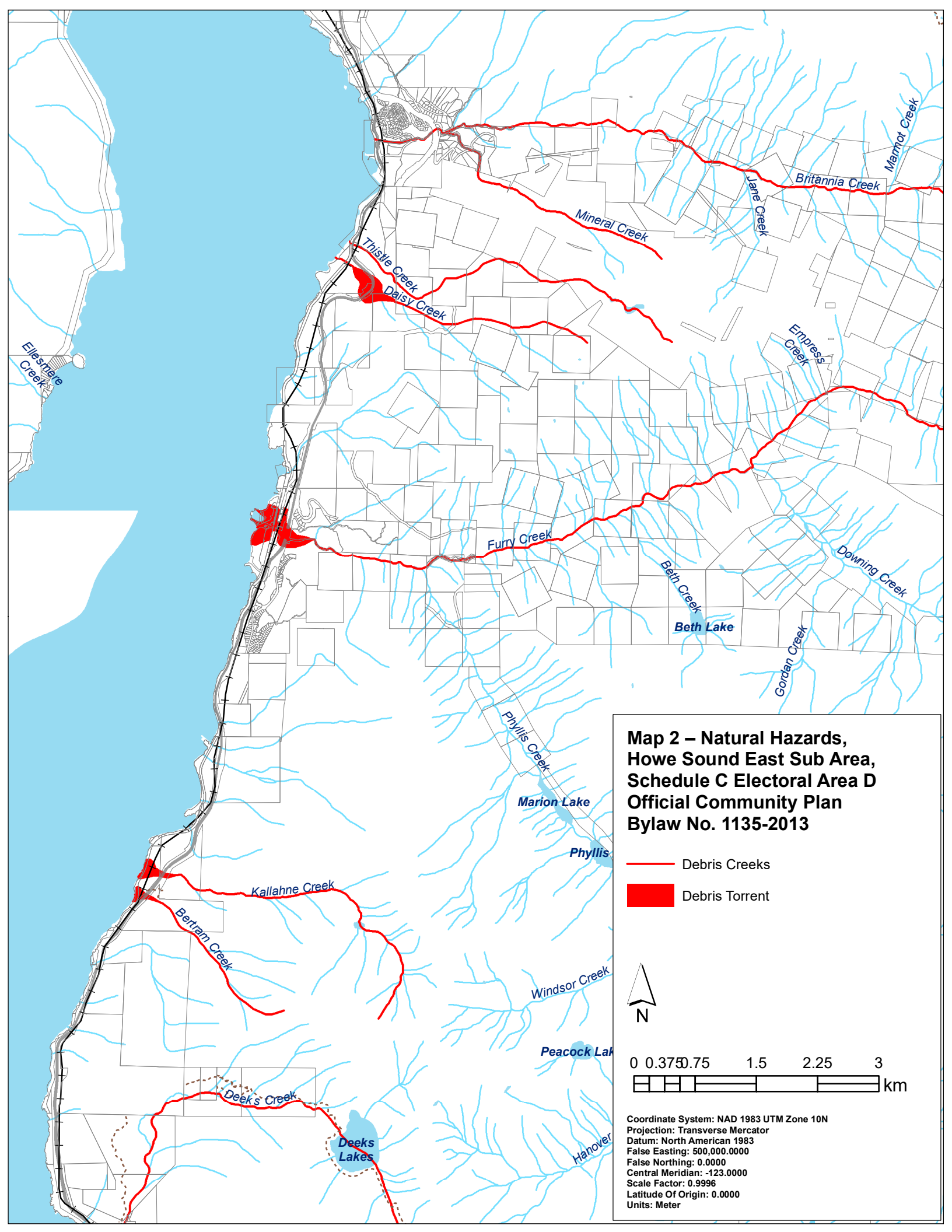


Map 1 – Land Use Designations, Howe Sound East Sub Area, Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013

- SF, Single Family Residential
- PC, Planned Community
- TA, Tourist Accommodation
- MR, Mixed Residential
- RR, Rural Residential
- CC, Community Commercial
- TC, Tourist Commercial
- I&C, Institutional and Community
- M, Industrial
- CTF, Community Treatment Facility
- CWP, Community Watershed Protection
- FM, Flood Management
- RM, Resource Management
- OS, Open Space
- Pk, Park

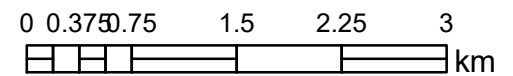


Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983
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 False Northing: 0.0000
 Central Meridian: -123.0000
 Scale Factor: 0.9996
 Latitude Of Origin: 0.0000
 Units: Meter



**Map 2 – Natural Hazards,
Howe Sound East Sub Area,
Schedule C Electoral Area D
Official Community Plan
Bylaw No. 1135-2013**

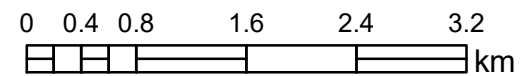
- Debris Creeks
- Debris Torrent



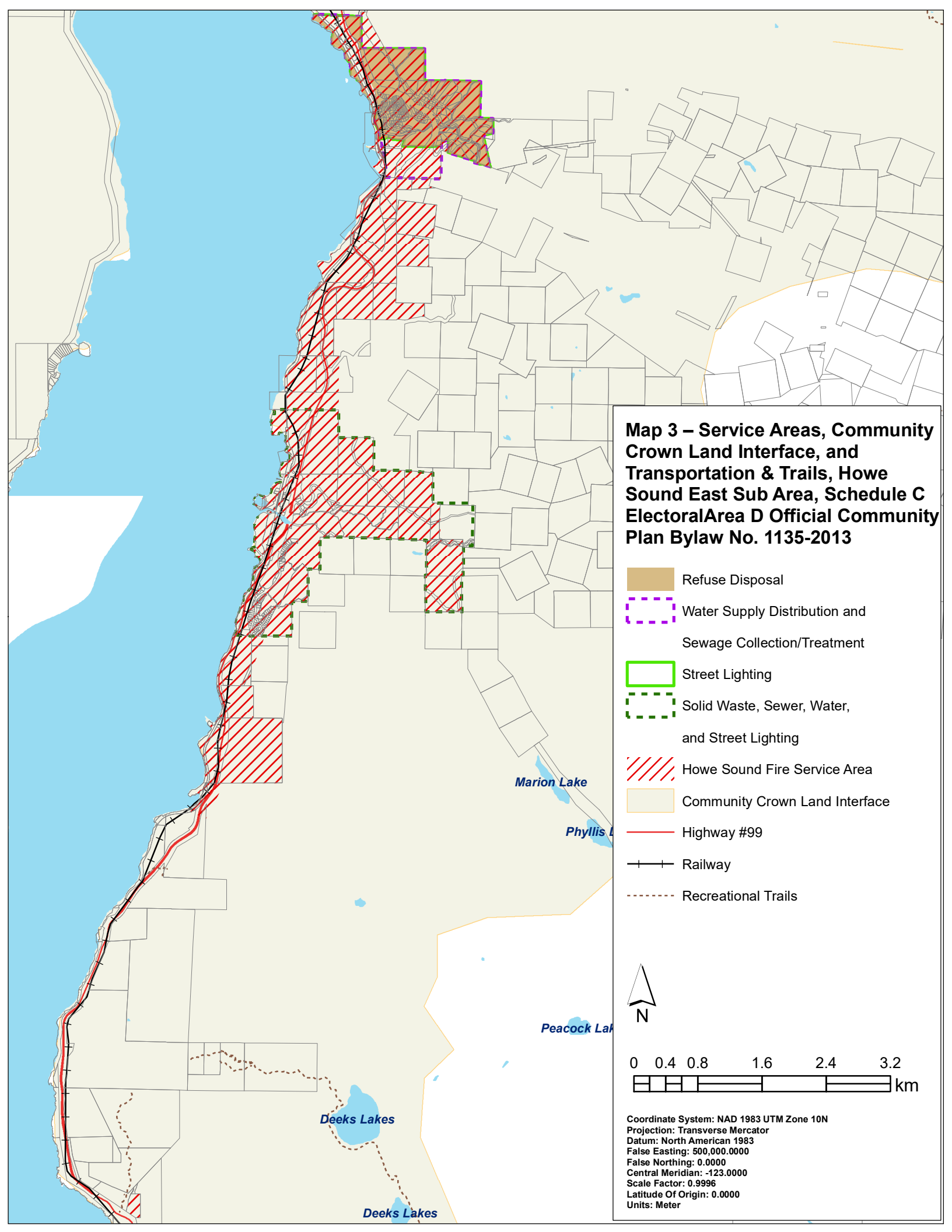
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Projection: Transverse Mercator
Datum: North American 1983
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Latitude Of Origin: 0.0000
Units: Meter

Map 3 – Service Areas, Community Crown Land Interface, and Transportation & Trails, Howe Sound East Sub Area, Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013

-  Refuse Disposal
-  Water Supply Distribution and Sewage Collection/Treatment
-  Street Lighting
-  Solid Waste, Sewer, Water, and Street Lighting
-  Howe Sound Fire Service Area
-  Community Crown Land Interface
-  Highway #99
-  Railway
-  Recreational Trails






Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983
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 False Northing: 0.0000
 Central Meridian: -123.0000
 Scale Factor: 0.9996
 Latitude Of Origin: 0.0000
 Units: Meter






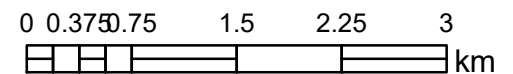
Map 4 – Aggregate Resources, Howe Sound East Sub Area, Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013

Aggregate Pit Type

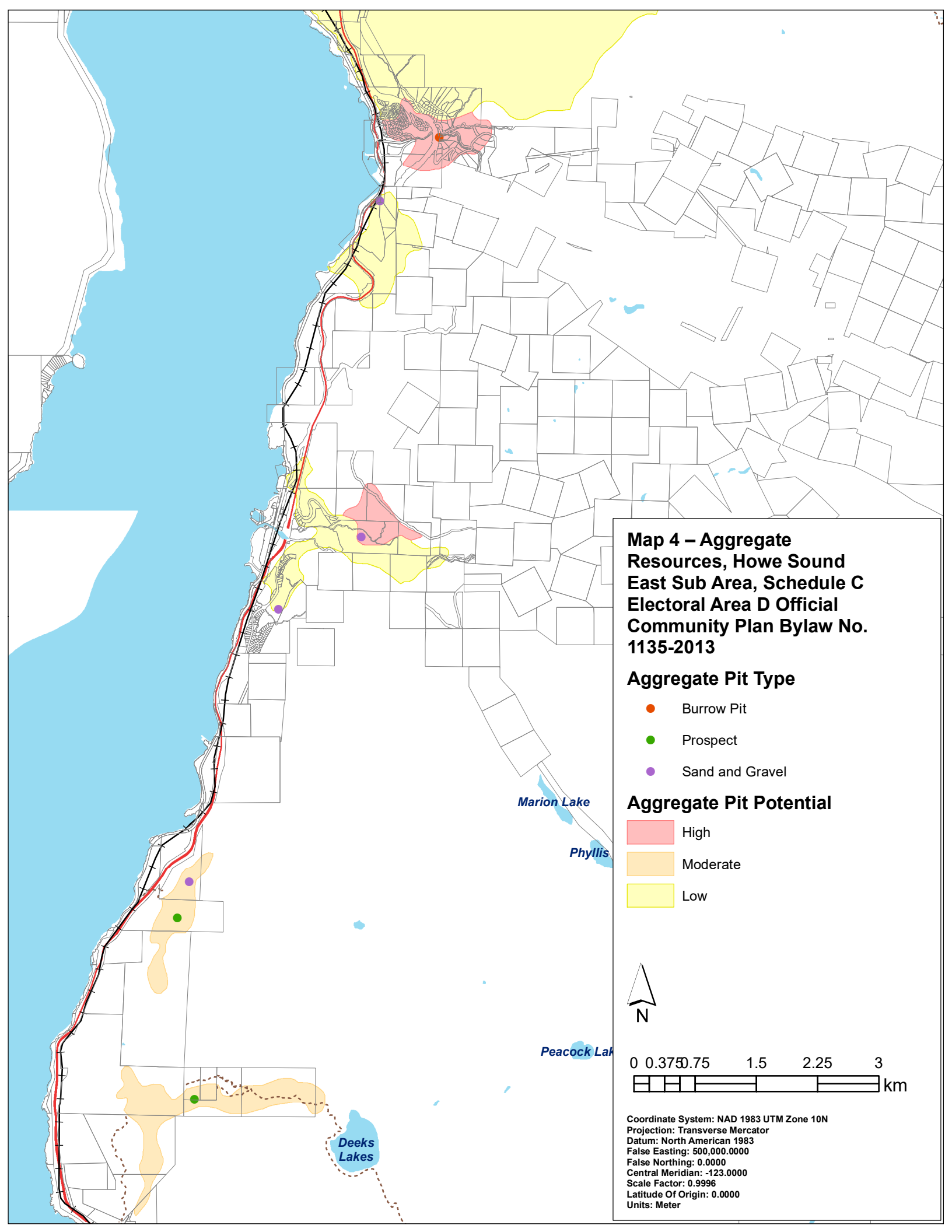
-  Burrow Pit
-  Prospect
-  Sand and Gravel

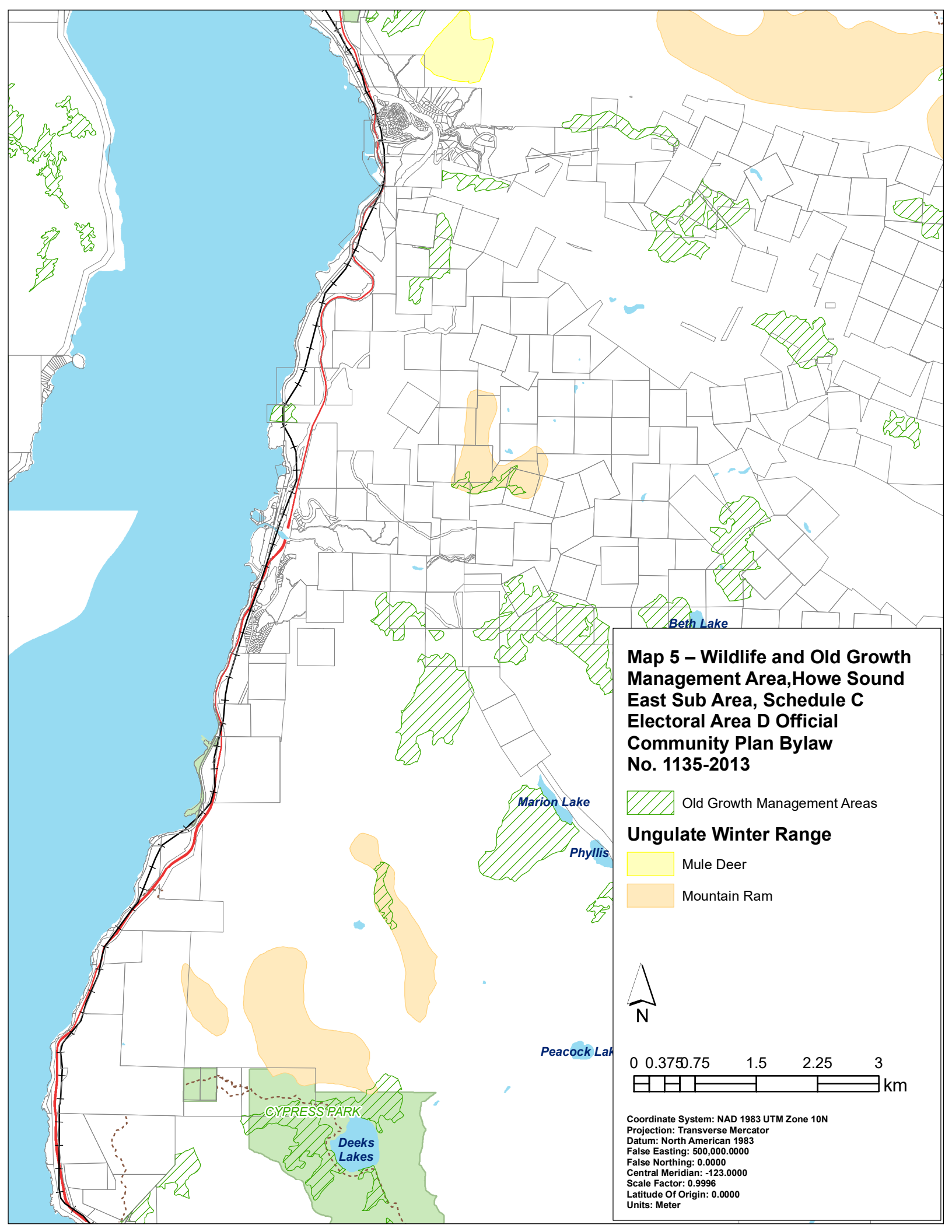
Aggregate Pit Potential

-  High
-  Moderate
-  Low



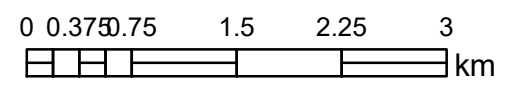
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Datum: North American 1983
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Units: Meter



