

# COLUMBIA SHUSWAP REGIONAL DISTRICT

## Electoral Area 'C' Official Community Plan Bylaw No. 725

THIS CONSOLIDATED BYLAW IS NOT INTENDED TO BE USED FOR LEGAL PURPOSES

CONSOLIDATED FOR CONVENIENCE ONLY WITH:

**Bylaw 725-02**

**Bylaw 725-08**

**Bylaw 725-10**

**Bylaw 725-12**

**Bylaw 725-15**

**Bylaw 725-16**

**Bylaw 725-17**

October 31, 2020

INFORMATION SHEETS ON THE BYLAWS WHICH WERE CONSOLIDATED  
INTO BYLAW NO. 725

**BYLAW NO. 725-02 - Adopted February 19, 2015**

- Added new subsection 3.3.2.9, Blind Bay Resort
- Amended Map

**BYLAW NO. 725-08 - Adopted July 20, 2017**

- Added new subsections, Section 3 - 3.4.2.7, Section 4 - 4.2.2.4, Section 12 -12.5.5.17

**BYLAW NO. 725-10 – Adopted April 19, 2018**

- Amended Section 3, Part 3.4.1.7 by changing the numbers within the paragraph from 2.4.2.2 to 3.4.1.2
- Added new Subsection 3.4.1.8

**BYLAW NO. 725-12 – Adopted February 21, 2019**

- Text Amendment to Section 3, Part 3.4 Residential by added a new Subsection 3.4.1.9
- Map Amendment

**BYLAW NO. 725-15 – Adopted July 18, 2019**

- Map Amendment

**BYLAW NO. 725-16 – Adopted November 21, 2019**

- Text Amendment to Section 3, Part 3.9 Industrial (ID), by adding .5 to Section 3.9.2 Policies
- Map Amendment

**BYLAW NO. 725-17 – Adopted October 15, 2019**

- Map Amendment

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA 'C' OFFICIAL COMMUNITY PLAN  
BYLAW NO. 725

A bylaw to adopt the Electoral Area 'C' Official Community Plan Bylaw No. 725

WHEREAS the Board of the Columbia Shuswap Regional District wishes to adopt an Official Community Plan;

AND WHEREAS the Board has examined the plan in conjunction with its financial plan and waste management plans;

AND WHEREAS the Board has referred the plan to the Provincial Agricultural Land Commission; adjacent municipalities and regional districts; First Nations; school district board; and Provincial and Federal agencies for comment;

AND WHEREAS the Board has held a Public Hearing;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. South Shuswap Official Community Plan Bylaw No. 700 and amendments thereto are hereby repealed.
2. PART 1 "BROAD OBJECTIVES AND POLICIES" of Schedule A of Kault Hill Rural Land Use Bylaw No. 3000 and amendments thereto are hereby repealed.
3. Schedule B (OCP Designations Maps) of Kault Hill Rural Land Use Bylaw No. 3000 and amendments thereto are hereby repealed.
4. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for Electoral Area 'C':
  - a. Schedule A (the Official Community Plan text)
  - b. Schedule B (Land Use Designations – Overview)
  - c. Schedule C (Land Use Designations – Mapsheets)
  - d. Schedule D (Aggregate Potential Map)
  - e. Schedule E (ALR Map)
  - f. Schedule F (Present and Proposed Parks, and Present and Proposed Public and Institutional)
5. If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder.

6. This Bylaw may be cited as the "Electoral Area 'C' Official Community Plan Bylaw No. 725."

READ a first time this 17<sup>th</sup> day of November, 2011.

READ a second time this 20<sup>th</sup> day of June, 2013.

PUBLIC HEARINGS held: 28<sup>th</sup> day of August, 2012;

15<sup>th</sup> day of January, 2013;

and 13<sup>th</sup> day of August, 2013.

READ a third time this 12<sup>th</sup> day of September, 2013.

RECEIVED THE APPROVAL of the Minister of Community, Sport and Cultural Development this

12<sup>th</sup> day of February, 2014.

ADOPTED this 20<sup>th</sup> day of March, 2014.

Charles A. Hamilton  
CHIEF ADMINISTRATIVE OFFICER

David Raven  
CHAIR

CERTIFIED true copy of Bylaw No. 725  
read a third time.

CERTIFIED true copy of Bylaw No. 725  
as adopted.

Chief Administrative Officer

Chief Administrative Officer

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## Section 1. Plan Vision and Framework

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### 1.1 Vision Statement

*The South Shuswap is a special place with a distinct character and ambience. Its unique qualities include Shuswap Lake (the Lake), which forms the heart of the community and offers beautiful views, recreational opportunities, a valuable fisheries resource, and a source of domestic water. Other components of this unique ambience include the upland community areas, the tree-clad mountains, their undulating silhouettes against the sky, the well-maintained farms and ranches and their functionally expressive architecture, and the diverse social and aesthetic qualities of the various neighbourhoods. This Plan seeks to have all new developments preserve and, if possible, enhance these qualities.*

*Looking forward 100 years, the vast majority of the South Shuswap will remain rural, with productive agriculture, extensive forests, rugged terrain, and natural shorelines.*

*Throughout the coming century, the sustainability of Shuswap Lake is paramount. All public and private decisions must protect the Lake from over-development, environmental pollution, human and agricultural wastes. Concurrently, agricultural land must also be protected.*

*In the next 20 years, development is anticipated to be at a moderate scale, and less intensive than the Okanagan Valley. Small pockets of settlement along Shuswap Lake will stay much as they are today. Sunnybrae, White Lake, and Eagle Bay will likely be serviced with sewer and water, making way for a modest amount of primarily residential development. The Sorrento Village Centre will be serviced with sewer and water, allowing for detached and multi-unit residential, commercial, and business-industrial uses. These uses will be concentrated around the Village Centre and away from the lakeshore. Higher density residential, commercial and industrial development outside the Village Centre and 'Balmoral Corner' will be strongly discouraged; although the OCP supports such uses at the 'Balmoral Corner', the lands are in the ALR and previous applications to exclude the land for uses other than agriculture have been refused by the ALC.*

*South Shuswap residents and businesses will practise stewardship to allow rural lands, parks and accesses to the lakes to be available for future generations. Developed areas will include greenways that encourage people to walk and bicycle, and will have ample undeveloped land to allow for plant and animal diversity.*

## 1.2 Sustainable Planning Principles

*Nine principles provide the foundation for the Plan. Together, they point towards a more “sustainable community”, one that is continually adjusting to meet the social and economic needs of its residents within the context of the finite carrying capacity of the natural environment, and climate change, to accommodate these needs.*

### *Principle 1*

All measures to protect and restore the natural environment will be used, and emphasis placed on Shuswap Lake, White Lake and their interlinked watersheds and foreshores. The CSRD will collaborate with all other jurisdictions that have impact on these Lakes.

### *Principle 2*

To maintain large areas of rural landscape throughout the South Shuswap while encouraging gradual, sustainable, moderate and efficient development in the existing settled areas.

### *Principle 3*

A range of housing choices is supported, taking into account affordability for existing residents, particularly for young families and seniors. Only ground-oriented housing is appropriate near the Lakes; more dense forms of housing must be located away from the Lakes.

### *Principle 4*

Agriculture, tourism and forestry are supported as the foundations of the economy, while economic diversification that has low impact on the area’s character and natural environment is encouraged. The establishment of a business park that attracts clean industries and complements existing businesses is also encouraged.

### *Principle 5*

Safe roads, improved public transit, and opportunities for safe cycling and walking are encouraged as an alternative to driving. Relocation of the Trans-Canada Highway around Sorrento and intersection upgrades to improve safety of the travelling public at the Trans-Canada Highway / Balmoral Road intersection are high priorities.

### *Principle 6*

Public accesses to the shorelines of the lakes of the South Shuswap and, in particular, providing parks and facilities that are suitable for families with children and teens are encouraged. Further development of low-impact, outdoor recreation activities throughout the South Shuswap is encouraged, while expansion of commercial houseboat operations outside of municipal boundaries is discouraged.

### *Principle 7*

A region-wide approach to correct inferior water and sewage treatment systems and a comprehensive, affordable liquid waste management plan that takes into account the latest technologies is supported, in order to fully protect groundwater, lakes and streams.

### *Principle 8*

A concentration of community facilities in the Sorrento and Balmoral areas, including retail, cultural, health and emergency services is supported.



*Principle 9*

Active community involvement within the South Shuswap, including planning decisions related to land use, housing, servicing, parks and transportation is supported.

### **1.3 Plan Framework**

Once adopted, the South Shuswap / Electoral Area C Official Community Plan (OCP or the Plan) will be one of the Columbia Shuswap Regional District (CSRD)'s most important documents. The Plan sets out objectives and policies to guide the CSRD Board of Directors future decisions pertaining to land use, buildings, infrastructure, and community services. There are several reasons for adopting a comprehensive Official Community Plan covering the entire lands and waters of the South Shuswap:

- Guides any works undertaken or bylaws enacted by the Regional District to be consistent with the Plan;
- Allows the Regional District to use two specific measures that are unavailable without an OCP, Development Permit Areas and Development Approval Information Areas ;
- Provides prospective developers and investors, as well as existing residents and businesses, with a “roadmap” to follow in the preparation of an application for development, buildings and other structures, including moorage;
- Conveys to other governments, including their ministries and agencies, the wishes of the community/local government with respect to the services provided by these other government entities;
- Gives assurance to other levels of government when considering potential funding for works and services that a long term Plan is in effect. Funding may be contingent on a Plan being in place for capital-intensive infrastructure such as water and sewer systems.

The CSRD also has a number of bylaws and policy plans that have influenced this Plan. One of these is the CSRD's Strategic Plan (2008-2012). That Plan has four guiding principles:

- Regional Collaboration
- Economic Sustainability
- Social Sustainability
- Environmental Sustainability

Where the CSRD does not have jurisdiction, the OCP may only state the broad objectives related to that matter. The following government entities have jurisdiction on certain matters, and have been consulted as part of this planning process:

- Agricultural Land Commission
- BC Interior Health Authority
- BC Ministry of Agriculture and Lands
- Ministry of Community, Sport & Cultural Development
- BC Ministry of Energy & Mines
- BC Ministry of Environment
- BC Ministry of Forests, Lands & Natural Resource Operations
- BC Ministry of Transportation & Infrastructure
- (Canada) Department of Fisheries and Oceans
- School District #83 (North Okanagan-Shuswap)
- The Little Shuswap Indian Band
- The Adams Lake Indian Band
- Thompson Nicola Regional District
- North Okanagan Regional District
- City of Salmon Arm

## 1.4 Geographic Context & Existing Land Uses

With a land area of 506 km<sup>2</sup>, Area C is the smallest electoral area in the Regional District. It covers just 2.0% of the total land area of the Columbia Shuswap Region, but is home to 15% of its population. The resident population at the 2011 Census of Canada was recorded as 7,662.

The countryside of Area 'C' varies from rolling hills at approximately 1500 metres to lush valleys and scenic lakeshores at approximately 350 metres.

The South Shuswap has a variety of land uses. Housing and cabins line Shuswap Lake and White Lake, while farms and ranches dominate the upland bench and valleys. Although there are no incorporated municipalities within Area C, there are a number of settled areas that have their own unique character and history — Sorrento, White Lake, Blind Bay, Eagle Bay, Reedman Point, Tappen, Sunnybrae, Notch Hill, Skimikin, Carlin and Wild Rose Bay. Some key local characteristics include:

- The areas around Notch Hill, Carlin and Tappen are well suited for the production of agricultural crops and value-added activities associated with agriculture. These areas are located away from the most populated areas of the community, and the majority of the land falls within the Provincially-designated “Agricultural Land Reserve”.
- The mountainous area that divides the Salmon Arm and the main West Arm of Shuswap Lake occupies over 300 square kilometres of rural resource lands. Most of this is Provincial Crown land, and dominated by forestry. There is also similar rugged terrain in the Skimikin area, west of the Tappen Valley. The timbered area consists of a variety of forest types – Douglas fir, spruce, pine, cedar and hemlock. The major biogeoclimatic zones are the Interior Cedar Hemlock and Interior Douglas Fir with smaller areas of Engelmann Spruce Subalpine Fir (ESSF). These upland areas provide recreational opportunities — hiking, wildlife viewing, cross country skiing and mountain biking — enjoyed by residents and visitors alike.

- Sorrento is a long-established commercial area with a fascinating history and a lively arts culture. Located along the Trans-Canada Highway towards the western edge of Area C, Sorrento has a mix of service and retail commercial, tourist accommodation, professional offices, and housing. The area has a water system and several privately-operated community sewer services. The Sorrento business community has been actively working on plans to improve the viability and appearance of the commercial area.
- Elsewhere within Area C, there are convenience stores and services meeting the day-to-day needs of local residents and tourists.
- While the South Shuswap currently has a limited number of industrial enterprises, there is significant potential for employment growth. The Trans-Canada Highway and Canadian Pacific Rail both pass through the South Shuswap, providing transportation links to major centres across the country.
- The Shuswap has long been a favourite destination for summer vacationing, and a pattern of small motels, bed and breakfasts, and rental cabins and cottages has emerged. With improvements to the highway system, getting to the Shuswap is now safer and faster. At the time of writing of this plan, there were no major destination resorts in the South or North Shuswap.
- The community halls of the South Shuswap provide a venue for residents to meet and socialize, and the library hosts a range of services for the community. Two schools — in Carlin and Sorrento — provide elementary and middle schooling for students.
- Much of the property adjacent to the Lakes are privately owned, although there are a number of small accesses gradually being improved by the CSRD. Overnight camping facilities are available at Herald Provincial Park, White Lake Provincial Park, Cinnemousun Narrows Provincial Park and Skimikin Lake Recreation site.

## Section 2. Protecting Our Lake Community

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### *Sustainable Principle*

*All measures to protect and restore the natural environment will be used, and emphasis placed on Shuswap Lake, White Lake and their interlinked watersheds and foreshores. The CSRD will collaborate with all other jurisdictions that have impact on these Lakes.*

The quality of Shuswap Lake is the most important issue to South Shuswap residents. Not only is Shuswap Lake an important amenity, it is the primary source of drinking water, and the habitat for a wide variety of aquatic life, waterfowl, and plants. It was evident throughout the planning process, that the Lake and its shoreline environment must be protected for the use and enjoyment of future generations.

As revealed through the concurrent Shuswap Lake Integrated Planning Process (SLIPP), 14 agencies from every level of government have legal jurisdiction over some aspect of the lakes.

The objectives and policies of this section focus on the sensitive environments in and around the Lake, and include measures to mitigate damage to the water quality and natural habitats that primarily fall within the jurisdiction of the Regional District.

### **2.1 Water Quality of Shuswap Lake**

Shuswap Lake remains a relatively healthy aquatic environment. However, as the amount of development around the Lake intensifies, it becomes more susceptible to human contamination. Most properties have on-site septic systems. In proper conditions, these systems can adequately dispose of sewage; however when inadequate conditions exist, such as failed or saturated tile fields, it can lead to sewage leaching into groundwater or the Lake, causing serious contamination.

The mountains surrounding Shuswap Lake are formed of granite that results in a very low input of nutrients. Historically, Shuswap Lake has been very clear, with a high oxygen content owing to the low amount of organic matter. However, as a result of agricultural and human waste entering the groundwater, and the failure of some community sewer systems that discharge into the Lake, the nutrient levels have been increasing leading to unsightly and potentially hazardous situations. E. Coli has been detected in increasing concentrations in groundwater and levels of chloride, nitrates and sulphate have risen along the foreshore between Sorrento and Blind Bay. With clear evidence of deterioration of the Lake, the CSRD has renewed efforts towards sustainable, acceptable liquid waste management for the South Shuswap.

