

Electoral Area E

Official Community Plan

Bylaw No. 840



August, 2020

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Section 1. Introduction

1.1 Purpose, Scope and Preparation

1.1.1 Purpose

An Official Community Plan (OCP) is a key guidance document that presents the community's long-term vision for a defined area, and provides objectives and policies to guide decisions on planning and land use management within that area. The OCP describes how and where residential, commercial and other types of development will occur; guides the provision of necessary road, water, sewer and other infrastructure to service development; and provides policies concerning environmental, economic and community health and well-being.

In British Columbia, the requirements of an OCP are established by the *Local Government Act* (LGA) and the *Community Charter*. The OCP is adopted as a bylaw by the CSRD Board of Directors and approved by the BC Ministry of Municipal Affairs and Housing

1.1.2 Scope

This OCP applies to the entirety of Electoral Area E with the exception of the District of Sicamous and Splatins Reserve IR3 (see Schedule B – Land Use Designations).

An OCP is generated with community input and provides statements on appropriate land uses and densities in specified areas, the form and character of land uses, and servicing requirements. The plan will guide decisions by the CSRD Board of Directors when considering applications for development. The Official Community Plan:

- Expresses a community vision, developed through the planning process;
- Provides an understanding of how the CSRD plans to work cooperatively with other jurisdictions, provincial government agencies, developers and community groups;
- Contains statements regarding the CSRD's plans to accommodate potential future growth and to integrate various land uses such as: residential uses and housing types, commercial, industrial, agricultural, institutional and recreational uses;
- Provides statements regarding options for servicing new areas and levels of servicing that are appropriate for different types and levels of development;
- Recognizes the different growth pressures experienced within the Plan area;
- Provides policies relating to the preservation and protection of the natural environment, its ecosystems and biological diversity; and
- Provides policies related to avoiding hazards and promoting safety of humans and security of land improvements.

After the adoption of an OCP, all bylaws and works undertaken by the local government must be consistent with the OCP, unless it is amended. Whereas the OCP indicates the **desired future**

uses and services, the Zoning Bylaw describes **existing** uses that are permitted. The Zoning Bylaw also identifies more detailed regulations such as setbacks, building heights, and parking requirements associated with the land uses. The LGA requires that all zoning bylaws adopted after the OCP must be consistent with that plan.

1.1.3 Preparation

The preparation of this OCP began initially in 2008, using a participatory process that consisted of a series of meetings with a local Advisory Group, alternating with public workshops. The Advisory Group was composed of volunteer representatives of various geographic areas and interests in the community. Their role was to provide comments to the CSRD and consultants on draft content for the OCP, to provide input on the public consultation process itself, and to serve as a communication link between the planning process and the community.

Four public sessions were held in the community during the preparation of the OCP. The first workshop introduced the OCP purpose and process and involved a workshop on the vision and objectives; the second requested input on draft objectives and policies; the third workshop involved reviewing a first draft of the plan; and the final public session was for a review of the final draft OCP. The OCP received first reading following the final public review session.

As the OCP process was nearing completion, on June 12, 2012 a second major debris flow event in 15 years occurred on Hummingbird Creek and had significant impacts once again to the community of Swansea Point (a previous debris flow occurred on July 11, 1997). Due to the impacts from the debris flow and the initial minor mitigative works proposed by the Ministry of Transportation and Infrastructure (MoT), the CSRD was unable to continue with OCP land use planning for the Swansea Point area until it was known what decisions would ultimately be made by the province for highway improvements and in-stream works that would help in managing future flooding and debris flow events in the community.

After significant public pressure, the Province of BC announced in late 2013 that a new clear span bridge on Highway 97A would be constructed over Hummingbird Creek to replace the existing under-sized culvert. In-stream works would also be done including the removal of debris from the creek bed and significant armouring of the channel to the lake. These works were completed in mid-2015. The process to restart the Electoral Area E OCP process then began again in 2016 with legislative and legal updates to the draft OCP.

1.2 Community Vision and Goals

1.2.1 CSRD Strategic Plan

In October, 2019 the CSRD Board adopted a Strategic Plan for the 2019 to 2022 electoral term. The Strategic Plan guides the CSRD's use of resources over this term and sets out seven priorities which include:

1. Natural Disaster Mitigation
2. Action on Environment & Climate Change
3. Responsible Governance

4. Healthy Communities
5. Transportation Advocacy
6. Culture of Engagement
7. Partnerships & Economy

The OCP addresses these priorities throughout the Plan by means of specific objectives and policies and also implementation tools including development permits and temporary use permits.

1.2.2 OCP Vision

The following is a vision statement related to land use and development in Electoral Area E, based on community input. It is expressed in the present tense since it represents how it is hoped that the area will be described in the future.

Electoral Area E is a safe and peaceful rural area with small centres of settlement and support services. Growth is guided in a way that balances economic, environmental and social sustainability.

In order to attract residents, especially young families, it is key that a strong economic and employment base is fostered. This includes service and commercial uses in the settlement areas, and industry, agriculture and tourism, with an array of year-round work opportunities.

Respect for the environment is the core value. This entails protection of the rich natural resources, safe drinking water, healthy lakes and watercourses, and responsible wastewater treatment. New development is respectful of the environment, and there are protected parks and open spaces throughout the area as well as access to back-country recreation opportunities.

There is social support for residents of all ages, including a wide range of recreation opportunities, culture, and health services. Lake-oriented recreation is easily accessible to all residents and visitors. Health, culture and education services cater to all age groups.

Healthy Communities support a balance of permanent and seasonal residents. There is diversity in housing options, including affordable housing.

1.2.3 Goals

The following goals have been articulated by the community to guide this OCP:

- .1 **Rural Community.** Encourage retention of the small town rural values and character, including safe, clean settlements and a friendly, supportive lifestyle in a natural setting.
- .2 **Managed Growth.** Direct growth and development to achieve a balance of economic, environmental and social sustainability, and to retain community identity.
- .3 **Housing Diversity.** Encourage that there continues to be diversity in housing options, including affordable housing, and housing for all age groups.

- .4 **Distinct Communities** - Recognize and enhance the uniqueness of the distinct communities within Electoral Area E, including Swansea Point, Hyde Mountain, Malakwa, and Cambie-Solsqua, as well as rural areas along the Eagle Valley and Shuswap Lake.
- .5 **Strong Economy** - Work to strengthen the economic and employment base, including year-round tourism as well as commercial, industrial, and agriculture uses that respect the rural character and are sensitive to the environmental resources.
- .6 **Natural Environment** - Preserve, protect, restore and enhance the natural environment, its ecosystems, and biological integrity, including watersheds, river and lake water quality, scenery and wildlife.
- .7 **Community Services** - Work to strengthen local social support and a sense of community for residents of all ages.
- .8 **Infrastructure** - Work towards providing more and better infrastructure for all residents, including proper water and wastewater treatment systems, as well as high-speed Internet to all settled areas.
- .9 **Transportation and Mobility** - Work to improve the transportation network, including transit and other transportation alternatives to settled areas, safer highways, and pedestrian and cycle routes within and between communities.
- .10 **Recreation** - Increase opportunities for lake access and lake-oriented recreation, ensure that public parks and recreation facilities are provided within communities, and retain access to back-country recreation.
- .11 **Green Focus** - Encourage an ecological approach to development to ensure that land use and development will not negatively affect environmental features and functions.
- .12 **Public Involvement** - All planning processes should be consultative and encourage public involvement as much as possible.
- .13 **Climate Change** - Establish targets, policies and actions to reduce greenhouse gas emissions, and look to adapt and build local community resilience to the effects of climate change.

1.2.4 Healthy Built Environments

Healthy Built Environments (HBEs) are planned and built communities with services and resources which health evidence demonstrates has a positive impact on people's physical, mental and social health. In HBEs the physical surroundings in which people live, work and play are built in a way to make the healthy choice the easy choice for all residents. Physical attributes include homes, communities, schools, workplaces, transportation systems, parks/recreational areas, farms, and business areas.

The Healthy Built Environment (HBE) framework is supported by the CSRD Strategic plan and provides an effective lens to view future development. The framework encompass the following

five factors:

1. Neighbourhood Design – create complete, compact and connected communities.
2. Transportation Networks – prioritize public transit and active forms of transportation (e.g., walking and cycling)
3. Natural Environments – preserve and connect communities to the surrounding natural environment to promote health and well-being (e.g., trails and beach access)
4. Food Systems – protect agricultural land, support community based food programs.
5. Housing – support safe, affordable, quality housing, in a variety of forms (e.g., single-detached, multi-family, mixed-use, secondary dwelling-units).

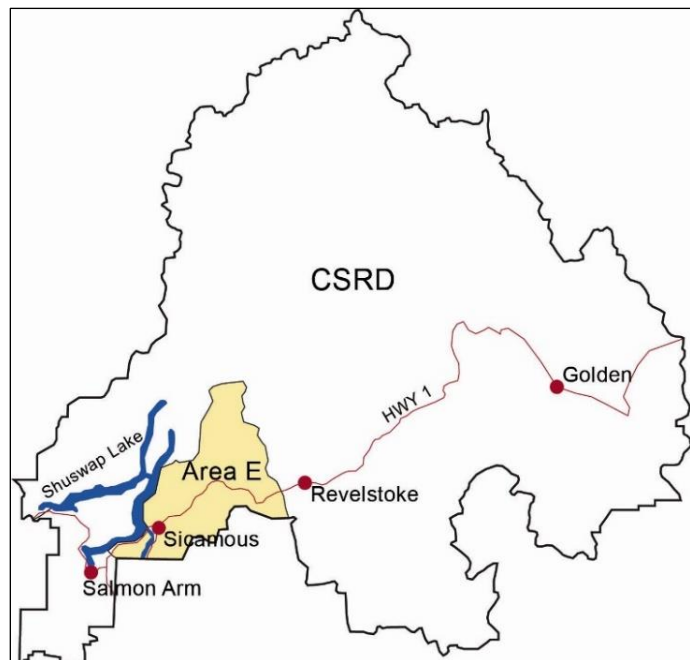
Section 2. Electoral Area E Overview

2.1 Geography

Electoral Area E, one of six electoral areas within the Columbia Shuswap Regional District (CSRD), is a mostly rural area located between Salmon Arm and Revelstoke on the western edge of the Columbia Mountains (see Figure 1). The topography is varied, ranging from elevations over 2,000 metres in the North Monashee Range to approximately 350 metres in valleys and along lakeshores. Electoral Area E is 1,621 square kilometres in area and represents approximately five percent of the CSRD land base.

The Eagle River is the major waterway that flows southwest through the area, draining into Shuswap Lake. The Perry River is a major tributary, joining the Eagle River near Malakwa. Today the Trans-Canada Highway (Highway 1) runs along the Eagle Valley between the communities of Revelstoke and Sicamous. Bordered by the Salmon and Anstey Arms of Shuswap Lake to the west, and the north half of Mara Lake to the south, Electoral Area E includes extensive shoreline along these two major lakes. Other smaller lakes exist in the Plan area including Three Valley Lake and Griffin Lake located southwest of Revelstoke (see Schedule B – Land Use Designation Map).

Figure 1: Regional Context Map



2.2 Regional Context

Electoral Area E is situated between Electoral Area C (west), Electoral Area F (north) and Electoral Area B (east). The southern portion of Electoral Area E shares a boundary with the City of Salmon Arm and the Regional District of North Okanagan. The District of Sicamous and Splatshin Reserve IR3 are located within the Plan area but are not subject to this OCP. There is no Regional Growth Strategy currently in place for the CSRD.

2.3 History and Cultural Heritage

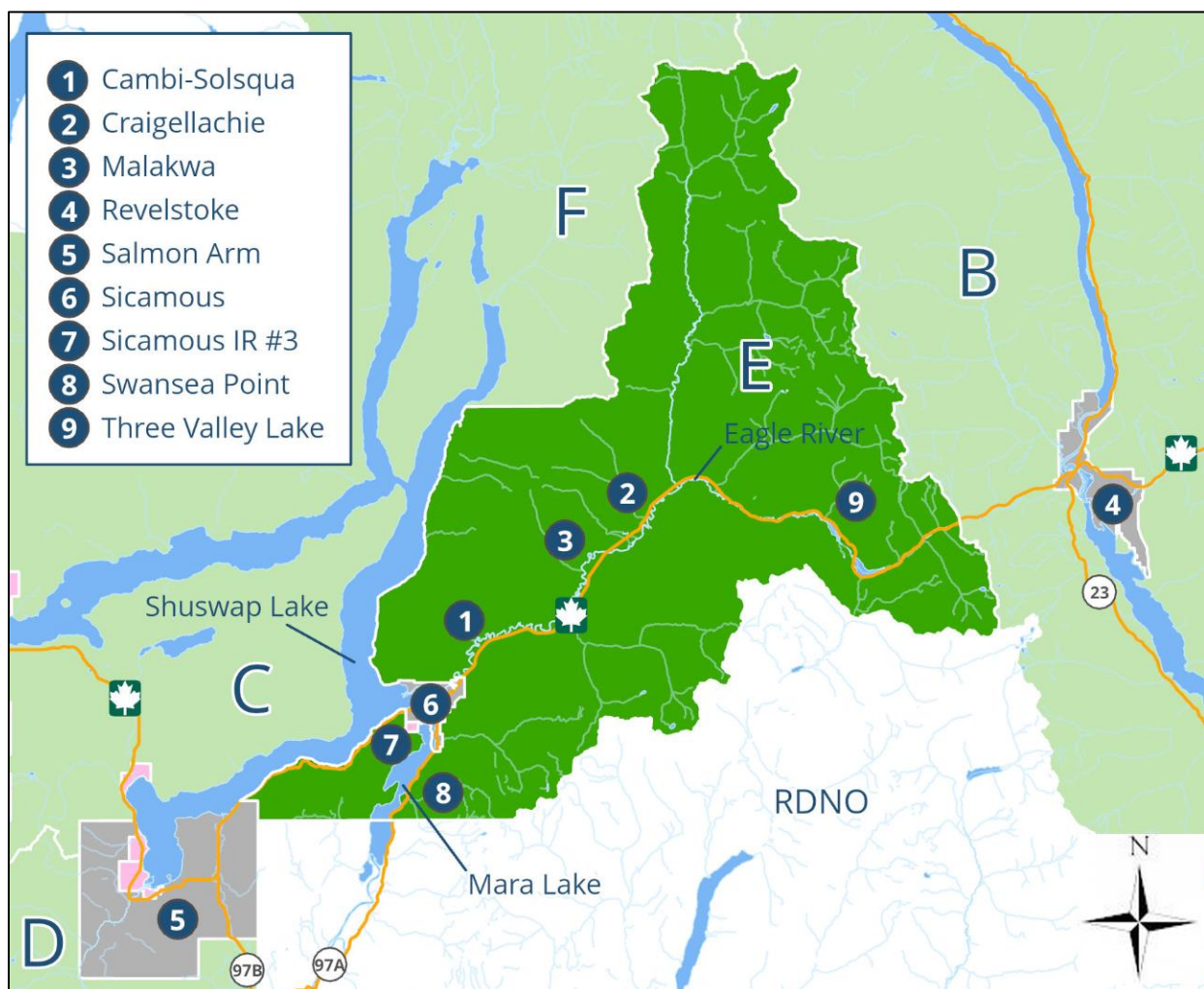
The ancestors of the Secwépemc people have lived in the BC Interior for at least 10,000 years, including the area that is now Electoral Area E. It should be acknowledged that the entirety of Electoral Area E is located within the unceded territory of the Secwépemc First Nation.

This land includes archaeological sites, the physical evidence of how and where people lived in the past. In particular, there are several sites with recorded petroglyphs along the shoreline of Shuswap and Mara Lakes.

For the majority of time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years.

The first Europeans arrived in the 1860s, as explorers and fur-traders, followed by those drawn by the Big Bend gold rush, for which Seymour Arm was a supply centre. Settlement was limited, however, until after 1885 when the last spike was driven at Craigellachie, east of Malakwa, and the Canadian Pacific Railway was completed.

Figure 2: Electoral Area E Overview Map



With the railway complete, more settlers came from Eastern Canada, the US and Europe, and during the early 1900s, settlements were established at Solsqua, Cambie, Malakwa, Sicamous and Swansea Point (see Figure 2 - Electoral Area E Overview Map). Settlement mainly occurred in the Eagle River Valley where the flat land and rich soils were good for farming. Other settlers chose to live up the mountainside where they established lumber enterprises. In past years, numerous small sawmills dotted the Eagle Valley.

During World War II, Japanese and Japanese-Canadian men were sent to internment camps located at Solsqua, Taft, Three Valley, North Fork, Yard Creek and Griffin Lake to build sections of the Trans-Canada Highway.

The arrival of non-natives to the area resulted in dramatic change for the Secwépemc people. Reserves were created, families were split up, and children were forced to attend residential schools. The forced abandonment of cultural traditions and language by the church and government during this time is only now being addressed through the process of reconciliation and treaty negotiations.

2.4 Physical Environment

The climate of Electoral Area E is characterized by warm summers and cool wet winters. Annual rainfall averages from 400 mm per year in the southwest parts of the area to 600 mm per year in the northeast. In winter, total snowfall can range from 160 to 425 cm depending on the elevation and location within the electoral area. Summers tend to be drier and temperatures can reach above 30 degrees Celsius. Although summers are relatively dry, the slow-melting snow pack has historically helped to keep the soil moisture levels high during the summer. However, climate change is changing the amount of snowpack and the timing of freshet which has implications on flooding and forest fire behaviour.

Electoral Area E is located within the 'Interior Cedar-Hemlock' biogeoclimatic zone, which contains more tree species than any other zone in the province. The mountains are predominantly vegetated with Western Red Cedar, Western Hemlock, Douglas-fir, Spruce and Larch, while Black Cottonwood, Aspen and Birch are common in lower and wetter areas.

The productivity and diversity of vegetation in the area create excellent habitat for a wide range of wildlife. Some of the larger mammals that inhabit Area E include moose, deer, grizzlies, cougars, wolves, and black bear; there are also mountain goats and caribou in the more remote parts. Over 200 migratory and resident bird species inhabit the area. The Eagle River is a high value salmon-bearing river, an indicator salmon stock for the province. There are five red and blue listed plant species in the area, and two red and blue listed animals.

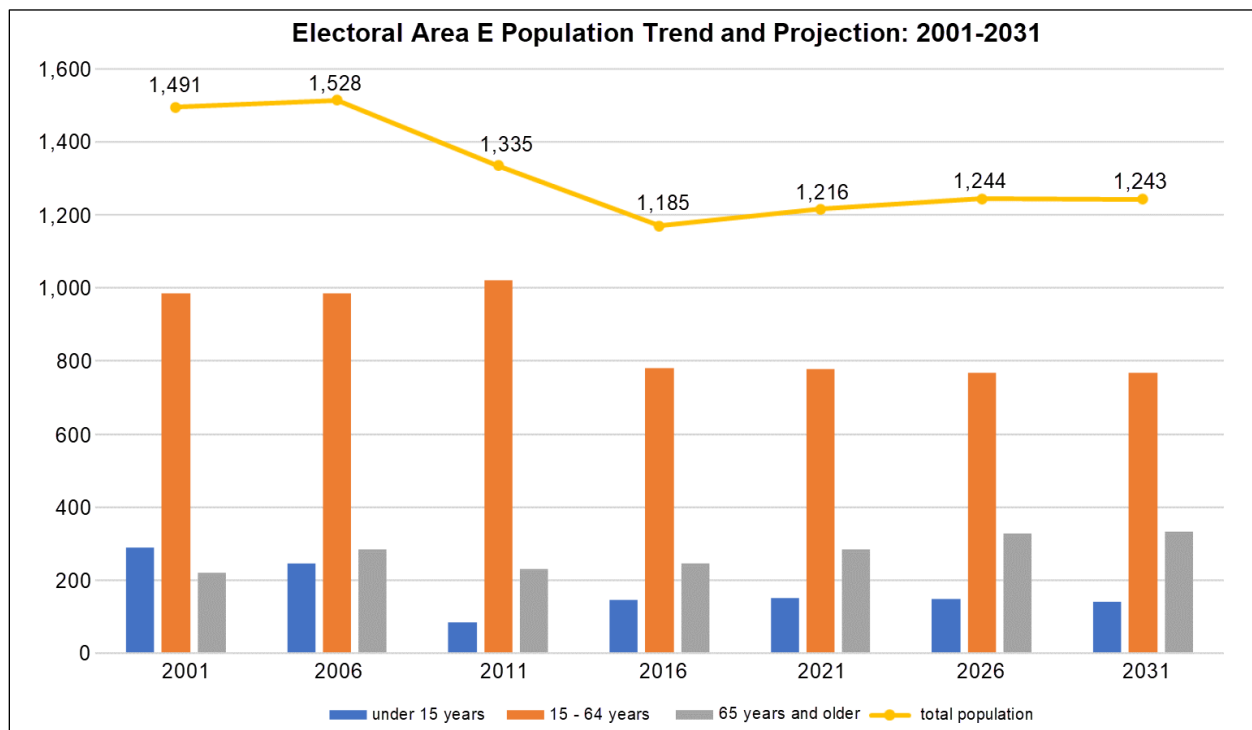
In 2009, a foreshore inventory mapping project, supported by CSRD, DFO and MoE, was completed for Shuswap and Mara Lakes. This inventory provided the baseline information for Lakes Zoning Bylaw No. 900.

