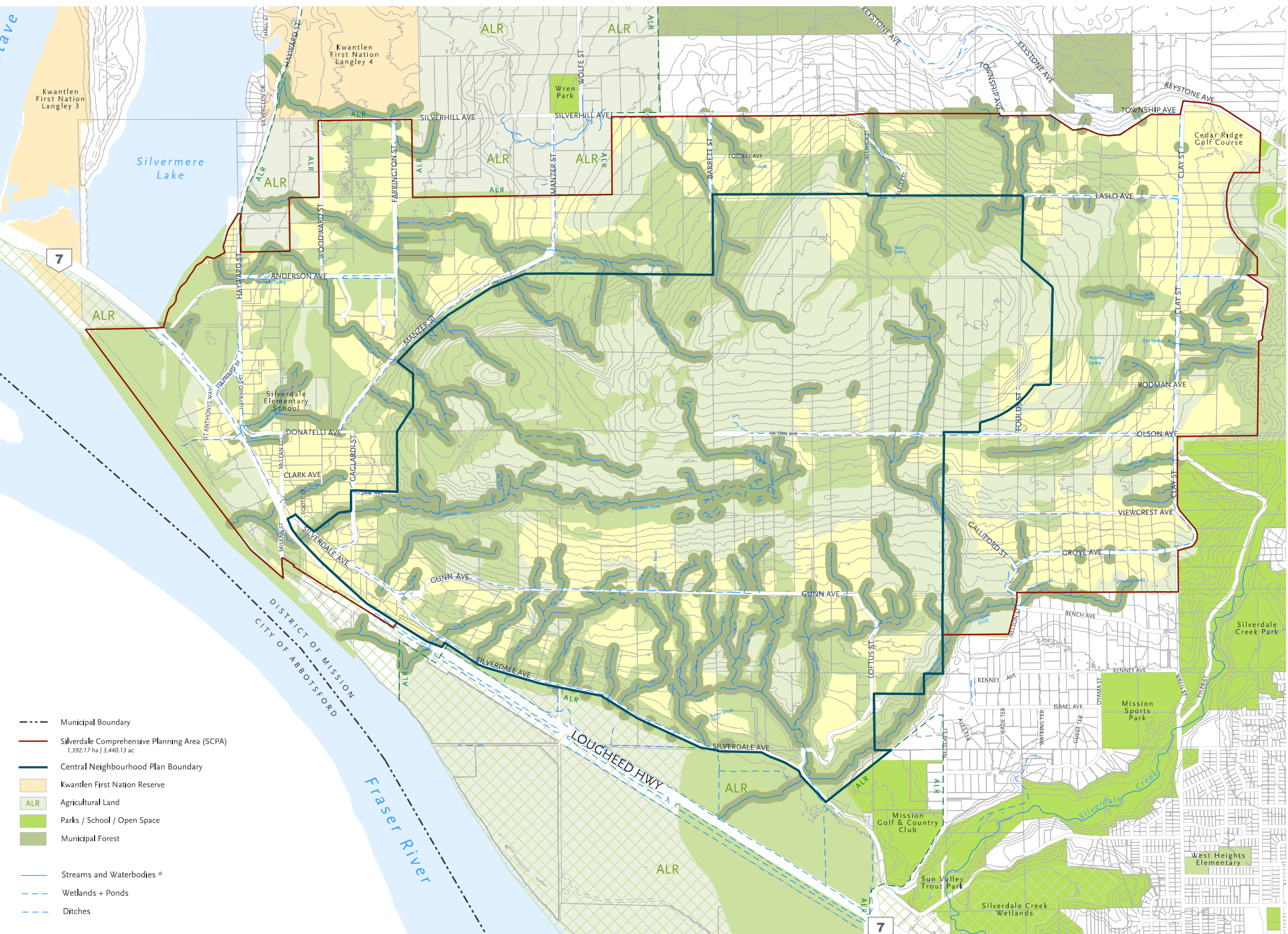


Central Neighbourhood Plan | Open House 1

Biophysical Findings

Master Infrastructure Strategy

Biophysical Analysis



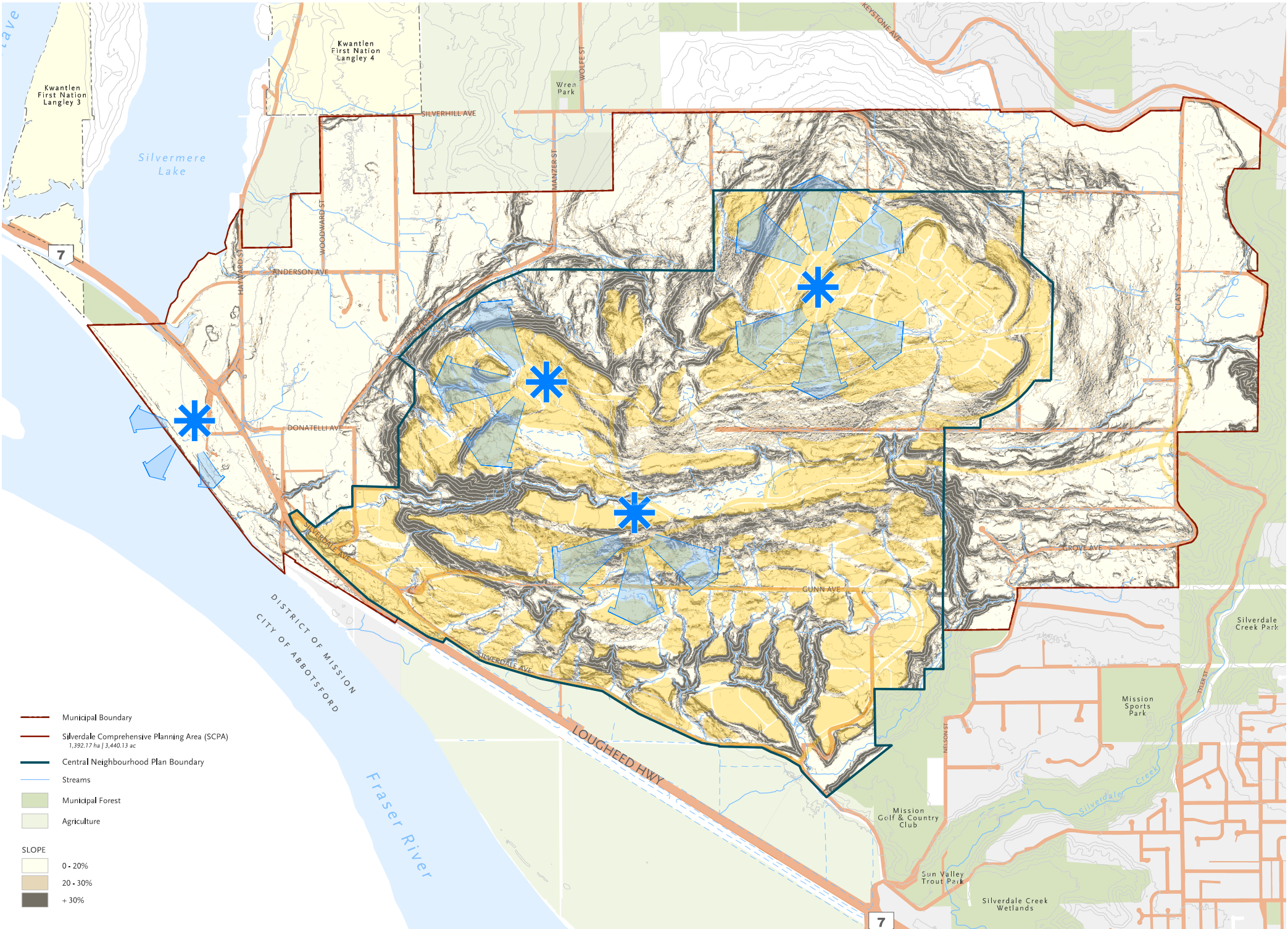
Understanding the Land

The Central Neighbourhood Plan within the Silverdale Comprehensive Planning Area (SCPA) presents a challenging environment for neighbourhood development given its complex topography, forested slopes, and dramatic valley views.

The Master Infrastructure Strategy's biophysical analysis provided a comprehensive understanding of the SCPA, laying the foundation for the current technical studies undertaken in Phase 1 of the Central Neighbourhood Plan.

Master Infrastructure Strategy

Site Constraints + Development Opportunities



Understanding the Land

As part of the Official Community Plan's designated urban growth area in Silverdale, the Central Neighbourhood Plan presents significant opportunities for community development.