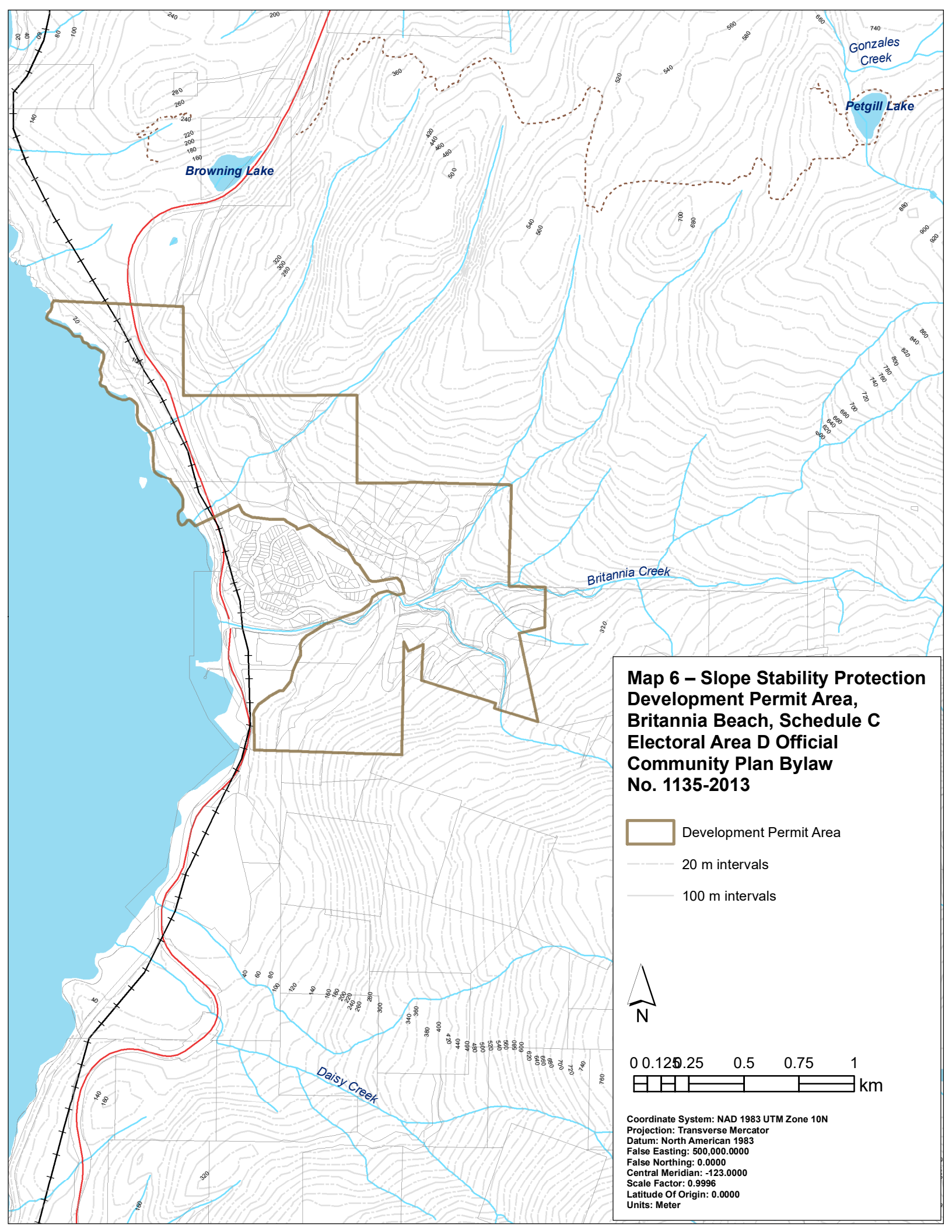


Map 5 – Wildlife and Old Growth Management Area, Howe Sound East Sub Area, Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013




-  Old Growth Management Areas
- Ungulate Winter Range**
-  Mule Deer
-  Mountain Ram

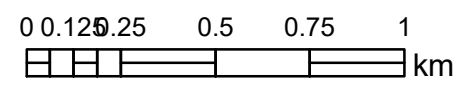


Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983
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Units: Meter

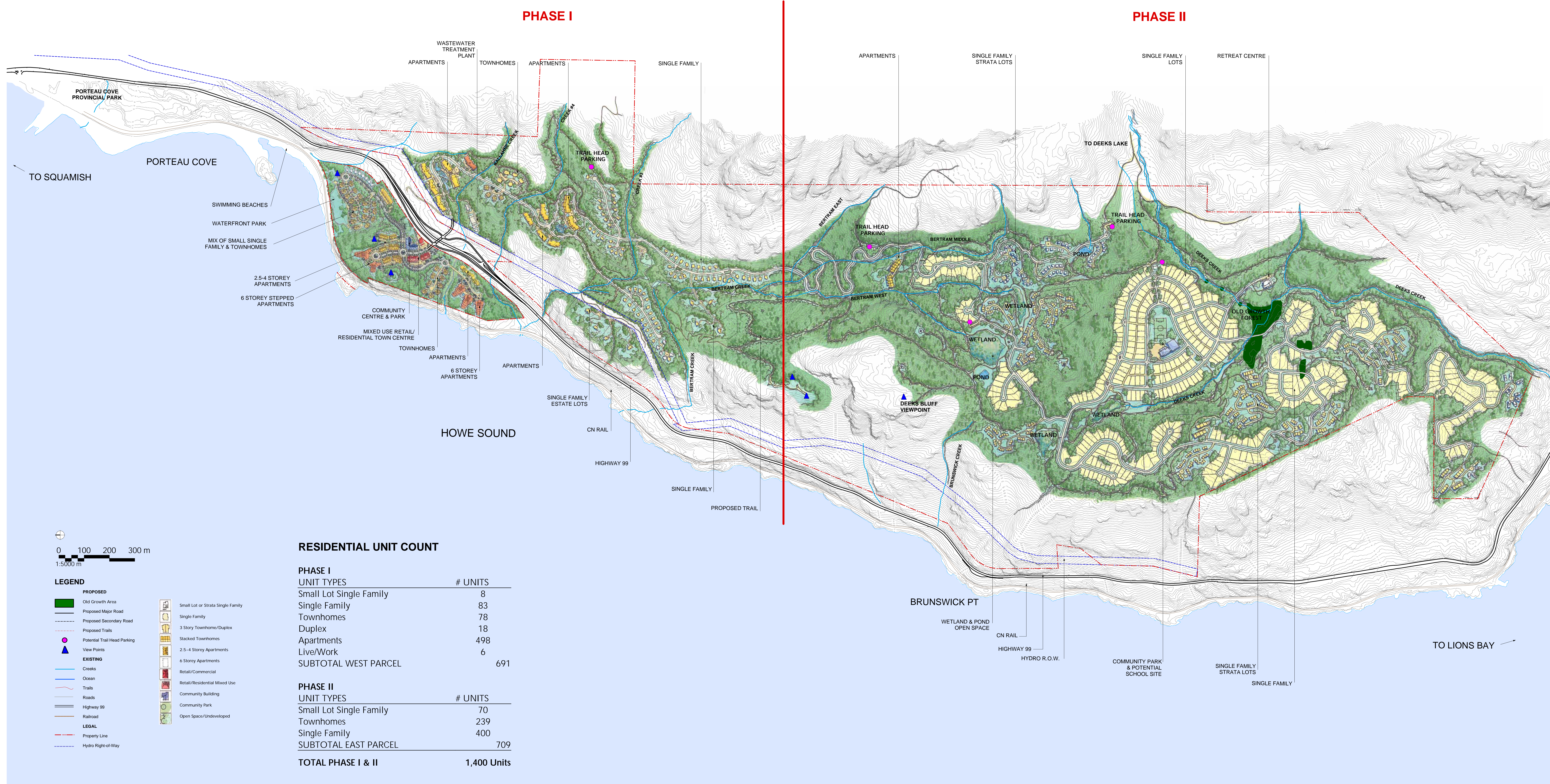


**Map 6 – Slope Stability Protection
Development Permit Area,
Britannia Beach, Schedule C
Electoral Area D Official
Community Plan Bylaw
No. 1135-2013**

-  Development Permit Area
-  20 m intervals
-  100 m intervals



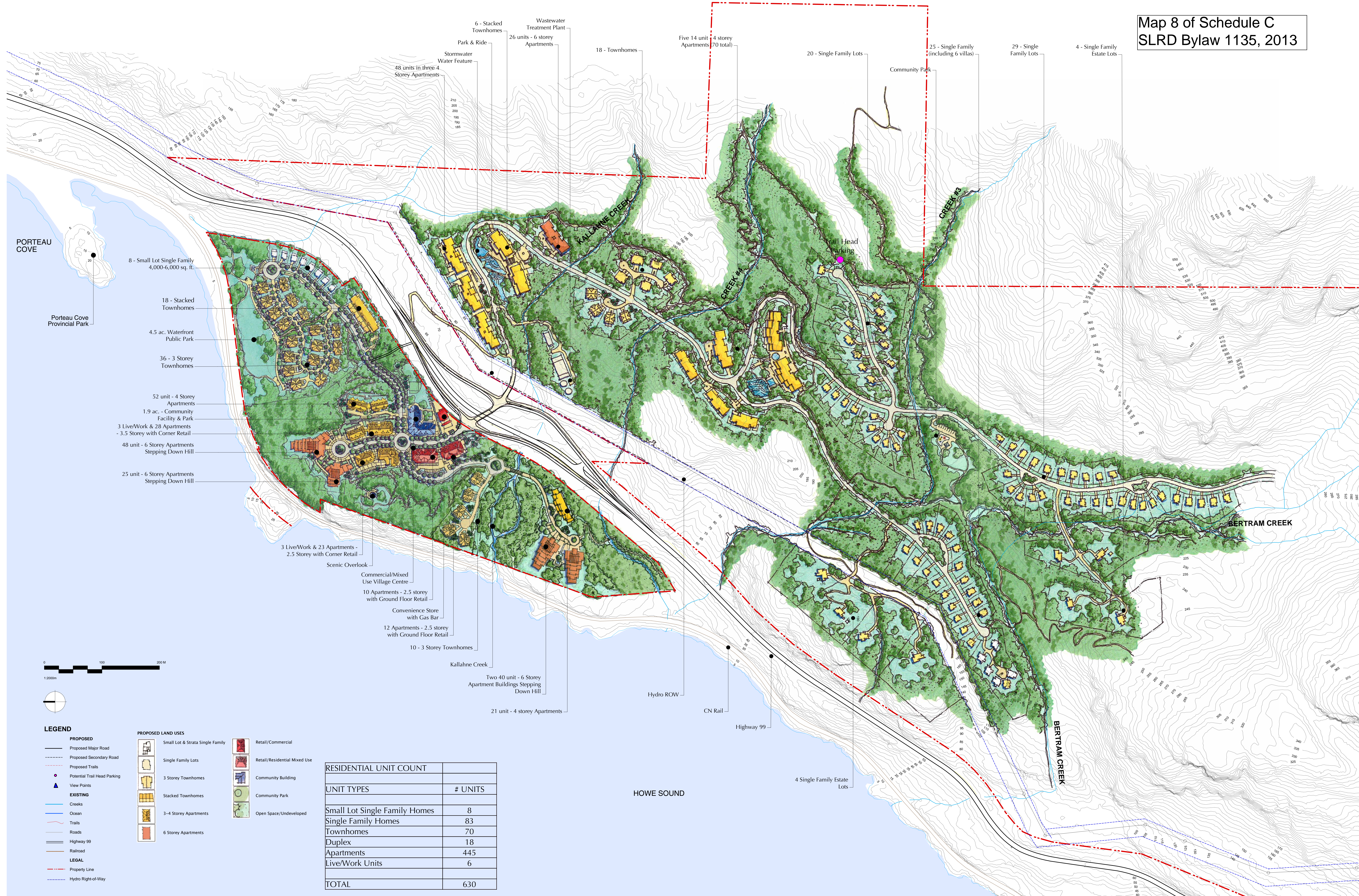
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Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter



Conceptual Site Plan

Porteau Cove Development

PWL Partnership Landscape Architects
Webster Engineering
Pottinger Gaherty Environmental
Thurber Engineering
Bennett & Associates
Hudema Consulting
Rositch & Hemphill Architects



Illustrative Plan - Phase I



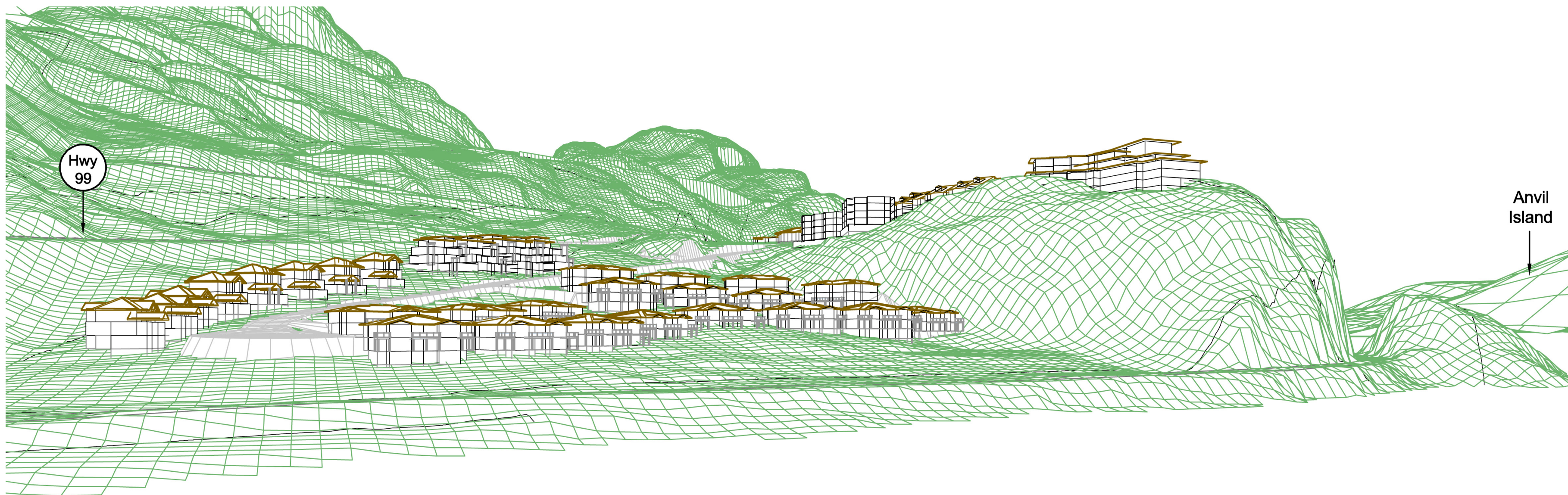
Porteau Cove Development

PWL Partnership Landscape Architects
 Webster Engineering
 Pottinger Gaherty Environmental
 Thurber Engineering
 Bennett & Associates
 Hudema Consulting
 Rositch Hemphill Architects

Revised
December 12,
2005



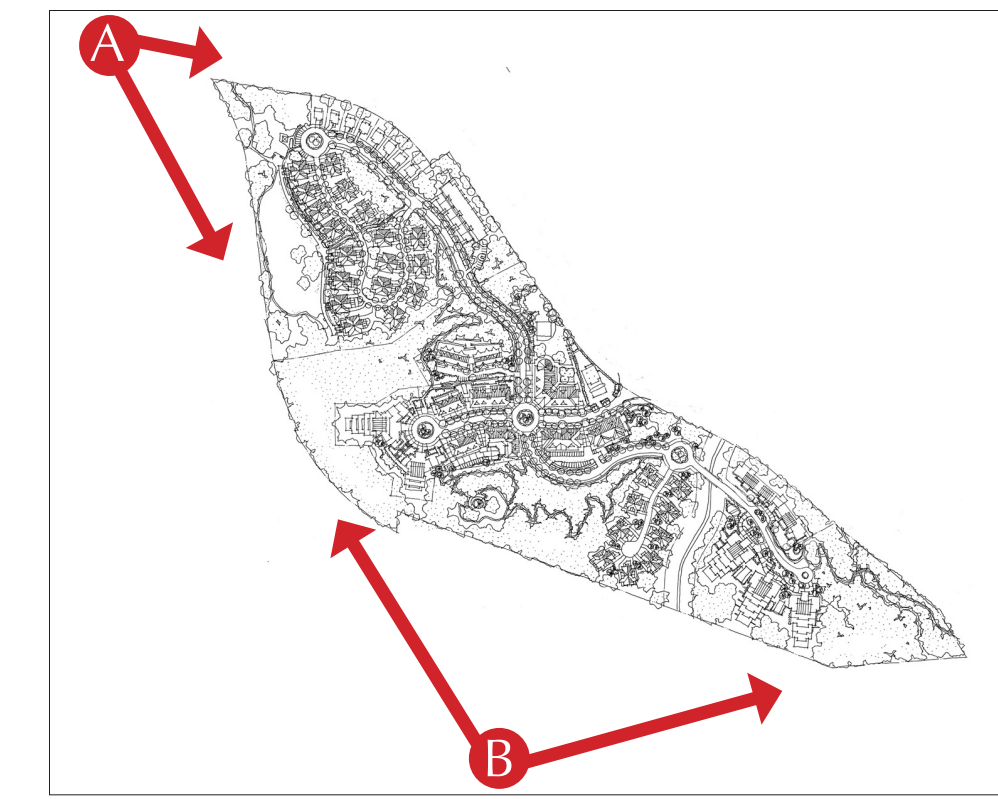
A: Before



A: Model



A: After

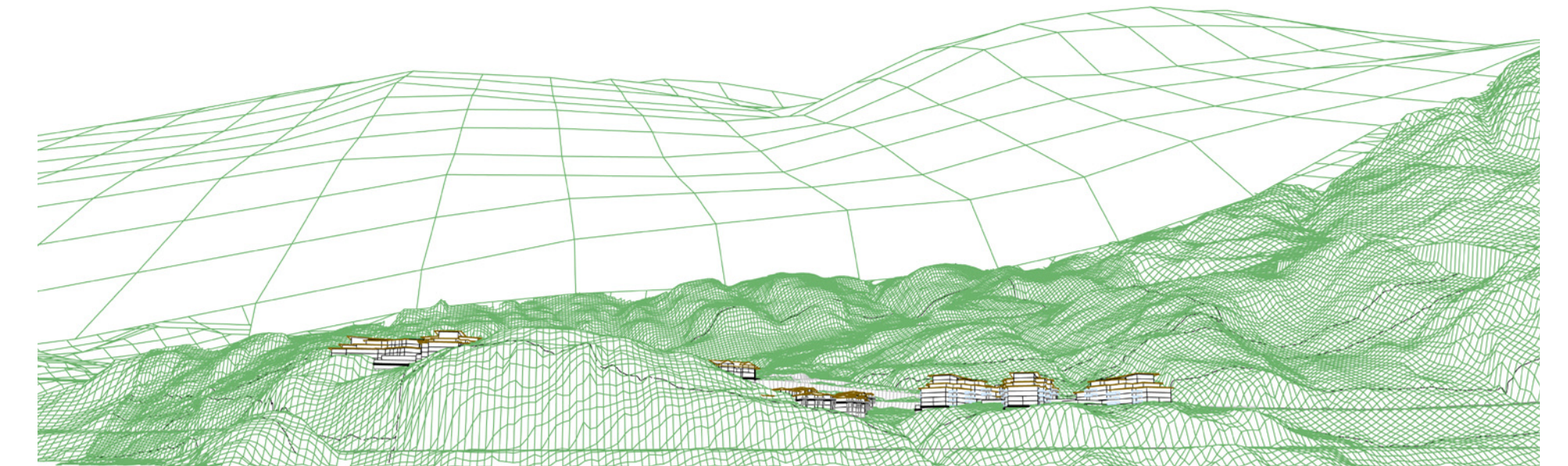


Key Plan

Map 9 of Schedule C
SLRD Bylaw 1135, 2013



B: Before



B: Model



B: After

3-D Models

August 2,
2005



Porteau Cove Development

PWL Partnership Landscape Architects
Webster Engineering
Pottinger Gaherty Environmental
Thurber Engineering
Bennett & Associates
Hudema Consulting
Rositch & Hemphill Architects