2.5 Population

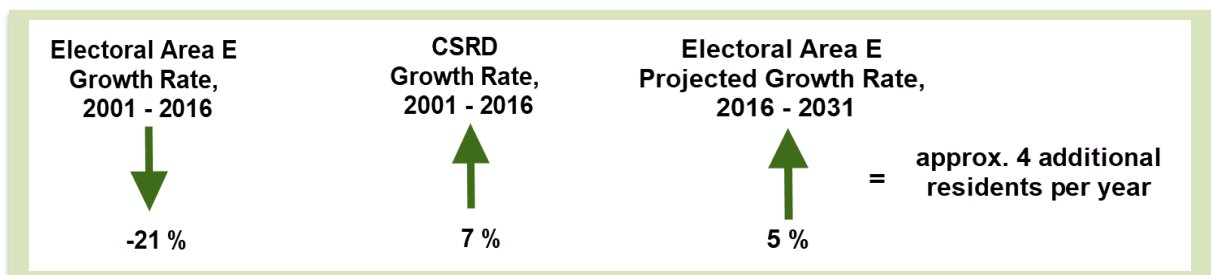
2.5.1 Population Statistics

The population of Electoral Area E fluctuated throughout the 1900s with changes in transportation, technology and World Wars I and II. In 2006 the Electoral Area E population peaked at 1,528 but has since declined over the past two census years to 1,185 (Figure 3). The 2001 to 2016 period shows a population decline of 21% - an annual average rate of minus 1.4%. Given the slight population increase between the 2001 and 2006 Census, this translates to an even higher rate of population decline in recent years.

Figure 3: Electoral Area E Population Change (Source: BC Stats)



Although the population under 15 years old has fallen from 19% to 12% between 2001 and 2016, the youth proportion of the population doubled between the 2011 and 2016, from 6% to 12%. This may suggest that the Electoral Area's mix of employment opportunities and housing has proven attractive to younger families in the last decade and may be a comparative advantage for the area going forward.

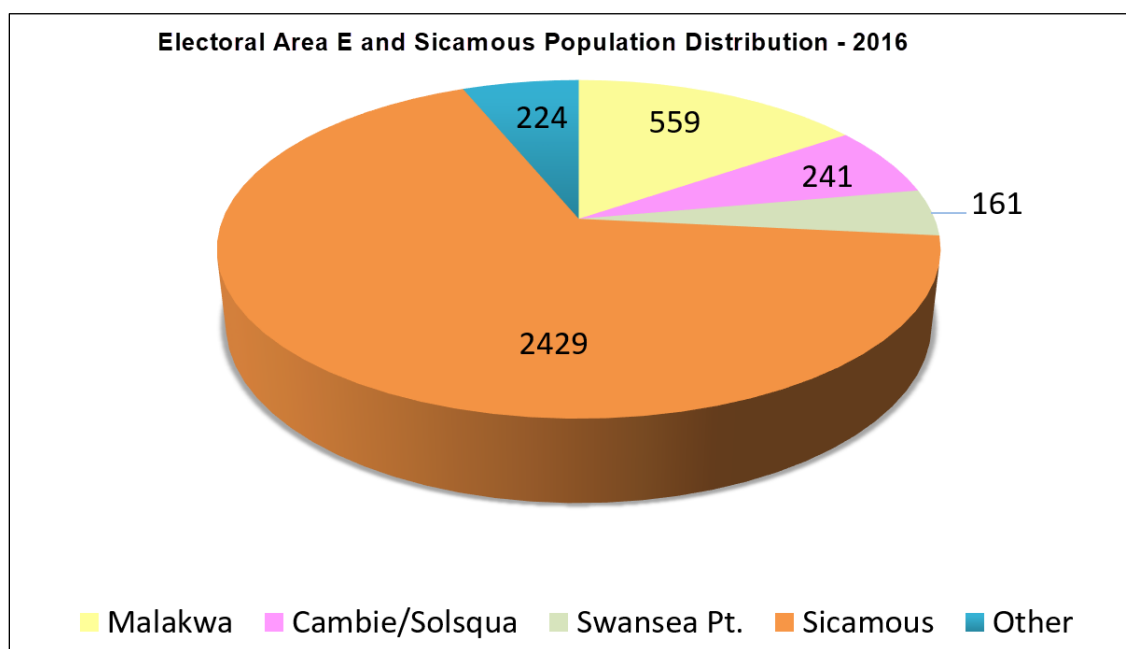


The average household size in Electoral Area E has also declined from 2.51 people per household in 2001 to 2.10 in 2016 (BC Stats). This trend is consistent with the provincial and CSRD trends and influences requirements for future housing needs. According to BC Stats, the population for Electoral Area E is expected to grow modestly to 1,243 residents by the year 2031 (Figure 3). This corresponds to roughly a quarter of one percent per year in annual population growth. However, it should be noted that this population growth projection conflicts with the recent Census-period trend of declining population.

2.5.2 Population Distribution

The primary year-round settlement in the area is concentrated in the Eagle Valley, with a small village centre at Malakwa (Figure 2 - Electoral Area E Overview Map). Rural settlements, including farms and small acreages, are located mainly in the Cambie-Solsqua area. Settlement also exists along the shores of Shuswap and Mara Lake, with the largest concentration of residents, mostly seasonal, at Swansea Point. Many temporary residents and tourists congregate in the summer along the lakeshore areas. Seasonal and year-round cottages and homes also extend to remote areas on mountainsides.

Figure 4: Electoral Area E and Sicamous Population Distribution by Community – 2016 (Source: BC Stats 2016)



The east shore of Anstey Arm has over 100 recreational homes which can only be accessed legally by water, although many owners rely on forestry service roads. There are several water access properties on the west shore of Mara Lake as well.

Figure 4 provides the 2016 population distribution of the four rural communities in Electoral Area E plus the District of Sicamous.

2.6 Economy

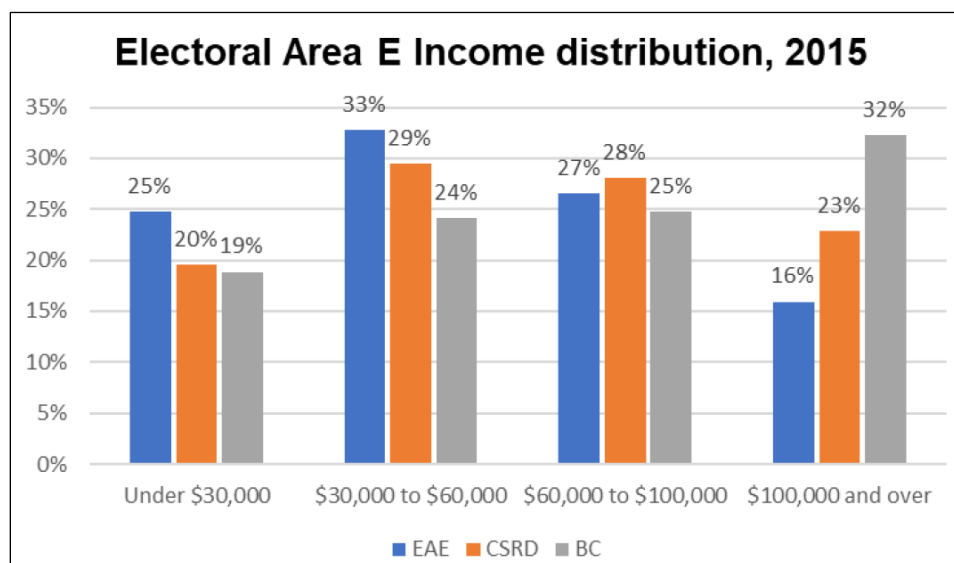
The economy of Electoral Area E was originally based on natural resources, including sawmills and small family farms. While some farming continues and a few sawmills remain, sales, services, tourism, trades, trucking and equipment operation are now the main occupations in the area. Other industries that provide employment include administration, management, natural resources and agriculture (Figure 5).

Figure 5: Electoral Area E Employment by Sector – 2016 (Source: BC Stats - 2016)

Sales and service occupations (includes tourism)	24.2%
Trades, transport and equipment operators and related occupations	24.2%
Business, finance and administration occupations	9.7%
Management occupations	8.1%
Occupations in education, law and social, community and government services	8.1%
Natural resources, agriculture and related production occupations	8.1%
Occupations in manufacturing and utilities	6.5%
Health occupations	4.8%
Natural and applied sciences and related occupations	3.2%

The unemployment rate in 2016 for Electoral Area E was 11.2% with 21% of the working population reported being self-employed. 12% of the population reported that they worked from home (BC Stats 2016). 25% of households earn less than \$30,000 compared to 20% across the CSRD, or 19% province-wide (see Figure 6). Objectives and policies concerning economic resilience are located in section 3.11.

Figure 6: Electoral Area E income Distribution – 2015 (Source: BC Stats - 2016)



Section 3. Sustainability and Resilience

Climate change and pandemics are present threats highlighting the need for local communities to be prepared for and able to adapt to significant changes – particularly those that are of external origin. Community planning for sustainability and resilience can lead to positive economic, social, cultural, and environmental outcomes when facing threats that are often beyond the control of a local community.

Sustainability: A sustainable community effectively balances economic, social, cultural and environmental interests in order to meet the needs of the present generation without compromising the ability of future generations to meet their needs.

Resilience: A resilient community has the capacity to adapt to changes such as shifting demographics and housing affordability, and "bounce back" from events such as economic downturns and the effects of a changing climate (for example, more frequent and intense storms, temperature increases or sea level rise).

3.1 General Environment

The capacity for communities in the Plan area to thrive and be resilient is largely dependent on the health of the natural environment. Cultural institutions, economic success, viable agriculture, and social well-being are all inextricably linked and rely on an environment that is both diverse and robust.

Decisions that are made at the local government level can have a cumulative, critical impact on ecosystems, the economy,

agriculture, and general quality of life. A significant amount of environmental protection and restoration work has been undertaken in the Shuswap by the CSRD, the BC Ministry of Environment, the Fraser Basin Council, and local stewardship groups.

The policies of this Plan build on that previous work.

3.1.1 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.

3.1.2 Policies

The CSRD shall:

- .1 Strive to protect Electoral Area E's natural landscapes and ecosystems. This will be accomplished through: zoning; development permitting (section 6); the development approval information bylaw; the Liquid Waste Management Plan; parkland 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 Support stewardship by residents, businesses and landowners in order that the natural environment can be enjoyed by future generations.
- .4 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 “FireSmart” measures.

3.2 Wildlife Habitat and Environmentally Sensitive Areas

The BC Ministry of Environment identifies and maps “Environmentally Sensitive Areas” (ESAs). 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);
- Species and Ecosystems at Risk Areas (SEARS); and,
- 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.

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

3.2.2 Policies

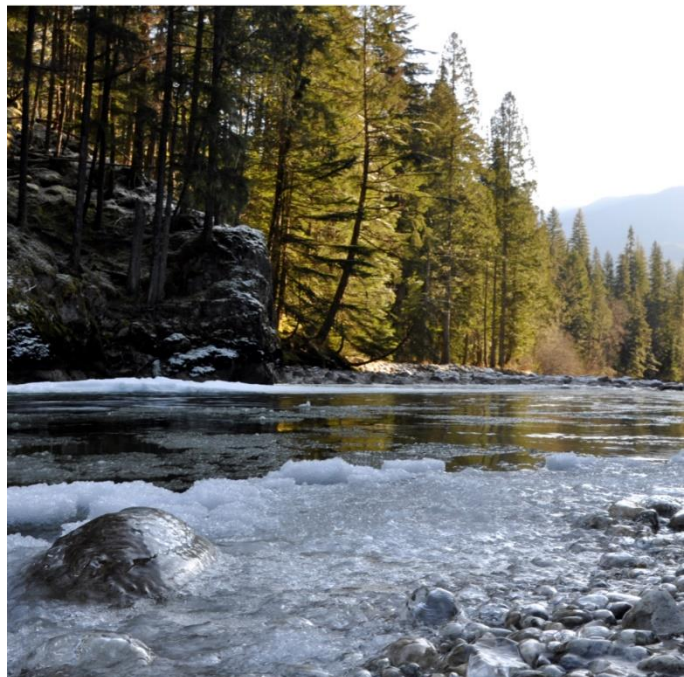
The CSRD shall:

- .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.

3.3 Climate Change

Scientific consensus has confirmed that increasing emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth's climate and in turn the biosphere. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation globally. A 2019 report by Environment and Climate Change Canada has found that Canada is warming at twice the global rate. The impacts of climate change will be profound and become more severe over time. Record-setting fire seasons, summer drought, and flooding events are already occurring in the province highlighting the need for aggressive GHG reduction strategies, and climate adaptation/resilience strategies.



As one of 187 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).

3.3.1 Approaches to Target Setting

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

Since the population of Electoral Area E is only projected to increase slightly by 2031 and no CEEI data has been collected specifically for the Plan area, it is difficult to make a meaningful "business-as-usual" (BAU) energy and GHG forecast. The majority of emissions are also generated by vehicle and rail traffic on the Trans-Canada Highway and CPR mainline – transportation corridors which are not regulated by the CSRD. A 2007 study, however, did estimate that the total per capita GHG emission for Electoral Area E is 6.3 tonnes CO_{2e}.

3.3.2 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.

3.3.3 Actions

The CSRD shall:

- .1 Establish the following targets:
 - a. 15% reduction in per capita GHG emissions by 2030 from 2007 levels; and,
 - b. 30% reduction in per capita GHG emissions by 2040 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. EfficiencyBC;
 - b. CleanBC Better Homes and Home Renovation Rebate Program;
 - c. Energy Star for New Homes; and,
 - a. 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 (low water use fixtures) 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 Work closely with the province and local construction community in implementing the BC Energy Step Code;
- .10 Provide more opportunities for home-based business and industry to decrease dependence on automobiles in appropriate zones;
- .11 Implement the recommendations in the 2014 CSRD Agricultural Strategy and support local food security through large and small scale agriculture, local food processing and local food consumption in appropriate zones; and
- .12 Promote conservation of sensitive ecosystems and forested land, especially un-fragmented areas.

3.4 Watershed and Aquatic Environment

A watershed is an area of land defined by where water flows. Watersheds receive precipitation and over time, water drains through creeks, rivers and lakes to the single lowest point in the watershed. The Shuswap watershed includes all the land and bodies of water that drain to the outlet of Little Shuswap Lake. The Shuswap watershed forms part of the larger Thompson and Fraser watersheds.

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.

Shuswap and Mara Lakes make up the largest lake system in the Plan area and are part of a larger province-wide network of lakes that the BC Ministry of Environment monitors each year. This type of water quality monitoring is done in open water at deep points in the lakes. It determines the biological productivity and health of a lake system, and the data provide valuable information about current conditions, climate change, and trends across the province.

Starting in 2016, the Shuswap Watershed Council worked with researchers at UBC Okanagan to better understand how nutrients enter rivers and flow into lakes. To do this, the research team collected and analyzed water samples from 20 different sites on the Salmon and Shuswap Rivers, and from over 80 additional sites at ditches, seasonal streams, and from wells over a period of three years.

The findings from this research concluded that although valley bottom portions of the watershed account for the smallest percentage of the total watershed land base, they contribute to the highest concentrations of nutrients, mostly from housing, farming and commercial development. While nutrients are important for supporting a healthy ecosystem, excessive nutrients and algae growth can reduce water clarity, create odours, and reduce the quality of water for drinking and recreation. Therefore, it is the valley bottom areas where management action will be most effective.

3.4.1 Objectives

- .1 To protect watersheds in the Plan area from land uses and practices that jeopardize their water quality.
- .2 To maintain healthy aquatic and groundwater environments and protect people from contaminated water.

3.4.2 Policies

The CSRD shall:

- .1 Continue to work with Area E residents, Shuswap Watershed Council, First Nations, Industry, and other government agencies and non-governmental agencies to facilitate collaboration and joint decision-making on issues that impact watersheds.
- .2 Encourage mitigative works to reduce the flow of phosphorus rich waters to the rivers from farms and urban areas within valley bottom portions of the watershed. Examples of such methods include: the development of wetlands, enhancement of riparian areas, new irrigation practices, different livestock practices, and improved manure management.
- .3 Advise and expect agricultural operators to adhere to the Agricultural Environmental Management Code of Practice under the BC Environmental Management Act.
- .4 Advise and expect agricultural operators to collaborate with the BC Agricultural Council in the implementation of the Canada-BC Environmental Farm Program.
- .5 Advise and expect forestry companies to use responsible forestry practices and public consultation when logging near a watercourse.

- .6 Implement the Electoral Area E Liquid Waste Management Plan (LWMP) and CSRD Sewer System Acquisition Strategy (see section 5.4).
- .7 Investigate opportunities for one or more marine pump-out(s) to a land-based discharge system located away from residential areas.
- .8 Recommend that the Interior Health Authority continue to work with property owners towards the replacement of dry wells and failing septic systems as appropriate.
- .9 Use the full range of planning tools and regulatory measures to protect the watershed and water quality of lakes in the Plan area. These include zoning bylaws, development permits, building regulation, and, potentially, statutory covenants; and
- .10 Disseminate educational information to the public about the importance of responsible stewardship of the watershed. Best practice examples include but are not limited to:
 - a. Implement the Foreshore and Water DPA, Riparian Areas Protection and Regulation, and Lakes 100 m Development Permits (see sections 6.3 – 6.5);
 - b. Use of permeable surfaces for landscaping;
 - c. Retention natural vegetation in riparian areas;
 - d. Deterring the use of invasive species and encouraging the removal of such species on private property; and,
 - e. Encourage proper maintenance of on-site sewerage systems Regardless of the level or type of treatment, the discharge of liquid waste (human, agricultural, industrial) into Shuswap Lake, Mara Lake and other natural waterbodies is unacceptable. In the event that a community sewer system is available, properties within the service area will be required to connect to the system.

3.5 Foreshore Environment

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

The cumulative shoreline of Electoral Area E lakes (Shuswap Lake, Mara Lake, Three Valley Lake, Griffin Lake, Clanwillian Lake and Victor Lake) is extensive. Settlement along these lakeshores is concentrated in the following locations: Annis Bay and Queest Village (Shuswap Lake), Swansea Point and Shandy Cove (Mara Lake), and Three Valley Gap Resort (Three Valley Lake). The CPR railway line is adjacent to the shoreline between Sicamous and Salmon Arm and Splatshin Indian Reserve #3 is located at the northwest portion of Mara Lake. The remaining shoreline is owned by the province. Individuals cannot build on, or develop, Crown land without provincial authorization.

3.5.1 Objectives

- .1 To maintain the unique physical and biological characteristics of the foreshore environment.
- .2 To maintain shoreline habitats to protect them from undesirable development.

- .3 To manage the foreshore to ensure appropriate use and prevent overdevelopment.