#### *2.1.1 Objectives*

- .1 To protect the water quality of Shuswap Lake and its watershed.
- .2 To maintain healthy aquatic and groundwater environments and protect people from contaminated water.

### 2.1.2 Policies

- .1 Regardless of the level or type of treatment, the discharge of liquid waste (human, agricultural, industrial) into Shuswap Lake, White Lake and other natural waterbodies is unacceptable. In the event that a sewer system is available, properties within the service area will be required to connect to the system.
- .2 Any new commercial, industrial, and institutional development must connect to a community sewage system. Existing residential development must connect to a community sewage system, when capacity is available.

The Regional District will:

- .3 Implement its Liquid Waste Management Plan (LWMP);
- .4 Assume control over private community sewage systems if the proper circumstances exist, and if there is support to do so from residents and the Provincial government, the users will fund the cost of operating and maintaining the system;
- .5 Investigate opportunities for one or more marine pump-out(s) to a land-based discharge system located away from the residential areas of Shuswap Lake;
- .6 Request the Interior Health Authority to prohibit any further use of dry wells for liquid waste management, and recommend that the Interior Health Authority continue to work with property owners towards replacement of these existing dry wells and failing septic systems as appropriate;
- .7 Work to enhance environmental awareness and promote activities that protect the water quality and natural aquatic habitat;
- .8 Use the full range of planning tools and regulatory measures to protect the watershed and water quality of Shuswap and White Lakes. These include zoning bylaws, development permits, building regulation, and, potentially, statutory covenants; and
- .9 Work with federal and provincial ministries and agencies, including the Shuswap Lake Integrated Planning Process (SLIPP), to implement strategies that protect and enhance the quality of the lakes and streams of the South Shuswap.

## 2.2 Watershed

Shuswap Lake is a large lake system that is fed from a variety of sources, including Shuswap River, Salmon River, Eagle River, Adams River, Seymour River and Anstey River. Several small creeks and streams also flow into the Lake, including Scotch Creek, White Creek, Celista Creek and Adams Creek. There is only one outlet from the Lake — Little River at the west end of the Lake.

Activities within the watershed can significantly impact the water quality of the area lakes. Stormwater runoff in developed areas can contain contaminants that flow into rivers, streams or ditches, and eventually into the lakes. Agricultural operations can also impact the watershed, through the spreading of manure or livestock grazing too close to a watercourse. Poor forest practices can also have negative impacts on the watershed by increasing suspended solids in streams and lakes.

### *2.2.1 Objectives*

- .1 To protect Shuswap and White Lake watersheds from land uses and practices that jeopardize their water quality.
- .2 To facilitate information exchange between local residents and environmental stewardship organizations and resources.

### *2.2.2 Policies*

The Regional District will:

- .1 Continue to work with SLIPP, and other government agencies and non-governmental agencies to facilitate collaboration and joint decision-making on issues that impact the watershed.
- .2 Advise and expect agricultural operators to adhere to the Agricultural Control Regulation under the BC Environmental Management Act and the BC Health Act.
- .3 Advise and expect agricultural operators to collaborate with the BC Agricultural Council in the implementation of the Canada-BC Environmental Farm Program.
- .4 Advise and expect forestry companies to use responsible forestry practices when logging near a watercourse, and to follow the Federal Department of Fisheries and Oceans Habitat Management Operating Principles for Crown and Private Forest Harvesting.
- .5 Disseminate educational information to the public about the importance of responsible stewardship of the watershed and expect property owners and developers to consider the use of permeable surfaces when landscaping their properties.
- .6 Implement the Riparian Areas Regulation of the Fish Protection Act by establishing a Riparian Areas Regulation Development Permit Area along the Lakes, rivers, streams, and other watercourses, requiring proposed activities and development to be subject to a science based assessment conducted by a Qualified Environmental Professional (QEP).

## **2.3 Shoreline Environment**

Shorelines are among the most sensitive natural environments, as they are where two ecosystems merge — an aquatic ecosystem and a terrestrial ecosystem. Shoreline environments experience a significant amount of pressure from human activity, including the impacts from watercraft use. Private boat docks are common throughout the South Shuswap.

Though much of the upland of Shuswap and White Lake is privately owned, the Provincial Crown owns nearly all areas located between the high and low watermarks of lakes, streams and rivers. Individuals cannot build on, or develop, aquatic Crown land without the Province's authorization. If an owner of the adjacent upland property proposes to construct moorage, a licence of occupation for moorage is required from the Integrated Land Management Bureau.

### 2.3.1 Objectives

- .1 To maintain the unique physical and biological characteristics of the shoreline environment.
- .2 To maintain shoreline habitats to protect them from undesirable development.
- .3 To manage the foreshore to ensure appropriate use and prevent overdevelopment.

### 2.3.2 Policies

- .1 Non-moorage uses other than passive recreation are not acceptable on the foreshore. These include facilities such as beach houses, storage sheds, patios, sun decks, and hot tubs. Additionally, no commercial uses, including houseboat storage or camping, are acceptable on the foreshore.
- .2 Land owners must not alter the natural habitat and shoreline processes unless specifically authorized. The placement of fill and the dredging of aquatic land are not generally acceptable.
- .3 Encourage the Integrated Land Management Bureau, when carrying out reviews of foreshore tenure applications, to take the foregoing objectives and policies into consideration, with emphasis on the environmental sensitivity of the foreshore areas, as well as ensuring an appropriate relationship with upland areas.
- .4 Private moorage owners and builders will comply with the Ministry of Environment's Best Management Practices for Small Boat Moorage on Lakes, and minor works policies published by Transport Canada, Navigable Waters Protection Division prior to construction of any foreshore moorage (works).
- .5 Encourage Government agencies with mandates for protecting the environmental integrity of lakes in the South Shuswap to carry out scientific research and water quality testing to determine whether the quality of lake water near the shoreline is deteriorating, and if it is, to determine the cause(s) of the deterioration, and take steps toward correcting the situation.

The Regional District will:

- .6 Assess and strive to protect sensitive fish habitat when implementing the boat launching facilities provisions of the Electoral Area C Parks Plan;
- .7 Encourage waterfront owners to consider shared docks in the interests of having one larger dock that extends into deep water, rather than a number of individual docks that are in relatively shallow water with higher fish habitat values;

- .8 Advise and expect property owners to replace older, on-site sewage systems with newer technology to prevent potential contamination of the shoreline;
- .9 Advise and expect property owners not to remove vegetation along the shoreline that could result in erosion, loss of food and nutrients for fish, and loss of shade for young fish; landowners must refer to the Ministry of Environment's Best Management Practices for Hazard Tree and Non Hazard Tree Limbing, Topping or Removal; and
- .10 Implement Lakes Zoning Bylaw 900 which sets out regulations pertaining to the placement of docks and buoys

## **2.4 Fish and Aquatic Habitat**

Some of the most sensitive fish and aquatic habitats are in close proximity to the shoreline. Human activity along the shoreline can have a substantial impact on the health of aquatic habitats.

### *2.4.1 Objective*

- .1 To identify significant fish and aquatic habitat, including spawning habitat and protect these areas from human encroachment.

### *2.4.2 Policies*

The Regional District will:

- .1 Implement the Riparian Areas Regulation guidelines to help protect fish and aquatic habitats.
- .2 Expect landowners and developers to refer to the Department of Fisheries and Oceans — Land Development Guidelines for the Protection of Aquatic Habitat, when constructing near any watercourse.
- .3 Use data from the Shuswap Watershed Mapping Project to assist in its decision-making.

## **2.5 Watercraft Owners and Operators**

Boating is a recreational activity enjoyed by many residents and visitors. There is a variety of watercraft on the lakes, including powerboats, sailboats, jet skis, houseboats, canoes and kayaks. When used responsibly, watercraft can have limited impact on the lake environment. However, misuse can lead to water quality degradation and destruction of fish and wildlife habitat. Examples of unlawful practices include dumping of black water (raw sewage) and “grey water” into the lakes. Irresponsible practices include boating through sensitive environments, gasoline spills and parking on sensitive shorelines. These concerns apply equally to commercial watercraft businesses and private owners.



With the increasing volume of motorized boating there are also concerns about impacts on human safety and quiet enjoyment. While it is recognized that greater education of the boating public and improved enforcement of existing regulations are necessary, some people feel that — in the interest of long-term sustainability — ways and means should be investigated to place limits on motorized boating.

#### 2.5.1 *Objective*

- .1 To be active, responsible stewards of the environmental quality of all lakes while enjoying boating in the South Shuswap.

#### 2.5.2 *Policies*

- .1 All watercraft users (commercial and private) will be required to dispose of liquid waste through pump-outs that connect into a community sewer system.

The Regional District will:

- .2 Work with the houseboat industry to protect the quality of Shuswap Lake. This includes the expectation that Shuswap houseboat rental companies will install grey water holding tanks on houseboats;
- .3 Expect the houseboat / watercraft industry to develop more sewage pump out stations, or other methods of appropriate sewage treatment, along Shuswap Lake;
- .4 Advise and expect privately-operated houseboat owners to meet the same standards as the commercially-operated houseboat industry;
- .5 Encourage the BC Ministry of Environment to more consistently enforce the prohibition of the dumping of grey water into Shuswap Lake.
- .6 Continue to enforce the marine noise control bylaw;
- .7 Develop public boat launching facilities in appropriate locations as recommended in the Electoral Area C Parks Plan, and provide these facilities with sufficient parking and washroom facilities to meet the needs of the public;
- .8 In co-ordination with watercraft users and the houseboat industry, create public awareness of sensitive shorelines and ecosystems, and advise watercraft users against entering these areas; and
- .9 In consultation with all interests, initiate a study of motorized boating on Shuswap Lake (and, potentially, White Lake). At a minimum, there will be three goals to this study: to investigate the impact of motorized boating; to investigate a maximum capacity of motorized boating; and to consider various strategies to minimize negative impacts of motorized boating.

## **2.6 Eurasian Water Milfoil**

Aquatic plants are an important part of the biology of lakes and other water bodies, providing food, habitat and rearing areas for a variety of organisms. Some aquatic plants, including the Eurasian water milfoil, have undesirable effects, especially when they are too abundant or become established in unwanted locations.

Eurasian water milfoil is not native to North America. It was first observed in B.C. in Okanagan Lake in 1970. It has since spread to the lakes of the South Shuswap. Management strategies include preventive efforts (education, surveillance of non-infested areas), placing bottom coverings on new populations to prevent lake-wide infestations, root removal and harvesting.

### *2.6.1 Objective*

- .1 To manage and try to prevent the further spread of milfoil in the lakes of the South Shuswap.

### *2.6.2 Policy*

- .1 The Regional District, along with community environmental groups and the boating industry, expects boaters to reduce the spread of water milfoil and other aquatic weeds by clearing all plant material from boats, motors, trailers, wet wells, and anchors. These plants should be disposed of far away from water bodies.

## Section 3. Growing Gradually and Wisely

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### *Sustainable Principles*

*Large areas of rural landscape throughout the South Shuswap will be maintained while encouraging gradual, sustainable, moderate and efficient development in the existing settled areas.*

*A range of housing choices is supported, taking into account affordability for existing residents, particularly for young families and seniors. Only ground-oriented housing is appropriate near the Lakes; more dense forms of housing must be located away from the Lakes.*

*Agriculture, tourism and forestry are supported as the foundations of the economy, while economic diversification that has low impact on the area's character and natural environment is encouraged. The establishment of a business park that attracts clean industries and complements existing businesses is also encouraged.*

### **3.1 General Land Use Management**

The policies of this Plan aim to protect the rural character of this area, yet allow modest growth in settled areas that are, or will be, serviced by community water and sewer systems. By directing growth to the Village Centre and Secondary Settlement Areas as shown on Schedule B Land Use Designations – Overview, and Schedule C Land Use Designations - Mapsheets, there will be less impact on the rural and natural areas of the community, thereby protecting natural habitat and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and the use of public transit.

#### *3.1.1 Objectives*

- .1 To be thoughtful and careful stewards of the lands and waters of the South Shuswap to allow future generations an opportunity to appreciate and benefit from wise choices made by today's elected decision-makers.
- .2 To manage growth by directing development and redevelopment in existing settled areas and to discourage development outside these areas.
- .3 To provide a clear separation between rural and non-rural lands to preserve both rural and non-rural lifestyle choices.
- .4 To prevent inappropriate uses of shorelines, especially in areas with high fish habitat values.
- .5 To support the growth and long-term viability of the agricultural industry in the South Shuswap.
- .6 To support forestry, mining and recreational uses provided they follow all Provincial regulatory requirements, and avoid conflicts with residential areas.

- .7 To work towards providing a range of housing types in the South Shuswap, principally within the Village Centre and Secondary Settlement Areas.
- .8 To provide for a range of commercial services within the Village Centre and Neighbourhood Commercial designations that meet the needs of South Shuswap residents and visitors.

### 3.1.2 *Policies*

- .1 Land uses and activities that adversely affect safety, health, or liveability within Area C are not supported. Temporary use permits are not supported.
- .2 The Sorrento Village Centre, established on Schedules B and C, will accept much of the residential, retail and business development in Area C and will be connected to community water and sewer systems. Future development of a Balmoral Village Centre, at the northwest corner of the Balmoral Road/Highway #1 intersection, is dependent on approval from the ALC, as it lies within the ALR; this plan does not presume the ALC's position on the future uses of this land and does not support development pressure or speculation based on the plan's support of this area as a Village Centre as previous applications to exclude these ALR lands have been refused by the ALC.
- .3 Secondary Settlement Areas in the South Shuswap are established on Schedules B and C, as Blind Bay, Sunnybrae, White Lake and Eagle Bay.
- .4 Outside the Village Centre and Secondary Settlement Areas, new residential development is generally discouraged unless co-located with an agricultural use. Strip commercial development between these development areas is not acceptable.
- .5 Development will only be considered in areas with lower environmental values within the Village Centre and Secondary Settlement Areas, thereby allowing for the protection of areas with higher environmental values as well as agricultural lands.
- .6 Except as required to improve the health and safety of existing development, no public funds will be expended for the capital cost of extending water and sewer servicing to lands outside the Village Centre and Secondary Settlement Areas.
- .7 Agricultural uses on ALR lands are supported in all land use designations. Agricultural uses on non-ALR lands may be supported in all land use designations subject to compatibility with adjacent land uses and setbacks set out in the zoning bylaw.
- .8 As per the authority granted under the Local Government Act s.904 and s.905, consider creating an 'Amenity Policy' to guide developers making applications to the CSRD, and to assist staff and the Board in considering land use applications. The policy should detail a range of density bonusing alternatives and voluntary contributions that are of a community benefit such as parkland dedication, infrastructure development, affordable housing, and public facilities.
- .9 At the time of introducing zoning regulations to unzoned areas, existing uses and structures may be recognized in the zoning bylaw and that recognition will be considered

as conforming to this OCP. New development, however, must conform to the policies and land use designations in this OCP.

### 3.2 Village Centre (VC)

#### 3.2.1 Objective

To allow for a variety of residential and commercial development within Sorrento.