Map 10 of Schedule C
SLRD Bylaw 1135, 2013



WATERFRONT COMMUNITY PARK

- o Picnic Shelter and BBQ Pit
- o Internal Paths & Informal Path to Porteau Cove Pk. Park
- o Informal access to water across tracks
- o Passive Recreation Area
- o 10 Parking Spaces, plus on-street

COMMUNITY FACILITY WITH NEIGHBOURHOOD PARK

- o Community Facility
- o Tennis/T-ball/playfield
- o Passive Recreation
- o Natural Areas
- o Possible Underground Parking

PARKING

- o 30 Spaces

EXISTING HOWE SOUND CREST TRAILHEAD & PARKING

- o Existing Parking Spaces
- o Trailhead on eastern side of Hwy 99
- o Existing Trail (approximate location)

NEIGHBOURHOOD PARK

- o Playground Equipment
- o Passive Recreation
- o Natural Areas
- o Trail connections
- o 10 Parking Spaces

- TRAILS (Approximate Locations)**
- Existing Trails to Remain
 - Proposed Major Mountain Trail
 - - - Road Connection
 - - - Proposed Secondary Trail
 - - - Road Connection
 - ▲ Proposed Lookout
 - Proposed Trailhead and Parking

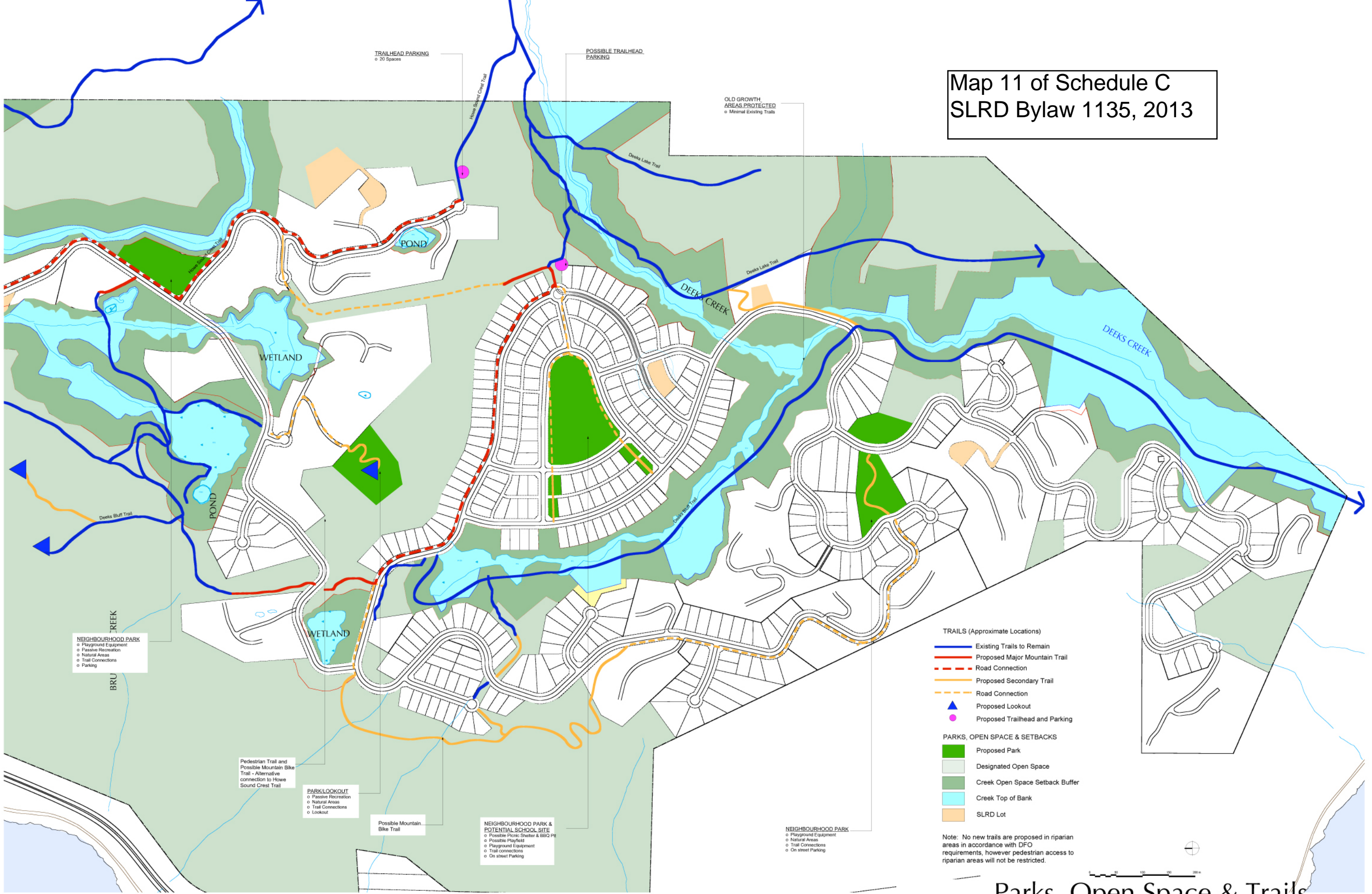
- PARKS, OPEN SPACE & SETBACKS**
- Proposed Park
 - Designated Open Space
 - Creek Open Space Setback Buffer
 - Creek Top of Bank
 - SLRD Lot

Note: No new trails are proposed in riparian areas in accordance with DFO requirements, however pedestrian access to riparian areas will not be restricted.