3.5.2 Policies

- .1 Non-moorage uses other than passive recreation are generally not acceptable on the foreshore. These include facilities such as beach houses, storage sheds, patios, sun decks, and hot tubs.
- .2 Prohibit docks for semi-waterfront parcels and work with the province to help facilitate the removal of unauthorized docks.
- .3 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.
- .4 Encourage the FLNRORD, when carrying out reviews of foreshore tenure applications, to take the objectives and policies of this OCP into consideration, with emphasis on the environmental sensitivity of the foreshore areas.
- .5 Private moorage owners and builders shall 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. Known private moorage contraventions may be reported to Transport Canada.
- .6 Encourage the federal and provincial government to provide the CSRD the opportunity to comment on land tenure applications.
- .7 The CSRD shall:
 - a. Implement the Foreshore and Water DPA, Riparian Areas Protection Regulation DPA and Lakes 100 m DPA (see sections 6.3 – 6.5);
 - b. Continue to implement Lakes Zoning Bylaw No. 900 which sets out regulations pertaining to the placement of docks and private moorage buoys;
 - c. Assess and strive to protect sensitive fish habitat when developing and operating CSRD waterfront parks and boat launches;
 - d. 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;
 - e. Encourage property owners to replace older, on-site sewage systems with newer technology to prevent potential contamination of the shoreline; and,
 - f. Advise and expect property owners not to remove vegetation along the foreshore (without the proper approval) 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*.



3.6 Watercraft Use

Boating is a recreational activity enjoyed by many residents and visitors. There is a wide variety of watercraft on the lakes, including powerboats, floatplanes, sailboats, jet-skis, houseboats, canoes, rowing shells, kayaks and stand-up-paddle boards. When used responsibly, watercraft can have limited impact on the lake environment. However, misuse can lead to water quality degradation, destruction of fish and wildlife habitat, and boating experience that is unsafe.

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, parking on sensitive shorelines, speeding and reckless boat behaviour. 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, it may be necessary to investigate placing limits on motorized boating in sensitive areas.

3.6.1 Objective

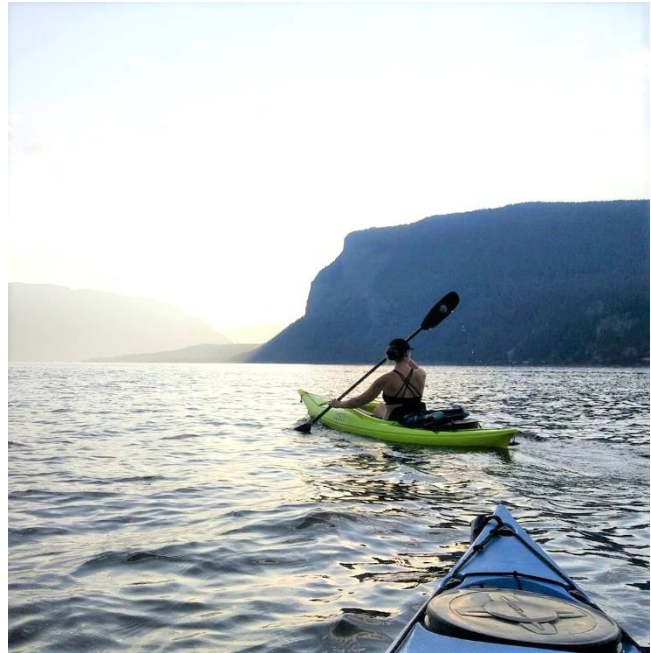
- .1 To be active, responsible stewards of aquatic environments in the Plan area.

3.6.2 Policies

- .1 Encourage all watercraft users (commercial and private) to dispose of liquid waste through pump-outs that connect to an approved liquid waste disposal system.

The CSRD shall:

- a. Work with the houseboat industry to protect the quality of Shuswap and Mara Lakes. This includes the expectation that Shuswap houseboat rental companies will install grey water holding tanks on houseboats;
- b. Expect the houseboat / watercraft industry to develop more sewage pump out stations, or other methods of appropriate sewage treatment, along Shuswap and Mara Lakes;
- c. Advise and expect privately-operated houseboat owners to meet the same standards as the commercially-operated houseboat industry;
- d. Encourage the BC Ministry of Environment to more consistently enforce the prohibition of the dumping of grey water into Shuswap and Mara Lakes.
- e. Continue to support the Shuswap Watershed Council and its effort to enhance water quality that supports human and ecosystem health and the local economy in the Shuswap watershed.
- f. Develop public boat launching facilities in appropriate locations as recommended in the Electoral Area E Parks Plan, and provide these facilities with sufficient parking and washroom facilities to meet the needs of the public; and,
- g. 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.



3.7 Invasive Species

Invasive species are non-native plants and animals that have been introduced to an ecosystem where they do not naturally occur. Invasive species out-compete native species for water, nutrients, and light and generally lack natural pathogens or predators that keep them under control in their native habitats.

Without these 'checks', invasive plants have the capacity to establish quickly and easily on both disturbed and undisturbed sites, and can cause widespread negative economic, social and environmental impacts. Second to habitat loss, invasive species have been identified as the most significant threat to biodiversity and are expected to expand their range due to climate change. Controlling invasive plant species in the CSRD assists in protecting the natural environment, recreational areas, and the economy.

3.7.1 Objective

- .1 To educate and engage public, private landowners, land and aquatic managers, First Nations and others about invasive species and their impacts.
- .2 To manage and try to prevent the further spread of Eurasian water milfoil.
- .3 Prevent the introduction of Asian clams, zebra and quagga mussels, and any other invasive species to the Shuswap's aquatic ecosystem.

3.7.2 Policies

The CSRSD Shall:

- .1 Continue to partner with the Columbia Shuswap Invasive Species Council and other stakeholders to prevent and manage the spread of invasive species within the Columbia-Shuswap region.
- .2 Discourage the use of invasive plant species and support eradication of existing invasive plants. Provide information to the public to deter the use of invasive species and encourage the removal of such species on private property.
- .3 Support roadside checks of watercraft entering the CSRSD.

3.8 Hazardous Areas

The Plan area's geology, forest cover, topography and hydrological features creates exposure to a number of natural hazards. When severe weather or fire events occur, the mountains and steep creeks can become active and create a risk for interface fire or geohazard events such as rock fall, sediment flood, alluvial fan, debris slide, debris flow/flood, snow avalanche, flooding, landslide, and river erosion. Clear-water flooding from lakes and major rivers is another natural hazard.

The CSRSD recognizes the wide range of natural hazards across the region, the historic development patterns which may put some communities at risk, as well as the growing level of risk due to both climate change and continued growth. The CSRSD therefore works to proactively to plan safe development, by avoiding and managing risk areas, and ensuring that appropriate response measures are there in case an event occurs.

In 2020, a Geohazard Risk Prioritization study of the CSRSD was completed by BGC Engineering Ltd. This study provides geohazard advice and mapping intended to direct growth to suitable locations away from hazards. This study has resulted in a complex and new understanding of geohazards in the Plan area and informs where more detailed geohazards assessments and mapping are required.

Moving forward, the CSRSD will develop a Natural Hazard Risk Tolerance Policy to establish life-loss risk tolerance criteria for decisions made by the CSRSD related to natural hazard risk management.

The policies in this OCP balance risk and development. The *Local Government Act* requires that OCPs contain statements and map designations respecting restrictions on the use of land that is

subject to hazardous conditions. Local governments also have the authority to protect development from hazardous conditions by designating development permit areas (see section 6 of this Plan). As well, section 56 of the *Community Charter* requires that if a building inspector considers construction to be at risk from flooding, and geohazards, the building inspector may require the land owner to provide the building inspector with a report certified by a qualified professional that the land may be used safely for the use intended.

3.8.1 Objectives

- .1 To protect human life and property and sensitive ecosystems 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.

3.8.2 Policies

The CSRD shall:

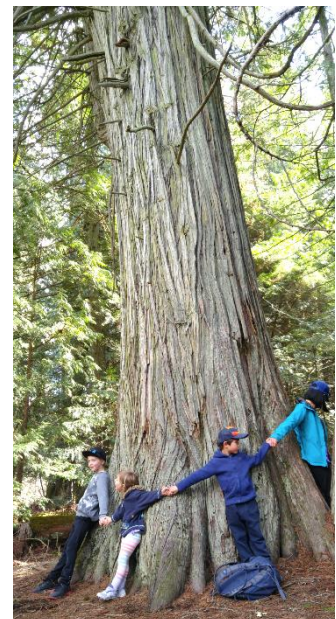
- .1 Implement the Geohazard Development Permit Area (section 6.2).
- .2 Direct new development away from areas that are at risk from geohazards and flooding
- .3 Continue working with regional, provincial, and federal partners to update clear-water flooding, geohazard mapping, and related guidelines as new information becomes available.
- .4 Develop a Natural Hazard Risk Tolerance Policy.
- .5 Encourage that all new development adopt FireSmart principles for building and landscaping.

3.9 Forested Areas and Wildlife Habitat

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

3.9.1 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.
- .3 Develop a sustainable economy that promotes best management practices for the forestry, tourism, construction and recreation sectors.



3.9.2 Policies

The CSRD shall:

- .1 Encourage land owners and developers to maintain natural habitat on private property and to incorporate native vegetation into newly landscaped areas.
- .2 Work with appropriate federal and provincial agencies to preserve and manage critical viewsheds and watersheds within areas designated Rural Resource (RSC) to protect important aesthetic values and essential timber and water resources. It is recognized that uses such as logging will alter viewsapes along key watercourses (Shuswap Lake, Mara Lake, Eagle River, Three Valley Lake, Griffin Lake) thus management efforts to minimize impacts near these lakeshores are encouraged. Viewsapes from national parks and highway corridors are also recognized as priorities for protection.
- .3 Encourage relevant agencies to develop strategies to manage public access to the backcountry, commercial backcountry use, backcountry tenures and existing and new applications.
- .4 Continue to advocate that Ministry of Forests, Lands, Natural Resource Operations and Rural Development take a leadership role and collaboratively develop strategies to manage backcountry use and access.
- .5 Encourage the province and forest companies to protect the natural woodlands and landscape features of the area and to provide opportunities for controlled use of industrial logging roads for outdoor recreation.

3.10 Groundwater and Soil Quality

The greatest potential for groundwater and soil pollution comes from cumulative impact of in-ground private septic systems and agricultural wastes. In most of the lakeshore and proximate upland areas of the Plan area, the subsurface soil and groundwater conditions are marginal for the absorption and treatment of septic effluent. Improperly installed and maintained septic systems can cause odours, water pollution, and health hazards. Contaminants can leach into groundwater and drain directly into aquatic environments.

3.10.1 Objective

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

3.10.2 Policies

The CSRD shall:

- .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 Educate and engage private landowners about proper septic maintenance and how to protect the environment from septic contamination (Septic Smart Program).

- .3 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.
- .4 In coordination 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.
- .5 Advise and expect agricultural operators to adhere to the Agricultural Environmental Management Code of Practice under the BC Environmental Management Act.
- .6 Continue to implement the 100 m Lakes Development Permit Area to protect groundwater and other aquatic environments (see section 6.4).

3.11 Archaeology Sites

An archaeological site is a location where there is evidence of past human activity. Archaeological site examples include stone carvings, remains of ancient houses and campsites, shell middens, culturally modified trees, and early trading posts. These sites provide information about aboriginal life during the last 12,000 years and non-aboriginal life for the past 200 years.

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. Electoral Area E contains numerous recorded archaeological sites and has the potential to contain many more.

3.11.1 Objectives

- .1 To raise public awareness about the value of archaeological sites and their protection under the *Heritage Conservation Act*.
- .2 To ensure that property owners are aware of their responsibilities under the *Heritage Conservation Act* when conducting land-altering activities.
- .3 To avoid or reduce unauthorized damage to protected archaeological sites in accordance with the *Heritage Conservation Act*.
- .4 To encourage protection of archaeological sites.

3.11.2 Policies

- .1 All development applications will be reviewed by the CSRD for overlaps with known and protected archaeological sites. Where archaeological potential mapping is available, development applications will also be reviewed for overlaps with areas that have potential to contain unknown but protected archaeological sites.
- .2 Applicants will be notified if their area under application contains a protected archaeological site or is in an area with significant potential to contain an unrecorded archaeological site. Notification may include direction to engage a professional consulting archaeologist.

- .3 Applicants may need to conduct a preliminary archaeological assessments to determine whether the significance of the area or site necessitates a full archaeological assessment.
- .4 When the applicant is already aware of an archaeological site in the area of proposed development, the application should include written assurance from a qualified consulting archaeologist or the Archaeology Branch that all archaeological requirements have been addressed. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit before any land altering activities.

3.12 Mineral and Gravel Resources

The CSRD has only limited influence on the management of mineral and aggregate resource extraction, as decisions related to such uses are generally beyond the jurisdiction of the CSRD Board. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process, as part of the referral process.

The aggregate resource potential for the Plan area is shown on Schedule D, which is intended to provide estimates of broad, regional aggregate distribution. Areas are ranked for their potential to host natural aggregate deposits (mainly gravel).

3.12.1 Objectives

- .1 Minimize conflicts between extraction activities and adjacent lands, watersheds and riparian areas.
- .2 Encourage the Ministry of Energy, Mines and Petroleum Resources to engage in public consultation when issuing, amending, or reviewing mining permit applications.
- .3 Encourage the Ministry of Energy, Mines and Petroleum Resources to engage in meaningful dialogue with the CSRD regarding mining licences.

3.12.2 Policies

- .1 Support good conservation practices during mining operations so as not to jeopardize the long-term renewable resource potential of the area.
- .2 Support mining development that is compatible with the Community Vision and Goals (section 1.3) and General Environment policies (section 3.1).
- .3 Prior to issuing a permit for a mining operation, the province is encouraged to refer the application to the CSRD and the public and provide adequate consideration to:
 - a. Possible impacts on neighbouring residential and rural parcels and the natural environment; and,
 - b. The potential impacts of resource removal on the quantity and quality of surface and groundwater at the local and watershed scale.
- .4 The CSRD recommends that environmentally sound reclamation and conservation practices be undertaken at all mineral and aggregate resource extraction operations to protect long-term resource potential in the Plan area. Specifically, where a mine or related activities may

cause significant disturbance to the surface of the land, the province shall be encouraged to require that a performance bond be posted to ensure the proper reclamation of the damaged landscape under all relevant legislation.

- .5 Sand and gravel extraction should be undertaken in accordance with the best management practices of the Ministry of Energy, Mines and Petroleum Resources.

3.13 Economic Resilience

A strong local economy provides the foundation for a resilient community where local employment provides opportunities for residents to work close to home. Statistics show that many Plan area residents, active in the labour force, work outside the region. Sicamous and the communities in Area E compete for labour with larger communities in the Thompson Okanagan Development Region, namely Salmon Arm, Vernon and Kamloops.

There is pressure on workers in the area to leave for larger urban centres that offer more work opportunities, typically higher paying jobs, and better access to schools, hospitals, and other amenities that smaller communities do not offer.

The Plan's goal for a "Strong Economy" and the CSRD Strategic Plan's priority of "Partnerships and Economy" reflect the community's desire to build a robust economy, which provides more local, well-paying employment. Meaningful economic development supports local products and services keeping dollars in the community, protects and enhances environmental resources, and creates valuable "living wage" job opportunities for local residents. Local employment lessens the need to commute long distances to work and local businesses provide goods and services needed to supplement residents' daily needs and contribute to vibrant places. While residents will continue to be dependent on the regional economy, it is possible to provide more goods, services and amenities within the local community, and to decrease the amount of travelling for work, shopping or entertainment.

Area E is fortunate to have remarkable natural assets (e.g., Shuswap and Mara Lake, Eagle River, Monashee Mountains) that draw both permanent residents and visitors alike to the region for boating, snowmobiling, and backcountry skiing. The area is noted for its numerous lakeside summer cabins, RV parks and resorts which are increasingly catering to winter tourists. While forestry and agriculture no longer dominate the economy as they once did, viable opportunities still exist in these sectors for local residents.

The Objectives and policies of this section are intended to support positive development of the local economy.

3.13.1 Objectives

- .1 Facilitate the development of sustainable and resilient communities (Healthy Built Environments – section 1.2).
- .2 Encourage meaningful economic development that is sensitive to the natural environment and rural character of the Plan area.
- .3 Pursue long-term prosperity of communities by collaborating with key partners in the pursuit of joint economic and service initiatives.

- .4 Support the revitalization and enhancement of Malakwa.

3.13.2 Policies

The CSRD shall:

- .1 Keep working closely with Secwépemc communities, Community Futures, chambers of commerce, member municipalities, and others to identify and pursue joint economic initiatives for the Plan area.
- .2 Support home-based businesses in residential areas that contribute to the local economy, lessen auto dependency, respect the natural environment, and enhance neighbourhood character.
- .3 Support bed and breakfasts, which provide small-scale temporary accommodation that is appropriate to the character of the local community.
- .4 Continue planning and developing the Sicamous to Armstrong rail trail in cooperation with the fifteen participating stakeholder groups.
- .5 Encourage housing that is affordable to families, working people, and seniors.
- .6 Discourage the inefficient use of land, particularly agricultural land, for mini-storage or other uses that provide negligible employment.
- .7 Partner with economic and regional development agencies to expand and improve telecommunications and transit service across the Plan area.
- .8 Implementing a zoning bylaw that includes a variety of zones to support a diverse range of economic activities throughout the Plan area.

3.14 Housing and Special Needs

The *Local Government Act* requires that an OCP includes policies respecting affordable housing, rental housing and special needs housing. In developing housing policies, the local government must consider the most recent housing needs report and include:

- Statements about key areas of local need, including affordable housing, rental housing, special needs housing, seniors housing, family housing, and shelters and housing for people at risk of homelessness.
- The number of housing units required to meet current and anticipated housing needs for at least the next five years, by housing type.
- The number and percentage of households in core housing need and extreme core housing need.

A housing needs report was prepared for Electoral Areas E by Urbanics Consultants Ltd. in 2020 and identifies several key findings regarding:

Rapidly Aging Population

- *Much of the 65 and older population is having difficulty remaining in single-detached dwellings due to declining health and mobility.*
- *Lack of age-appropriate housing for such seniors.*
- *More accessible seniors housing would enable more seniors to remain in their community as they age.*

Declining Household Size and Population

- *Electoral Area E has experienced a population decline.*
- *The number of people per household is declining, requiring more housing per capita and different housing types.*
- *The youth population is declining.*

Local Affordability

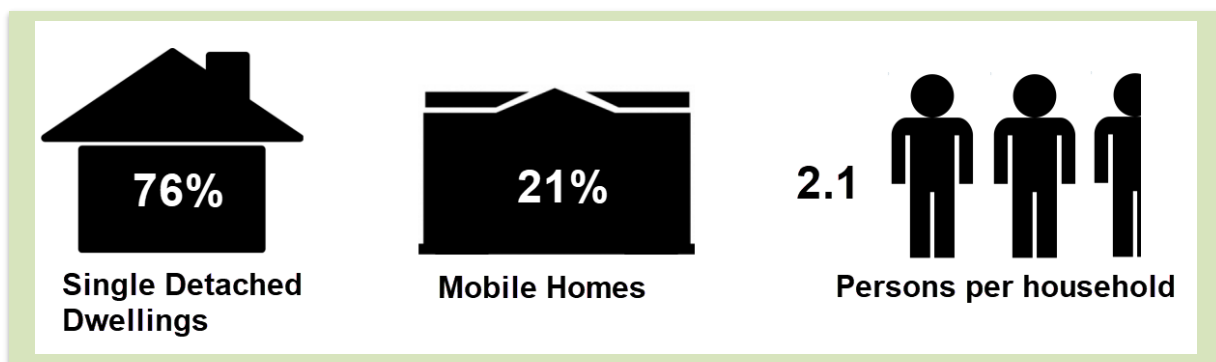
- *Housing reported as becoming increasingly overpriced – especially rentals.*
- *Much of the housing stock, especially detached houses, is out of reach of median household incomes.*
- *Seasonal rental market does not provide sufficient housing stock for year-round tenants or seasonal workers, inhibiting the economy.*

Columbia Shuswap Regional District: Housing Needs Report - 2020

3.14.1 Housing Characteristics

Although the population of Electoral Area E has declined over the period of 2006 to 2016, very modest growth is expected by 2031 (see Figure 3 - Electoral Area E Population Change). This population growth translates to an average increase in the total number of households to two per year.

The average household size in Electoral Area E has declined from 2.51 people per household in 2001 to 2.10 in 2016 (BC Stats). This trend is consistent with provincial and CSRD trends and influences future housing needs.



2016 BC Stats data shows that 76% Electoral Area E residents live in single detached dwellings with the remaining 24% made up of mobile homes and other dwelling types. There are no apartment buildings, subsidized housing, or group homes or in Electoral Area E. These types of buildings and facilities are located in Sicamous, Salmon Arm and Revelstoke.

