

Victoria Arm Gorge Waterway Design Guidelines

Victoria 2050 OCP Schedule 2K

- a. The use of fill, sea-walls, and other shoring methods are permitted only if it can be clearly demonstrated that they are necessary to prevent further erosion or sloughing of the existing shoreline.
- b. Sea-walls and retaining wall structures must satisfy the following requirements:
 - i. No placement of fill on any lands below the high water mark;
 - ii. No placement of foundations below the high water mark;
 - iii. No utilization of construction debris like broken concrete, blocks, or bricks; and
 - iv. Must be constructed of suitable materials like broken stone so as to blend with the natural landscape and the darker colours of the natural shoreline.
- c. The removal of native trees, shrubs and forest debris within a strip measured 7 metres perpendicular from the high water mark is prohibited except where:
 - i. The removal is necessary for the construction or maintenance of a path to the shoreline, and the path is constructed entirely of permeable materials and is not wider than 1 metre; or
 - ii. The removal is of dead tree limbs or dead or dying trees that create an immediate potential hazard to humans.
- d. The shoreline lying within a strip measured 7 metres perpendicular from the high water mark must:
 - i. Be retained in a natural state, or
 - ii. If cleared or altered before October 19, 2000 it may be left as is or it may be rehabilitated with native plant species.
- e. Chemical pesticides and fertilizers must not be used.
- f. Removal or excavation of land or water must not be carried out.
- g. Filling of land or water depressions must not be carried out.
- h. Light fixtures that are within a strip measured 7 metres perpendicular from the high water mark must be designed to avoid glare spillover onto the water's surface.
- i. Flexibility with respect to the above guidelines and prohibitions may be considered following:
 - i. The provision of an impact study completed by a marine biologist, geo-technical engineer, other qualified professional, or
 - ii. The provision of site plans and photographs, with descriptive rationale indicating how the proposed subdivision, alteration or development satisfies, or is otherwise consistent with, the special conditions and objectives.