Parks, Open Space & Trails



Map 11 of Schedule C
SLRD Bylaw 1135, 2013



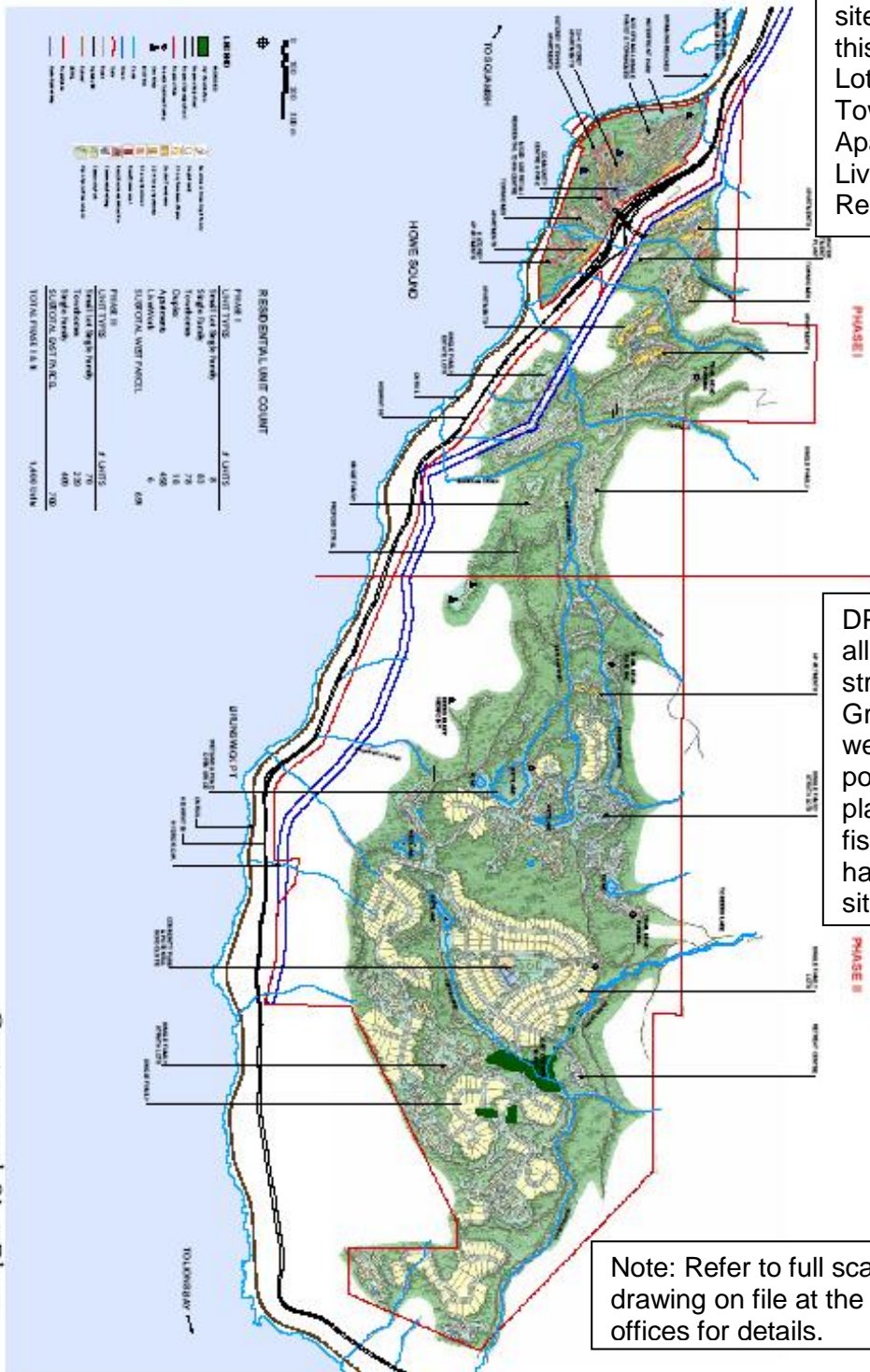
Parks, Open Space & Trails

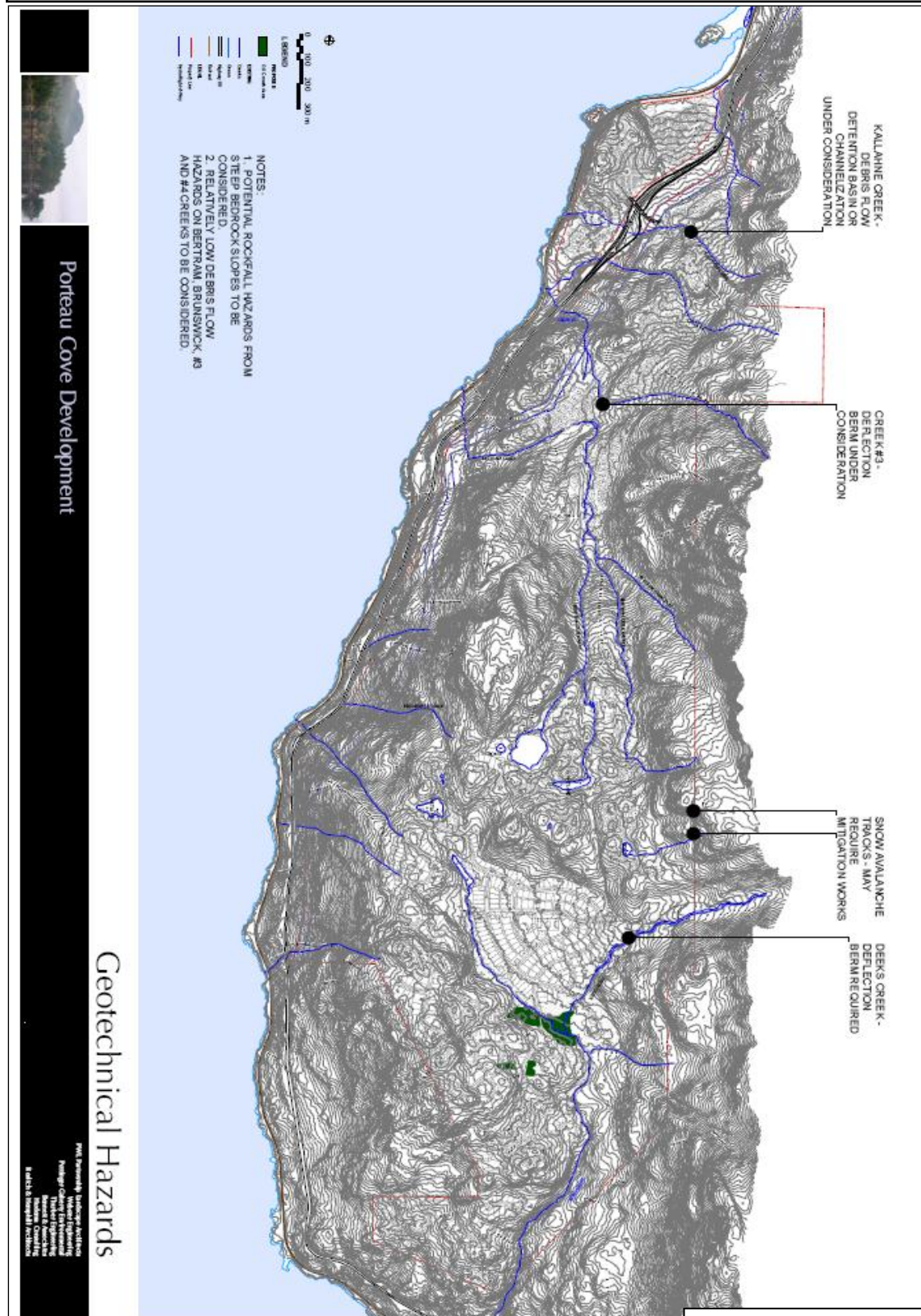
Map 12 of Schedule C, SLRD Bylaw 1135, 2013
 PORTEAU COVE DEVELOPMENT PERMIT AREAS #3 and #4

DPA #3 includes all site areas shown on this plan as Small Lot Single Family, Townhomes, Duplex, Apartment, Live/Work and Retail/Commercial.

DPA #4 refers to all creeks, streams, Old Growth Areas, wetlands and ponds, important plant communities, fish and wildlife habitat within the site area.

Note: Refer to full scale drawing on file at the SLRD offices for details.





Porteau Cove Development

Geotechnical Hazards

2011 Perimeter Hydrograph Analysis
 Hydrograph Channel Flow Estimation
 Channel Bank Erosion
 Channel Bank Stabilization
 Channel Bank Protection
 Channel Bank Rehabilitation
 Channel Bank Reconstruction

Note: Refer to full scale drawing on file at the SLRD offices for details.

Development Permit Area #5 includes all areas indicated on this plan with slopes greater than 20%.



Note: Refer to full scale drawing on file at the SLRD offices for details.



Porteau Cove Development
 PM, Partnership Landscape Architects
 Professional Engineer
 Municipal & Residential
 Planning & Consulting
 Slope Analysis

Legend

Riparian Protection DPA

- Swamp Wetland Area
- Riparian Assessment Area

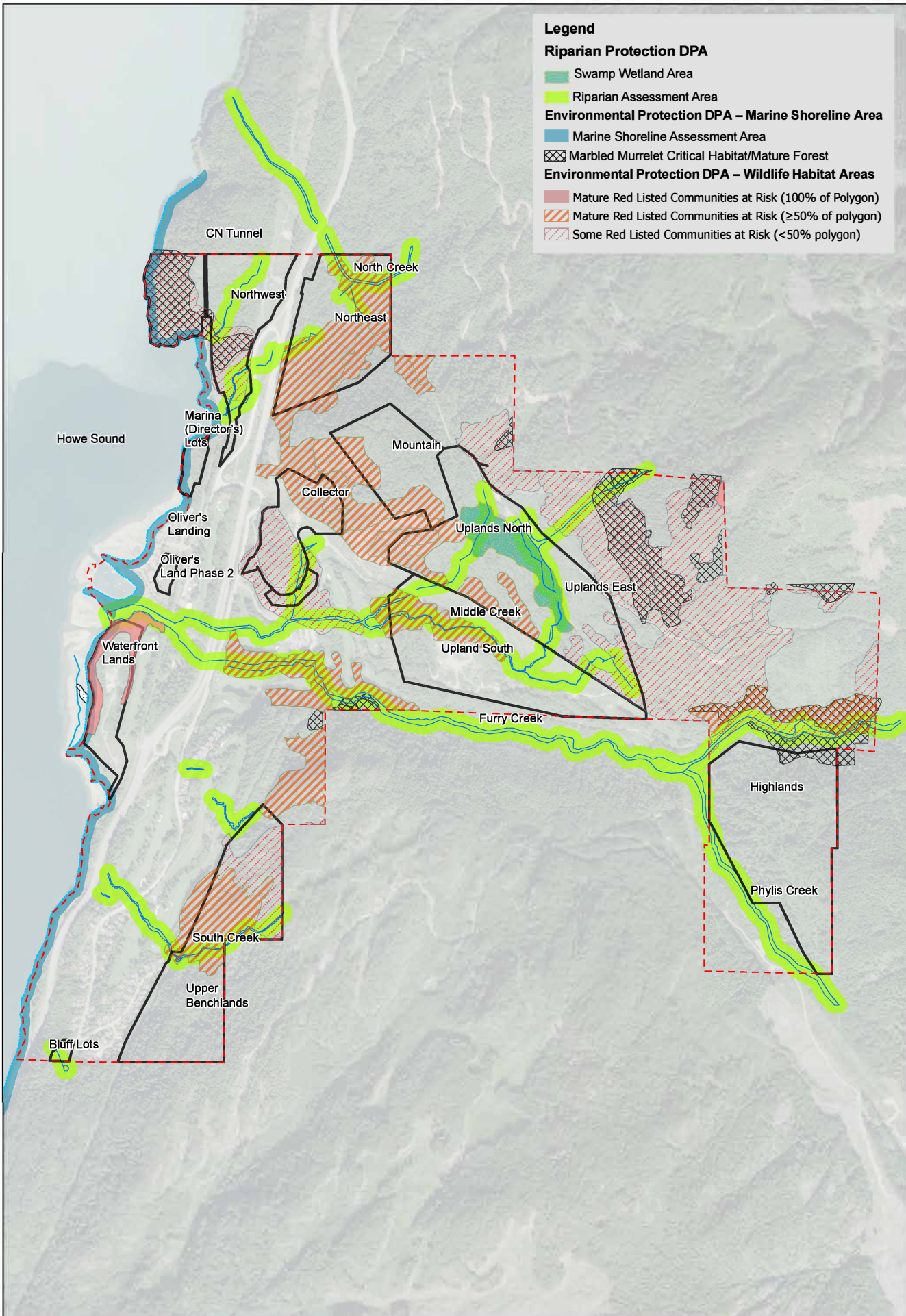
Environmental Protection DPA – Marine Shoreline Area