2016 Census data also shows that 55% of dwellings in Electoral Area E were vacant or home to temporary residents. This portion has increased from 36 percent in 2006 to 46 percent in 2011 to 55 percent in 2016.

3.14.2 Development Potential

Assessing true subdivision and development potential is challenging, as each development must be determined on a site-specific basis. Also, uncertainties from the housing market fluctuations create challenges in predicting the rate of growth over time. Nevertheless, it is reasonable to conclude that the development potential in Electoral Area E will satisfy primary housing needs over the expected life of this Plan.

This Plan generally directs future higher density residential development towards the Malakwa Village Centre (section 4.7). The Village Centre (VC) and Medium Density (MD) designations in Malakwa could allow for the creation of 200 new parcels, albeit connected to community water and sewer. The potential for future subdivision in Malakwa without community water and sewer is much less, but there is still sufficient vacant land for the creation of approximately 10 new parcels with on-site servicing.

Overall development potential in Electoral Area E is significant given the total number of vacant parcels, and parcels that are designated to accommodate future subdivision. In total, Electoral Area E has 178 vacant parcels that are designated either Medium Holdings (MH), Rural Residential (RR) or Medium Density (MD). These parcels could all potentially support new residential development without rezoning or subdivision.

The estimated number of RR designated parcels that could potentially accommodate future subdivision is 20. This number reflects lot yield uncertainties from road dedication, servicing levels and the need for land assembly and redevelopment of some larger lot parcels.

The potential to add secondary dwelling units to the existing housing stock is also significant and provides opportunities for supplementing incomes and aging in place.

3.14.3 Housing Needs

Housing Definitions

Affordable housing costs less than 30% of total before-tax household income.

A household is considered to be in **core housing need** if its housing falls below at least one of the adequacy, affordability or suitability standards and if it would have to spend 30% or more of its before-tax income to pay the median rent (including utilities) of appropriately sized alternative local market housing.

Extreme core housing need has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income.

Adequate housing is reported by their residents as not requiring any major repairs.

Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard requirements.

Source: Statistics Canada - 2016

Given Electoral Area E's projected slow rate of population growth and good potential for future development, it is likely that anticipated housing needs can be met for next the 5 years and beyond. The challenge, however, will be in ensuring that "affordable" and "suitable housing" is available for those households and individuals that are considered in a "core" or "extreme" housing need or have other special needs.

76% Electoral Area E residents live in single detached dwellings, including most of the 65 and older population. Declining health and mobility in this age group could likely place higher demand more affordable and suitable forms of housing such as townhouses.

3.14.3 Objectives

- .1 Meet anticipated housing needs through the new development and redevelopment of residentially designated lands.
- .2 Provide a range of housing types and tenures to meet the needs of all residents of the community.
- .3 Encourage the development of affordable, appropriate housing for seniors to allow Electoral Area E residents to age in place, close to friends and family.
- .4 Encourage housing that is affordable to families and working people.
- .5 Encourage innovative approaches to housing affordability such as rent-to-own, mixed market and non-market projects, public-private partnerships, and greater allowance of secondary dwelling units.

- .6 Encourage innovative approaches to housing affordability such as rent-to-own, mixed market and non-market projects, public-private partnerships, and greater allowance of secondary dwelling units.

Electoral Area E Housing Need Projections 2016 - 2031

The total number of households is expected to increase only by an average of 2 per year.

The Plan area has sufficient development potential to accommodate modest population growth for the next 5 years and beyond.

The number of households maintained by residents 65 years and older is projected to grow by 37%.

Owner-occupied housing is expected to remain at 80%.

Renter-occupied housing is expected to remain at 20%.

Core housing need for owner-occupied households is expected to remain at 16%.

Core housing need for renter-occupied households is expected to remain at 45%.

Extreme core housing need for owner-occupied households is expected to remain at 0%.

Extreme core housing need for rental-occupied households is expected to remain at 9%.

Source: Columbia Shuswap Regional District: Housing Needs Report - 2020

3.14.4 Policies

- .1 Support secondary dwelling units in designations where residential use is permitted. The allowance of secondary dwelling units and whether they are attached or detached will be subject to zoning regulations, servicing requirements, and siting considerations.
- .2 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 Applicants for higher density projects are encouraged to provide a minimum of 5% of their housing for lower income residents.
- .4 Implement zoning that encourages a proportion of the units in any multi-unit development are accessible by those with mobility challenges (e.g., access to front door with no steps or steep grades, wide front door, accessible washroom on main floor).
- .5 Consider bonusing provisions in the zoning bylaw for lands within the Malakwa Village Centre and Medium Density designation to provide affordable housing and special needs housing.

- .6 Inform residents about support programs and incentives for affordable, rental and special needs housing.
- .7 Through zoning, ensure that seasonal/temporary housing and vacation rentals do not jeopardize the housing needs of permanent residents.
- .8 The CSRD will develop a policy to guide community amenity contributions (CACs) and density bonusing for the purpose of community benefits including: community amenities, affordable and/or special needs housing, and cash contributions-in-lieu.

Section 4. Land Use Planning Strategy & Designations

4.1 Planning Strategy

Electoral Area E is mostly rural with small centres of settlement, commercial services and industry located along Highway 97A and Highway 1. The section of the Eagle River valley between Sicamous and Malakwa is largely agricultural while the hillsides are mostly Crown land and provide a resource land base. A number of resorts are located throughout the plan area – notably Hyde Mountain, Three Valley Gap, Swansea Point, and Shandy Cove. Malakwa has been identified as the village core of the Plan area and has the potential to grow as a social, cultural, and economic hub.

This pattern of development will likely remain unchanged in the near to intermediate future as the larger populated centres of Sicamous, Salmon Arm and Revelstoke continue to provide the majority of services required by area residents. Maintaining the viability of rural communities, however, is a key priority that can be facilitated by planning policies that support economic, environmental and social sustainability and resilience.

The following objectives and policies are established to guide development in the Plan area. General planning objectives and policies pertain to the entire Plan area while the objectives and policies listed in sections 4.2 to 4.12 are intended for specific communities and land use designations.

Supplemental objectives and policies for the natural environment, community social infrastructure, economy, mobility, and servicing are included in sections 3 and 5.

4.1.1 General Objectives

- .1 Facilitate the development of sustainable and resilient communities (Healthy Built Environments – section 1.2).
- .2 To support the long-term viability of rural areas for agriculture and rural-resource-based economic activities.
- .3 To provide for the diverse housing and lifestyle needs of community members while directing new population growth in a manner that is balanced with the environment and complements or enhances existing neighbourhoods.
- .4 To maintain commercial and industrial uses and support the redevelopment of commercial and industrial areas while supporting opportunities for appropriate, neighbourhood-oriented home-based businesses in residential areas.
- .5 To preserve and enhance the natural environment, support energy and water conservation, and reduce greenhouse gas emissions.
- .6 To increase opportunities for healthy social and cultural interaction within the community through the provision of community services and facilities.

- .7 To improve active transportation connections between neighbourhoods, commercial nodes, the waterfront, and other communities.

4.1.2 General Policies

- .1 In order to preserve large land parcels within the rural areas, subdivision under section 514 of the *Local Government Act* (Subdivision of Land for Relatives) will generally not be supported on parcels less than 25 ha in size. Any new parcels created by subdivision under this section shall be at least 1 ha or larger in size, unless approved by the Environmental Health Officer. The CSRD will, however, exercise its discretion with respect to parcels within the Agricultural Land Reserve (ALR) consistent with the Agricultural Land Commission (ALR) Homesite Severance Policy.
- .2 On ALR lands, agricultural uses are subject to the Agricultural Land Commission Act and Regulations. Agricultural uses are supported in all designations within the ALR. Outside ALR lands, agricultural uses are supported to an intensity compatible with surrounding uses.
- .3 The CSRD recognizes existing residential uses in rural areas, on lands designated Rural Residential (RR) and Medium Density (MD). Further designation of RR and MD lands is not supported outside Malakwa.
- .4 Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties (see section 6).
- .6 Minimize impacts and protect open space by encouraging: clustered development; and open space networks with trails through developments leading to public and commercial uses, parks, and other trails.
- .7 Any subdivision proposed in the Plan area must comply with CSRD Subdivision Servicing Bylaw No. 641.
- .8 All new construction in the Plan area will be required to obtain a building permit in accordance with CSRD Building Bylaw No. 660.
- .9 New development proposals may require a development permit as per the requirements in section 6 of this Bylaw.
- .10 New development should have adequate space for emergency access, except for properties with no legal road access (i.e., water access only parcels).
- .11 Home occupations are permitted as an accessory use in all designations where residential use is permitted, provided that these uses are compatible with the character of the area, do not present a potential conflict with surrounding properties, and comply with pertinent bylaws and Acts. A home occupations is generally any occupation or profession carried out for gain

that is secondary to the residential or agricultural use of the property. Regulations regarding home occupations will be specified in the zoning bylaw.

- .12 One principal dwelling unit shall be permitted per parcel in designations that support residential use. Additionally, one secondary dwelling unit per parcel may also be considered subject to zoning regulations. The zoning bylaw will regulate:

- a. Setbacks from buildings and property lines;
- b. Secondary dwelling unit maximum size;
- c. Whether or not the secondary dwelling unit must be attached or can be detached;
- d. The provision of required parking and access; and,
- e. The provision of adequate servicing that meets provincial water and sewer regulations.

- .13 Vacation Rentals allow the use of dwelling units for temporary accommodation in residential areas on a commercial basis and are regulated either by a temporary use permit or through the zoning bylaw. Vacation Rentals may be considered in the following designations: Rural Resource (RSC), Agriculture (AG), Resort (RT) and Residential (RR, MD, and VC). In areas not zoned for vacation rentals, it is recommended that they first be considered on a three year trial basis by the use of a Temporary Use Permit prior to applying to rezone. Vacations Rentals shall:

- a. Not create an unacceptable level of negative impact on surrounding residential uses;
- b. Comply with all applicable regulations of the Provincial Agricultural Land Commission when located within the Agricultural Land Reserve;
- c. Be subject to local health authority requirements;
- d. Be subject to all Ministry of Transportation and Infrastructure permit requirements; and,
- e. Be consistent with the 2016 CSRD Vacation Rental Guiding Principles document.

- .14 Bed and Breakfast operations are generally permitted in designations that permit residential use, and are regulated through the zoning bylaw. Bed and Breakfasts shall:

- a. Be limited to a maximum of three (3) let rooms accommodating up to two (2) persons per room per single detached dwelling;
- b. Not disrupt the residential character of the site;
- c. Be subject to the local health authority requirements;
- d. Be located in the principal dwelling only; and,
- e. Comply within all applicable regulations of the Provincial Agricultural Land Commission when located within the Agricultural Land Reserve.

- .15 Any proposed cannabis production facility will only be permitted on ALR land and land designated Industrial (ID). Cannabis production facilities must be properly licenced and meet all federal and provincial health and safety requirements. Such facilities are expected to fit within the character of the area and encouraged to meet the conditions listed in the CSRD's Cannabis Related Business Policy.

4.2 Community Specific Policies

4.2.1 Cambie-Solsqua Corridor

This area corresponds with lands surrounding Cambie-Solsqua Road and is identified on Figure 2 (Electoral Area E Overview Map). Solsqua was primarily settled by English and Scottish pioneers in the early 1900s, while just to the northeast the Cambie area was originally settled by Finnish homesteaders. Today the Cambie-Solsqua area is still primarily agricultural with much of the land base located within the Agricultural Land Reserve (ALR). Among some larger farms there are a few large-lot subdivisions, as well as small acreages and hobby farms. The original Solsqua store, that was also once the post office and regional library, still stands and has been renovated as a home. The Cambie Hall, built in 1914, still hosts community gatherings and events.

BC stats (2016) only provides data for the Solsqua area and shows that there are 143 private dwellings, 110 of which are occupied by permanent residents.

General Policies

- .1 Retain Cambie - Solsqua as a rural area containing farms (and small pockets of residential development that are rural in character).
- .2 Designate ALR lands as Agriculture (AG), large-lots as Medium Holdings (MH), and smaller residential parcels as Rural Residential (RR).
- .3 Oppose the removal of land from the Agriculture Land Reserve for development purposes.

4.2.2 Malakwa

Just northeast of the Cambie-Solsqua area is the community of Malakwa, settled in the late 1800s with the building of the railway (See Figure 2 - Electoral Area E Overview Map). After work on the railway was completed, livelihoods shifted to logging. A village was established along the railway and by the 1920s it was the social centre of the area with a school, church, community hall, post office and store. Today there is a subdivision on Bloomquist Road and 311 private dwellings in Malakwa (2016 BC Stats). Included in this number are the dwellings at two manufactured home sites located south of the Trans-Canada Highway.

While central Malakwa is still concentrated around the railway north of the Trans-Canada Highway, development has increased along two frontage roads that parallel the highway. Presently the post office and main general store are located on the southern frontage road, and both frontage roads have an assortment of motels, cafés, campgrounds, rest stops and some small industrial businesses.

North and west of the primary village area, the land surrounding Malakwa is subject to access constraints. One portion of land is separated from the village by the railway, with only one legal road crossing the rail tracks. Another land area is separated by the Eagle River, and it only has one road bridge, as well as a pedestrian bridge, providing access. These constraints affect the community's development potential due to emergency access limitations.

Malakwa currently has no community water system, and wastewater is handled on-site with individual septic tanks and leaching fields or drywells.

General Policies

- .1 Encourage new development that strengthens the existing settlement as an affordable, family-oriented community with commercial enterprises.
- .2 Lands within the Village Centre (VC) and Medium Density (MD) support higher density residential development.
- .3 Encourage increased density in Malakwa, subject to the provision of community water and sewer, including:
 - a. A walkable village core with institutional, commercial and residential uses (see section 4.7.5);
 - b. Commercial uses that support the village and benefit from highway traffic along the frontage road;
 - c. Improved transportation system, including multi-use trails, and transit or other forms of alternative transportation (e.g., car co-ops, carpooling); and,
 - d. Medium Density (MD) residential uses surrounding the village core and recognizing nearby manufactured home parks.
- .4 The Rural Residential (RR) land use designations across the railway and the Eagle River from Malakwa's core is based on the existing single access road to each of these areas. Should alternate access routes be developed, these areas could be considered for higher densities (providing an appropriate amendment is made to this OCP).
- .5 Engage the province to discuss long-term options for the 6.43 ha parcel of Crown land located between Malakwa Road and the Trans-Canada Highway, straddling Loftus Road. This parcel represents a sizable portion of the Malakwa area and could offer potential benefit to the community including, but not limited to: parkland, civic uses, and affordable housing.
- .6 Encourage a high standard of building, site design, and landscaping in Malakwa through the form and character development permitting process (section 6.6).

4.2.3 Swansea Point

Swansea Point is a 1.53 square kilometre alluvial fan located on the eastern side of Mara Lake. The fan was formed by sediment deposited by Mara Creek and Hummingbird Creek and after Sicamous, has the highest concentration of settlement on Mara Lake.

Modern development history stems back to the First World War when a prisoner camp first established, after which Swansea Point developed as a resort destination including cabins, a campground and wharf. Today Swansea Point is a community of approximately 400 dwellings, only 81 of which are occupied by permanent residents (2016 BC Stats). Over the last 20 years a new resort has also been constructed along Hummingbird Creek consisting of recreational cabins and townhomes. Swansea Point's water supply comes from an assortment of wells, a small

shared system, and numerous lake intakes. Wastewater is dealt with by on-site septic tanks and leaching fields or drywells.

In 1997 and again in 2012, heavy rains caused large debris flows at Hummingbird Creek which significantly impacted residents' lives, homes, septic systems, and highway infrastructure in the community. Following extensive community pressure, in 2013 MoT began a project to replace what engineers deemed to be an undersized culvert at Highway 97A/Hummingbird Creek with a clear span bridge. Creek-channel restoration works consisting of significant soil removal from the creek bed, and installation of riprap erosion protection in multiple locations upstream and downstream of the highway was completed at this time. Although these improvements were designed to accommodate a 1:200 "clear flow" flood event, additional research, design and infrastructure improvements are likely necessary to try and effectively deal with debris-type flood events that could occur in the future.

Additional development of Swansea Point is very limited given the risk posed by future debris flows, lack of vacant parcels, and lack of community water and sewer systems.

General Policies

- .1 Recognize the existing development pattern with the following land use designations:
 - a. Rural Residential (RR) - small residential lots
 - b. Resort (RT) – existing resorts
 - c. Medium Density (MD) – existing shared-interest developments
- .2 Limit any increase to density without further research and understanding of debris flows and flooding risks on the Swansea Point alluvial fan. Support shall be given to such studies.
- .3 Follow the recommendations in the Liquid Waste management Plan (see section 5).
- .4 Assist with the management of public access to the lake and associated parking.

4.2.4 Hyde Mountain/Mara Point

Hyde Mountain is located on the northwest side of Mara Lake (Electoral Area E Overview Map). In 2002, the construction of the Hyde Mountain 18-hole golf course and clubhouse on Hyde Mountain brought many visitors to the area. In 2007, the area was rezoned to Comprehensive Development (CD) to allow a range of resort uses including but not limited to: hotel, pub, RV/boat storage, fire hall, multi-family dwellings, golf course, convenience store, and marina. However, the anticipated construction has not yet occurred since it is contingent upon upgrades to the Trans-Canada Highway and construction of the new R.H. Bruhn Bridge across Sicamous Narrows. Future development of the resort continues to be considered and will require planning measures beyond the scope of this OCP.

Mara Point is located on the northwest side of Mara Lake, below Sicamous Indian Reserve #3 (see Figure 2 - Electoral Area E Overview Map), and includes Shandy Cove and 35 properties along Mara West Road.

General Policies

- .1 Designate Hyde Mountain Resort and the Shandy Cove shared-interest property as Resort (RT). Designate other small residential parcels as Rural Residential (RR).
- .2 Require the creation and implementation of a supplementary resort neighbourhood plan to guide the future development of a resort at Hyde Mountain (see section 4.9 for resort neighbourhood plan guidelines).
- .3 Collaborate with Splatsh Indian Band Chief and Council and the District of Sicamous during the development and implementation of the neighbourhood plan to ensure that the resort is developed in a way that is respectful of environmental, cultural, economic, and social interests.

4.2.5 Shuswap Lake

Salmon Arm and Anstey Arm of Shuswap Lake constitute approximately 50 kilometres of shoreline within the Plan area. Settlement along these sections of shoreline is concentrated in the following locations:

- West of Sicamous along the south shore of Salmon Arm, mostly at Annis Bay. There are 127 cabins (predominantly part of shared interest developments and for summer use), which are accessible from the Trans-Canada Highway.
- North along the east shore of Anstey Arm there are approximately 240 parcels, mostly with recreational cabins, some of which are in small “resort” communities, such as Queest Village, with over 100 located in a long stretch of small waterfront parcels. Officially these properties are accessible by water only, though most can be reached by logging roads. These properties are occupied mostly by seasonal residents.

General Policies

- .1 Land use designations in shoreline locations are generally a reflection of the existing development pattern and do not support further densification.
- .2 Advise owners and users of waterfront parcels with no legal road access that the CSRD and other emergency service providers do not have the capacity to provide emergency services to these parcels, therefore these services shall not be expected.
- .3 Do not support further subdivision of property which does not have legal road access.
- .4 Discourage further residential or resort development in areas that do not have adequate water or sewer servicing (e.g., Annis Bay).

4.3 Land Use Designations

4.3.1 Understanding the Land Use Designations

This section of the Plan contains the specific objectives and policies pertaining to each land use designation. These objectives and policies are intended to be applied in conjunction with the policies and objectives contained in section 1 – Community Vision and Goals, section 3 – Sustainability and Resilience, section 4 – Land Use Planning Strategies, section 5 – Community Infrastructure, and section 6 – Plan Implementation.

Land use designations identify preferred locations of broad land uses and provide the basis for zoning. Within each of these designations, statements are made about the following:

- type of land placed in a particular designation
- objectives and policies of the CSRD to guide long term land use
- appropriate uses that may be permitted within a designation
- minimum parcels size permitted by subdivision and other conditions of subdivision
- maximum density

Land Use designations do not regulate land use and density on individual parcels - that function is served by the Electoral Area E Zoning Bylaw.

Electoral Area E is divided into ten main land use designations that are shown on Schedule B.