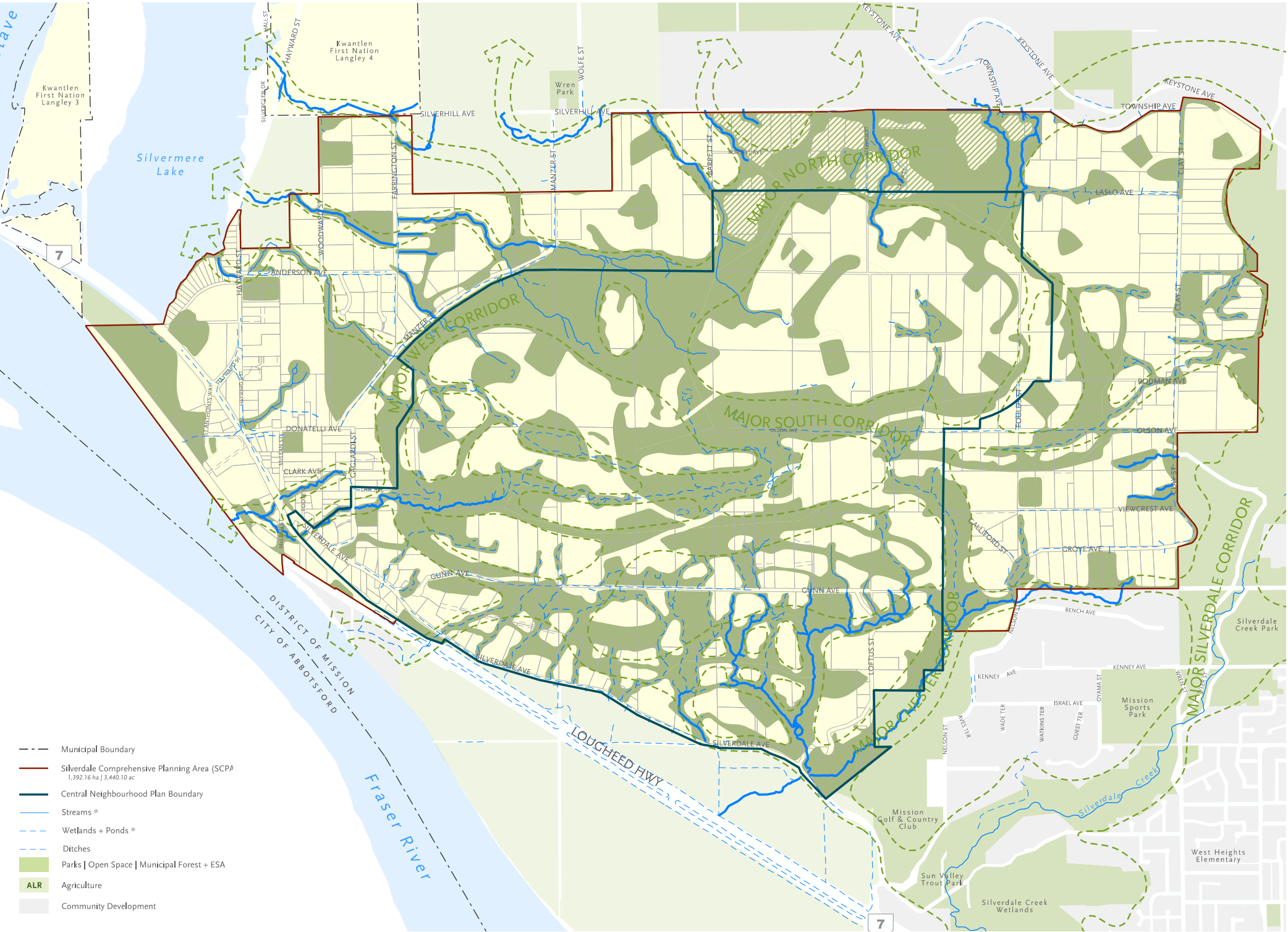
While the CNP contains identified steep slopes, deep ravines, streams and environmentally sensitive areas that are not suitable for development, it also includes large congruent areas of gentle lands that are most conducive for neighbourhood growth.

With direct access to Highway 7, the Central Neighbourhood's panoramic views, south facing slopes and extensive natural features capture Silverdale's unique sense of place.