- Marine Shoreline Assessment Area

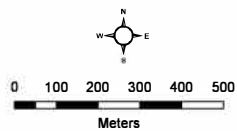
- Marbled Murrelet Critical Habitat/Mature Forest

Environmental Protection DPA – Wildlife Habitat Areas

- Mature Red Listed Communities at Risk (100% of Polygon)
- Mature Red Listed Communities at Risk (≥50% of polygon)
- Some Red Listed Communities at Risk (<50% polygon)

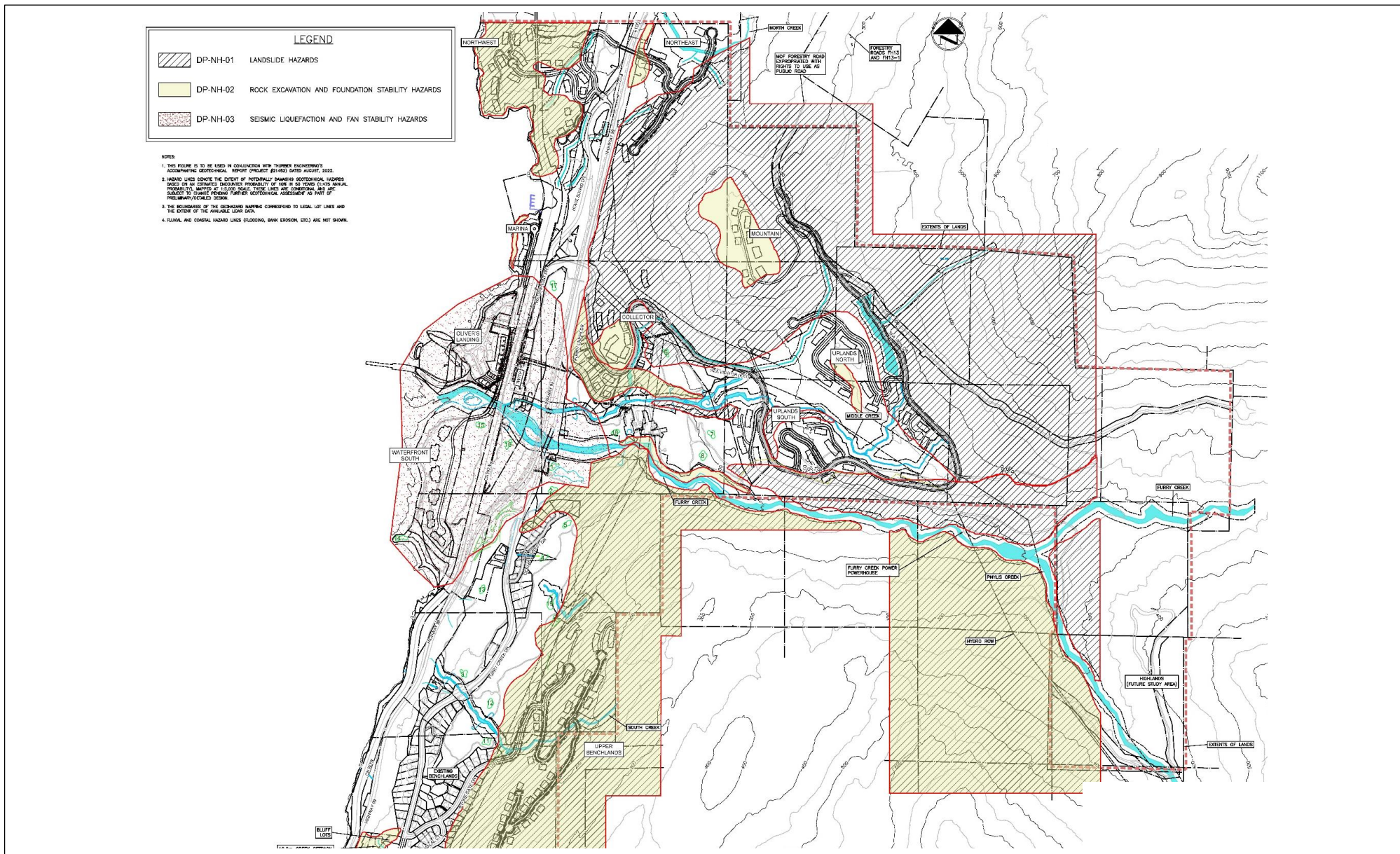


GIS Cartographer: Nicola Church
 Date: July 21, 2020
 CERF File#: 928-01-02-01
 Projection: UTM Zone 10N NAD83
 Orthophoto/Data: ESR/BC Gov
 High Water Marks are not from survey. For reference only and not to be used for development.
 Riparian setback locations to be determined following completion of legal survey of high water mark locations.



Map 15 – Riparian Protection and Environmental Protection Development Permit Areas

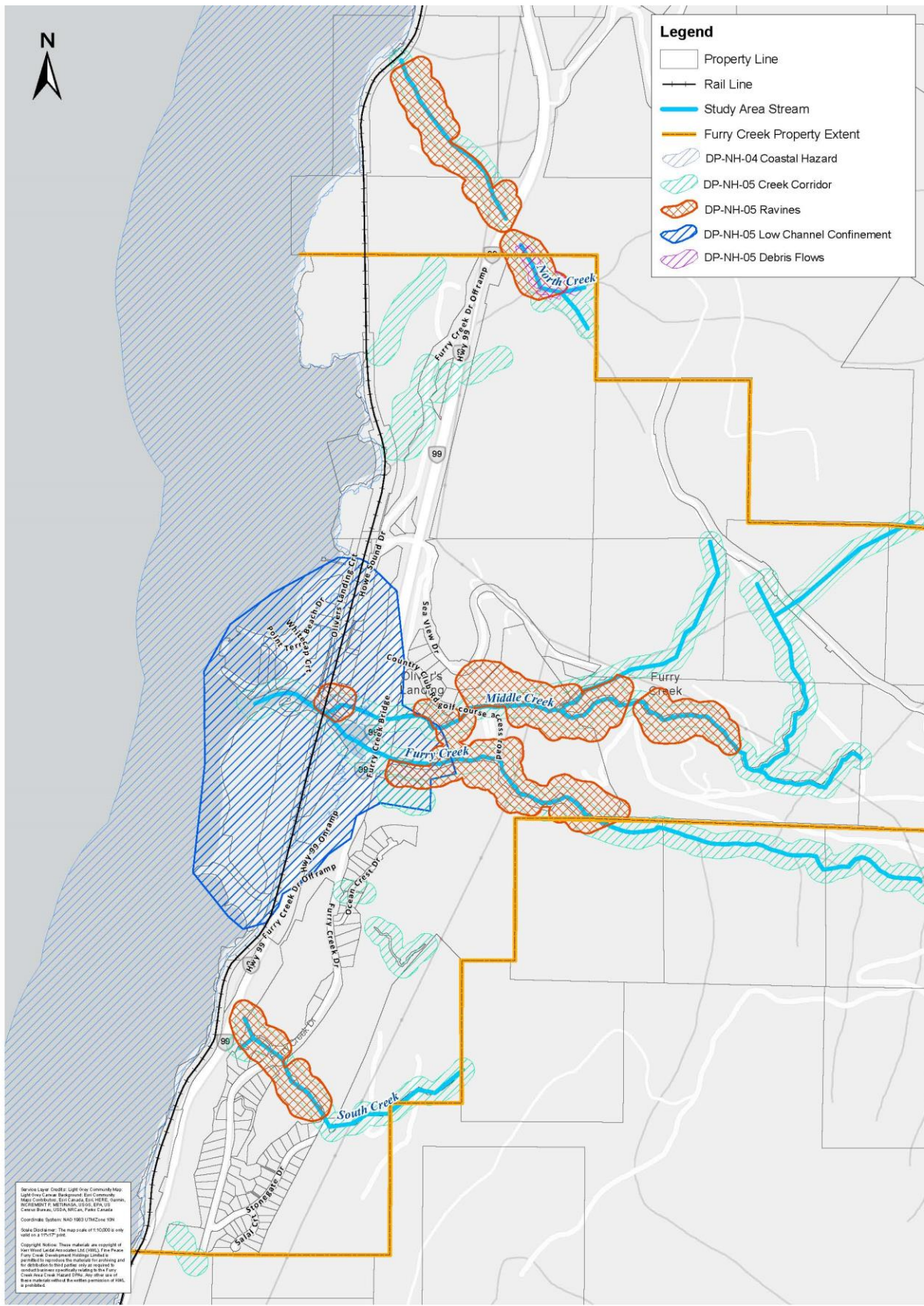
Furry Creek Neighborhood
 Schedule C, Electoral Area D
 Official Community Plan Bylaw 1135-2013