#### 3.2.2 Policies

- .1 This designation applies to areas within Sorrento as outlined on Schedules B and C.
- .2 Permitted land uses within the Village Centre include: residential (see *Policy 3*), retail including food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, personal, professional and financial services. Small-scale light industrial uses whose operations are compatible with adjacent uses are also permitted.
- .3 Residential development is subject to the following housing forms and maximum densities:

Detached	5 units/ac (1 unit/0.2 ac) 12 units/ha (1 unit/0.08 ha)
Semi-detached	8 units/ac (1 unit/0.13 ac) 20 units/ha (1 unit/0.05 ha)
Townhouse	12 units/ac (1 unit/0.13 ac) 30 units/ha (1 unit/0.03 ha)
Apartment	30 units/ac (1 unit/0.03 ac) 74 units/ha (1 unit/0.01 ha)

- .4 Residential units above ground floor commercial establishments and live-work units may be permitted and encouraged.
- .5 New development in the form of pedestrian-oriented “mainstreet” building types or infill that creates enclosed nodes/courtyards is strongly encouraged.
- .6 Resilient “mainstreet” building types are encouraged that allow development of a mix of uses (retail, office, residential) and which can be adjusted in response to market demands. In Sorrento, predominantly commercial buildings are encouraged to locate within or adjacent to already established commercial parcels to build on a contiguous commercial core.
- .7 All new subdivisions and all new rezoning applications which would increase existing residential densities or require additional sewer or water capacity must be connected to both a community sewer system and a community water system. Where community sewer and water system servicing is not feasible, the maximum allowable density is 1 unit / ha (1 unit / 2.47 ac).

- .8 Where possible, new development will include dedicated pedestrian and non-motorized linkages to and through the development.
- .9 Main street mixed use building types are encouraged to improve the quality of the streetscape along the corridor, to increase the density and vitality of the core, and to make better use of vacant and under-used sites. This will create a stronger definition of the pedestrian environment. Building facades should have active frontages, where entries and active uses (food service patios, display areas, or public realm enhancements) orient towards the street. This will also help to create a village core in which it is possible to more easily walk between stores and services, providing maximum pedestrian activity along the public street.
- .10 New commercial, industrial, multi-family and intensive residential development within the Village Centre is subject to the Form & Character Development Permit Area Guidelines.

### **3.3 Secondary Settlement Areas**

#### *3.3.1 Objective*

- .1 To allow for predominantly residential development and some neighbourhood commercial development within Blind Bay, Eagle Bay, Sunnybrae and White Lake.

#### *3.3.2 Policies*

- .1 This designation applies to areas within the Blind Bay, Eagle Bay, Sunnybrae and White Lake Secondary Settlement Area boundaries, as outlined on Schedules B and C.
- .2 Permitted land uses within the Secondary Settlement Areas include: residential, neighbourhood commercial uses, recreational residential, community and health-related services, institutional uses, recreation, arts and cultural activities.
- .3 Residential development is subject to the housing forms and maximum densities of each land use designation within the Secondary Settlement Area Boundaries (i.e. Neighbourhood Residential (NR), Country Residential (CR), etc).
- .4 Expansion of the Blind Bay Secondary Settlement Area south of the Trans-Canada Highway may be supported if there is both community sewer and community water servicing available and if the majority of the land to be included is non-ALR land.
- .5 In the Eagle Bay and White Lake Secondary Settlement Areas, re-designation to Medium Density may be supported through a successful rezoning application and connection to both community water and sewer systems. For the White Lake community, a road capacity assessment should be completed prior to new Medium Density development.
- .6 All new subdivisions and all new rezoning applications which would increase existing residential densities or require additional sewer or water capacity must be connected to both a community sewer system and a community water system. Where community sewer and water system servicing is not feasible, the maximum allowable density is 1 unit / ha (1 unit / 2.47 ac).

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- .7 Where possible, new development will include dedicated pedestrian and non-motorized linkages to and through the development.
- .8 New commercial, industrial, multi-family and intensive residential development within the Secondary Settlement Areas is subject to the Form & Character Development Permit Area Guidelines.
- .9 Notwithstanding subsections 3.1.2.5, 3.3.2.2, 3.6.1.1, 3.6.2.1, 3.7.2.1, 3.7.2.2, 3.8.2.1 and 3.8.2.2, the waterfront portion of the Blind Bay Resort properties, legally described as Lot A, Section 17, Township 22, Range 10, W6M KDYD, Plan 14713 and that part of Strata Lot C Section 17 Township 22 Range 10 W6M KDYD, Strata Plan KAS3359 lying north of Blind Bay Road can be considered for re-designation to Resort Commercial and for rezoning to allow an extension of the resort development onto the waterfront portion of the aforementioned properties.

### 3.4 Residential

#### 3.4.1 Policies

- .1 New residential development will be directed to the Village Centre and Secondary Settlement Areas identified on Schedules B and C. Outside these areas, residential development is discouraged unless co-located with an agricultural use.
- .2 Residential development is subject to the following land use designations, housing forms and maximum densities:

Land Use Designation	Housing Form	Maximum Density
Medium Density (MD)	Detached	5 units/ac (1 unit/0.2 ac) 12 units/ha (1 unit/0.08 ha)
	Semi-detached	8 units/ac (1 unit/0.13 ac) 20 units/ha (1 unit/0.05 ha)
	Townhouse	12 units/ac (1 unit/0.13 ac) 30 units/ha (1 unit/0.03 ha)
Neighbourhood Residential (NR)	Detached, Semi-detached	2 units per 1 acre (1 unit/0.2 ha)
Country Residential (CR)	Detached, Semi-detached	1 unit per 1 acre (0.4 ha)
Rural Residential (RR)	Detached, Semi-detached	1 unit per 2.5 acres (1 ha)
Rural Residential 2 (RR2)	Detached, Semi-detached	1 unit per 5 acres (2 ha)
Small Holdings (SH)	Detached, Semi-detached	1 unit per 10 acres (4 ha)
Medium Holdings (MH)	Detached, Semi-detached	1 unit per 20 acres (8 ha)
Large Holdings (LH)	Detached, Semi-detached	1 unit per 25 acres (10 ha)
Rural Holdings (RH)	Detached, Semi-detached	1 unit per 148 acres (60 ha)

- .3 Cluster forms of development are encouraged within the Sorrento Village Centre and Secondary Settlement Areas to reduce the amount of land affected by residential growth

when the permitted number of units is clustered on part of the site, and the remaining area is protected in a natural state. Where cluster developments are located near natural features, such as waterbodies, the cluster development should be directed away from the natural features. Areas near the features should be protected common or public areas.

- .4 Bed and Breakfast businesses are appropriate provided they are consistent with the residential character of the neighbourhood and provide adequate on-site parking. Additional conditions for Bed and Breakfast businesses will be included in the zoning bylaw.
- .5 One secondary suite is appropriate in a detached home provided it is compatible with surrounding residential uses. Additional conditions related to a secondary suite will be included in the zoning bylaw.
- .6 Agricultural uses are appropriate in all designations. Outside ALR lands, agricultural uses are supported to an intensity compatible with surrounding uses. On ALR lands, agricultural uses are subject to the Agricultural Land Commission Act and Regulations.
- BL725-08  
BL725-10 .7 Notwithstanding 3.4.1.2, above, maximum allowable density within the MD designation are permitted to increase to a total of 19.0 units/ha on Lots 1 and 2, Sections 7 and 8, Township 22, Range 10, West of 6th Meridian, Kamloops Division Yale District, Plan KAP79111, only.
- BL725-10 .8 Notwithstanding 3.4.1.2, above, maximum allowable density within the RR designation are permitted to increase to a total of 27.9 units/ha for detached houses on Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162, only.
- BL725-12 .9 Notwithstanding 3.1.2.4, 3.1.2.5, 3.3.1.1, 3.3.2.2, 3.3.2.3, and 3.4.1.1 above, re-designation to Neighbourhood Residential (NR) is permitted on portions of Lot 1, Section 33, Township 21, Range 10, West of the 6th Meridian, Kamloops Division, Yale District, Plan 34273, and Lot 1, Section 33, Township 21, Range 10, West of the 6th Meridian, Kamloops Division, Yale District, Plan KAP55494, Except Plans KAP65068, KAP69965, and KAP75073, only, outside of a Secondary Settlement Area.

### **3.5 Residential Resort (RT)**

#### **3.5.1 Objective**

- .1 To recognize existing residential resort developments and provide for limited potential within Secondary Settlement Areas.

#### **3.5.2 Policies**

- .1 Residential resort refers to recreational vehicles, modular homes and recreational cabins located in a park-like setting with shared amenities.
- .2 New applications for Residential Resort (RT) will be directed to locate in the Secondary Settlement Areas, but must be located away from the waterfront.



- .3 All new subdivisions and all new rezoning applications which would increase existing densities or require additional sewer or water capacity must be connected to both a community sewer system and a community water system. Where community sewer and water system servicing is not feasible, the maximum allowable density is 1 unit / ha (1 unit / 2.47 ac).
- .4 The maximum density for new recreational residential dwellings is 12 units/ac (30 units/ha).

### **3.6 Waterfront Development**

#### *3.6.1 Objective*

- .1 To maintain the near shore areas of Shuswap Lake, White Lake and Little White Lake ecologically intact by focusing development away from the shoreline and by minimizing impacts from moorage facilities.

#### *3.6.2 Policies*

- .1 New waterfront development will only be supported if it:
  - a) Is residential in nature;
  - b) Has maximum densities of:
    - i. 1 unit / 1 ha ( 1 unit /2.47 ac) on the waterfront in Secondary Settlement Areas and the Sorrento Village Centre; or
    - ii. 1 unit / 2 ha (1 unit / 4.94 ac) in all other areas;
  - c) Creates lots each with a minimum of 30 m of water frontage;
  - d) Is located a minimum of 50 m away from the natural boundary of Shuswap Lake, White Lake and Little White Lake: Development Permit Areas may apply, see Section 12 of this plan; and
  - e) Provides adequate moorage subject to the moorage policies in Section 3.7.
- .2 Development on waterfront parcels should be clustered to minimize impact on the landscape and preserve natural open space. Applications that do not include Section 219 covenants to prohibit additional subdivision, protect natural areas from further development and address other site specific considerations will not be supported.

### **3.7 Foreshore Water (FW) (Moorage)**

#### *3.7.1 Objective*

- .1 To acknowledge existing permitted private moorage uses and commercial marinas and provide limited opportunities for future moorage associated with residential development.

#### *3.7.2 Policies*

- .1 Moorage, including docks, private moorage buoys and boat lifts, may be considered only for new fee-simple waterfront parcels.
- .2 New development proposals on the waterfront parcel will provide a maximum of 1 moorage space per:
  - a) New waterfront parcel created; or
  - b) 30m of water frontage of the parent parcel; and

Each moorage space shall be calculated as 10 m linear length of dock that may be used for mooring a single vessel.

- .3 Dry land boat storage solutions are strongly preferred over floating or fixed docks for all new or redeveloped waterfront properties.
- .4 Moorage proposals will be located away from or redesigned to avoid negative impacts on adjacent structures and uses, including other docks, marinas, beach access points, parks, utilities, water intakes, etc.
- .5 Support for new waterfront proposals should consider the provision of related public amenities such as dedicated moorage spaces and facilities for public use, dedicated public accesses to the foreshore (including boat launches), waterfront park dedication, or similar amenities which enable greater public access and use of the foreshore and water.
- .6 Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat. The Shuswap Watershed Mapping Project data, as updated from time to time on the Community Mapping Network ([www.cmnbc.ca](http://www.cmnbc.ca)), should be referenced to help determine habitat values (other government data sources may also be utilized).

### **3.8 Commercial**

#### *3.8.1 Objective*

- .1 To recognize existing commercial uses and provide for future commercial opportunities within the Secondary Settlement Areas.

#### *3.8.2 Policies*

- .1 Commercial development that is incompatible with the community, or would have unmitigated negative impacts on the environment, is not acceptable anywhere in the South Shuswap.

- .2 Large scale commercial development is not acceptable in the Secondary Settlement Areas or rural areas of the South Shuswap. Such development is directed to the Village Centre.
- .3 The Village Centre (VC) designation encompasses a broad range of commercial uses, including retail, food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, personal, professional and financial services.
- .4 Neighbourhood Commercial (NC) is acceptable in Secondary Settlement Areas, allowing a limited range of retail, and personal, professional and community services that meet the daily needs of local residents. Housing above grade level commercial is also acceptable.
- .5 Existing Commercial (C), Tourist Commercial (TC) and Resort Commercial (RC) land use designations are recognized on Schedules B and C. New Commercial (C), Tourist Commercial (TC) and Resort Commercial (RC) may be considered in the Secondary Settlement Areas through individual redesignation and rezoning applications.
- .6 Existing Waterfront Commercial (WC) developments are recognized on the Schedules B and C. New Waterfront Commercial (WC) developments are not supported.
- .7 Small-scale Highway Commercial (HC) which caters to the travelling public, is acceptable along the Trans-Canada Highway, but not between the Village Centres.
- .8 Multi-unit residential development is encouraged to locate near major commercial developments within the Sorrento Village Centre, in order to help create a more walkable community and to provide a population base to support businesses.
- .9 All new redesignation and rezoning applications for commercial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.

### **3.9 Industrial (ID)**

#### *3.9.1 Objective*

- .1 To recognize existing industrial uses in the South Shuswap and support future opportunities for light industrial uses.

#### *3.9.2 Policies*

- .1 A range of light industrial land uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair, is generally acceptable in AG, RR, RR2, SH, MH, LH, RH, and RSC designations, provided they are in compliance with Provincial ALC regulations, are located away from watercourses, are not on waterfront parcels and are compatible with adjacent land uses.

- .2 Small scale light industrial uses whose operations are compatible with adjacent uses are permitted in the Village Centre.
- .3 All new rezoning applications for industrial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.
- .4 New industrial development is subject to the Form & Character Development Permit Area Guidelines.
- .5 Cannabis Production Facilities are permitted on lands designated Industrial.

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### **3.10 Agriculture (AG)**

#### *3.10.1 Policies*

- .1 The lands designated as Agriculture (AG) are shown on Schedules B and C. In general, these are lands with half or more of their area lying within the Provincially-designated Agricultural Land Reserve at the time of writing of this Plan. Land lying within the Agricultural Land Reserve is identified on Schedule E – ALR Map. Agriculture is the primary and dominant land use, with a full range of crop and livestock production activities permissible, as well as homes, buildings and structures associated with agricultural operations.
- .2 The minimum parcel size of land for subdivision within the Agriculture land use designation is 60 hectares (148 acres).
- .3 New subdivision is discouraged within the Agriculture designation, other than subdivision along ALR boundaries or subdivision or parcel consolidations demonstrated not to have an intrusive or conflicting impact on the surrounding agricultural community.
- .4 The Agriculture land use designations encompass agricultural uses, and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw the following uses are appropriate in lands designated Agriculture: agri-tourism operations and agri-accommodation, and uses which will not affect the long-term agricultural capability of the land.

### **3.11 Rural Resource (RSC)**

#### *3.11.1 Policies*

- .1 The Rural and Resource land use designation is established on Schedules B and C.
- .2 Forestry, mineral and aggregate extraction, agriculture, and outdoor recreational uses are appropriate in the area designated Rural and Resource.
- .3 Lands designated as Rural and Resource should be maintained as large land parcels, with minimum parcel sizes of 60 hectares (148 acres) for subdivision.
- .4 The Regional District strongly supports responsible land use practices on Rural and Resource lands.
- .5 Forestry will be managed in accordance with the Okanagan Shuswap Land and Resource Management Plan (OSLRMP). The Ministry of Forests, Lands and Natural Resource Operations will use its regulatory authority to ensure that best management practices are followed by logging operators in order to minimize erosion and protect, to the greatest extent possible, the attractive viewscales associated with the natural tree cover in the area. There should be no clear cutting of large tracts of forest land that are visible from Shuswap and White Lakes.