Master Infrastructure Strategy

Conservation Framework



Ensuring a Balance

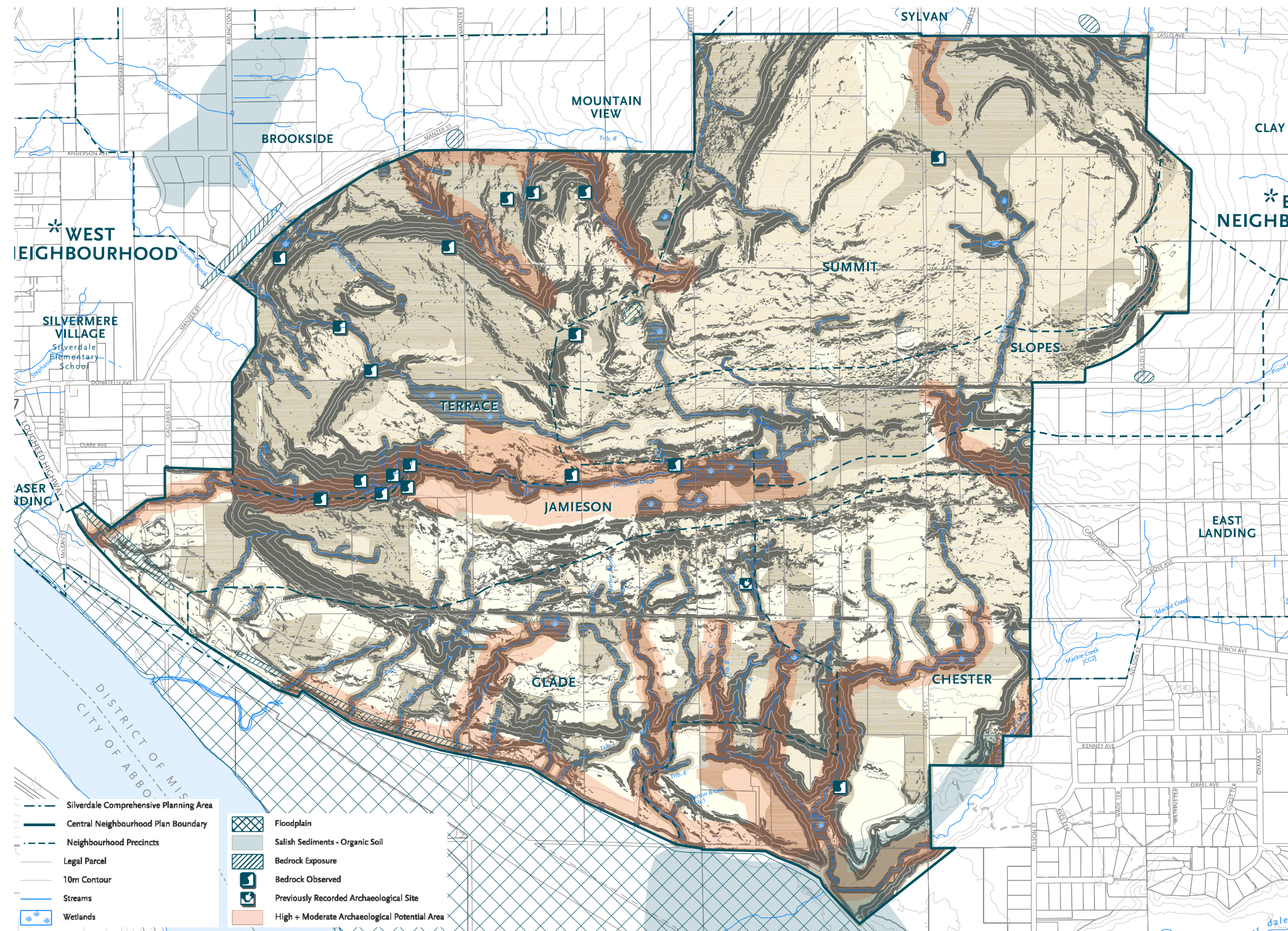
The Master Infrastructure Strategy's Conservation Framework is the organizing structure for the CNP.

The Conservation Framework includes steep slopes (+30%), watercourses and RAR assessment areas, sensitive ecosystems, wildlife corridors and proposed active parks.

The Conservation Framework ensures a balance in managing community growth, protecting the land's natural systems, recreational opportunities, and landscape character that define the Central Neighbourhood.

Central Neighbourhood Plan

Phase 1 | Confirm Biophysical Findings



Understanding the Neighbourhood

Building upon the work completed for the Master Infrastructure Strategy, the CNP biophysical analysis was prepared as part of the CNP Phase 1 deliverables, in accordance with the SCPA Neighbourhood Planning Terms of Reference (LAN.64C).