Rural Resource (RSC)

Agriculture (AG)

Medium Holdings (MH)

Residential:

Rural Residential (RR)

Medium Density Residential (MD)

Malakwa Village Centre (VC)

Commercial:

Highway Tourist Commercial (HC)

Neighbourhood Commercial (NC)

Resort (RT)

Industrial (ID)

Public and Institutional (PI)

Parks and Recreation (PK)

Foreshore and Water (FW)

4.4 Rural and Resource (RSC)

This land use designation applies to primarily Crown lands but also large privately owned parcels that are used and valued for forestry, natural resource productivity, and environmental conservation opportunities. They provide habitat and support biodiversity and environmental processes, particularly in undeveloped areas Rural and Resource lands represent approximately 95% of the land base in the Plan area.

Crown lands provide economic benefit of the province for resources or crown lease. Balancing these interests and the management of Crown land is a multi-jurisdictional responsibility of the following groups; the Ministry of Forests, Lands, & Natural Resource Operations, Ministry of Energy & Mines, Ministry of Environment, Crown land licensees and users, private property owners, and others.

Crown land tenure application referrals to the CSRD provide an opportunity for information sharing and co-ordination of proposals by provincial agencies, Crown corporations, resource industries, utility companies, and lease holders. Proposals can be diverse ranging from resource extraction to adventure tourism. Accordingly, CSRD interests can vary from visual concerns, geohazard stability, outdoor recreation access or development related impacts to neighbouring settlement areas and more.

4.4.1 Objectives

- .1 Encourage more comprehensive and collaborative management of the Rural and Resource land base.
- .2 Support the protection and use of Crown lands for a wide range of rural and resource values, including water resources, wildlife habitat and corridors, and environmentally sensitive areas.
- .3 Minimize conflicts between resource activities and adjacent land uses.
- .4 Encourage recreational access and low impact recreational uses compatible with the economic uses of resource lands.
- .5 Protect, conserve and enhance the quality and quantity of freshwater resources.
- .6 Encourage and protect responsible outdoor recreational opportunities in accordance with the Area E Parks Plan as noted in section 4.12 and Schedule B of this Plan.
- .7 Establish strong lines of communication between the CSRD, First Nations, and other levels of government that are responsible for managing Crown lands.

4.4.2 Policies

- .1 Rural and Resource lands are identified on Schedule B as "RSC". Appropriate uses are forestry, mineral and aggregate extraction and processing, agriculture, backcountry recreation, public utilities, and residential.

- .2 Lands designated as RSC should be maintained as large parcels with a minimum size of 60 ha.
- .3 Approximate locations with aggregate potential (sand and gravel deposits) are identified on Schedule D. Mining policies are provided in section 3.12.
- .4 Support provincial communication with and participation by First Nations communities in the management and development of Crown land, including consultation with First Nations regarding any proposed trails or other backcountry activities.
- .5 Applications for soil removal, deposit or aggregate operations have the potential to impact neighbouring properties and public amenities, and thus applicants should conduct an impact assessment, consult with the public, and minimize impacts prior to mining permit approval or renewal.
- .6 Encourage and work with the province and industry to retain and manage public access to the back-country for recreation.
- .7 Recognize established backcountry skiing and snowmobiling tenure areas with lodges and accessory buildings as “Resort - RT” (see section 4.9).
- .8 Work with the province and others to ensure that backcountry skiing and snowmobiling tenure areas have adequate staging areas with off-street parking.
- .9 Encourage the province to increase consultation with the public, relevant stakeholders, and the CSRD on Crown land decisions (see section 3.9.)
- .10 Encourage relevant agencies to support backcountry trails and recreation sites through management strategies and granting of tenures, including financial support where possible.

4.5 Agriculture (AG)

The Shuswap is known as a region of exceptional farms, farmers and food. The Shuswap community has cultivated an environment that guides and supports the responsible and sustainable use of farmland, innovative agricultural economic enterprise, contributes to its celebrated and international reputation, champions educational and innovation, and instils a collaborative spirit. It is the place to be.

Shuswap Agricultural Strategy - 2014

European settlers began establishing farms in the Eagle Valley at the turn of the last century. Farms ranged from 8 to 40 hectares and had to be cleared and improved in order to retain title. Over the years, larger farms developed and at one time the Eagle Valley was known for producing excellent celery. Today there are mostly grain and dairy farms, cattle, some small nurseries, vegetable/berry operations, hops producers, and horse stables. Much of the farmland in the Eagle Valley is included in the province’s Agricultural Land Reserve (ALR).

In 2014 the CSRD Board approved the CSRD Shuswap Agricultural Strategy. This Strategy was guided by a steering committee and assisted by CSRD staff, the Salmon Arm Economic

Development Society, Shuswap Economic Development, and the consulting team. This is a high-level document that is meant to guide policy, action and investment on agriculture in the Shuswap. It provides context and background on the state of Shuswap agriculture, a vision for agriculture in the Shuswap, and makes 19 recommendations for action. The proposed key strategies include:

- Establishment of an independent, non-political Shuswap Agricultural Organization, with staff, to represent the region's agricultural interests;
- Initiation of an Agricultural Economic Development process, including the marketing and branding of Shuswap-grown products; and
- Provision of agricultural education services through a secondary education institution, like Okanagan College's Salmon Arm campus.

The "Agriculture" land use designation applies to lands that are used and valued for agriculture. All lands within the ALR are included in this designation with the exception of some properties that have non-farm uses which predate the ALR. Some non-farm uses may also have been permitted by the Agricultural Land Commission (ALC) on certain ALR properties and are therefore not designated "Agriculture" in this plan.

4.5.1 Objectives

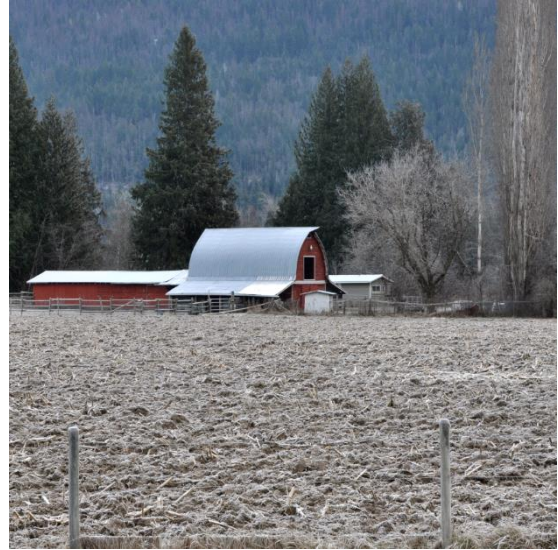
- .1 Support the long-term viability of the agriculture sector in the Plan area.
- .2 Encourage food self-sufficiency for the Plan area.
- .3 Strongly encourage that valuable agricultural lands are preserved for agricultural purposes and protected from fragmentation through subdivision.
- .4 Minimize conflicts between agriculture and other land uses.
- .5 Minimize the impacts of agriculture on environmental resources.

4.5.2 Policies

- .1 Agricultural lands are identified on Schedule B as "AG". Agriculture is also permitted in areas designated Rural and Resource (RSC), Medium Holdings (MH), and to a limited extent Rural Residential (RR). The ALR land base is shown on Schedule C. In areas designated Agriculture, agriculture should be the primary and dominant land use.
- .2 Support the use of ALR land for activities listed under "Farm Use" in the *ALR Use Regulation*.
- .3 Support the vision, strategies and recommendations of the 2014 CSRD Shuswap Agricultural Strategy.
- .4 Associated land uses on "AG" designated land may include: farmer's markets, agricultural sales, principal homes, secondary dwelling units for farm help, bed and breakfasts, home-

based businesses, and other buildings, structures and uses associated with agricultural operations.

- .5 Keep good quality agriculture lands intact and do not detract from agricultural viability, except where authorized by the Agricultural Land Commission (ALC).
- .6 Encourage support for the agriculture industry in keeping with public interest in the “100 Mile Diet” and other healthy food choices (e.g., new options for production and marketing of locally grown foods, on-site sales of food, incentives for farmers to remain on their land, support for new farmers to access land).
- .7 Encourage agri-tourism due to its benefits to both the agriculture and tourism industries.
- .8 Encourage education programs dealing with agricultural practices that enhance natural ecosystems and protect environmental resources (e.g., Environmental Farm Planning).
- .9 Discourage the application of pesticides, herbicides, and fertilizers; vegetation removal (through cutting and grazing) in areas adjacent to watercourses; and inadequate streamside or lakeside protection from the flow of contaminated surface water.
- .10 Encourage the province to enforce regulations where poor agricultural practices have caused negative impacts on watercourses or groundwater.
- .11 Residential uses on ALR land must be consistent with the *ALC Act*, the *ALR Use Regulation*, and zoning.
- .12 Support the agriculture industry in applications for grants for study and/or implementation of environmentally sound agriculture practices.



4.6 Medium Holdings (MH)

This land use designation applies to large rural parcels, generally 8.0 ha or more in size as shown on Schedule B, and generally not located within the ALR. These lands are intended to provide for traditional rural land uses and serve as a buffer between Rural and Resource and Agricultural lands, and the more densely developed Rural Residential lands in the Plan area.

In this land use designation, larger residential parcel sizes are the typical form of development and residents in the area promote the retention of large parcel sizes to protect each individual property's privacy and rural quality of life. Medium Holdings (MH) lands are characterized by the suitability to accommodate un-serviced rural activities. These parcels typically have an adequate

water supply and wastewater can be treated and disposed of through on-site ground disposal systems.

The MH designation also recognizes low density residential uses in remote locations (e.g., Anstey Arm). Generally, these lands do not have direct access to a highway and are accessible primarily by water. Land in this designation should have either water frontage or a means of access to the water such as a public right of way suitable for the purpose.

4.6.1 Objectives

- .1 Preserve the rural character of Medium Holdings lands within the Plan area.
- .2 Provide a buffer between residential areas and agricultural lands.
- .3 Encourage farm activities on productive or potential agricultural lands including suitable agri-tourism opportunities and value-added agriculture.

4.6.2 Policies

- .1 Lands within the Medium Holdings designation are identified on Schedule B as "MH".
- .2 Lands designated Medium Holdings shall have a minimum permitted parcel size of at least 8.0 ha.
- .3 Residential development in the Medium Holdings designation shall be permitted at a maximum density of 1 principal dwelling unit per parcel. One secondary dwelling unit may be considered in the Medium Holdings designation, subject to zoning and proof of adequate water and sewer services that meet provincial regulations.

4.7 Residential

Residential development throughout Electoral Area E has traditionally been rural in nature with homes on acreages, originally for farming and logging. Over time, small communities were established and clusters of small acreages were created by subdivision. Small seasonal residential properties have also been developed along the main arm of Shuswap Lake and remote sections of Anstey Arm. Many of these parcels are less than a hectare in size and are accessible only by boat.

This section includes policies related to residential density as required by the LGA. Density has an impact on planning for servicing and infrastructure.

4.7.1 General Objectives

- .1 Strengthen existing residential neighbourhoods both socially and economically.
- .2 Facilitate future residential development that is safe, affordable, and sustainable.
- .3 Ensure that residential areas at risk from natural hazards are identified and measures are taken to protect properties and lives from these hazards.

4.7.2 Residential Land Use Designations – Minimum Parcel Size and Maximum Density

Figure 7: Residential Minimum Parcel Size and Maximum Density

Residential Land Use Designation	Minimum Parcel Size created by Subdivision	Maximum Density (total number of dwelling units*)
Rural Residential (RR)	1 ha	2 dwelling units/parcel
Medium Density Residential (MD)	0.05 ha	40 dwelling units/ha
Malakwa Village Centre (VC)	0.05 ha	40 dwelling units/ha

*The total number of dwelling units is the sum of both principal and secondary dwelling units.

4.7.3 Rural Residential

This land use designation recognizes the existing pattern of small residential parcels (generally 1 ha or less) existing in Swansea Point, Malakwa, and in clusters along the Cambie - Solsqua corridor (see Schedule B). Neighbourhood agricultural pursuits are supported in these areas provided that they are consistent with adjacent densities and land use (e.g., raising chickens, and growing produce.).

The Rural Residential designation also recognizes seasonal residential uses in remote locations (e.g., Anstey Arm). Generally, these lands do not have direct access to a highway and are accessible primarily by water. Lands in this designation should have either water frontage or a means of access to the water such as a public right of way suitable for the purpose.

One hectare is smallest recommended parcel size under current health policies for parcels with on-site water and sewage disposal. This does not mean, however, that all existing Rural Residential designated properties are suitable for on-site water supply and sewage disposal.

Policies

- .1 Lands within the Rural Residential designation are identified on Schedule B as "RR".
- .2 The principal land use shall be residential.
- .3 Residential Minimum Parcel Size and Maximum Density are provided in Figure 7.
- .4 Residential development in the RR designation shall be permitted at a maximum density of one principal dwelling unit per parcel. One secondary dwelling unit may be considered for parcels in the RR designation, subject to zoning and proof of adequate water and sewer services that meet provincial regulations.

- .5 Many parcels in areas designated RR are currently as small as 0.2 ha, and these parcels are acknowledged as non-conforming in size. Owners of small non-conforming parcels are encouraged to upgrade on-site systems or connect to community water and sewer systems at the time such systems become feasible.

4.7.4 Medium Density Residential

The Medium Density Residential designation applies to residential lands with a density greater than 1 unit/ha. These lands include small parcels within Malakwa, manufactured home parks located east of Malakwa, and shared-interest properties at Annis Bay. Notwithstanding Annis Bay, the Medium Density Residential designation also applies to lands that provide affordable housing (e.g., manufactured home parks). For Annis Bay, this designation mainly provides a recognition of the existing residential density (approx. 0.15 unit/ha).

Policies

- .1 Medium Density Residential lands are identified on Schedule B as "MD".
- .2 The principal use shall be residential.
- .3 New residential developments with density exceeding 1 unit/ha shall be serviced by community water and sewer systems.
- .4 Owners of homes on parcels less than 1 ha in size are encouraged to upgrade on-site systems to current standards or connect to community water and sewer systems at the time such systems become feasible.
- .5 Residential Minimum Parcel Size and Maximum Density are provided in Figure 7.
- .6 Typical dwelling units include in the MD designation include: detached compact residential, duplex, townhouse, and manufactured homes.
- .7 Existing manufactured home parks shall be recognized in the Electoral Area E zoning bylaw with a specific manufactured home park zone.
- .8 Lands designated MD shall have a corresponding zoning and potentially be zoned "Comprehensive Development" in the case of shared-interest properties in which a range of uses exist.
- .9 New MD development may require a form and character development permit (see section 6.6).

4.7.5 Malakwa Village Centre

The intent of this land use designation is to recognize Malakwa as a village core and realize the potential it has to become a complete, compact and connected community with a healthy built environment (see section 1.2.4) This can be achieved by supporting a range of mixed land use,

designing safe and efficient transportation networks, prioritizing affordable housing, and maintaining access to the natural environment (e.g., the Eagle River).

Policies

- .1 Village Centre lands are identified on Schedule B as "VC".
- .2 Land uses supported within the Malakwa Village Centre include: Neighbourhood Commercial uses (section 4.8.4), community and health-related services, public institutional uses, recreation, arts and cultural activities, and residential, including multi-unit residential.
- .3 Typical dwelling units may be detached compact residential, duplex, townhouse, manufactured homes, or small apartment/condominium buildings.
- .4 Mixed-use buildings (e.g., residence above a commercial property) are supported in the VC designation.
- .5 Malakwa Village Centre developments may require a development permit (see section 6.6).
- .6 New residential developments with density exceeding 1 unit/ha shall be serviced by community water and sewer systems.
- .7 Owners of homes on parcels less than 1 ha in size are encouraged to upgrade on-site systems to current standards or connect to community water and sewer systems at the time such systems become feasible.
- .8 Residential Minimum Parcel Size and Maximum Density are provided in Figure 7.
- .9 A minimum density of 12 principal dwelling units/ha is encouraged for the residential component, not including commercial uses, for larger parcels that can accommodate this level of density.
- .10 Multi-family dwellings shall be no taller than three stories, with a maximum of 40 dwelling units per ha.
- .11 A high quality, pedestrian-friendly and attractive landscape/streetscape is intended within the Malakwa Village Centre.

4.8 Commercial

Commercial development in Electoral Area E has generally followed where people settled. General stores and hotels served the needs of local residents and migrant workers. It was not until the completion of the highway through Rogers Pass in 1962 that tourism-related commercial development increased.

While Sicamous is the primary commercial centre within Electoral Area E, there are various service stations, cafes, tourist attractions, and other commercial businesses located along the Trans-Canada Highway, especially close to Malakwa.

4.8.1 General Objectives

- .1 Support commercial development that is compatible with sections 1.3 (Community Values), 4.1 (General Planning Strategy) and 4.2 (Community Specific Policies).
- .2 Ensure that commercial areas with natural hazards are identified and measures are taken to protect properties and lives from these hazards.
- .3 Encourage a range of commercial activities that meet the needs of residents and tourists.
- .4 Encourage commercial development that is respectful of the environment and the community.
- .5 Minimize land use incompatibility between commercial activities and surrounding land uses.

4.8.3 Highway Commercial

The Highway Commercial designation provides for highway oriented commercial uses and service commercial uses that require highway exposure. This designation is intended to be limited to parcels fronting on the Trans-Canada Highway or Highway 97A or to a frontage road running next to either of these two highways.

Objective

- .1 Recognize existing Highway Commercial uses and consider future opportunities along both the Trans-Canada Highway and Highway 97A.

Policies

- .1 Highway Commercial lands are identified on Schedule B as "HC".
- .2 Highway Commercial uses include gas stations, restaurants, stand-alone hotels, tourist attractions, and services for travellers, where visibility and easy access from the highway are required.
- .3 Existing Highway Commercial development is acceptable in pockets along Highway 1, especially near Malakwa where frontage roads exist, and may also be considered along Highway 97A near Swansea Point. Additional Highway Commercial development may be considered near existing businesses or where there are unique features that support tourism. Safe highway access and impact to the environment and nearby neighbourhoods will be key factors when considering new Highway Commercial development.
- .6 All new Highway Commercial development may require a form and character development permit (section 6.8).
- .4 Subject to zoning, residential use may be permitted in conjunction with a commercial use.
- .5 Direct more intensive commercial development requiring municipal services to either Sicamous or Revelstoke.

4.8.4 Neighbourhood Commercial

Neighbourhood Commercial designation is intended for lands that are located away from highways and serve the needs of local communities.

Objectives

Support Neighbourhood Commercial development that is compatible with the scale and needs of local residents in the Plan area.

Policies

- .1 Neighbourhood Commercial lands will be identified on Schedule B as "NC" (if located outside the Malakwa Village Centre).
- .2 Neighbourhood Commercial uses include small-scale retail and service businesses (e.g., café, general store, barber shop) that focus on serving the needs of the surrounding neighbourhood.
- .3 Future Neighbourhood Commercial development will be directed primarily to the Malakwa Village Centre, with smaller amounts possible in Cambie, Solsqua, or Swansea Point.
- .4 Subject to zoning, residential use may be permitted in conjunction with a commercial use.
- .5 All new Neighbourhood Commercial development may require a form and character development permit section 6.8).

4.9 Resort (RT)

Resort developments exist in various forms and locations throughout the Plan area including Swansea Point, Hyde Mountain, Anstey Arm, along the Trans-Canada Highway (Three Valley Gap and Crazy Creek), and in the backcountry. The Resort designation provides for a mixture of traditional hotel-based resort uses and resort uses with a residential component.

4.9.1 Objective

- .1 Recognize existing resort uses and guide future resort development in a socially and environmentally responsible manner.

4.9.2 Policies

- .1 Resort lands will be identified on Schedule B as "RT".
- .2 The Resort designation captures a wide range of resort uses including, but not limited to: recreational vehicle (RV) parks, golf course, recreation amenities, seasonal/full-time recreational communities, water access only resorts, and backcountry lodges. Resort accommodation is acceptable in various forms such as hotels, motels, lodges, cabins, park models, RVs, single detached dwellings, townhouses, and condominiums. Acceptable accessory uses include storage sheds, caretaker residences, staff accommodation and other associated infrastructure.