- .6 Aggregate operations are subject to the licensing requirements of the Ministry of Energy and Mines. Aggregate operators must conduct their activities in accordance with the Aggregate Operators Best Management Practices Handbook for British Columbia, which addresses specific community issues such as noise, dust, traffic, hours of operation, and viewsapes, and sets out specific practices designed to minimize impact on the environment.
- .7 Upon implementation, soil removal and deposit will be subject to the Regional District's soil removal and deposit bylaw.
- .8 The Ministry of Energy and Mines will refer sand and gravel/quarry proposals to the Regional District and give due consideration to the impact of extraction and processing activities on surrounding land uses and developments. In particular, the Regional District advocates that the Ministry not issue new surface permits for sand and gravel/quarry extraction near residential areas unless the applicant adequately demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.
- .9 Resource extraction operations, including forestry and mining, are responsible for restoring the landscape upon completion of the operations.
- .10 Sand, gravel and other aggregate deposits are identified on Schedule D Aggregate Potential Map, including existing operations. Those areas presently supported for future extraction would coincide with the *Rural Resource* (RSC) designation and the policies of this section.

### **3.12 Public and Institutional (PI)**

#### *3.12.1 Policy*

- .1 Existing Public and Institutional uses, both public and private, are acknowledged by this Plan as shown on Schedules B, C and F- Present and Proposed Parks, and Present and Proposed Public and Institutional.
- .2 New Public and Institutional uses are encouraged to locate within the Village Centre and Secondary Settlement Areas but may be permitted throughout the Electoral Area.

### **3.13 Parks and Open Spaces (PK)**

#### *3.13.1 Policy*

- .1 The Parks and Open Spaces designation includes federal, provincial, and regional parks, and associated park uses, as well as public and private recreation facilities (other than golf courses) as shown on Schedules B, C and F.

### **3.14 Golf Course (GC)**

#### *3.14.1 Policy*

- .1 The Golf Course designation recognizes existing golf courses in the plan area. New Golf Courses may be considered through individual rezoning applications. Any residential or commercial components must conform to the residential and commercial policies of this plan, and other policies of the plan that may be applicable to the proposal.

### **3.15 Railway Transportation Corridor (RW)**

#### *3.15.1 Objective*

- .1 To work with the CPR to maintain rail transportation throughout the area, while at the same time protecting the interests of the community.

#### *3.15.2 Policies*

- .1 The Railway Transportation Corridor designation is shown on Schedules B and C.
- .2 To support preservation of the CPR right of way as an active transportation corridor. Within the Railway Transportation Corridor only transportation and associated accessory but subordinate uses are considered appropriate.

## Section 4. Creating Diverse Housing Choices

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### *Sustainable Principle*

*A range of housing choices is supported, taking into account affordability for existing residents, particularly for young families and seniors. Only ground-oriented housing is appropriate near the Lakes; more dense forms of housing must be located away from the Lakes.*

The cost of housing in the South Shuswap has been increasing over the last decade. This trend is expected to continue as many of the “baby boom” generation reach retirement age, and choose to relocate to the area.

For the next five years the anticipated housing needs, as informed by population projections and previous development activity, can be met through the infilling of vacant lots and parcels of land having subdivision potential. These areas are primarily, but not exclusively, located in and around the Village Centre and Secondary Settlement Areas. Within these areas the majority of housing is single family, but there is potential for multi-family development within the Village Centre and Secondary Settlement Areas. It is anticipated that for the next five years the most common residential density required will be between 1 unit/0.2 ha and 1 unit /1 ha.

Developing affordable housing and housing for those with special needs can be complex and often requires partnerships among governments, the private sector and non-government organizations.

During the planning process, a variety of housing needs were identified, including:

- Seniors who want to remain in their community but who no longer want, or are able, to maintain a larger home;
- Single parent families and families with young children; and
- Physically or developmentally challenged people.

### **4.1 Housing Choice**

#### *4.1.1 Objective*

- .1 To provide a range of housing types and tenures to meet the needs of all residents of the community.

#### *4.1.2 Policies*

The Regional District:

- .1 Strongly supports innovative approaches to housing such as rent-to-own, mixed market and non-market projects, and public-private partnerships.
- .2 Will cooperate with the provincial and federal governments, the real estate community, social service agencies, faith-based organizations, service clubs and other community resources to facilitate the development of affordable and special needs housing.



- .3 Will require applicants for townhouse and apartment rezoning to demonstrate how their application considers or deals with housing for people with special needs / disabilities, and for households whose income falls below the median income of similar households in the South Shuswap. Density bonusing and the development of an Amenity Policy to deal with such voluntary contributions is supported by the OCP.
- .4 Will consider a parking relaxation or other development variance where a development proposal includes affordable, seniors, rental or special needs housing.

## 4.2 Housing for Seniors

In 2006, almost 24% of the population in the community was over 65 years of age. Another 22% was between the ages of 55 and 64. This age profile suggests an increasing need for housing and services appropriate for an aging population.

At the time this Plan was written, the amount of senior accommodation was limited to 16 units of subsidized seniors' housing in the Shuswap Lions Manor in Sorrento. This limited supply of housing compels seniors who can no longer physically live in a detached dwelling to move away from the community, to a larger centre such as Salmon Arm or Kamloops, where housing and services for seniors are available.

### 4.2.1 Objective

- .1 To encourage development of affordable, appropriate housing for seniors to allow South Shuswap residents to age in place, close to friends and family.

### 4.2.2 Policies

The Regional District encourages:

- .1 Applications for accessible and affordable housing for seniors to "age in place", within the Village Centre and Secondary Settlement Areas. Seniors' housing projects may include group housing, assisted living projects, and residential complex care facilities.
- .2 Non-profit and private seniors' housing to locate within the Village Centre and Secondary Settlement Areas, close to services and amenities.
- .3 The creation of partnerships among the provincial and federal governments, the real estate community, social service agencies, faith-based organizations, service clubs, and other community resources to facilitate the development of seniors' housing.

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- .4 Notwithstanding density limitations of the MD Residential designation, Seniors Housing are supported to a maximum density of 70 units/ha on Lots 1 and 2, Sections 7 and 8, Township 22, Range 10, West of 6th Meridian, Kamloops Division Yale District, Plan KAP79111, only.

### **4.3 Housing for Families**

Many factors have led to increasing housing prices in the South Shuswap, including the financial capability of purchasers of second homes and retirees to out-compete local residents with employment incomes. In recent years, it has become more difficult for long-time local residents to find suitable affordable housing.

Families, especially young families with children at home, are important to a community. Young families are involved in the community through schools and recreational activities and help to maintain the long-term viability of any community.

#### *4.3.1 Objective*

- .1 To encourage housing that is affordable to families and working people.

#### *4.3.2 Policies*

The Regional District will:

- .1 Encourage a variety of housing forms that are more affordable than traditional detached homes. These could include townhouses and small lot subdivisions. A mix of rental and ownership housing is supported to accommodate the need for a range of housing choices.
- .2 Permit a secondary suite in a detached home subject to regulations set out in the zoning bylaw. Secondary suites will provide an expanded stock of rental housing and assist homeowners in the form of additional revenue, often referred to as a “mortgage helper”.

### **4.4 Housing for Seasonal Workers**

As tourism in the South Shuswap expands, there may be a unique need for housing for seasonal workers that cannot be satisfied by existing rental accommodation.

#### *4.4.1 Objectives*

- .1 To meet the housing needs of seasonal workers locally.

#### *4.4.2 Policies*

The Regional District will:

- .1 Encourage new detached homes to be built with a secondary suite, or to be “suite ready” as a potential source of rental housing for seasonal workers.
- .2 Require that, when a development application is received for a Major Destination Resort, the applicant demonstrates how provision will be made for the housing of seasonal workers associated with the resort’s operations.

## Section 5. Diversifying the Local Economy

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### *Sustainable Principle*

*Agriculture, tourism and forestry are supported as the foundations of the economy, while economic diversification that has low impact on the area's character and natural environment is encouraged. The establishment of a business park that attracts clean industries and complements existing businesses is also encouraged.*

Historically, the economy of the South Shuswap was based on tourism, primary resource extraction, general commercial services, and trades and construction. In recent years, residential development has become the driving force in the local economy as more empty nesters and retirees choose to locate to the South Shuswap. There is a significant amount of non-employment income that flows through the economy by way of pension plans and other investments.

Throughout the planning process, it was stressed that there should be a more diverse economy, with year-round tourism opportunities and strengthened business services. Greater diversity will provide a wider range of employment opportunities, may increase wages in the area, and would reduce the community's vulnerability to shifts in any sector of the economy.

At present, employment opportunities in the South Shuswap are limited. Many residents of the area drive to Salmon Arm, Kamloops or Chase for employment. With a mid-2006 population of over 7,600 permanent residents, there is a sufficient population base to support more commercial and business operations, providing closer-to-home employment for residents.

Resource industries are a significant employment base in the South Shuswap and there is broad support for the long-term viability of this sector.

### **5.1 Tourism**

Tourism presents significant opportunities for economic growth. People visit the area to enjoy its serenity and wide range of recreational activities. Tourism provides short-term student employment in the summer, entry-level positions for younger employees, as well as long-term managerial and professional employment.

Tourism is most evident during the summer months, as thousands of people visit to camp, swim, water ski, houseboat, fish, golf and hike. The challenge in the South Shuswap is attracting tourists beyond the summer season.

#### *5.1.1 Objectives*

- .1 To strengthen the South Shuswap as a year-round tourist destination.
- .2 To encourage tourism activities that have a low impact on the Lakes and other environmentally sensitive areas.

### 5.1.2 Policies

- .1 The Regional District will support the vision of the Shuswap Tourism Development Plan (March 2010) which includes the following components:

**Green and Sustainable**

- eco-friendly
- pristine lakes
- controlled backcountry access
- integrated land use

**Embracing Culture & Sport**

- expanded events
- sport tourism
- family-oriented
- multi-cultural

**Four Season Destination**

- world-class service
- authentic experiences
- destination recognition
- agri-tourism
- diverse accommodation options

**Quality Infrastructure**

- gateway visitor centres
- quality highways
- transit options
- scheduled air service
- quality recreation amenities

**Regional Cooperation**

- collaborating communities
- tourism awareness
- strong sense of community
- Superhost community

## 5.2 Resource Industries

### 5.2.1 Objective

- .1 To support traditional resource employment sectors in the South Shuswap, including agriculture, forestry, and mining.

### 5.2.2 Policies

The Regional District:

- .1 Strongly supports agriculture, agri-tourism and value-added agriculture, in keeping with the policies of the Agricultural Land Commission.
- .2 In consultation with the South Shuswap community, will develop a strategy to facilitate the production of valued-added agricultural and forest projects through such measures as small scale related processing facilities, limited direct resource sales, and limited natural resource support services.

## 5.3 Economic Diversity

### 5.3.1 Objective

- .1 To encourage economic diversity in the South Shuswap.

### 5.3.2 *Policies*

The Regional District will:

- .1 Work with the South Shuswap business community to develop a long-term economic development strategy that focuses solely on the needs of the South Shuswap. Economic diversification should be a major component of any economic development strategy.
- .2 Work with the South Shuswap community to develop a business/industrial park with access to the Trans-Canada Highway.
- .3 Support on-going post-secondary educational opportunities, training and facilities in the South Shuswap.

## **5.4 Home Occupations and Home Industries**

### 5.4.1 *Objective*

- .1 To support opportunities for residents to work from their homes and on their properties.

### 5.4.2 *Policies*

- .1 Home occupations are carried on mostly indoors with minimal outdoor uses. Home industries are larger in scale, often include outdoor uses and storage, and may include small contractors and light manufacturing.
- .2 Home occupations and home industries must be subordinate to the principal residential use of the property.
- .3 Home occupations are supported on all parcel sizes. Home industries are supported on parcels of 2 ha (4.94 ac) or greater, provided they complement the character of the community and have no appreciable negative impact on nearby neighbours due to unsightliness, noise, or traffic generation.
- .4 Specific requirements respecting the scale of the home based business, signage, parking, screening, and outdoor signage will be set out in the zoning bylaw.

## Section 6. Respecting our Sensitive Environments

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### *Sustainable Principle*

*All measures to protect and restore the natural environment will be used, and emphasis placed on Shuswap Lake, White Lake and their interlinked watersheds and foreshores. The CSRD will collaborate with all other jurisdictions that have impact on these Lakes.*

The South Shuswap's natural environment consists of pristine shores, natural forests and hillsides, and rocky bluffs and marshes. There is a strong desire to protect and restore the natural environment of the South Shuswap.

Although much of the South Shuswap will remain in its natural state, in areas where development does take place there is a need to protect sensitive ecosystems, including shoreline and aquatic environments, wetlands and wildlife habitat.

Increasingly, attention will also need to be given to the potential impacts of climate change. The average temperature for the Southern Interior continues to increase. This warming trend corresponds with an increase in forest fires — the Canadian Forest Service scientists predict that by mid-century fire incidents in western Canada will increase dramatically.

Best management practices for site-level environmental protection are centred on planning and designing to minimize environmental impacts, ensuring environmental protection during construction, and, where possible, enhancing and restoring natural features. The actual impacts of development vary by the type of ecosystem, site circumstances and proposed development.

In addition to provisions in the Local Government Act to protect the environment, there are provincial and federal laws that govern urban and rural development at the site level:

- The BC Wildlife Act provides protection for all wildlife;
- The BC Fish Protection Act and Riparian Area Regulations regulate setbacks from streams and other watercourses;
- The federal Species At Risk Act provides for the protection of federally listed species at risk and their critical habitats; and
- The federal Fisheries Act provides penalties for destruction or degradation of fish habitat, including sediment and riparian clearing.

## 6.1 General Environment

Decisions that are made at the local government level can have a cumulative, critical impact on wildlife and ecosystems. A significant amount of environmental protection and restoration work has been undertaken in the Shuswap by the Regional District, the BC Ministry of Environment, the Fraser Basin Council, and local stewardship groups. The policies of this Plan build on that previous work.

### 6.1.1 Objectives

- .1 To enhance environmental awareness and promote activities that protect and restore the natural environment.
- .2 To use the provisions of the Local Government Act to enhance and protect the natural environment and human health.

### 6.1.2 Policies

The Regional District will:

1. Use its authority through the Local Government Act and its Letters Patent to protect the South Shuswap's natural landscapes and ecosystems. This will be accomplished through: development permitting; the development approval information bylaw; an Amenity Policy; the Liquid Waste Management Plan; land acquisition; conservation covenants with willing landowners; and consideration of other powers and tools, as appropriate.
2. Provide environmental information to residents, businesses, and prospective developers and support the involvement of non-government environmental organizations in this activity.
3. Consider incentives for developments that demonstrate unique environmental protection or stewardship measures.
4. Support stewardship by residents, businesses and landowners in order that the natural environment can be enjoyed by future generations.
5. Collaborate with local stewardship groups to address the causes and impacts of climate change. This includes: encouraging greater energy efficiency in new and renovated buildings, fostering a reduction in private vehicle use in favour of less polluting forms of transportation, and promoting "fire smart" measures.

## 6.2 Environmentally Sensitive Areas

The BC Ministry of Environment identifies and maps "Environmentally Sensitive Areas" (ESAs). These ESAs include:

- Lakes, watercourses, or wetlands, (seasonal or year-round) and their associated aquatic habitats;
- Riparian areas (land and vegetation within 30 metres of a lake, watercourse or wetland);

- Essential habitat areas containing rare, threatened, endangered or otherwise significant plant or animal species;
- Areas of exceptional aesthetic value to the community.

The Local Government Act provides Regional Districts with the authority to establish a development permitting process and identify/map ESAs. Where such a process is in place, the Regional District will review proposed developments in relation to their potential impact on environmentally sensitive areas.

#### 6.2.1 Objectives

- .1 To identify and protect sensitive plant, wildlife and fish habitats, as well as lands that include distinctive geologic features, as environmentally sensitive areas (ESAs).
- .2 New developments must consider ESAs, including significant plant, wildlife, and fish habitats.
- .3 To avoid the disturbance of ESAs; and where disturbance is necessary, that mitigation measures be implemented.