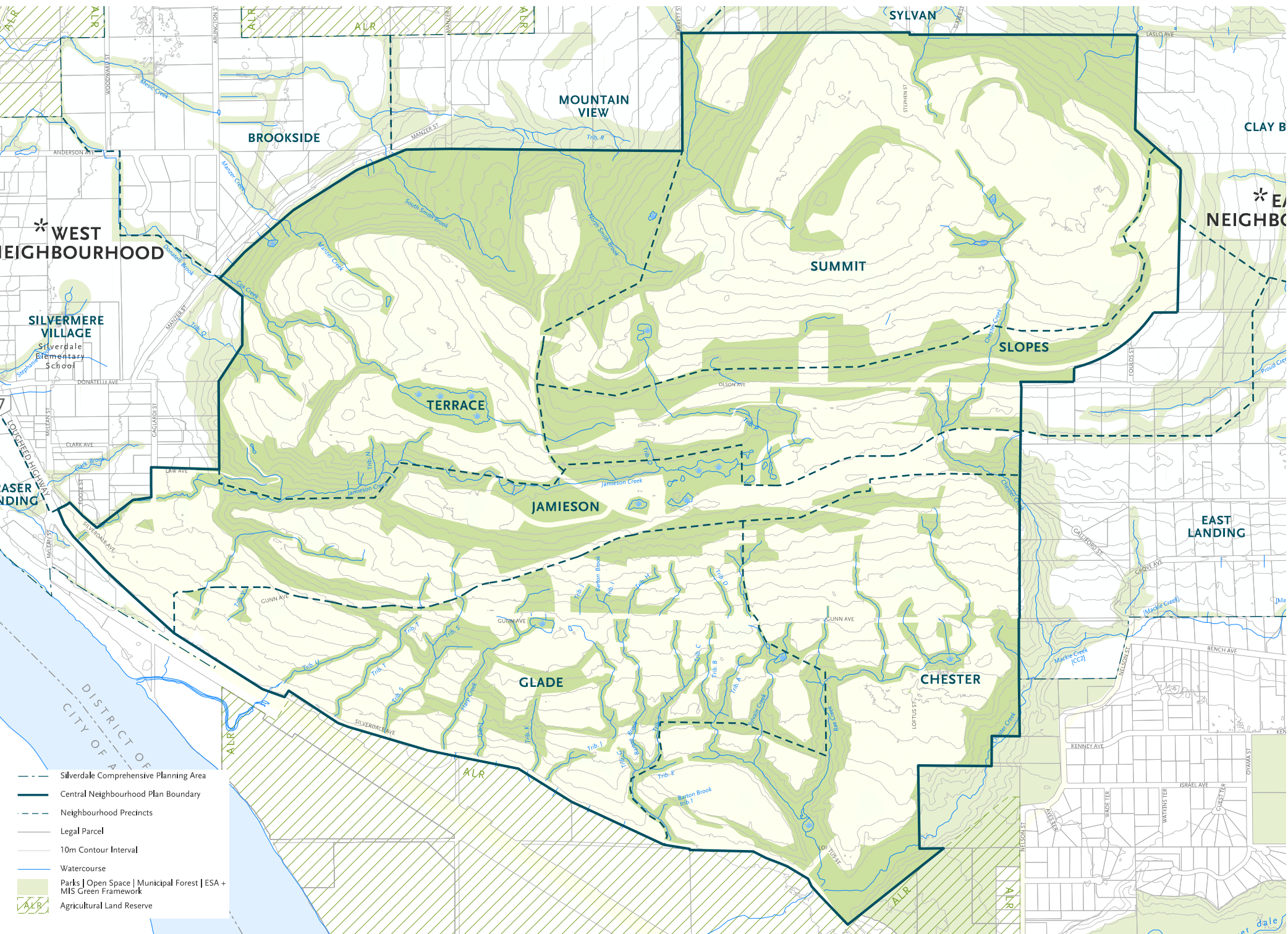
The new environmental, archaeological and geotechnical studies completed for the CNP confirmed and refined the MIS biophysical findings, providing a solid foundation for Neighbourhood Planning.

The full CNP Phase 1 Summary Report can be downloaded at:

<https://www.mission.ca/wp-content/uploads/CNP-Phase1-Biophysical-Assessment-Summary.pdf>

Central Neighbourhood Plan

Phase 1 | Establish the Neighbourhood Framework



Structuring Conservation

Building on the MIS “Green Network”, the CNP Neighbourhood Framework provides the organizing structure to balance community development with conservation planning.

Framework Components:

- Steep slopes | +30%
- Riparian Corridors | Preliminary RAR
- Community-wide Designated Parks
- Visual Impact Buffer

Protecting What Matters

The CNP Neighbourhood Framework identifies 40% of the total land base for conservation, in addition to planned active greenspace in schools and neighbourhood parks.

Central Neighbourhood Plan | Open House 1

Biophysical Findings