- .3 Resort lands will be zoned as either Resort Commercial or Comprehensive Development.
- .4 New resort development may require a form and character development permit (see section 6.7).
- .5 Resort uses may be considered throughout the Plan area, but must consider the following criteria:
 - a. Accessible from adequate transportation routes or with an appropriate transportation plan;
 - b. Capable of being serviced with community water and sewer system;
 - c. Located and designed to ensure quality of life of new occupants and occupants of surrounding land uses;
 - d. Compatible with surrounding land uses, considering view corridors, and the need for buffers or screening;
 - e. Foreshore uses are in accordance Lakes Zoning Bylaw No. 900;
 - f. Parking is provided on site;
 - g. Staff housing has been considered;
 - h. Consistent with other applicable objectives and policies of this OCP; and,
 - i. Consistent with Best Practices Guide for Resort Developments in British Columbia, 2005, Province of B.C.
- .4 Resort developments should be pedestrian oriented in nature.
- .5 The Resort designation recognizes existing shared-interest developments but does not support the expansion of such ownership models or the creation of new shared-interest resorts.
- .6 Resorts are encouraged to include an eco-tourism component (e.g., non-motorized recreation, environmental education).
- .7 All new resort 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.
- .8 For lakeshore resort development, work with the Ministry of Environment, houseboat industry, other water users, and lakefront property owners to identify moorage areas of least social and environmental impact, and to reduce pollution (e.g., need more sewage and greywater pump-out facilities, prohibit grey water discharge directly to the lake).
- .9 Encourage and support the inclusion of camping for the travelling public.
- .10 Encourage and support the inclusion of public amenities within the resort (e.g., public trails, playgrounds, beach access).
- .11 Resort Commercial lands will be subject to zoning regulations, servicing requirements, and siting considerations.

.12 For larger-scale resort developments that are beyond the scope and detail of this OCP, the CSRD shall require developers to provide a supplementary resort neighbourhood plan to accompany rezoning applications.

.13 Resort neighbourhood plans shall provide a framework for the future sustainable development of the resort and include specific details regarding:

- Land use (locations, type and density)
- Servicing infrastructure (community water and sewer)
- Solid waste management
- Storm water management
- Road network/traffic impact plan
- Park dedication
- Street lighting
- Geotechnical hazard assessment
- Environmental protection strategies
- Public recreational trail and greenway network
- Wildfire protection plan
- Archeological assessment
- Emergency preparedness strategies
- Development permit areas and guidelines
- Form and character
- Public amenities



4.10 Industrial (ID)

The Industrial designation provides for a range of industrial uses that are suited to the Plan area such as storage facilities, sawmills, cannabis production, and gravel processing.

4.10.1 Objectives

- .1 Support heavy industry (e.g., sawmills, gravel processing, log home construction) in areas where heavy industry already exists by designating these parcels ID.
- .2 Accommodate industrial uses that are respectful of the environment and that are compatible with the rural character.
- .3 Minimize conflicts between industrial land and other land uses.
- .4 Identify and protect land with recoverable deposits of aggregates from uses which would limit or prohibit extraction.
- .5 Encourage the clean-up and restoration of areas negatively affected by past and existing industrial activity (e.g., former sawmill sites).

4.10.2 Policies

- .1 Industrial lands are identified on Schedule B as "ID".

- .2 Subject to zoning, residential use may be permitted in conjunction with an industrial use.
- .3 Encourage redevelopment of existing industrial sites as a higher priority than expansion of industrial areas.
- .4 Work with other agencies to ensure that strict pollution controls are developed and enforced for existing and new industries, including emissions to land, water and air.
- .5 New industrial development should:
 - a. Comply with all other applicable OCP policies;
 - b. Be serviced by an approved water system and wastewater treatment system;
 - c. Be sited with good access to transportation, where such transportation will not have an undue negative impact on other land uses;
 - d. Avoid generating noise that is not compatible with surrounding uses;
 - e. Include screening and landscaping, where these sites are visible from adjacent land uses; and,
 - f. Utilize green, environmentally friendly approach to development where possible, e.g., siting and design for passive energy conservation, alternate energy systems, management of waste materials, restoration and clean-up of site.
- .6 Encourage industries that can use the waste of other industries (e.g., wood pellet production facilities) next to log home builders.
- .7 Encourage industries that require the raw materials in the region (e.g., value-added wood products, green energy).
- .8 Encourage CPR to allow railway sidings to enable stopping along the railway for servicing major industries, where appropriate.



4.11 Public and Institutional (PI)

Public and Institutional uses include schools, health facilities, cemeteries, religious facilities, government offices, libraries and community halls. The institutional uses in Electoral Area E are limited because of the low population, and the fact that many key service centres are located outside of the Plan area.

Malakwa Elementary School was closed by the School Board in 2010 but has since been operating as the Malakwa Learning Academy which provides K-9 distance educational programming. Students may attend this school or go to Revelstoke or Sicamous. The Malakwa Learning Academy also houses the Malakwa Post Office, Eagle Valley Resource Centre and Malakwa Library. The 2019-2029 Long Range Facilities Plan for School District 83 does not contemplate selling the 1.92 ha school property.

Other Public and Institutional uses in the area include community halls and places of worship. Some of these sites and buildings have significant heritage values for the community; these include the Cambie Hall, Malakwa United Church, the Malakwa Cemetery, and Cambie-Solsqua Cemetery.

4.11.1 Objectives

- .1 Encourage public and private institutional uses to meet community demands.
- .2 Recognize the roles of Sicamous, Salmon Arm and Revelstoke as the key providers for regional services.

4.11.2 Policies

- .1 Existing Public and Institutional I parcels are shown as "PI" on Schedule B.
- .2 Work with the School District to review and assess the existing and potential school facilities in Malakwa.
- .3 Support the protection and restoration of institutional buildings and structures that have significant heritage values, with their surrounding landscape (e.g., Cambie Hall, Malakwa Church).
- .4 Development must comply with all other applicable OCP policies.
- .5 New institutional growth must be serviced by an approved water system and wastewater treatment system.
- .6 New institutional uses should be sited to promote pedestrian access where applicable.
- .7 New roads shall be designed efficiently, to fit into the terrain and to minimize impacts on open space.
- .8 Transportation planning for new public and institutional developments should support safe and attractive access for pedestrians and cyclists, as well as vehicles, where appropriate; and,
- .9 Encourage new public and institutional developments are to incorporate a green, environmentally friendly approach to development where possible (e.g., siting and design for passive energy conservation, low water use fixtures, alternate energy systems, permitting community gardens).

4.12 Parks, Trails, and Recreation (PK)

Electoral Area E has outstanding outdoor recreation and cultural opportunities in its mountains, valleys, rivers, and lakes. The area includes numerous BC Parks, Recreation Sites and Trails (provided by the Ministry of Forests Lands, and Natural Resource Operations) and also sites owned or managed by CSRD Parks.



A Parks Plan for Electoral Area E was completed in 2007. 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. It includes also an inventory of potential parks and trails in the area and organizes them, along with recommendations, into the following categories:

- **Waterfront Parks** provide access to and from the shores of lakes in the area, namely Shuswap and Mara Lakes. They include beach activities, swimming, picnicking, canoeing and, at some locations, boat launching.
- **Community Recreational Parks** are parks for intensive recreation such as sports and organized play. These parks include arenas, sports fields and playgrounds, and tend to be located in residential areas.
- **Conservation Parks** are large natural areas that focus on protection of their natural values. They may also provide low-impact recreation opportunities such as nature appreciation and wilderness hiking.
- **Special Feature Parks** are intended to protect 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.
- **Trail Corridor Parks** are linear corridors that provide opportunities for non-motorized trail-based activities such as hiking, horseback riding, mountain biking and skiing.

It is important to note that the list of sites in the Parks Plan is not static and that some of the sites listed have since been developed into parks. Other park sites will be identified in the future.

4.12.1 Objectives

- .1 Support the implementation of the Electoral Area E Parks Plan, as it is amended from time to time.
- .2 Support a rich and diverse parks and trails inventory.
- .3 Continue to work collaboratively with other members of the Shuswap Trails Roundtable on trail management priorities throughout Electoral Area E and elsewhere in the Shuswap.
- .4 Provide parks, trails and recreational opportunities that are inclusive all people (e.g., varying ages, socio-economic groups, those with physical challenges).
- .5 Ensure a strategic and planned approach to the acquisition and maintenance of parks and trails.
- .6 Collaborate with other government agencies, Secwépemc Nation, non-profit organizations and community members to establish parks and trails infrastructure and connections to adjacent jurisdictions.
- .7 Recognize the inter-relationship of the District of Sicamous, City of Revelstoke, North Okanagan Regional District, and Secwépemc Nation when considering the delivery of parks, recreation and culture services rural areas.
- .8 Ensure the provision of corridors suitable for non-motorized trail use including hiking, cycling, horseback riding, and cross-country skiing in a natural setting.
- .9 Provide parks that enable safe access to and from the shores of Shuswap Lake, Mara Lake, Eagle River and other waterways, with opportunities for water-oriented activities.
- .10 Provide parks and facilities that support recreation opportunities within communities, including organized sports and playgrounds.
- .11 Acquire large natural areas as Conservation Parks in order to protect natural values and to provide opportunities for low-impact recreation opportunities such as nature appreciation and wilderness hiking.
- .12 Protect regionally unique and significant natural and cultural features in parks and present information on these features.

4.12.2 Policies

The policies in this section are inclusive of the relevant recommendations of the Parks Plan.

- .1 Lands within the Parks and Protected Areas designation are shown as "PK" on Schedule B. Only existing park sites have been identified which include: community parks, CSRD owned and operated parks, provincial parks, and provincial Recreation Sites and Trails.
- .2 For the purposes of section 510 of the *Local Government Act*, the entirety of Electoral Area E covered by this OCP is designated as having future park potential.
- .3 The Electoral Area E Parks Plan generally determines the provision of parkland within the Plan area. Parkland dedication, pursuant to Section 510 of the *Local Government Act*, as a requirement of subdivision, will be reviewed in light of the Parks Plan, and either a minimum of 5% parkland or cash-in-lieu of parkland will be provided to the satisfaction of the Regional Board. Existing parks are shown on Schedule B. Refer to the Area E Parks Plan for proposed parks.
- .4 Generally, consider the following policies when determining a potential parkland dedication under section 510 of the *Local Government Act*:
 - a. Proximity to settlement areas, other parks and trails, and bodies of water;
 - b. Distance from environmental hazard areas;
 - c. Average slope should be 20% or less;
 - d. Adequate accessibility providing vehicular ingress and egress meeting or exceeding Ministry of Transportation standards; in the case of trails and pedestrian-access-only parks, 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, viewsheds and heritage sites;
 - f. Potential for additional dedication of parkland 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 the Electoral Area E Parks Plan.
- .5 Work with the province, private landowners and local organizations to obtain parkland for community recreation, conservation, linear connections, or other parkland uses that meet community needs.
- .6 Consult with the public, parks commission, volunteer groups, service organizations and other local governments, including the City of Salmon Arm, District of Sicamous, and the North Okanagan Regional District, for inter-jurisdictional park and open space initiatives.
- .7 Parks and trails should include acknowledgement of and respect for Secwépemc traditional territory (e.g., interpretive signage and artwork).
- .8 The Sicamous-to-Armstrong Rail Trail Corridor is designated "PK" in Schedule B of this Bylaw. More details on the rail-trail corridor are contained within section 5 - Community Infrastructure.

- .9 Pursue existing planning efforts to establish an Eagle River paddling “blueway” with hand launching sites.

4.13 Foreshore and Water (FW)

4.13.1 Objective

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

4.13.2 Policies

- .1 Lands within the Foreshore and Water designation are shown as "FW" on Schedule B.
- .2 Moorage, including docks and private moorage buoys, may be considered only for new fee-simple waterfront parcels and shall be consistent with Lakes Zoning Bylaw No. 900.
- .3 New development proposals in areas designated Foreshore and Water may require a development permit as per the requirements in section 6.3 of this Bylaw.
- .4 Dry land boat storage solutions are strongly preferred over floating or fixed docks for all new resort or multi-family residential developments.
- .3 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.
- .4 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.
- .5 Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat.



Section 5. Community Infrastructure

5.1 Transportation and Mobility



The organization of the built environment and quality of connections between neighbourhoods and communities determines largely how people will move around for work, shopping, entertainment or recreation. Rural areas are typically more dependent on private vehicles than more compact, urban areas where transportation alternatives tend to be more readily available.

A key goal of this OCP is to improve the transportation network by creating a viable, safe and efficient multi-modal transportation system, which lessens dependency on private vehicles through improved transportation infrastructure and a variety of transportation alternatives including walking, cycling,

horse-back riding and transit.

A well-integrated multi-modal transportation system will contribute to reduced GHG emissions, improve air quality, provide more equitable access to employment, services and shopping, and support the health and wellbeing of residents. Existing transportation routes are shown on the Schedule B of this Plan.

In 1922, the Sutherland Highway was built from Revelstoke to Sicamous, providing road access to Malakwa. This highway eventually became part of the Trans-Canada Highway and was eventually widened to four lanes between Yard Creek and east of Malakwa. The service roads parallel to this stretch of highway provide opportunities for businesses as well as alternative routes for walking and cycling. Some secondary roads, such as the Cambie-Solsqua Road, also provide beautiful drives, cycling and walking routes.

Today, highways provide the main form of transportation, connecting the various settlements within Electoral Area E. The Ministry of Transportation and Infrastructure (MoT) builds and operates the public roads in Electoral Area E, while forest service roads are maintained by the forest industry under road use permits.

Certain roads and sections of highway are perceived to be unsafe and in need of upgrades; specifically the section of Highway 97A connecting Sicamous and Swansea Point, and the Old

Spallumcheen Road intersection with the Trans-Canada Highway. When making road improvements, there may be opportunities to include designated cycling and pedestrian paths adjacent to the road. Currently there is no public transportation, and although there are trails for walking and hiking in the back-country, there is no integrated trail system to serve alternative modes of transportation such as cycling (e.g., pathways parallel to roadways).

MoT was expected to begin work in 2020 to replace the existing R.W. Bruhn Bridge at Sicamous Narrows with a five-lane span that includes a separated pedestrian and cycling lane. The total project length is 2.45 km and also includes intersection improvements between Old Sicamous Road and Silver Sands Road.

An electric vehicle charging station was installed in Malakwa in 2017 and is part of the expanding charging station network.

5.1.1 Objectives

- .1 Encourage the provision of a safe and efficient road system to serve the existing and future needs of residents and visitors.
- .2 Ensure that the road system has adequate capacity to carry potential increased traffic flows that may result from a proposed OCP designation change.
- .3 Encourage safe alternatives to vehicular use, including walkways and cycling routes.
- .4 Encourage the provision of transit options along major routes.
- .5 Encourage the provision of parking for people visiting waterfront parks and beach accesses

5.1.2 Policies

- .6 Encourage the MoT to upgrade Highways 1 and 97A (especially from Sicamous to Swansea Point and south).
- .7 Encourage MoT to upgrade roads with separated parallel pathways to support use by pedestrians and cyclists.
- .8 Encourage MoT to improve maintenance of highways, including snow removal and weed control.
- .9 Encourage efforts to maintain existing hiking and cycling paths, especially when development occurs, and support new initiatives that contribute to alternative modes of travel (e.g., dedicated, safe cycling paths adjacent to roads).
- .10 Encourage consolidation of driveways from adjacent parcels onto major roads and highways, especially for new developments, to reduce the number of access points for safety and environmental reasons.

- .11 Encourage and support transit, potentially including bus, Handi-dart, van, carpool, and/or car co-op, particularly between Malakwa and Sicamous, but also from Salmon Arm to Revelstoke.
- .12 Encourage the development of a separated bicycle path to Sicamous from Malakwa and Swansea Point.
- .13 Encourage the province to upgrade and maintain Perry Road as an emergency access route to and from Electoral Area F via Seymour Arm.

5.2 Sicamous-to-Armstrong Rail Trail Corridor

In 2014, Splat-sin Band Chief and Council successfully negotiated with CP Rail to purchase 11.7 ha of the discontinued railway corridor between Sicamous and Armstrong. This includes a 1.5 km section south of Sicamous along the shores of Mara Lake, and a 6 km section south of Enderby. In December 2017, the Regional District of North Okanagan (RDNO) and CSRD purchased the remaining sections of the CP Rail corridor, excluding the sections already owned by the Splat-sin.

Through a Memorandum-of-Understanding, the three owners (Splat-sin, RDNO and CSRD) have developed a joint agreement to develop, operate and maintain the 50 km rail-trail corridor.

This public corridor will be used for non-motorized active transportation and recreational purposes with the intent to connect to the Okanagan Rail Trail and Kettle Valley Trail. The greenway trail corridor travels along the west side of Mara Lake, the Shuswap River, and Fortune Creek passing through forests, lake vistas, farmland, and a series of rural communities. It is home of the Splat-sin of the Secwépemc First Nation who are working with all the communities along the corridor to build relationships and tell the story of its place within Secwépemc First Nation Territory. 9.3 km of this corridor is located within Electoral Area E.

5.1.1 Objectives

1. Protect environmental, agricultural, and Secwépemc cultural values, and create tourism and transportation benefits for the region, through the development of the entire abandoned Sicamous-to-Armstrong rail corridor as a continuous non-motorized greenway for walking & cycling.
2. Advocate linking the Sicamous-to-Armstrong Rail Trail Corridor with the Vernon-Kelowna rail-trail greenway and 200 km south to Osoyoos.

5.2.1 Policies

- .1 The Sicamous-to-Armstrong Rail Trail Corridor is designated “PK” in Schedule B of this Bylaw. Relevant Parks and Trails policies are contained within Section 4.12.
- .2 Continue to work collaboratively with the project partners to complete the development of the Sicamous-to-Armstrong Rail Trail Corridor.

- .3 Ensure the Sicamous-to-Armstrong Rail Trail Corridor remains contiguous, and developed, operated and maintained for its use as a non-motorized continuous recreational trail, particularly for pedestrian and bicycle transportation.
- .4 Recognize future potential use of the Sicamous-to-Armstrong Rail Trail Corridor as a continuous multi-modal regional transportation corridor.

5.3 Water Supply and Distribution

In addition to the large lakes and the Eagle River, Electoral Area E has many smaller creeks and streams which were important sources of surface water when people first settled in the area. Groundwater is also an important resource; the main aquifer in the area is known as the Malakwa Aquifer, running east-west in the Eagle Valley. Another major aquifer lies in the Hummingbird Creek Valley. Today, most residents obtain water from individual on-site wells. Other drinking water sources include surface water (streams/lakes) and community water systems (e.g., Swansea Point and Annis Bay).

5.3.1 Objectives

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

5.3.2 Policies

- .1 Ensure that all new water supplies are consistent with the CSRD's Water Utility Acquisition Strategy.
- .2 Encourage water conservation for all land uses, including residential, commercial, industrial and agricultural.
- .3 Encourage all developments on parcels less than 1 ha to connect to a community water system with fire flows where possible.
- .4 Oppose the extraction of fresh water resources from surface or groundwater for the purpose of commercial bottled water sales.

5.4 Liquid Waste Management

Aquatic environments in the Plan area remain relatively healthy but as development intensifies, these environments will become 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.

Currently in Electoral Area E, all wastewater is dealt with by individual property owners or stratas and is regulated by the *BC Health Act, Sewerage System Regulation, 2005*. In 2009 a Liquid Waste Management Plan (LWMP) was completed for Electoral Area E to develop community-specific solutions for wastewater management. The Plan seeks environmentally, socially and economically acceptable solutions and recommends the following seven area-wide solutions:

1. Public Education
2. On-Site System Surveys
3. Water Quality Monitoring
4. Provision of a Local Septage Facility
5. Prohibit Private Lake Discharges
6. Turn Over Community Systems to CSRD
7. Support MoE on Watercraft Regulations

The 2009 plan examined the feasibility of implementing community sewer systems for Malakwa Swansea Point, and Hyde Mountain resort.

The Plan notes that settlement could continue in Malakwa with on-site sewage systems in the short term. However, the results of the groundwater quality monitoring program must be assessed in the next LWMP review. The monitoring may show that the cumulative impact of on-site systems is not sustainable. Residents are encouraged to improve and properly maintain their on-site systems. New developments should be restricted to a minimum of 1 hectare parcels if on-site systems are to be used.