#### 6.2.2 Policies

The Regional District will:

- .1 Collaborate with other levels of government, non-governmental organizations, and neighbouring local governments in inventorying, mapping, and conserving sensitive ecosystems. On completion of this inventory and mapping, a Schedule that identifies the location of sensitive ecosystems will be added to this Plan. In the interim time period, applicants for development will be required to obtain and present all available information about the site from the Conservation Data Centre, natural area atlases, and other relevant inventories.
- .2 Use its best efforts to have all options explored to protect and preserve an ESA, including the requirement for an impact assessment study, where a significant conflict has been identified in connection with the proposal.
- .3 Work with the Department of Fisheries and Oceans and the Ministry of Environment for appropriate siting of communal boat launch facilities in order to avoid launching in ESAs.
- .4 Encourage voluntary placement of conservation covenants, dedication of land, or voluntary changes in zoning in order to protect sensitive ecosystems. Where a conservation covenant is used to preserve the natural values of sensitive ecosystems, the covenants may be held by any combination of the Regional District, the Province, or a non-government organization eligible to hold conservation covenants.



### 6.3 Climate Change

Scientific consensus has confirmed that increasing emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, per-fluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation. Globally, the impacts of climate change will be profound, and are already evident. Regionally, the potential impacts and vulnerabilities are less well documented; however they are a growing concern.

As one of 175 local governments that are signatory to the B.C. Climate Action Charter, the CSRD is committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s Local Government Act was amended in 2008 to require all OCPs to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets in accordance with Provincial Bills 44, 27, the Climate Action Charter and the Federation of Canadian Municipalities (FCM) Partners for Climate Protection Program (PCP).

#### *Approaches to Setting Targets*

In 2007, the BC Ministry of Environment launched a GHG reporting system called the Community Energy and Emissions Inventory (CEEI) to provide emissions inventories for municipalities and regional districts in BC. These reports capture annual community-wide energy consumption and GHG emissions estimates for three key sectors: on-road transportation, buildings, and solid waste. The inventories exclude emissions sources such as woodstoves, gas and diesel generators, boats, and propane. Estimates of GHG emissions caused by deforestation as a result of land use changes (settlement and agriculture) are available at the regional district level only.

For the unincorporated areas in the CSRD, the 2007 GHG Emissions Sources are as follows:

- 61% On-road Transportation
- 29.5% Buildings
- 9.5% Solid Waste

While no CEEI data has been collected specifically for the Plan Area a study has been conducted to determine total GHG emission for Electoral Area 'C.' The table below provides a profile of Electoral Area 'C' and the estimated emissions for 2007.

<b>Population:</b> 7,695		<b>Projected Annual Growth:</b> 2%	
<b>GHG Emissions (total):</b> 56,300 tonnes CO <sub>2</sub> e		<b>GHG Emissions (per capita):</b> 7.3 tonnes CO <sub>2</sub> e	
<b>Dwellings</b>		<b>Transportation</b>	
Number of Dwellings	4,621	Number of Registered Passenger Vehicles	4,333
% of Single Family	93%	% Small Passenger Vehicles	25%
% of Multi-family	4%	% Large Passenger Vehicles	17%
Age distribution (% > 30yrs old)	38%	% Light Trucks, Vans, SUVs	58%
Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010			

A "business-as-usual" (BAU) forecast was developed for each Electoral Area to 2050. The forecasts are driven by population growth, but consider efficiency improvements expected as a result of senior government policy, which will occur regardless of action taken by the Regional District. Overall GHG emissions are projected to increase in Area 'C' by approximately 20% by 2030 under a BAU scenario.

<b>Estimated BAU Energy and GHG Forecast, 2030</b>		
<b>BAU 2030</b>	<b>ENERGY [GJ]</b>	<b>GHGs [tonnes CO<sub>2</sub>e]</b>
Buildings	1,084,800	25,300
Vehicles	503,000	33,400
Solid Waste	-	7,800
<b>TOTAL</b>	<b>1,587,800</b>	<b>66,500</b>
PER CAPITA		5.4

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

The challenge in rural areas is the availability of indicator data and the varying degrees of accuracy of the data in each sector. Electricity consumption for a defined area can be obtained from BC Hydro and it is very accurate, whereas vehicle kilometres travelled (VKT) data is difficult to estimate. While there is no specific CEEI data for the Plan Area, the above baseline data is still helpful in understanding the current situation for Area 'C'.

### 6.3.1 Objectives

- .1 Understand the likely impacts and vulnerabilities of regional climate change within the plan area.
- .2 Consider the impacts of climate change and greenhouse gas emissions in all land use decision-making.
- .3 Strive to reduce greenhouse gas emissions measurably within the plan area.

### 6.3.2 Policies

The Regional District will:

1. Establish the following targets:
  - a. 10% reduction in GHG emissions by 2020 from 2007 levels; and
  - b. 20% reduction in GHG emissions by 2030 from 2007 levels.
2. In consultation with other jurisdictions within the watersheds of the Plan Area, undertake to:
  - a. Identify the potential impacts, risks and vulnerabilities regionally;
  - b. Identify and prioritize adaptive measures; and
  - c. Inventory and establish a monitoring process for GHG emissions.
3. Facilitate information exchange between local residents and conservation programs including:
  - a. Energy Efficient Building Strategy: More Action, Less Energy;
  - b. LiveSmart BC Program;

- c. BC Hydro's Power Smart Program;
  - d. BC Hydro's Energy Saving Kits;
  - e. BC Hydro's Guides and Tips – Green Your Home;
  - f. EnerGuide Rating System (energy rating of 80 or higher for new homes);
  - g. Passive solar design; and
  - h. BC Living Water Smart.
- .4 Encourage and support initiatives to upgrade wood-burning appliances through wood stove exchange programs;
  - .5 Encourage local renewable energy generation, e.g., solar hot water technology;
  - .6 Encourage employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations;
  - .7 Encourage and support sustainable infrastructure and use of resources, including water conservation and energy production;
  - .8 Encourage the development of alternative transportation options such as walking and cycling within the Plan Area, and car sharing and shuttle bus services for commuters to other communities;
  - .9 Provide more opportunities for home-based business and industry to decrease dependence on automobiles in appropriate zones;
  - .10 Support local food security through large and small scale agriculture, local food processing and local food consumption in appropriate zones; and
  - .11 Promote conservation of sensitive ecosystems and forested land, especially un-fragmented areas.

## **6.4 Hazardous Areas**

Hazardous Areas include lands that are susceptible to flooding, erosion, landslip, and rock fall. This includes steeply sloping areas in excess of 30% slope, areas on or below unstable slopes (subject to subsidence, rockfall or severe erosion) or areas subject to flooding. If subdivision and development occur in these hazard areas, it is important that scientific assessments are undertaken in order to mitigate potential harm to persons or damage to property.

### **6.4.1 Objectives**

- .1 To protect human life and property from natural and human-made hazards.
- .2 To minimize and mitigate human and development-related activities so that they do not contribute to flooding increased water run-off, soil erosion, or slope instability.

#### 6.4.2 *Policies*

The Regional District will:

- .1 Implement Hazard Lands Development Permit Areas;
- .2 When reviewing subdivision applications in areas subject to hazardous conditions, a recommendation will be made to the Provincial Approving Officer to either:
  - a) Refuse the subdivision of lands subject to hazardous conditions; or
  - b) Require the registration of a suitably worded Section 219 Covenant, prohibiting areas subject to hazardous conditions from use or development.

### **6.5 Forested Areas and Wildlife Habitat**

Forested hillsides and valleys make up a large portion of the South Shuswap. These areas provide habitat for wildlife, stabilize steep slopes preventing erosion, and provide areas for recreational activity. Where development occurs, wildlife habitat is reduced.

#### 6.5.1 *Objectives*

- .1 To maintain and restore the ecological diversity of wildlife species and their habitats.
- .2 To preserve wildlife habitat, including wildlife corridors, and mitigate conflict between wildlife and human activity.

#### 6.5.2 *Policies*

The Regional District will:

- .1 Seek provincial or federal funding to undertake a wildlife corridor study, in order to identify wildlife corridors and mitigate impacts on wildlife.
- .2 Expect land owners and developers to maintain natural habitat on private property and to incorporate native vegetation into newly landscaped areas.
- .3 Advocate against clear cutting of forests within view of Shuswap and White Lakes, and encourage Forestry operations to use selective cutting methods, in order to preserve as much natural wildlife habitat as possible.

### **6.6 Trees in Residential Areas**

Trees provide important environmental benefits and enhance the quality of life in urban and suburban neighbourhoods. During the planning process, there were concerns raised about the unnecessary removal of healthy trees during site preparation and construction in established residential areas.

#### 6.6.1 *Objective*

1. To maintain trees in established and developing residential areas.

### 6.6.2 *Policies*

The Regional District will:

- .1 As part of a rezoning process, encourage the maintenance of trees on newly created residential lots;
- .2 Investigate the need for establishing a tree cutting bylaw for the Village Centre and Secondary Settlement Areas; and
- .3 Allow for exemptions where trees pose a hazard or fire risk.

## 6.7 **Groundwater and Soil Quality**

The greatest potential for groundwater and soil pollution comes from in-ground private septic systems and agricultural wastes. In most of the lakeshore and proximate upland areas of the South Shuswap, the subsurface soil and groundwater conditions are marginal for the absorption and treatment of septic effluent. The capacity of the soils to remove nutrients, bacteria and viruses from the sewage is limited. Potentially, unless appropriate measures are implemented, the ground could be overwhelmed by the cumulative effect of individual septic systems and small private sewage treatment systems.

### 6.7.1 *Objective*

- .1 To protect groundwater and soil from contamination of all types, including from residential, agricultural, industrial and commercial uses.

### 6.7.2 *Policies*

The Regional District will:

- .1 In consultation with the appropriate Provincial government agencies, identify and aim to protect aquifer recharge areas from potential sources of contamination and depletion;
- .2 Require developers to minimize paving, use permeable surfaces wherever possible and examine innovative recharge technologies. Details related to minimizing impervious area coverage by buildings and parking lots will be provided in the zoning bylaw;
- .3 In co-ordination with the Interior Health Authority, work to have private septic systems located appropriately and designed in a manner that protects groundwater and soil from contamination; and
- .4 Encourage agricultural operators to conduct responsible farming practices in accordance with the Best Management Practices materials that are issued by the Resource Management Branch of the BC Ministry of Agriculture and Lands.

## **6.8 Archaeology Sites**

Archaeological sites contain unique information about the past. These sites are protected by the Heritage Conservation Act, and a provincial heritage permit is required before development within a site may take place. Throughout BC, protected archaeological sites are being accidentally damaged with increasing frequency as a consequence of development. The South Shuswap contains a number of recorded archaeological sites and has the potential to contain more.

### *6.8.1 Objective*

- .1 To avoid or reduce damage to archaeological sites.

### *6.8.2 Policy*

The Regional District will:

- .1 Direct the applicant, if the property overlaps with a recorded archaeological site, to engage a professional consulting archaeologist to determine whether an archaeological impact assessment is required. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit before any land altering activities.

## Section 7. Connecting our Community

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### *Sustainable Principle*

*Safe roads, improved public transit, and opportunities for safe cycling and walking are supported as an alternative to driving. Relocation of the Trans-Canada Highway around Sorrento is a singularly high priority.*

Outside the Sorrento, Blind Bay and Secondary Settlement Areas, the South Shuswap has a limited number of paved roads. However, there are many unpaved roads, used primarily by forestry operations.

Transportation in the South Shuswap also includes pedestrian and cycling corridors, public transit, and rail transportation.

### **7.1 Road System**

The Ministry of Transportation and Infrastructure builds and operates the public roads of the South Shuswap. Many other roads in the South Shuswap are forest service roads.

The Trans-Canada Highway transects the area and has a major impact on local travel safety. It also seriously affects pedestrian safety, attractive place-making and quiet enjoyment in Sorrento. The South Shuswap Highway Safety Action Committee has been advocating for an alternative route (bypass) for long-haul commercial truck traffic.

A significant population resides between Sorrento and Eagle Bay. The lakeside road in this area has heavy traffic volumes and, in its existing state, is not a safe corridor for bicycles, pedestrians, or other forms of non-motorized transportation.

Other major roads have been built as development occurred, and include Notch Hill Road, Hilltop Road, Blind Bay Road, Eagle Bay Road, Sunnybrae-Canoe Point Road, as well as roads servicing Sorrento Centre and residential communities or neighbourhoods throughout the area. The objectives and policies of this section are designed to inform the Ministry of the Regional District's interests in relation to roads.

#### *7.1.1 Objectives*

- .1 To provide a safe and efficient road system that serves the needs of local residents and visitors.
- .2 To create an alternative route for long-haul commercial truck traffic through Sorrento.

### 7.1.2 Policy

The Regional District confirms:

- .1 That, in recognizing that roads in the South Shuswap are under the jurisdiction of the BC Ministry of Transportation and Infrastructure, will convey the following community interests to the Ministry:
  - a) Support for the re-alignment of the Trans-Canada Highway around Sorrento and the initiation of a community-based process to determine Sorrento's needs and interests in relation to the highway;
  - b) Support for improved road access to Sun Peaks Resort from the Squilax Road;
  - c) Support for continuous repair and realignment of Eagle Bay Road in the interests of safety. This is the only major access road along the south shore of Shuswap Lake, providing access for hundreds of properties. The character of this road should remain rural and should not be improved by widening or straightening, except where obvious hazards exist;
  - d) Support for improvement and continuous repair of the Sunnybrae-Canoe Point Road in the interests of safety. This is the major access road along the north shore of Salmon Arm, providing access for many properties. A bike/walking path needs to be constructed for non-motorized travel; and,
  - e) Support for infrastructure improvements to the Balmoral Road / Trans-Canada Highway intersection to increase safety due to the high number of vehicle accidents at that location.

## 7.2 Greenways

Greenways are transportation corridors that provide for recreational activities such as cycling, jogging, walking, rollerblading or skateboarding. They can also play a role of providing for safe, efficient and enjoyable alternative transportation corridors for people to commute to and from work, school, and service areas.

### 7.2.1 Objectives

- .1 To support the development of Greenways throughout Area C.
- .2 To support the development of a parallel greenway along the Trans-Canada Highway.

### 7.2.2 Policies

The Regional District will:

- .1 Work with the Provincial government, private land owners and other stakeholders, to plan the development of Greenways throughout Area C, including a parallel trail between Sorrento and Eagle Bay. Ideally, this will accommodate many forms of non-motorized transportation, including bicycles, pedestrians, roller blades, skateboards, and horses; and,



- .2 Work with the Ministry of Transportation and Infrastructure to place high priority on the creation of a parallel greenway along the Trans-Canada Highway.

### **7.3 Public Transit**

Public transportation provides an alternative to private vehicles that is relatively affordable, promotes a healthier lifestyle, and is more environmentally friendly. BC Transit provides bus services throughout the province, and in the Shuswap area BC Transit contracts with a local service provider. The South Shuswap has limited bus transit service.

As the community continues to grow, the South Shuswap should be better served by a transit system. A community bus system would reduce the reliance on private vehicles and provide alternatives for people who are no longer able to use private transportation due to age, disability or poor health. It would also reduce green house gas emissions, helping achieve targets set out in the climate change section of the plan.

A private ferry service between the South and North Shuswap also has the support of the community.

#### *7.3.1 Objective*

- .1 To work toward improvements in public transit.

#### *7.3.2 Policies*

- .1 Support an improved public transit bus service in the South Shuswap at a level of service appropriate to conditions. The Regional District will work with BC Transit and the local service provider to improve the local bus service; and,
- .2 Work with the appropriate provincial agencies and the tourism industry in support of a private ferry service between Sorrento and Scotch Creek.