Map 16A – Natural Hazards Protection Development Permit Areas (1-3)

Furry Creek Neighbourhood

Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013

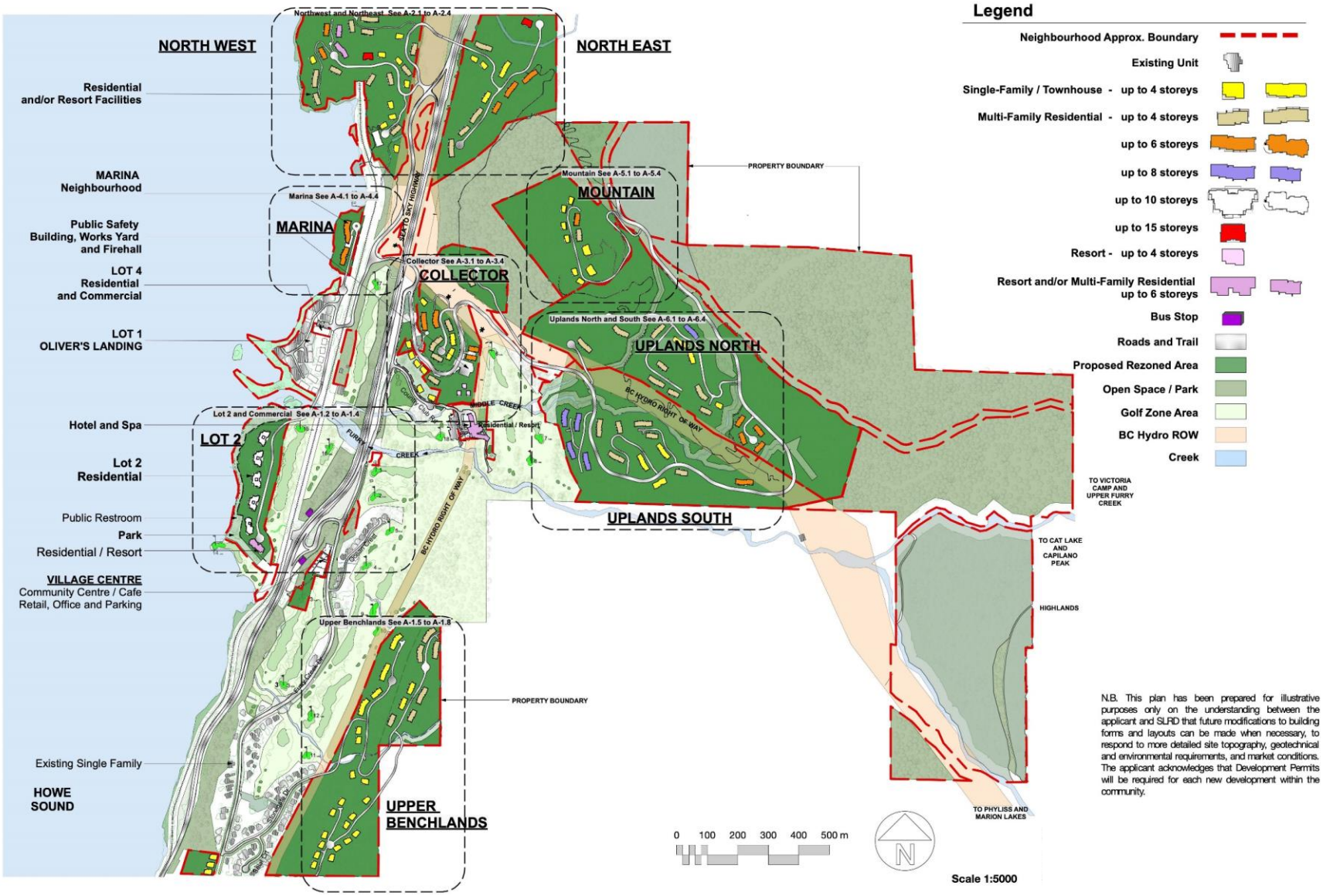


Map 16B – Natural Hazards Protection Development Permit Areas (4-5)

Furry Creek Neighbourhood

Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013



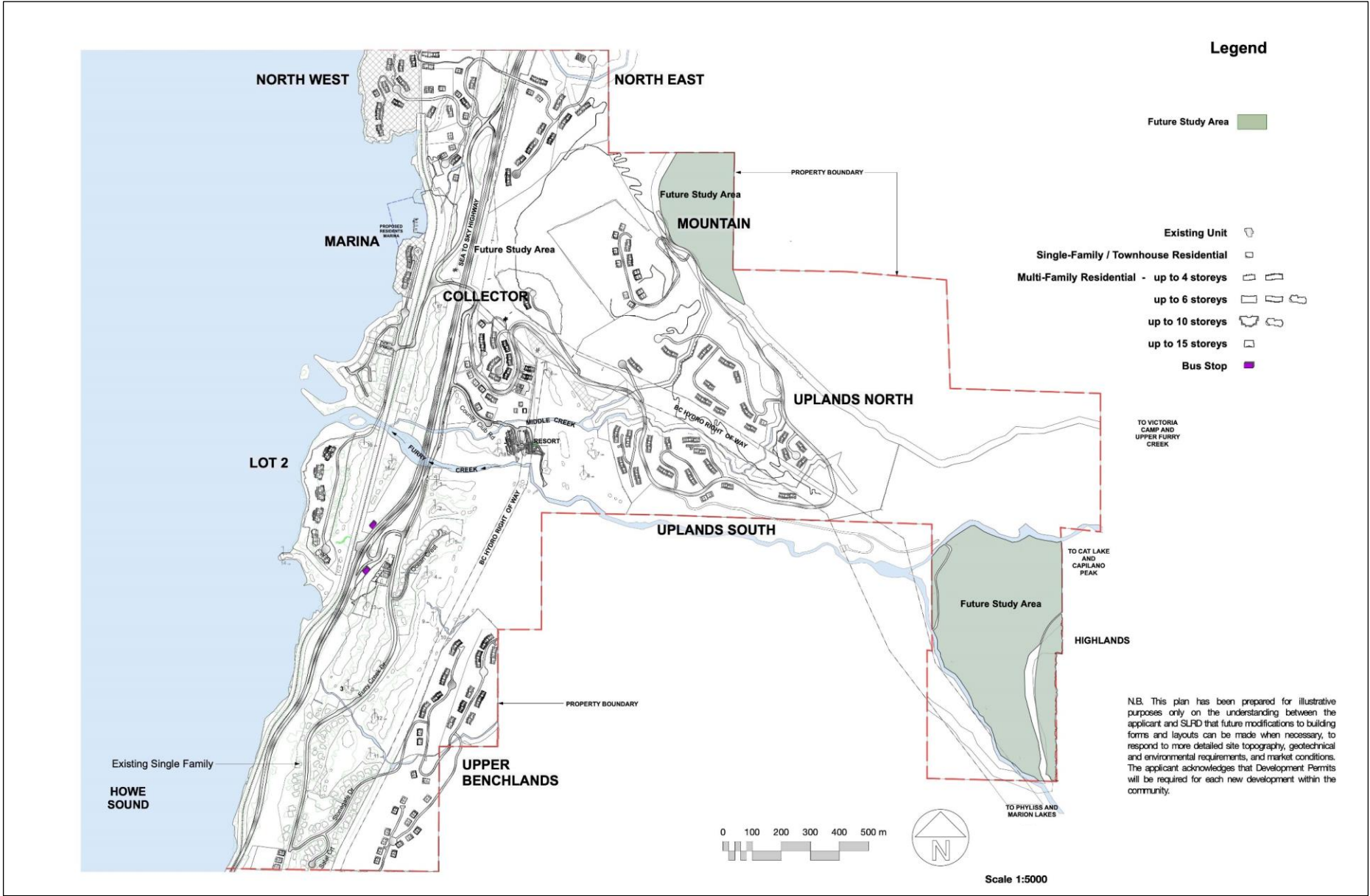


N.B. This plan has been prepared for illustrative purposes only on the understanding between the applicant and SLRD that future modifications to building forms and layouts can be made when necessary, to respond to more detailed site topography, geotechnical and environmental requirements, and market conditions. The applicant acknowledges that Development Permits will be required for each new development within the community.

Map 17 – Illustrative Site Plan

Furry Creek Neighbourhood
 Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013





Map 18 – Future Study Areas

Furry Creek Neighbourhood
 Schedule C Electoral Area D Official Community Plan Bylaw No. 1135-2013