Swansea Point was deemed at somewhat greater risk than Malakwa because of the higher density and smaller parcels. The risk is partially mitigated by the large proportion of seasonal residents. Only 65 dwellings are reported to be occupied year-round. The risk will increase as more dwellings are converted to year-round occupancy. The current water sampling program will help to identify the cumulative impact of on-site sewage systems on both the groundwater and the lake water, and provide evidence on whether on-site sewage systems are sustainable in this area.

The anticipated Hyde Mountain golf course resort development is proposed with a community sewer system. The community sewer system would, in accordance with the LWMP policy 3.5.6, be turned over to CSRD. Other settlements such as Cambie and Annis Bay do not have any significant existing risks, but new developments must include community sewer systems if proposed parcels are less than 1 ha.

There are no specific recommendations given for Anstey Arm and the Trans-Canada Highway Corridor; however the LWMP also discusses general policy options for the entire Plan area (specific sub-area recommendations notwithstanding), which include:

- surveying and monitoring current systems and water quality;
- educating the public on improved techniques;
- banning lake discharge from private systems;
- turning over all community systems to the CSRD; and,
- supporting Ministry of Environment watercraft grey water holding regulations.

Water quality monitoring findings released in 2020 by the Shuswap Watershed Council's concluded that residential development along with agriculture in valley bottoms contribute to the highest concentrations of nutrients entering aquatic environments (more details in section 3.4 of this Plan).

5.4.1 Objectives

- .1 To protect the water quality of watersheds in the Plan area

- .2 Encourage the provision of appropriate, safe infrastructure, balancing demands with environmental impacts and affordability.
- .3 Require the provision of appropriate, safe wastewater treatment in order to maintain healthy aquatic and groundwater environments, and to protect humans from water contamination.
- .4 Ensure that human activities do not contribute to increased water run-off or soil erosion.

5.4.2 Policies

- .1 Direct development to areas that are appropriately serviced or where services are planned.
- .2 Encourage servicing partnerships to enhance opportunities for construction and maintenance of water and wastewater systems, allowing existing parcels to tie into new systems where possible.
- .3 Regardless of the level or type of treatment, the discharge of liquid waste (human, agricultural, industrial) into waterbodies within the Plan area is unacceptable. In the event that a sewer system is available, properties within the service area will be required to connect to the system.
- .4 New developments should be restricted to a minimum of 1 hectare parcels if on-site systems are to be used.
- .5 The CSRD shall:
 - a. Implement the Liquid Waste Management Plan (LWMP);
 - b. 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;
 - c. Investigate opportunities for one or more marine pump-out(s) to a land-based discharge system located away from the residential areas of Shuswap and Mara Lakes.
 - d. 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;
 - e. Work to enhance environmental awareness and promote activities that protect the water quality and natural aquatic habitat;
 - f. Use the full range of planning tools and regulatory measures to protect the watershed and water quality of lakes on the Plan area. These include zoning bylaws, development permits, building regulation, and, potentially, statutory covenants; and,
 - g. Work with federal and provincial ministries and agencies, including the Shuswap Watershed Council, to implement strategies that protect and enhance the quality of the lakes and streams of the Plan area.

5.5 Solid Waste Management

The Regional District Solid Waste Management Plan has guided solid waste management since 1967. The current Solid Waste Management Plan was last updated in 2018.

5.5.1 Objective

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

5.5.2 Policies

The CSRD shall:

- .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.
- .2 Continue to implement the strategies of the Solid Waste Management Plan, as it is amended from time to time.
- .3 Consider requiring new development to financially contribute towards any necessary upgrades to existing solid waste facilities.

5.6 Hydro, Gas and Communication Utilities

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

5.6.1 Objective

1. To encourage utilities operators to provide residents and businesses in the Electoral Area E with utility services, effectively and affordably.

5.6.2 Policies

The Regional District shall:

- .1 Work with utility operators to encourage the affordable and convenient distribution of utility services, including high-speed Internet, throughout Electoral Area E.
- .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 Electoral Area E.
- .3 Follow the CSRD's Telecommunications Siting Policy when responding to telecommunication referrals.



Section 6. Plan Implementation

6.1 Development Permit Areas

6.1.1 Overview

A Development Permit Area (DPA) is an area designated by the official community plan (OCP) where special requirements and guidelines for specified **development** or alteration of the land are in effect. DPAs are delineated by means of either map or a written description (or both). In such areas, permits are typically required to ensure that development or land alteration is

Development means any activity referred to in section 489 of the *Local Government Act* (LGA) and includes alteration or development of land for residential, agriculture, commercial, industrial, public and institutional, service or utility uses or activities, to the extent that these uses or activities are subject to local government powers under the LGA.

consistent with objectives and guidelines outlined within the applicable DPA section of the OCP.

A Development Permit (DP) sets forth conditions under which residential, commercial, institutional, or industrial developments may take place. Once issued, it becomes binding on the existing and future owners of the property. Depending on the type of DP it must be issued by either the Manager of Development Services or the CSRD Board of Directors. Where land is subject to more than one DPA designation, only a single development permit is required.

6.1.2 Authority for DPA Designation

The legislative authority for designation of DPAs is contained with sections 488 to 491 of the *Local Government Act* (LGA), which describe the various purposes for which local governments may create DPAs, the types of activity requiring a development permit (DP), and the range of requirements local governments may impose on the property or property owner(s) for different kinds of DPs.

In designating a DPAs, the OCP must:

- .1 Describe the special conditions or objectives that justify the designation; and
- .2 Specify guidelines respecting the manner in which the special conditions or objectives will be addressed.

6.1.3 Activities Affected

Once a local government has designated a DPA, a property owner in the DPA is prohibited (under section 489 of the LGA) from undertaking certain activities without either a DP or an exemption under section 488(4) of the LGA. These prohibitions include:

- .1 Subdivision of land (as defined in section 455 of the *Local Government Act*);
- .2 Construction of, addition to or alteration of a building or other structure; and/or

- .3 Alteration of land, including but not limited to clearing, grading, blasting, preparation for or construction of services, and roads.

6.1.4 Exemptions

Section 488(4) of the LGA provides that an OCP may specify conditions under which a DP would not be required in a designated DPA. Each of the DPAs described in this OCP contains a list of exemptions. Some apply to specific activities; others apply to specific areas within the DPA.

The LGA also permits local governments to require that applicants provide a professional assessment report prior to considering the issuance of a DP. DP issuance is subject to meeting the guidelines specific to the applicable DPA(s) and professional report findings and may also require the applicant to pay a security deposit.

Unless the proposed development is clearly exempt, or outside the DPA, the area proposed for development shall be determined accurately by survey (at the owner's expense) to determine if a DP application is required.

Variances may also be considered for activities proposed within a DPA in accordance with the authority granted under the section 498 of the LGA and permitted through the CSRD Development Services Procedures Bylaw No. 4001.

6.1.5 Role of the Qualified and Coordinating Professionals in the DP Process

For most types of DPs appropriately, **qualified professionals** (QPs) are required to research and provide written advice and recommendations to property owners and the CSRD with regard to development proposals.

The QP must have appropriate education, training and experience to undertake the required research of the particular DP. For all work, a QP must complete and sign a Letter of Assurance stating they have fulfilled their professional obligations, have met their Association's Professional Code of Ethics, and meet the requirements of the *BC Professional Governance Act*. All QPs must be registered and in good standing with their applicable association(s).

Qualified Professional is a member in good standing with a professional British Columbia organization such as an accredited engineer, geoscientist, architect, planner, biologist or other professional with direct experience and education relevant to the applicable matter.

As applicable, a Letter of Assurance from the QP is required to identify the responsibilities that are accepted by the QP when undertaking any assessment work necessary for the proposed development activities. Responsibilities include, but not limited to:

- a. confirmation that the report has been created pursuant to applicable professional and government guidelines;
- b. indication of the work conducted in preparation of the report;
- c. confirmation that a review of local government and other statutory bylaws has been completed; and,
- d. any other responsibilities require by the CSRD pertaining to the specific DPA .

Where development is located within another DPA or requires a flood plain exemption, QPs shall collaborate with one another to ensure that any required assessment reports are coordinated to provide a comprehensive development permit application.

The OCP establishes seven DPAs:

6.2 Geohazard Development Permit Area

6.3 Foreshore and Water Development Permit Area

6.4 Lakes 100 m Development Permit Area

6.5 Riparian Areas Protection Regulation Development Permit Area

6.6 Malakwa Village Centre Form and Character Development Permit Area

6.7 Resort Lands Form and Character Development Permit Area

6.8 Commercial Form and Character Development Permit Area

6.2 Geohazard Development Permit Area

6.2.1 Authority

“Geohazard Development Permit Area” (Geohazard DPA) is designated pursuant to section 488(1)(b) of the *Local Government Act* (LGA) for the protection of development and the natural environment from hazardous conditions.

Potential **geohazards** in the Geohazard DPA include but are not limited to:

- Steep slopes
- Debris flows
- Debris flood
- Debris slides
- Steep creeks (including alluvial fans)
- Landslides
- Landslide dams
- Rockfalls
- Snow avalanches
- Stream avulsions

A **geohazard** is any geophysical process or feature with the potential to pose a level of threat to human life, health, property, or the natural environment.

It should be noted that areas susceptible to clear-water flooding (riverine and lake flooding) are not included in the Geohazard DPA. Flooding geohazard areas are instead designated as floodplains in the zoning bylaw and regulated by means of established flood construction levels and floodplain setbacks.

6.2.2 Area Designated

Geohazard DPA encompasses:

- .1 all parcels (any portion of which) identified on Schedule E - Geohazard DPA Map as:
 - a. Steep Creek Hazards
 - b. Steep Slopes that are greater than 30%
- .2 any other parcels (any portion of which) having a known or suspected geohazards that are not presently mapped (other than clear-water flooding).

The CSRD requires a slope assessment of slope conditions as a condition of DP issuance. Provincial 1:20,000 TRIM mapping, using 20 m contour information, may provide preliminary slope assessment; however, a more detailed site assessment may be required.

6.2.3 Justification

Development of land in areas subject to periodic catastrophic geophysical events requires careful planning to minimize the risk and to mitigate the impacts of such events on communities, structures and the natural environment. The need for risk management is also increased by the likelihood that climate change will magnify the severity and frequency of such events (e.g., more intense rain events, post-wildfire landslides).

Much of the Plan area is subject to a wide range of geohazards originating from the upslope areas of the Monashee Mountains. Significant debris flows events have impacted Swansea Point (Hummingbird Creek - 1997 and 2012) and the section of Highway 1 from Griffin Lake to Three Valley Lake is prone to frequent rockfalls, washouts, and avalanches.

In spring 2020, a Geohazard Risk Prioritization study of the CSRD was completed by BGC Engineering Inc. This study identifies geohazards (steep creeks and areas with potential for debris flow/flood) within the Plan area and provides direction on where more detailed geohazard assessment and mapping is needed. The geohazard mapping in this study provides the basis for establishing the boundaries of the Geohazard DPA.

The subdivision, development of land, or removal of vegetation in these areas may destabilize the area, pose potential for loss of life and property and cause environmental damage. To protect development from the geohazards present in the Plan area, the following objectives, conditions, and guidelines apply to Geohazard DPA.



Hummingbird Creek Debris Flow - Swansea Point (2012)

6.2.4 Objectives

The objectives of Geohazard DPA are to:

- .1 Minimize the **risk** to life, and to minimize the potential for damage to property and the natural environment by directing development away from hazardous areas.
- .2 Determine:
 - a. if a geohazard(s) is present on the subject parcel;
 - b. the level of risk posed by the geohazard if the proposed development occurs; and,
 - c. any recommended mitigation measures that reduce the consequences of a geohazard event on human life, property, and the natural environment.

Risk = Hazard x Exposure

Risk is a measure of the probability of a specific geohazard event occurring and the associated consequence(s).

Consequence is damage or losses to an element-at-risk (human well-being, property or the environment) due to a specific geohazard event occurring.

6.2.5 Activities requiring a permit

Unless an activity is exempted (see exemptions sections below), section 489 of the LGA requires a DP for protection from hazardous conditions to be approved by local government before:

- .1 Subdivision of land (as defined in section 455 of the LGA);
- .2 Construction of, addition to or alteration of a building or other structure; and/or
- .3 Alteration of land, including but not limited to clearing, grading, blasting, preparation for or construction of services, driveways, and roads.

Alteration of land: includes but is not limited to clearing, grading, blasting, preparation for or construction of services, driveways, and roads.

6.2.6 Exemptions

Notwithstanding section 6.2.5, a Geohazard DP is not required for any of the following:

- .1 Development or alteration of land to occur outside the designated DPA, as determined by CSRD based on information provided by a BC Land Surveyor.
- .2 Activities listed in sections 6.2.5.3 that are:
 - a. proposed on properties with slopes 50% or less and;
 - b. not located in an area identified on Schedule E as a 'Steep Creek Hazard' or 'Debris Flow/Debris Flood Hazard'.

****For this exemption, a preliminary 'overview' geohazard assessment report must be conducted by a Professional Engineer or Professional Geoscientist to determine if the subject property will be safe from the effects of potential geohazard events.****

- .3 Non-structural repairs or renovations (including roof repairs or replacement) to a structure provided that such repairs or renovations do not increase the gross floor area of the structure.
- .4 Replacement or repair of an existing deck (without a roof or walls), provided that the location and dimensions do not change.
- .5 Subdivision to facilitate parcel consolidation.
- .6 The construction of a small accessory building or structure if all the following apply:
 - a. the building or structure is located within an existing landscaped area;
 - b. the total area of the building or structure is less than 10 m²; and,
 - c. the building or structure is not used for habitation.
- .7 Removal of hazard trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) that represent an imminent risk to safety of life and buildings.
- .8 Activities and structures that are part of a farm operation as defined by *the Farm Practices Protection (Right to Farm) Act*, is a permitted farm use as defined in Section 2(2) of the *Agricultural Land Reserve Use, Subdivision, and Procedures Regulations*, and the lands are assessed as 'farm' under the *BC Assessment Act*.
- .9 Free standing signs and fences.

- .10 Gardening and yard maintenance activities within an existing landscaped area, such as mowing lawns, pruning trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.
- .11 Emergency response actions necessary to prevent, control or reduce immediate and substantial threats to life or property during emergency events.
- .12 All forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Act*.
- .13 Public utilities and infrastructure.
- .14 Activities conducted and/or approved by the CSRD, Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works as defined by section 11 of the *Water Sustainability Act*.
- .15 Activities conducted by the CSRD or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines.

Professional Assessment Reports for Geohazard Development Permit Applications

Applicants for DPs within the Geohazard DPA need to be prepared to support their application with a professional assessment report. The risk associated with hazardous conditions can vary greatly from one location to another within a relatively small area depending on such factors as the topography, hydrological patterns in the area, past history of hazard events, impacts of past development and the type of work proposed.

Professional assessment reports assist the CSRD in determining what conditions or requirements to impose as part of the DP. The assessment report must be provided at the applicant's expense and be certified by a Professional Engineer or Professional Geoscientist with experience in geotechnical engineering and geohazard assessment.

Assessment reports can take the form of either an 'overview assessment' (typically map-based involving at least a reconnaissance intensity of field work) or a 'detailed' assessment (typically field work intensive in which areas prone to landslides are delineated and characterized, and estimates of hazard or risk are made).

Once a DP has been issued, a follow-up assessment by the QP may be required to ensure that the use of the land is consistent with the QP's assessment report and CSRD's conditions or requirements included in the DP.

6.2.7 Guidelines

In order to achieve the objectives of Geohazard DPA, the following guidelines shall apply to the issuance of development permits:

- .1 It should be demonstrated that locating development entirely outside of the DPA has been considered, and an explanation of why that is not being proposed should be provided. It should be demonstrated that variances to minimize development in the DPA have been obtained or considered.
- .2 An geohazard assessment report prepared by a QP (must be either a Professional Engineer or Professional Geoscientist) in good standing with EGBC and with experience in geotechnical study and geohazard assessments, shall be required to assist in determining what conditions or requirements shall be included in the development permit so that the proposed development is protected from the hazard, and no increase in hazard is posed to existing development on or near the subject property. All reports shall be accompanied with a CSRD Geohazard Assurance Statement Form and shall meet EGBC Legislated Landslide Assessment Guidelines.
 - a. the assessment report should include: a site plan identifying areas susceptible to the geohazard(s), location of watercourses, existing natural vegetation, on-site topography, and location of existing and proposed development;
 - b. the assessment report must include any recommended mitigative measures and a statement from the QP that states in their opinion that the property is safe for the use intended; and,
 - c. the assessment report shall form part of the DP along with any terms and conditions.
- .3 Development should be sited to avoid hazards. Where impossible or impractical to avoid hazards, development should:
 - a. be designed to ensure that development can withstand the hazard(s);
 - b. take a form that minimizes the development with any hazardous areas and minimizes impact on the natural features including vegetation, that help to mitigate flood and/or erosion risk; and,
 - c. be conducted at a time of year, and use construction methods, that minimize the impact on the DPA.
- .4 The CSRD Board may refuse to issue a DP where the hazard frequency, as determined by a QP, exceeds the acceptability threshold for the proposed development determined by CSRD policy as it developed and exists at the time.
- .5 Property owners should be aware that the following activities may exacerbate hazards and contribute to slope failure and should generally be avoided:
 - a. placing fill, organic wastes, and debris along or below the crest of slopes;
 - b. excavation on steep slopes or at the base of slopes;
 - c. discharge of surface or ground water on or below the crest of slopes;
 - d. cutting trees on or below the crests of slopes; and,
 - e. Installation of Type 1, 2 and 3 septic systems and fields within steep slopes.

- .7 A Geohazard DP may only be issued based upon the above guidelines being met. If the assessment report identifies any geohazards or site conditions which, in the opinion of the QP or the CSRD, may impact the safe development of the subject property or an adjacent property unless restrictions on development are established, the assessment report, together with a section 219 covenant shall be required to be registered on the title of the subject property pursuant to the *Land Title Act*
- .8 Notwithstanding the registration of a section 219 covenant, a further assessment report could be required by the CSRD if there is a change in the conditions or if some other circumstances arise which are substantially different than those anticipated by the initial assessment report.
- .9 Once a DP has been issued, a follow-up assessment by the QP may be required to ensure that the use of the land is consistent with the QP's assessment report and CSRD's conditions or requirements included in the DP.

Section 219 covenant

Section 219 of the *Land Title Act* authorizes local governments to enter into restrictive covenants with property owners to impose obligations or restrictions with respect to the use of the land or the buildings located on subject property.

A section 219 Covenant restricting the use of the land in accordance with a QP's assessment report shall be required if a property is subject to a geohazard.

6.3 Foreshore and Water Development Permit Area

6.3.1 Authority

"Foreshore and Water Development Permit Area" (Foreshore and Water DPA) is designated pursuant to section 488(1)(a) of the *Local Government Act* for the protection of the foreshore and aquatic environment.

6.3.2 Area Designated

The Foreshore and Water DPA corresponds with lands designated Foreshore and Water (FW) on Schedule B of this OCP and includes Shuswap Lake, Mara Lake, Griffin Lake, Three Valley Lake, Clanwilliam Lake, Victor Lake, and the Eagle River.

The Foreshore and Water DPA extends from the **natural boundary** of the above listed watercourses across the entire area of each watercourse.

In the case of Shuswap Lake, Mara Lake, and the Eagle River, the Foreshore and Water DPA extends to the Electoral Area E boundary.

6.3.3 Justification

The Foreshore and Water DPA arises from the growing impact that docks, swimming platforms, and private mooring buoys are having on **foreshore** and water areas within the Plan area. These features can be detrimental to foreshore and aquatic environments which support fish habitat.

Lakes Zoning Bylaw No. 900 was implemented to regulate the use, siting, density and of docks, swimming platforms, and private mooring buoys. Establishing a development permitting process and best practices for the placement of these structures will reduce potential negative impacts to foreshore and water areas. All other structures within the Foreshore and Water (FW) designation are considered non-conforming.

The **foreshore** is the land lying between the high and low water marks of streams, rivers, lakes and the sea. As water levels fluctuate throughout the year, more or less foreshore may be inundated by water.

The **Natural Boundary** is the land lying between the high and low water marks of streams, rivers, lakes and the sea. As water levels fluctuate throughout the year, more or less foreshore may be inundated by water.

The construction, placement and use of private moorage facilities (docks, boat ways/ramps or boat lifts) on Crown land is also regulated through the provincial *Lands Act* and requires authorization from the Ministry of Forest, Lands and Natural Resource Operations. Private mooring buoys are federally regulated under the *Navigable Water Protection Act* and must be installed in accordance to Transport Canada regulations and specifications.