### **7.4 Rail Corridor**

The Canadian Pacific Railway (CPR) main corridor passes through the South Shuswap communities of Notch Hill, Carlin and Tappen before reaching Salmon Arm. This rail corridor is CPR's busiest rail line. The heavily used rail line between Revelstoke and Kamloops has various impacts on the South Shuswap community — noise, disruption to road travel, and potentially, derailments.

## Section 8. Providing Recreational Choices

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### *Sustainable Principle*

*Public accesses to the shorelines of the lakes of the South Shuswap and, in particular, providing parks and facilities that are suitable for families with children and teens are encouraged. Further development of low-impact, outdoor recreation activities throughout the South Shuswap is encouraged, while expansion of commercial houseboat operations outside of municipal boundaries is discouraged.*

The Regional District has been proactive in meeting the community's aspirations for improved parks and recreation, through the development and implementation of the Electoral Area C Parks Plan (Parks Plan).

The purpose of the Parks Plan is to guide park development for a 20 year planning horizon. It identifies park needs, analyzes local characteristics and issues that could affect park acquisition and development, identifies opportunities for expansion or creation of new parks, and provides strategic level planning for the development of the Area's parks and facilities.

The Parks Plan establishes five categories of parks that provide for different needs and interests in the community. The following is the Area C parks classification system:

- Waterfront / Marine Park — provides access to and from the shores of Shuswap Lake, White Lake, and other Area C lakes. Provides opportunities for beach activities, swimming, picnicking, boating and boat launching.
- Community Park — provides opportunities for intensive recreation including arenas, sports fields, and playgrounds, in a residential community setting.
- Trail Corridor Park — a linear park that provides opportunities for trail based activities including hiking, bicycling, horseback riding, cross country skiing, and snowmobiling in a natural setting.
- Conservation (Natural Environment) Park — a large natural area that provides for limited outdoor recreation opportunities such as nature appreciation, wilderness hiking and camping. The focus is on conservation and protection of natural values of the area.
- Special Feature Park — Protects and presents a regionally unique and significant natural and/or cultural feature such as First Nations or early settlement history, or provincially red listed species. Levels of visitor use and development are contingent upon the capacity of the "special feature" to withstand use. Special feature sites having value to First Nations will be developed in partnership with the appropriate First Nations community to ensure First Nations interests are respected.

## **8.1 General Parks and Recreation**

### *8.1.1 Objectives*

- .1 To work toward the implementation of all aspects of the CSR D's Parks Plan.
- .2 To ensure existing public accesses to the lakes are maintained and to acquire new accesses over time, including through subdivision and rezoning applications.

### *8.1.2 Policies*

The Regional District will:

- .1 Continue to implement the Parks Plan, as it is amended from time to time;
- .2 Oppose any request from abutting property owners to cancel public lake rights-of-way (beach accesses); and
- .3 For the purposes of Section 941(2) of the Local Government Act, the entirety of the Electoral Area covered by this OCP is designated as having future park potential. In addition, the CSR D will consider the following policies, designations, locational attributes and type of parks when determining a potential park land dedication, or the Board's decision to require cash-in-lieu, under Section 941 of the Local Government Act:
  - a. Close proximity to settlement areas, other parks & trails, and bodies of water;
  - b. Safe distance from environmental hazard areas;
  - c. Average slope should be 20% or less;
  - d. Adequate accessibility:
    - i. vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
    - ii. in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
  - e. Cultural or natural features of significance, including beaches, waterfalls, wetlands/marshes, viewscapes and heritage sites;
  - f. Potential for additional dedication of park land from subdivision applications of surrounding parcels;
  - g. Potential for recreation (active park), conservation (passive park) or enhancement of public access; and
  - h. Compatibility with the strategic directions and sites identified in Schedule F and the remaining policies of this section.

## **8.2 Waterfront Parks**

Residents of the South Shuswap have a strong relationship with the lakes. The community has expressed an interest to have improved access to the water, with beaches, recreational opportunities such as swimming, and increased boat launch facilities.

### *8.2.1 Objective*

- .1 To provide a parks system that gives multiple access points to Shuswap Lake and other Area 'C' lakes.

### *8.2.2 Policies*

The Regional District will:

- .1 Continue implementing waterfront parks as indicated in Section 5.2 of the Parks Plan and outlined in Table 2: “Proposed Waterfront Marine Parks,” as well as any additional sites that have or may be added to the Parks Plan; and,
- .2 Negotiate with the appropriate provincial ministries to acquire lands and develop waterfront parks at specified locations as identified in the Parks Plan.

## **8.3 Trail Corridor Parks**

Trail corridor parks allow people to get into the wilderness and enjoy the outdoors. There are a variety of activities to accommodate on trail corridor parks, such as nature watching, hiking or mountain biking. These parks accommodate the young and senior in the community.

### *8.3.1 Objective*

- .1 To develop a trail system that provides safe opportunities for winter and summer activities suitable for people of all ages and abilities.

### *8.3.2 Policies*

The Regional District will:

- .1 Work toward implementing the proposed trail corridor parks, as identified in Section 5.3 of the Parks Plan and outlined in Table 4, as well as any additional sites that have or may be added to the Parks Plan; and,
- .2 Work with local organizations, private landowners and the provincial government to establish and expand on trail corridor parks in the community. This will involve pursuing various government and foundation funding programs.

## **8.4 Community Parks and Recreation Facilities**

Community parks include playgrounds and neighbourhood parks that provide for open space. As the community continues to grow, there will be more demand for community parks. Recreational facilities in the South Shuswap are limited. This Plan supports the establishment of both public and private recreational opportunities.

### *8.4.1 Objective*

- .1 To provide facility-based parks for organized sports and cultural events, as well as children's play.

### *8.4.2 Policies*

The Regional District will:

- .1 Work toward implementing the proposed community parks, as identified in Table 3 of the Parks Plan, as well as any additional sites that have or may be added to the Parks Plan. Section 5.2 of the Parks Plan contains priorities for the establishment of Community Recreation Parks; and,
- .2 Generally support the development of private recreation opportunities, such as golf courses, arenas, and equestrian areas.

## **8.5 Conservation Parks**

Park space in the South Shuswap is not only for human enjoyment. The Parks Plan contains a Conservation Park category aimed to protect significant natural environments.

### *8.5.1 Objective*

- .1 To preserve areas of wilderness where flora and fauna remain in their natural state.

### *8.5.2 Policies*

The Regional District will

- .1 Continue implementing conservation parks as indicated in Table 5: Proposed Conservation Parks, as well as any additional sites that have or may be added to the Parks Plan. Development of conservation parks in the community is discussed in Section 5.4 of the Parks Plan; and,
- .2 Will work with the appropriate provincial ministries to establish and protect conservation parks in the community.

## **8.6 Special Features Parks**

Special Features Parks are parks designed to protect or showcase a special cultural or historic feature in the community. The South Shuswap recognizes its cultural heritage through Special Feature Parks.

### *8.6.1 Objective*

- .1 To identify and commemorate historic and archaeological sites.

### *8.6.2 Policy*

The Regional District will:

- .1 Work toward establishing special feature parks as prioritized in the Parks Plan on Table 6: Proposed Special Features Parks, as well as any additional sites that have or may be added to the Parks Plan. The Parks Plan, in Section 5.5 discusses the establishment of Special Feature Parks in the community.

## **Section 9. Planning Efficient Infrastructure**

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### *Sustainable Principle*

*A region-wide approach to correcting inferior water and sewage treatment systems and development of a comprehensive, affordable liquid waste management plan that takes into account the latest technologies, is supported in order to fully protect groundwater, lakes and streams.*

A well-planned community has adequate services to meet the needs of its citizens, with development taking place in a way that allows infrastructure and utilities to be provided efficiently.

Generally, the principles and policies of this Plan encourage development within identified Village Centre and Secondary Settlement Areas. This form of development will result in a smaller ecological footprint than a more dispersed settlement pattern. Compact development makes it more affordable to provide infrastructure — pipes, wires, and roads are shorter, and therefore, less costly to install and easier to maintain.

### **9.1 Infrastructure**

#### *9.1.1 Objectives*

- .1 To provide an appropriate level of infrastructure in the settlement areas, balancing demands with affordability.
- .2 To work with applicants and landowners so that adequate infrastructure services are provided in new developments.

### **9.2 Water Distribution**

The distribution of clean water for human use and consumption is one of the most important issues facing a community. Residents, businesses and visitors to the area rely on the community's water supply every day. The main sources of water in the South Shuswap include Shuswap Lake, White Lake and groundwater. Policies throughout this Plan set expectations in relation to the protection of these water sources.

#### *9.2.1 Objectives*

- .1 To encourage the development of community water systems, and ensure that they are designed and operated to the satisfaction of the Regional District; and,
- .2 To protect the Electoral Area's aquifers as a source of water supply.

#### *9.2.2 Policies*

The Regional District will:

- .1 Implement its Water System Acquisition Strategy; and,
- .2 Encourage Residents and businesses in the South Shuswap to make efforts to be responsible users of water, including the use of water conserving technology in newly constructed buildings.

### **9.3 Liquid Waste Management**

Refer to Section 2.1 Water Quality of Shuswap Lake.

### **9.4 Solid Waste Management**

The Regional District Solid Waste Management Plan has guided solid waste management since 1967. CSRD was the first regional district to have an approved solid waste management plan under the 1989 Provincial Waste Management Act.

#### *9.4.1 Objective*

- .1 To achieve efficient and environmentally acceptable solid waste disposal.

#### *9.4.2 Policies*

The Regional District will:

- .1 Strongly support efficient and environmentally acceptable solid waste disposal methods through an education process, especially reduction of waste, reuse of materials, recycling, and backyard composting; and,
- .2 Continue to implement the strategies of its Solid Waste Management Plan, as it is amended from time to time; and,
- .3 Consider requiring new development to financially contribute towards any necessary upgrades to existing solid waste facilities.

### **9.5 Hydro, Gas and Communication Utilities**

Private utility services, including hydro, gas, phone and Internet are vital services to a community.

#### *9.5.1 Objective*

- .1 To encourage utilities operators to provide residents and businesses in the South Shuswap with utility services, effectively and affordably.

#### *9.5.2 Policies*

The Regional District will:

- .1 Work with utility operators to encourage the affordable and convenient distribution of utility services, including high-speed Internet, throughout Electoral Area C; and,



- .2 Request BC Hydro to reconsider its current policies and regulations regarding signage affixed to hydro poles. This is a form of visual pollution that impacts the ambience of the South Shuswap.

## **Section 10. Maintaining a Safe, Healthy Community**

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### *Sustainable Principle*

*Concentration of community facilities in the Sorrento and Balmoral areas, including retail, cultural, health and emergency services is supported.*

The health and safety of residents in the South Shuswap is of primary importance. During the planning process, many people spoke of the need for improvements by various service providers, particularly in light of the growth of the community, and its aging demographic profile. The issues that fall under public health and safety include fire suppression, building safety, policing, and health services.

### **10.1 Fire Suppression**

Fire suppression in the South Shuswap is provided by volunteers in the community. There are five fire stations located in the South Shuswap, including the Shuswap Volunteer Fire Department Fire Hall #1 in Sorrento and Fire Hall #2 at Shuswap Lake Estates, the Eagle Bay Fire Hall, the Tappen/Sunnybrae Fire Hall and the White Lake Fire Hall.

There is a high risk of forest fires in the South Shuswap. Forests abut residential areas throughout much of the South Shuswap. Wildfire, often caused by lightning, is a natural process, but the failure to plan adequately for the possibility of wildfire leaves homeowners and businesses vulnerable. As the warming trend associated with climate change accelerates in the Southern Interior, the risk of forest fire becomes greater.

#### *10.1.1 Objectives*

- .1 To have adequate levels of fire suppression for the South Shuswap community.
- .2 To improve awareness of the emergency forest fire response program.

#### *10.1.2 Policies*

- .1 Proposals for subdivision and development must demonstrate that appropriate “fire proofing” and “fire smart” principles have been taken into account;
- .2 To strongly support the Ministry of Forests, Lands and Natural Resource Operations and the Provincial Approving Officer working co-operatively in evaluating subdivision applications in order to minimize the potential for fire damage on the wildland urban interface;
- .3 Advocate for adequate levels of fire suppression throughout the South Shuswap. As growth occurs, fire suppression services must be expanded to serve the increasing population; and,
- .4 The Regional District will continue to co-ordinate with Provincial ministries regarding its Emergency Management Program in order to improve the awareness of emergency forest fire response programs. Existing developments should be “fire proofed”.

## **10.2 Building Safety**

Regulating development, including with respect to compliance with the BC Building Code, provides for a safer living environment in the community. Homeowners will have a level of comfort that their home, as well as their neighbours, was constructed according to appropriate standards.

At the writing of this Plan, the CSRD does not provide a building regulation / inspection service within the South Shuswap. There has been reluctance expressed by residents concerned with any cost impact of such a service although concerns have also been expressed regarding the need for building regulation tools which would aid in the enforcement of CSRD bylaws.

### *10.2.1 Policy*

- .1 To further investigate and consider introducing a building permit system that encompasses all of Electoral Area 'C', in the interests of ensuring public health and safety. The details of the system are not defined in this Plan and will require further public consultation.

## **10.3 Personal Safety and Property Protection**

Police services in the South Shuswap are provided by the RCMP, operating out of the Chase and Salmon Arm detachments with a community presence in Sorrento, and on Shuswap and White Lakes during the boating season. The Regional District does not regulate policing matters; however the CSRD is concerned for the health and well-being of residents. During the planning process, there were repeated concerns raised about the inadequacy of policing and bylaw enforcement.

### *10.3.1 Objective*

- .1 To provide adequate protection to allow South Shuswap residents to lead safe and secure lives.

### *10.3.2 Policies*

The Regional District will:

- .1 Approach the RCMP for expanded policing services to improve protection of property and personal safety;
- .2 Request improved policing by the RCMP of camping on public beaches, with the intent of eliminating this practice;
- .3 Continue to enforce the provisions of the Columbia Shuswap Regional District Community Parks Regulation Bylaw;
- .4 Continue to support the RCMP in its enforcement of legislation and regulations related to the use and occupancy of watercraft; and,

- .5 As an outcome of this Plan, actively investigate the potential for improved provision of search and rescue services that would respond to incidents on the highway and on lakes of the South Shuswap.

## **10.4 Public Realm & Private Upkeep**

With further growth and development, some areas of the South Shuswap will become increasingly more town-like, such as Sorrento. Street lighting, sidewalks, pedestrian crossings, landscaped road boulevards, and other features of the “public realm” will need to be planned and implemented to provide a safe and attractive environment. Equally, residents have an important role to play in maintaining the attractiveness of the South Shuswap through upkeep of their properties.

Street lighting in the public realm and outside lights on private homes together comprise the important safety element of outdoor lighting. The purpose of outdoor lighting is to create a safe environment for persons that must be outside after dark and to help provide better security of property.

### *10.4.1 Objective*

- .1 To have proper attention paid to public-realm amenities, private property upkeep and outdoor lighting as development occurs.

### *10.4.2 Policies*

The Regional District will:

1. Encourage responsible lighting design to reduce light pollution;
2. Investigate a bylaw to regulate signage; and,
3. Consider an unsightly premises bylaw subject to adequate bylaw enforcement resources.

## **10.5 Health Services**

The South Shuswap falls within the Thompson-Cariboo-Shuswap Health Services Area, which is a service area of the Interior Health Authority. There are two hospitals that serve the South Shuswap, one in Salmon Arm and the other in Kamloops. There is also a Diagnostic and Treatment Centre in Chase, and a general physician and dental office in Sorrento to serve the health needs of the community. A primary concern of the community is the emergency response time by the ambulance service. Ambulances are dispatched from Chase and Salmon Arm to serve the South Shuswap; therefore, depending on ambulance availability, emergency response can take longer than desired.

