

Electoral Area C Official Community Plan Bylaw No. 725

3.1 General Land Use Management

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.

3.2 VC Village Centre (VC)

- .1 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.
- .2 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.

3.4 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.
- .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.

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.

.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.

.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.

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.

7.2.2 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.

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.

10.1.2 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”.

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 m² (107.4 ft²); 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, 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; [...]