### *10.5.1 Objectives*

- .1 To work with other agencies in providing adequate levels of health services.
- .2 To have emergency response that is as quick and efficient as possible.

### 10.5.2 Policies

The Regional District will:

1. Co-ordinate with the BC Ambulance Service to discuss how response times in the South Shuswap can be improved;
2. Strongly support the South Shuswap First Responder Association to continue providing emergency response in the community; and,
3. Work with the Interior Health Authority to provide a level of service which meets the health needs of the community.

## 10.6 Services for Youth

Although the resident population is aging, with continuing growth there is a need for families to work in the community to provide goods and services to residents and visitors. Families with younger children and teens will continue to live and relocate to the South Shuswap. It is important that the needs and interests of this younger population be fully taken into account. Facilities and services for young people provide healthy opportunities for social interaction. Equally importantly, there is a continuing need to plan for day care to support working families with children.

## Section 11. Fostering Community Vitality

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### *Sustainable Principle*

*Active community involvement within the South Shuswap, including planning decisions related to land use, housing, servicing, parks and transportation is supported.*

A community is more than its natural setting and built environment. It is the people of all ages, cultures and incomes who live, work and play there. Land use planning has an important role to play in contributing to the overall wellbeing of its residents and facilitating the development of communities that are safe and convenient. Thoughtful land use planning can also support social interaction and foster community development to create a sense of place and neighbourliness.

The South Shuswap is an attractive location for retirees and an aging population will require convenient services. While recognizing the need for services for an aging population, residents, through the public process, emphasized that the South Shuswap should continue to provide for residents of all ages. During the public process the importance of venues and activities that bring residents together for social, recreational, cultural, educational and civic activities was recognized.

The South Shuswap is comprised of several separately identified communities: Sorrento, Skimikin, Balmoral, Blind Bay, Notch Hill, White Lake, Reedman Point, Eagle Bay, Sunnybrae, Tappen, Carlin and Wild Rose Bay. Each area has its own identity — economic, historical and cultural with the common link being the larger region and Shuswap Lake.

The South Shuswap has a vibrant arts community with artisans, musicians and actors and is known for its many cultural events including the crafters market every Saturday in Sorrento, the Carvers and Woodworkers' show, the Bluegrass Swing Festival, Shuswap Lake Festival of the Arts — to name a few. The arts community is enhanced by the local First Nations culture and the area hosts the annual Squilax Pow Wow.

### **11.1 Cultural**

#### *11.1.1 Objectives*

- .1 To work towards the identification of heritage buildings and landscapes and their preservation.
- .2 To strongly support the arts throughout the community and the provision of facilities for artisans to display and sell their work.
- .3 To recognize and promote the heritage of the South Shuswap through preservation of heritage buildings, sites and landscapes.

#### *11.1.2 Policies*

The Regional District will:

1. Investigate the establishment of a Heritage Advisory Committee or Historical Society to oversee preservation of heritage buildings, sites and landscapes;
2. Consider heritage protection for heritage buildings, sites, and landscapes including St. Mary's Church in Sorrento, remaining 1920's buildings from the settlement at Notch Hill, the Notch Hill cemetery and other historical sites; and,
3. Support initiatives of residents to collect, preserve and present the history of the South Shuswap.

## **11.2 Social**

### *11.2.1 Objectives*

- .1 To support a full range of educational and social services that meet the needs of the South Shuswap.
- .2 To support South Shuswap residents having access to services to which they financially contribute to through property taxes.

### *11.2.2 Policies*

The Regional District will:

- .1 Work with School District #83 to keep schools in the area viable, including exploring their use for community programs and adult education;
- .2 Support volunteerism and participation in the community through recruitment, training and support for 'first responders' to provide emergency response;
- .3 Continue to provide the opportunity for participation in planning issues through recruitment and training for the Area C Advisory Planning Commission;
- .4 Improve ways and means to communicate with community associations of the South Shuswap regarding all topics covered in this Plan;
- .5 Continue to maintain a website that will be used to communicate land use planning issues to residents;
- .6 Continue to make efforts to communicate with part-time residents and non-resident property owners related to planning matters; and,
- .7 Work with health and social service providers towards improvement of delivery of social services to residents of the South Shuswap.

## **Section 12. Development Permit Areas**

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The *Local Government Act* provides the Regional District with the authority to establish a development permitting system. It also makes provision for local governments to require applicants for development approvals to undertake impact studies.

Development Permits are one of the most effective legal tools for the protection of environmentally sensitive areas, avoiding development in hazardous conditions, and setting out expectations regarding “form and character” of development. Local governments may designate Development Permit Areas (DPAs) in an OCP. When an area is designated, the local government must describe the special site conditions or objectives that justify the designation, and specify guidelines to achieve those objectives.

Where land is subject to more than one Development Permit Area designation, a single Development Permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any Development Permit issued will be in accordance with the guidelines of all such Areas.

Variances, as well as conditions respecting the sequence and timing of construction, may also be considered for inclusion within a Development Permit in accordance with applicable guidelines as per the authority granted under s.920() and s.920(3) of the Local Government Act.

### **12.1 Hazardous Lands Development Permit Areas (*Steep Slope*)**

#### *12.1.1 Purpose*

The Hazardous Lands Development Permit Area is designated under the Local Government Act for the purpose of protecting development from steep slope hazardous conditions.

#### *12.1.2 Justification*

Whereas steep slopes pose a potential landslide risk, a Hazardous Lands Development Permit Area is justified so that DP guidelines and recommendations from qualified engineering professionals are utilised prior to development in steep slope areas in order to provide a high level of protection from ground instability and/or slope failure.

#### *12.1.3 Area*

All properties, any portion of which, contain slopes 30% or greater are designated as Hazardous Lands Development Permit Area (*Steep Slope*). These are referred to as 'steep slope' areas below. The CSRD requires a slope assessment of slope conditions as a condition of development permit issuance. Provincial 1:20,000 TRIM mapping, using 20m (66ft) contour information, may provide preliminary slope assessment; however, a more detailed site assessment may be required.

#### *12.1.4 Exemptions*

A Hazardous Lands Development Permit is not required for the following:



- .1 A single storey accessory building with a gross floor area less than 10 m<sup>2</sup> (107.4 ft<sup>2</sup>) which are placed on slopes of less than 30%;
- .2 Non-structural **external** repairs or alterations exempted by the BC Building Code; or
- .3 Non-structural **internal** repairs or alterations exempted by the BC Building Code which do not create sleeping accommodations or bedrooms.

#### 12.1.5 *Guidelines*

- .1 Whenever possible placement of buildings and structures should be considered first in non-steeply sloped areas, i.e. less than 30% slope;
- .2 In order to protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, development in steep slope areas is discouraged;
- .3 Occupant and public safety shall be the prime consideration of the qualified geotechnical professional and the CSRD prior to approval of development in steeply sloped areas; and,
- .4 Geotechnical reports from qualified geotechnical professionals must address best engineering practices in the field of geotechnical engineering and provide detailed recommendations. At the discretion of CSRD staff an independent third party review of the submitted report(s) may be undertaken.

Where steep slope areas are required for development, development permits addressing Steep Slopes shall be in accordance with the following:

For subdivision, either 12.1.5.5 or 12.1.5.6 applies:

- .5 Submission of a geotechnical report by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering.
  - a. The geotechnical report, which the Regional District will use to determine the conditions and requirements of the development permit, must certify that the land may be used safely for the use intended.
  - b. The geotechnical report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.
  - c. The report should include the following types of analysis and information:
    - i. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;
    - ii. strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;
    - iii. surface & subsurface water flows & drainage;
    - iv. vegetation: plant rooting, clear-cutting, vegetation conversion, etc.

- v. recommended setbacks from the toe and top of the slope;
  - vi. recommended mitigation measures; and
  - vii. recommended 'no-build' areas.
- d. Development in steep slopes should avoid:
- i. cutting into a slope without providing adequate mechanical support;
  - ii. adding water to a slope that would cause decreased stability;
  - iii. adding weight to the top of a slope, including fill or waste;
  - iv. removing vegetation from a slope;
  - v. creating steeper slopes; and
  - vi. siting Type 1, 2 and 3 septic systems and fields within steep slopes.
- e. A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.
- .6 Registration of a Covenant on title identifying hazards and restrictions regarding construction, habitation or other structures or uses on slopes of 30% and greater.

For construction of, addition to or alteration of a building or other structure:

Compliance with and submission of the relevant geotechnical sections of Schedule B-1, B-2 and C-B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering. A Covenant may be registered on title identifying hazards and restrictions regarding construction, habitation or other structures or uses on slopes of 30% or greater.

## **12.2 Foreshore and Water Development Permit Area**

### *.1 Purpose*

The Foreshore and Water Development Permit Area is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

### *.2 Justification*

The Foreshore and Water Development Permit Area arises from the growing impact that structures, including (but not limited to) docks, swimming platforms, and private mooring buoys, are having on the lakes in the Electoral Area. Evidence of these impacts is documented in the Shuswap Watershed Mapping Project, which was completed in conjunction with Fisheries & Oceans Canada, the BC Ministry of Environment and environmental consultants.

The intent of the Foreshore and Water Development Permit Area is to:

- .1 Allow for the proper siting of structures on the foreshore and swimming platforms in the water to prevent or minimize negative impacts on lake ecology, including fish habitat; and,

- .2 Complement the Riparian Areas Regulation (RAR) and Shuswap Lake 100 m Development Permit Areas, recognizing the important and sensitive interrelationship of these shoreline areas.

### .3 Area

The Foreshore and Water Development Permit Area extends from the lake's natural boundary across the entire area of Shuswap Lake, White Lake and Little White Lake. In the case of Shuswap Lake, the DPA extends to the Electoral Area 'C' boundary.

### .4 Exemptions

A Foreshore and Water DPA is not required for the following:

- .1 Structures and works associated with a public park use;
- .2 Installation and maintenance of utilities and utility corridors;
- .3 Subdivision;
- .4 Commercial and multi-family moorage facilities, including marinas and strata moorage structures, requiring Provincial tenure. (*Rationale: these facilities undergo Provincial review and are referred to other government agencies, including Fisheries and Oceans Canada, through that process, thus satisfying the intent of this Development Permit Area*);
- .5 Maintenance and alterations of existing structures, except:
  - a. alterations which increase the size of the existing structures;
  - b. removal and reconstruction of existing structures; or
  - c. replacement docks and swimming platforms, as defined by the guidelines below; or,
- .6 Land alterations that will demonstrably increase environmental values (e.g. creation of additional fish habitat).

### .5 Guidelines

For all relevant guidelines, the Shuswap Watershed Atlas, based on the Shuswap Watershed Mapping Project, will be referenced to determine an area's Aquatic Habitat Index Rating, known fish rearing and spawning areas, natural features such as stream deltas and vegetation, etc.

#### .1 For new and replacement docks and for new and replacement swimming platforms

These guidelines apply to the first-time placement of a dock or to the replacement of an existing dock or swimming platform. Docks will be considered 'replacement docks' and 'replacement swimming platforms' if more than 75% of the materials will be replaced within a 3 year period.

Docks and swimming platforms shall:

- a. minimize impact on the natural state of the foreshore and water whenever possible;
- b. not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments;
- c. use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for structures that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment;
- d. use only treated lumber that is environmentally-friendly for structures that are above water;
- e. be made by cutting, sealing and staining all lumber away from the water using only environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- f. have plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water;
- g. avoid the use of rubber tires as they are known to release compounds that are toxic to fish;
- h. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
- i. be sited in a manner which minimizes potential impacts on water intakes and other utilities; and,
- j. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m (4.92 ft) water depth at the lake-end of the dock is recommended at all times.

.2 For new private mooring buoys

These guidelines apply to the first-time placement of a private mooring buoy, including its anchoring system.

Private mooring buoys shall:

- a. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation;
- b. use helical (versus block) anchors whenever possible;
- c. use only materials intended for boat moorage, such as rigid plastic foam or rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms;
- d. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas; and,
- e. be sited in a manner which minimizes potential impacts on water intakes and other utilities.

.3 For other land alterations

Proposed land alterations not listed in the exemptions section and not including new and replacement docks and new private mooring buoys shall be accompanied by a written submission from a qualified environmental professional outlining the proposed alteration,

expected impacts on the foreshore or water environment and any mitigation efforts which should accompany the proposed alterations.

## **12.3 Lakes 100m Development Permit Area**

### *.1 Purpose*

The Shuswap Lake Development Permit Area (DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

### *.2 Justification*

The intent of the Shuswap Lake DPA is to prevent or mitigate potential negative impacts on the lake environment from larger-scale development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and Type 1 and 2 sewerage systems. Larger-scale development close to the lake has the potential to impact natural drainage patterns, disrupt stormwater infiltration and increase surface run-off into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before installing Type 1 and 2 sewerage systems close to the lake will reduce potential negative impacts improper effluent drainage may have on lake water quality.

### *.3 Area*

The Lakes DPA applies to areas within 100 metres (328.1 feet) of Shuswap Lake, White Lake and Little White Lake. For the purposes of calculating distance from Shuswap Lake, White Lake and Little White Lake, the 1:5 year High Water Mark shall be used.

Where a development proposal involves multiple buildings, structures or phases, calculation of the size of the development shall include the entire build-out of the development.

### *.4 Exemptions*

A Lakes DPA is not required for the following:

- .1 Removal, alteration, disruption or destruction of vegetation involving less than 1000 m<sup>2</sup> (10,763.9 feet<sup>2</sup>) of vegetation coverage area;
- .2 Construction or erection of buildings and structures with a sum total footprint less than 200 m<sup>2</sup> (2,152.8 feet<sup>2</sup>); or
- .3 Creation of non-structural impervious or semi-impervious surfaces less than 100 m<sup>2</sup> (1,076.4 feet<sup>2</sup>).

### *.5 Guidelines*

- .1 Preservation of natural features, functions and conditions that support fish and animal habitat is the primary objective of the Lakes DPA;

- .2 Impacts to watercourses from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- .3 Construction or erection of buildings and structures with a sum total footprint less than 200 m<sup>2</sup> (2,152.8 feet<sup>2</sup>); or
- .4 Disturbance of soils and removal of vegetation should be minimized in the development process;
- .5 Use of non-impervious and natural landscaping, including for driving surfaces, is desired;
- .6 Compact and cluster development is desired in order to leave natural areas untouched to the greatest extent possible;
- .7 Use of natural landscaping materials is desired as material treated with creosote, paint or other chemicals can be toxic to fish and other organisms;
- .8 A development permit may be issued based upon the above guidelines and following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:
  - a. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
  - b. Existing vegetation and any proposed vegetation removal;
  - c. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
  - d. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
  - e. Potential impacts to other watercourses or water bodies, e.g. Shuswap Lake; and
  - f. Recommendations and mitigative measures.

## 12.4 Riparian Areas Regulation (RAR) Development Permit Area

### .1 Purpose

The Riparian Areas Regulation Development Permit Area (RAR DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

### .2 Justification

The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes. Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

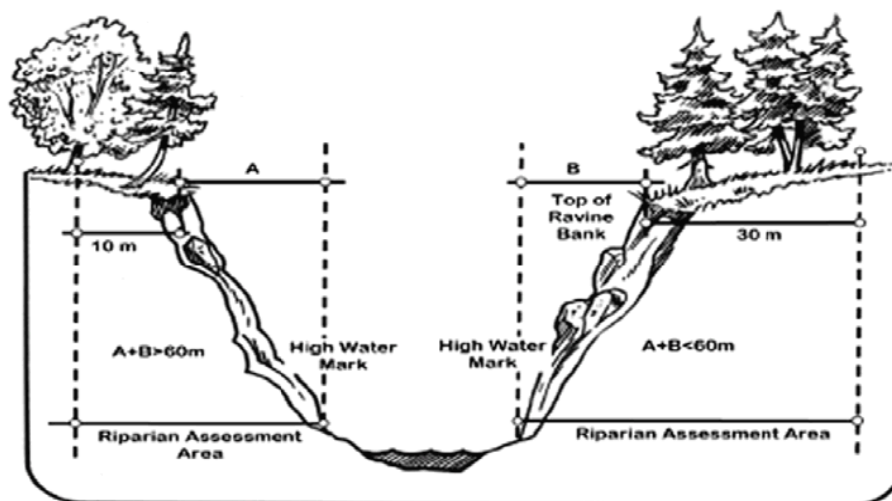
### .3 Area

The RAR DPA is comprised of Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on Provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

As illustrated in Figure 12.1, the area comprises:

- Within 30m (98.4 feet) of the high water mark of the watercourse;
- Within 30m (98.4 feet) of the top of the ravine bank in the case of a ravine less than 60m (196.8 feet) wide;
- Within 10m (32.8 feet) of the top of a ravine bank for ravines 60 metres (196.8 feet) or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

Figure 12.1



Unless the proposed development or alteration of land is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a development permit application is required.

*.4 Exemptions*

.1 The RAR DPA does not apply to the following:

- a. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- b. Clearing of land for agriculture;
- c. Institutional development containing no residential, commercial or industrial aspect;
- d. Reconstruction, alteration, addition or repair of a legal permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- e. A QEP can confirm that the conditions of the RAR DPA have already been satisfied;
- f. A Development Permit for the same area has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and,
- g. A letter is provided by a QEP confirming that there is no visible channel.

*.5 Guidelines*

- .1 Preservation of water courses, waterbodies, and adjacent, natural features, functions and conditions of riparian areas that support fish and animal habitat is the primary objective of the RAR DPA;
- .2 Impacts to watercourses and riparian areas from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- .3 Disturbance of soils and removal of vegetation should be minimized in the development process;
- .4 Whenever possible development or land altering activities shall be located outside of the 30m setback to the riparian area unless a QEP permits a reduced setback area;
- .5 Development requiring a Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the Local Government Act:



- a. Removal, alteration, disruption or destruction of vegetation within 30m (98.4 feet) of a watercourse.
  - b. Disturbance of soils, within 30m (98.4 feet) of a watercourse;
  - c. Construction or erection of buildings and structures within 30m (98.4 feet) of a watercourse;
  - d. Creation of non-structural impervious or semi-impervious surfaces within 30m (98.4 feet) of a watercourse;
  - e. Flood protection works within 30m (98.4 feet) of a watercourse;
  - f. Construction of roads, trails, docks, wharves and bridges within 30m (98.4 feet) of a watercourse;
  - g. Provision and maintenance of sewer and water services within 30m (98.4 feet) of a watercourse;
  - h. Development of drainage systems within 30m (98.4 feet) of a watercourse;
  - i. Development of utility corridors within 30m (98.4 feet) of a watercourse; and
  - j. Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30m (98.4 feet) of a watercourse.
- .6 A development permit may be issued following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:
- a. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
  - b. Existing vegetation and any proposed vegetation removal;
  - c. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
  - d. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
  - e. Potential impacts to other water courses or water bodies, e.g. Shuswap Lake; and,
  - f. Recommendations and mitigative measures.

#### *.6 Role of the QEP and CSRD in the RAR Development Permit Process*

The RAR regulations place considerable emphasis on QEPs to research established standards for the protection of riparian areas. It is the QEP's responsibility to consider federal and

provincial regulations regarding fish, water and riparian protection and consult with appropriate agencies as necessary. Since the responsibility rests with the QEP for conducting research and providing technical information and recommendations specific to an application required under this RAR DP section the extent to which the CSRD will be involved in the technical details of the permitting process is reduced. If the RAR DP guidelines are met by the QEP, and the QEP report is submitted to and accepted by the BC Ministry of Environment, the CSRD role becomes more administrative in nature and the DP can be considered for approval.

## **12.5 Village Centre and Secondary Settlement Area Form and Character Development Permit Area**

### **.1 Purpose**

The Village Centre and Secondary Settlement Area (VCSSA) Form and Character DPA is designated under the *Local Government Act* for the establishment of form and character objectives for commercial, industrial and multi-family development in the Secondary Settlement Areas of the plan.

### **.2 Justification**

The Village Centre and Secondary Settlement Areas will experience the most increased density and commercial development over time. Therefore the primary objective of the VCSSA DPA is to promote a high level of building and site design in the most densely populated areas of Electoral Area 'C', which take into consideration pedestrian movement, public space, mixed use, and designing in harmony with site conditions, neighbourhood character and the existing built environment.

### **.3 Area**

This DPA applies to all commercial, industrial, multi-family residential and intensive residential (defined as a 5 or more single family residential subdivision) development as set out in Schedules B and C:

- .1 Within Sorrento Village Centre;
- .2 Within Secondary Settlement Areas; and,
- .3 On waterfront parcels (defined as those which have any portion of their parcel boundary in common with the natural boundary of a lake).

### **.4 Exemptions**

- .1 A single storey accessory building with a gross floor area less than 10 m<sup>2</sup> (107.4 ft<sup>2</sup>);  
or,
- .2 The complete demolition of a building and clean-up of demolition material. Partial demolition or reconstruction of a building requires a DP under this section.

.5 *Guidelines*

1. New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards is strongly encouraged;
2. New development that relies on multiple, short automobile trips to access different retail spaces on the same site (i.e. re-parking the car) are strongly discouraged;
3. New development should be of a form and character that relate to local climate and topography, and that take into consideration the form and character of surrounding buildings. When building on peaks or slopes, natural silhouettes should be maintained;
4. The primary pedestrian entrance to all units and all buildings should be from the street; if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent;
5. Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations. public facades to avoid the creation of blank walls in prominent locations;
6. Natural exterior building and landscaping materials, such as wood, rock or stone, or those that appear natural, are encouraged. Metal roofs are acceptable;
7. Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units;
8. Design of signage and lighting should be integrated with the building facade and with any canopies or awnings;
9. Non retail commercial and industrial facilities including outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
10. Visible long blank walls should be avoided;
11. Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged;
12. Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. All parking should be screened;
13. Dedicated pedestrian linkages (i.e. sidewalks and marked crosswalks across road) should be provided throughout parking lot(s) to access vehicles without the need to walk on the road, provided throughout parking lot(s) to access vehicles without the need to walk on the road, except marked crosswalks;
14. Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required at the fronts of buildings, care should be taken not to compromise the pedestrian environment;

15. Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability;
16. Development of civic public spaces with gathering spots, benches, lighting, ornaments (sculptures, fountains, etc.) and landscaping are encouraged where none exist within a short walking distance; and
17. Development of the Townhouse housing form or Seniors Housing facilities are encouraged to incorporate the following design features:

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- i. All development in the Village Centre and Secondary Settlement Development Permit Area shall be of a quality and design that is sensitive to the existing form and character of nearby houses and neighbourhood. Such development should incorporate similar building orientation, massing and height as neighbouring development, as much as possible. Where Seniors Housing Facilities are contemplated, the building should incorporate either greater setbacks from neighbouring properties with lesser height, or similar heights at any transition boundaries.
- ii. All buildings and structures shall be designed with features, colour and finish which complement the natural setting and character of the designated area.
- iii. Building façades must incorporate surface depth and relief in the design to create a visually interesting structure.
- iv. All garbage and recycling bins are to be provided on site and fully screened (ie. consisting of fencing or landscaping) with secure enclosures.
- v. All buildings should be sited and designed with consideration for shading on adjacent properties, buildings and roadways. A shadow analysis will be required at the Development Permit stage for proposals for Seniors Housing buildings.
- vi. The impact of new development on existing view corridors should be minimized and long views to natural landscape and significant buildings or focal points should be maintained.
- vii. The building facade shall use architectural solutions to create varied and articulated building facades. Window placement and groupings, material palette and surface relief through massing or elements, among other techniques, may be explored to avoid a monolithic form.
- viii. Entrances should be emphasized with architectural forms such as height, massing, projection, shadow, punctuation and/or change in roofline or materials. Canopies, awnings, or recesses all help to define and distinguish an entrance.
- ix. Building materials should be chosen for their durability as well as their functional and aesthetic quality, while meeting Fire Smart principles. Vinyl siding, plastic, darkly tinted or mirrored glass and textured stucco are discouraged unless used thoughtfully in combination with other materials. Materials should be compatible with adjacent buildings, either as primary or accent materials.
- x. Materials used for the front facade should be carried around the building where any facades are within view of a public street.

- xii. Wherever possible, surface parking should be located internal to the development site and should include lighting, signage and minimal driveways.
- xiii. Within surface parking lots, landscaping, trees and decorative paving should be used to break up the expansive hard surfaces.
- xiv. A detailed landscape plan must be provided with each Development Permit application. The plan shall indicate any existing landscaping that is proposed to remain within the development and all new landscaping to be installed on site. The objective shall be to retain existing trees within the development, where possible.
- xv. All parking areas shall be hard surfaces, drained and maintained. Whenever possible, and where function, safety or use does not preclude it, permeable surfaces and on site stormwater retention are to be utilized. Paving stones or grass-crete is encouraged, but consideration will be given to permeable asphalt.
- xvi. Roof top mechanical units and/or elevator equipment are required to be screened from view from all angles.
- xvii. A detailed pedestrian plan illustrating safe movement of people within parking areas, to/from entrances and exits, and public spaces, (eg. Crosswalks, sidewalks, etc.).

## 12.6 Industrial (ID) Development Permit Area

### .1 Purpose

The Industrial (ID) Development Permit Area is designated under the *Local Government Act* for the establishment of objectives for the form and character of industrial development for areas designated as Industrial in the OCP,

### .2 Justification

This DP is to promote a high level of site and building design for new or renovated buildings or structures in industrial areas. It is important that consideration be given to the integration of new industrial development with the surrounding built environment considering the rural nature of the area and the visibility to the Trans Canada Highway.

### .3 Area

This DPA applies to the areas designated as Industrial (ID) as set out in Schedule B and C.

### .4 Exemptions

- .1 A single storey accessory building with a gross floor area less than 10 m<sup>2</sup> (107.4 ft<sup>2</sup>);
- .2 alteration, disruption or destruction of vegetation involving less than 1000 m<sup>2</sup> (10,763.9 feet<sup>2</sup>) of vegetation coverage area;
- .3 *The complete demolition of a building and clean-up of demolition material. Partial demolition or reconstruction of a building requires a DP under this section.*
- .4 Non-structural external repairs or alterations exempted by the BC Building Code; or,

.5 Creation of impervious or semi-impervious surfaces less than 100 m<sup>2</sup> (1,076.4 feet<sup>2</sup>).

.5 *Guidelines*

- .1 Light industrial development should be integrated as much as possible into the built fabric of the community, rather than forming isolated auto-oriented enclaves. Block pattern, street design and building placement should be appropriate to a mixed-use area, although industrial use may be the primary land use;
- .2 Buildings should face onto the street, and include entries and windows, providing active edges and visual permeability. Where buildings face a parking lot, pedestrian sidewalks should be provided. Buildings should be set back at a distance from the street, to avoid the creation of wide barriers;
- .3 Where possible, buildings should share common parking lots. Parking should be provided at the rear of buildings, at the interior of blocks, or include a landscape buffer between the parking area and the public street;
- .4 Outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
- .5 Use of non-combustible external building materials is encouraged;
- .6 Signage should be integrated into the overall site and building, and be legible without being intrusive into the visual landscape; and,
- .7 Green roofs and other sustainable practices are encouraged.

## **12.7 Commercial Development Permit Area**

.1 *Purpose*

The Commercial Development Permit Area is designated under the *Local Government Act* for the establishment of objectives for the form and character of commercial development for areas designated as Commercial in the OCP,

.2 *Justification*

The justification of this Commercial DP is to promote pedestrian movement and a high level of site and building design which integrates well with the character of the surrounding built environment. As some commercially designated parcels are outside of the Village Centre and Secondary Settlement Areas it is important that commercial development fit with the primarily residential and rural character of the area.

.3 *Area*

This DPA applies to the areas designated as commercial (C, TC, RC, WC, HC) as set out in Schedules B and C.

.4 *Exemptions*

- .1 A single storey accessory building with a gross floor area less than 10 m<sup>2</sup> (107.4 ft<sup>2</sup>);
- .2 Non-structural external repairs or alterations exempted by the BC Building Code; or,
- .3 Creation of impervious or semi-impervious surfaces less than 100 m<sup>2</sup> (1,076.4 feet<sup>2</sup>).

.5 *Guidelines*

- .1 A landscaped buffer between parking areas and public streets should be provided. Additional landscaping within parking lots is encouraged;
- .2 The primary pedestrian entrance to all units and all buildings should be from the street, or if from the parking lot, a pedestrian sidewalk should be provided. Entries must be visible and prominent;
- .3 Weather protection in the form of awnings or canopies should be provided over all grade level entries to residential and retail units;
- .4 Use of non-combustible external building materials is encouraged;
- .5 Outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
- .6 Design of signage and lighting should be integrated with the building facade and with any canopies or awnings; and,
- .7 Buildings on corners should have entries, windows and an active street presence on the two public facades, to avoid the creation of blank walls in prominent locations.

## Section 13. Development Approval Information & Temporary Use Permits

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### 13.1 Development Approval Information

#### .1 Purpose

A local government may request development approval information from an applicant to help determine potential development, land use, social, economic or environmental impacts and seek commentary and recommendations from appropriately qualified individuals. Section 920.01 of the Local Government Act grants the authority to a local government to develop a bylaw to detail what and when such information is required.

#### .2 Justification

The need for development approval information is justified by the large size, varied terrain and lack of comprehensive knowledge of specific site conditions across Electoral Area 'C', which increases the potential for unforeseen consequences from development, including risk to life and property, as a result of these special conditions. The variety of land uses, geography and hazards which exist within Electoral Area 'C' necessitates the requirement of applicants to provide appropriate information to the CSRD for a comprehensive review of their proposal.

In general, applicants need to provide sufficient information, at their cost, to identify impacts, both positive and negative, and specify measures to avoid, minimize, and/or mitigate appreciable negative impacts.

In the event that appreciable negative impacts are identified, the Regional District will request certain mitigations from the applicant in order to improve the proposal and minimize potential negative impacts on the land and neighbouring properties.

#### .3 Application of Development Approval Information Bylaw No. 644

The Development Approval Information Bylaw, as authorized by Section 920.01 of the *Local Government Act*, applies to all lands within Electoral Area C. The Development Approval Information Bylaw gives the CSRD authority to require an applicant to provide information on the impact of the activity or development that is subject to the application. The Development Approval Information Bylaw also specifies the matters for which additional on-site and off-site information will be required, including but not limited to:

- .1 Affected public infrastructure such as water supply and sewage disposal systems;
- .2 Transportation patterns such as traffic flow and parking, including pedestrian pathway systems;
- .3 Assessment of capacity of public facilities including schools and parks;
- .4 Impact on or need for additional community services;



- .5 Impact on and assessment of the natural environment of the area affected;
- .6 Assessment of slope conditions;
- .7 Assessment of wildfire interface; and,
- .8 Assessment of how the development addresses on-site issues such as emergency use, accessibility, and water conservation.

### **13.2 Temporary Commercial and Industrial Permits**

The Regional District will not accept applications for a temporary use permit within the South Shuswap. Accordingly, any change of use must go through the rezoning process.