6.3.4 Objectives

The objectives of the Foreshore and Water DPA are to:

- .1 Establish a permitting process for the placement of docks, swimming platforms, and private mooring buoys to ensure proper use, density and siting in accordance with Lakes Zoning Bylaw No. 900.
- .2 Ensure the siting of docks, swimming platforms, and private mooring buoys to prevent or minimize negative impacts on foreshore and aquatic environments.
- .3 Complement, Riparian Areas Protection Regulation DPA and Lakes 100 m DPA, recognizing the important and sensitive interrelationship of foreshore and water areas with adjacent upland areas.

6.3.5 Activities requiring a permit

A Foreshore and Water DP must be obtained prior to the:

- .1 Installation of new docks, swimming platforms, and private mooring buoys; and,
- .2 Replacement of docks, swimming platforms, and private mooring buoys

within the Foreshore and Water DPA.

Docks, swimming platforms and private mooring buoys include the following components:

Dock	Swimming platform	Private Mooring Buoy
Floating platform	Floating platform	Floating buoy
Chains or cables	Chains or cables	Chains or cables
Anchors	Anchors	Anchor
Or piling(s) for a fixed dock	Or piling(s) for a fixed swimming platform	

6.3.6 Exemptions

Notwithstanding Section 6.3.5, a Foreshore and Water DP is not required for the following:

- .1 Maintenance and alterations of legal or non-conforming docks, swimming platforms and private mooring buoys, except:
 - a. alterations which increase the size of docks, swimming platforms and private mooring buoys; and,
 - b. replacement or reconstruction of docks, swimming platforms and private mooring buoys, as defined by the guidelines below.
- .2 Commercial and group 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, CSRD, through that process, thus satisfying the intent of this DPA*).
- .3 Works conducted by the CSRD or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines.

6.3.7 Guidelines

These guidelines apply to both new installation and replacement of docks, swimming platforms and private mooring buoys (structures).

1. Any new installation of a dock, swimming platform, or private mooring buoy in the area designated in section 6.3.2, requires a DP.
2. For existing structures, it needs to be determined if the dock, swimming platform, or private mooring buoy is non-conforming and not illegal. In order to be considered non-conforming,

the property owner will need to provide evidence it was installed prior to the adoption of Lakes Zoning Bylaw No. 900. Examples of evidence may include pictures, orthophotos, installation receipts, affidavits, etc.).

3. The legal non-conformity of a structure cannot be increased. A **non-conforming** structure can be maintained and partially replaced by not more than 75% over a three year period, unless it is replaced in compliance with Bylaw No. 900. The replacement of a structure that does not comply with Lakes Zoning Bylaw No. 900 is not permitted. A property owner may apply for a DP with variance and/or land use bylaw amendment to seek approval from the Board to replace 100%, or more or less, of a non-conforming dock, swimming platform, or buoy structure that does not comply with Bylaw No. 900.

Non-conforming means that the structure:

- a. was installed legally (in accordance with federal and provincial regulations) prior to the adoption of Lakes Zoning Bylaw No. 900 (April 16, 2012); and,
- b. does not comply with the permitted uses or/and or regulations in Lakes Zoning Bylaw No. 900.

4. Docks: A non-conforming dock can be maintained and partially replaced up to not more than 75% over a three year period. The percentage of the dock structure is calculated based on the volume (length, width and depth of the floating platform, including the deck, supporting frame structure and floats). The volume of the pilings will also be calculated for a fixed dock. Due to the volume of a floating dock platform relative to the chain/cable and anchor system, the replacement of these will be permitted without affecting the non-conforming status.
5. Swimming Platform: For a non-conforming swimming platform the floating platform can be maintained and partially replaced up to not more than 75% over a three year period. The percentage of the floating platform is calculated based on the volume (length, width and depth of the floating platform, including the deck, supporting frame structure and floats). The non-conforming status is not retained if the chain and/or anchor is replaced. The non-conforming status is not retained if a piling(s) is replaced for a fixed swimming platform.
6. Private Mooring Buoys: For a non-conforming private mooring buoy the non-conforming status is retained if only the floating buoy is replaced. It is not retained if the chain and/or anchor is replaced.
7. Other non-conforming structures: For structures other than a dock, swimming platform or private mooring buoy, Division 14 (Non-conforming Use and Other Continuations) of the LGA applies. If any part of structure (other than a dock, swimming platform or buoy) is to be replaced, a property owner must first apply for a zoning bylaw amendment to seek approval from the Board.
8. Docks, swimming platforms and other structures should:
 - 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, larch, 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 water utility intakes; and,
- i. 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 water depth at the lake-end of the dock is recommended at all times.

.9 Private mooring buoys should:

- a. use helical (versus block) anchors whenever possible;
- b. 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;
- c. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas; and,
- d. be sited in a manner which minimizes potential impacts on water intakes and other utilities.

6.4 Lakes 100 m Development Permit Area

6.4.1 Authority

“Lakes and Eagle River 100 m Development Permit Area” (Lakes 100 m DPA) is designated pursuant to section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

6.4.2 Area Designated

- .1 Lakes 100 m DPA applies to areas within 100 metres of Shuswap Lake, Mara Lake, Griffin Lake, Three Valley Lake, Victor Lake, Clanwilliam Lake, and the Eagle River. The 100 m distance is measured from the following **high water marks (HWM)**:

- a. Shuswap Lake HWM - 348.7 m
- b. Mara Lake HWM - 348.8 m
- c. all other lakes and the Eagle River - 1:5 HWM

High Water Mark (HWM): The visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

- .2 Where there is uncertainty regarding the location of development in relation to area designated as Lakes 100 m DPA, the CSRD shall require a plan prepared by a BC Land Surveyor or qualified professional (QP) to confirm whether the planned disturbance is within the Lakes 100 m DPA.

6.4.3 Justification

Electoral Area E contains the Eagle River and several lakes that provide a multitude of environmental and socio-economic benefits. Maintaining good water quality in these watercourses vital to people who use them for drinking water, fishing, recreation. Maintaining clean water is also essential for sustaining aquatic ecosystem health.

Residential, commercial, industrial, and public and institutional development near lakes and the Eagle River has the potential to negatively impact natural drainage patterns, disrupt storm water infiltration, and increase surface run-off into lakes. Antiquated, improperly installed, and poorly maintained onsite sewerage systems (also referred to as onsite wastewater disposal systems or septic systems) can leach contaminants into groundwater and drain directly into lakes and streams negatively impacting water quality (see section 3.4 – Watershed and Aquatic Environment).

While Riparian Areas Protection Regulation DPA (section 6.5) is established to protect the riparian zone (the 30 m wide area bordering on streams, lakes, and wetlands), Lakes 100 m DPA focuses on preventing damage to land beyond the riparian zone (as designated in section 6.4.2).

In order to implement Lakes 100 m DP it is important to involve a QP (Professional Engineer or Geoscientist) registered in good standing with EGBC with experience in:

- hydrogeology
- knowledge of sewerage system design under the Sewerage System Regulations (SSR),
- pollutant constituent and remediation not included in the SSR
- pollutant impacts on aquatic environments and habitat
- protection of people from contaminated water
- stormwater management

6.4.4 Objectives

The intent of Lakes 100 m DPA is to:

- .1 Protect and mitigate negative impacts on lakes and the Eagle River from land alteration and the installation of onsite sewerage systems.
- .2 Ensure that drinking water supplies are not compromised by land alteration and the installation of onsite sewerage systems.
- .3 Obtain assurance from a QP that adequate professional evaluation of the proposed development has been conducted (which includes recommendations and mitigative measures).

- .4 Complement, Riparian Areas Protection Regulation DPA and Foreshore and Water DPA, recognizing the important and sensitive interrelationship between upland areas and aquatic ecosystems.

6.4.5 Activities requiring a permit

- .1 A Lakes 100 m DP must be obtained prior to starting any **development** activity involving more than 450 m² of land, or for parcels 0.10 ha or smaller, an area exceeding 30% of the parcel within the Lakes 100 m DPA.
- .2 Installation, alteration, or replacement of (or a portion of) an onsite sewerage system.

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 within the DPA.

Development means any activity referred to in section 489 of the *Local Government Act* (LGA) and includes alteration or development of land for residential, agriculture, commercial, industrial, institutional, service or utility uses or activities, to the extent that these uses or activities are subject to local government powers under the LGA.

6.4.6 Exemptions

Notwithstanding Section 6.4.5, a Lakes 100 m DP is not required for the following:

- .1 Gardening and yard maintenance activities within an existing landscaped area, such as mowing lawns, pruning trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.
- .2 Removal of hazard trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings.
- .3 Activities and structures that are part of a farm operation as defined by *the Farm Practices Protection (Right to Farm) Act*, is a permitted farm use as defined in Section 2(2) of the *Agricultural Land Reserve Use, Subdivision, and Procedures Regulations*, and the lands are assessed as 'farm' under the *BC Assessment Act*.
- .4 Free standing signs and fences.
- .5 Emergency response actions necessary to prevent, control or reduce immediate and substantial threats to life or property during emergency events.
- .6 All forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Act*.
- .7 Public utilities and infrastructure.
- .8 Activities conducted and/or approved by the CSRD, Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish

and wildlife habitat restoration and in-stream works as defined by section 11 of the *Water Sustainability Act*.

- .9 Activities conducted by the CSRD or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines.

6.4.7 Guidelines

- .1 If a property owner plans any development activity (as defined in section 6.4.5.1) within the area designated Lakes 100 DPA, a QP must be engaged to assess the proposed development and recommend what measures, including stormwater management, must be taken to protect and mitigate negative impacts to the drinking water supply and the aquatic environment.
- .1 If a property owner plans to install or repair an onsite sewerage system within the area designated Lakes 100 DPA, a QP must be engaged to design a system that follows the SSR and does not compromise any drinking water supply.
- .2 Assessment reports submitted in support of a DP applications shall meet the requirements outlined in Engineers and Geoscientists of British Columbia (EGBC) – CSRD Assurance Statement Form (or equivalent CSRD policy as it exists at the time) and the appropriate EGBC Professional Practice Standards.
- .3 Disturbance of soils and removal of vegetation should be minimized in the development process.
- .4 Use of pervious and natural vegetation landscaping, including for driving surfaces, is desired.
- .5 Use of natural landscaping materials is desired as material treated with creosote, paint or other chemicals can be toxic to fish and other organisms.
- .6 A DP may be issued based upon the above guidelines and following the submission of a report and letter of assurance from a QP. This letter of assurance shall be used to determine the conditions of the DP and shall include:
 - a. a site map showing area of investigation, including existing and proposed: buildings, structures, onsite sewerage system locations, drinking water sources and natural features;
 - b. a description of existing vegetation and any proposed vegetation removal;
 - c. an assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
 - d. an analysis of the suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
 - e. a discussion of the potential impacts to the aquatic environment;
 - f. statement(s) about how the proposed development and or onsite sewerage system will not compromise any drinking water supplies;
 - g. statement(s) about how the recommendations and mitigative measures meet the Lakes 100 m guidelines; and,
 - h. statement(s) about how the proposed onsite sewerage system meets the SSR standard practices manual.

- .10 Once a DP has been issued, a follow-up assessment by the QP may be required to ensure that the use of the land is consistent with the QP's assessment report, SSR standard practices manual, and CSRD's conditions or requirements included in the DP.

6.5 Riparian Areas Protection Regulation Development Permit Area

6.5.1 Authority

The "Riparian Areas Protection Regulation Development Permit Area" (RARR DPA) is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of riparian areas.

6.5.2 Area Designated

RAR DPA consists of all those parcels of land located:

- .1 Within the area of this OCP (as per schedule B); and,
- .2 Entirely or partially within the "Riparian Assessment Area" as defined by the *Riparian Areas Regulation* under the *Riparian Areas Protection Act*, and its width depends on the type of **stream** (refer to Figure 8).

Stream includes any of the following that provides fish habitat:

- a. a watercourse, whether it usually contains water or not;
- b. a pond, lake, river, creek or brook;
- c. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

section 1 - *Riparian Areas Protection Regulation*

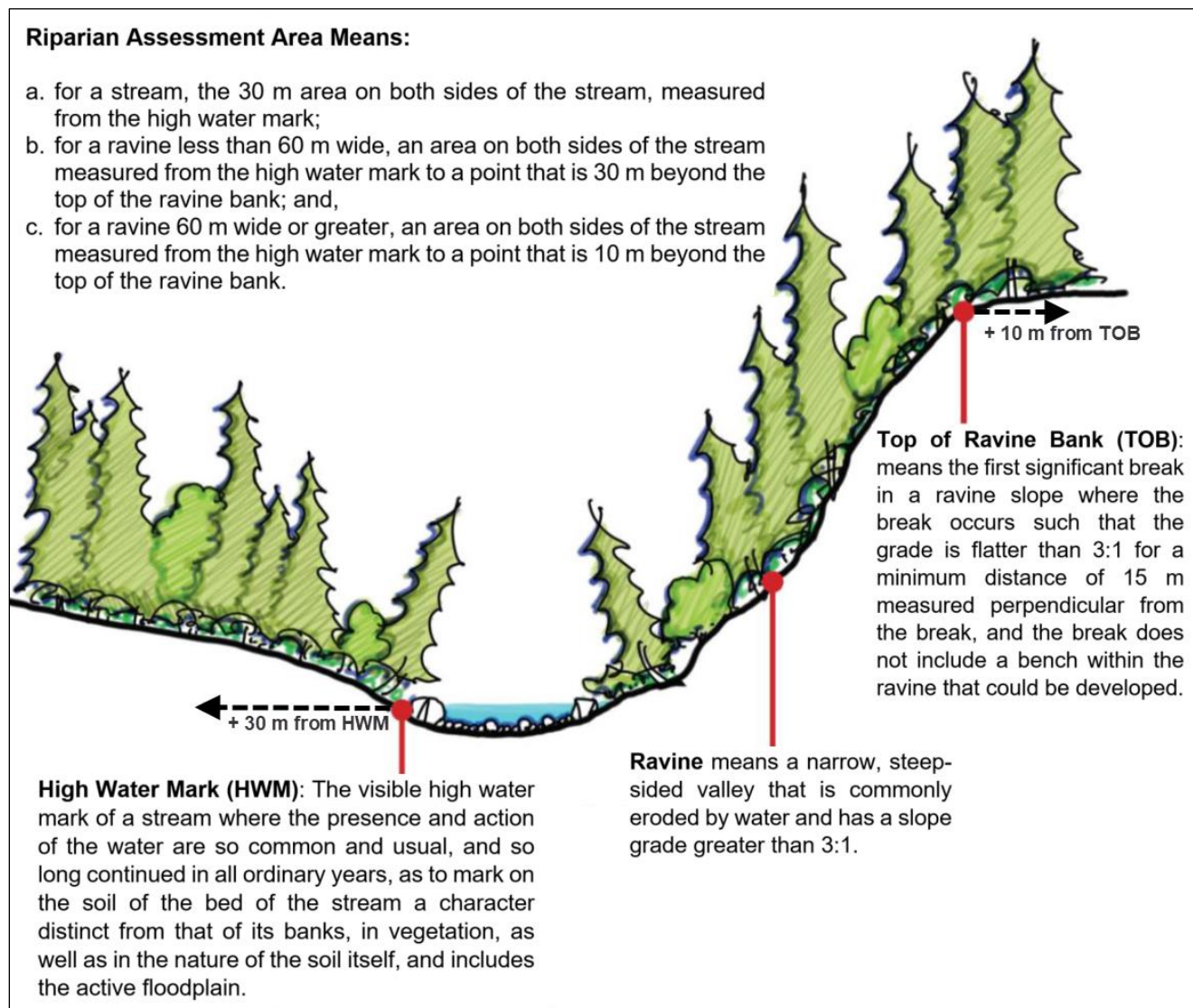
The Riparian Assessment Area is calculated from the following high water marks:

- a. Shuswap Lake high water mark - 348.7 m
- b. Mara Lake high water mark - 348.8 m
- c. all other streams - 1:5 high water mark

Where there is uncertainty regarding the location of development in relation to a Riparian Assessment Area or the nature of a stream, the CSRD may require:

- a plan prepared by a BC Land Surveyor confirm whether the planned disturbance is within the Riparian Assessment Area; or,
- a letter submitted by a **qualified environmental professional (QEP)** to determine if the stream satisfies the definition criteria.

Figure 8: Riparian Assessment Area



Qualified Environmental Professionals (QEPs) include biologists, agrologists, foresters, geoscientists, engineers, and technologists who are in good standing with their respective professional organizations working in their area of expertise. QEPs must have a scientific understanding of riparian areas and experience in preparing *Riparian Areas Protection Regulation* Assessment Reports.

6.5.3 Justification

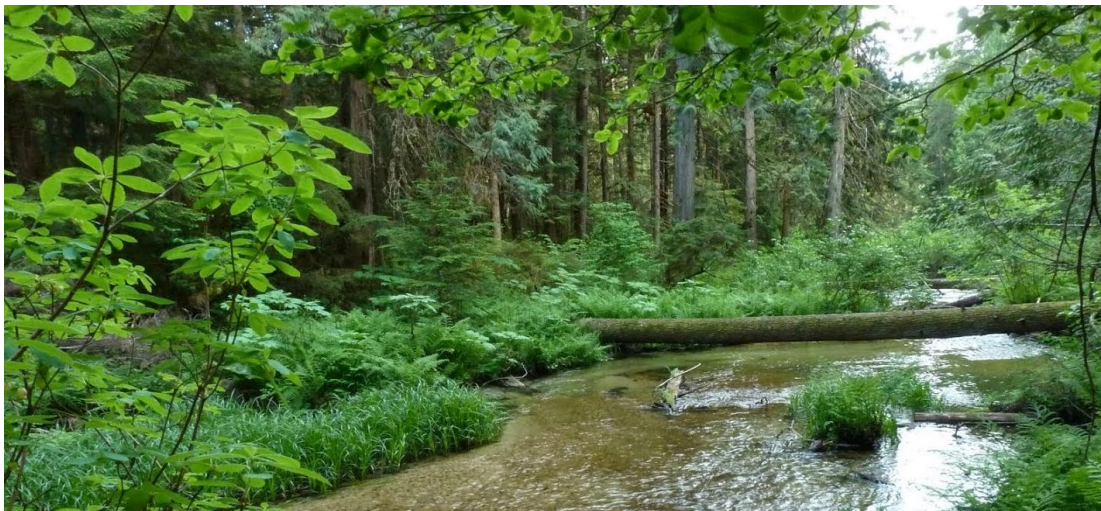
Streams and adjacent riparian areas act as natural storage, drainage and purification systems that help to maintain and improve water quality. Undisturbed riparian areas can help prevent flooding, control erosion, reduce sedimentation, moderate water temperature, and recharge

groundwater. They are also critical to a healthy aquatic environment, providing habitat, shelter, water, shade and food sources for a variety of fish and wildlife.

Riparian areas provide essential wildlife corridors for numerous species that depend on access to aquatic habitat. Wetlands, which are intricately connected with watercourses, form an integral component of riparian areas and provide similar ecosystem services, in addition to acting as water purification systems through their filtration function.

Electoral Area E contains numerous lakes, rivers, creeks and wetland riparian areas that directly or indirectly provide natural features, functions and conditions that support fish and other aquatic life processes. Their value as an asset under a changing climate also needs to be recognized since they can reduce the impacts of floods, help filter polluting runoff to protect water quality, and help hold soil together to prevent erosion.

The *Fish Protection Act* and *Riparian Areas Protection Act* requires the CSRD to protect riparian areas from negative impacts of development such as loss of trees, sedimentation and the alteration of natural processes. Streams, as defined by the *Riparian Areas and Protection Regulation*, may include everything from a seasonal creek to lakes as large as Shuswap Lake and Mara Lake. The *Riparian Areas Protection Act* requires a local government to provide a level of protection that meets or exceeds the *Riparian Areas Protection Regulation* standards.



6.5.4 Objectives

The intent of RAR DPA is to:

- .1 Protect streams, their riparian areas and adjacent upland areas that exert an influence on streams from residential, commercial, public and institutional, and industrial development.
- .2 Promote the restoration and enhancement of riparian areas to support biologically diverse wildlife habitat, corridors for wildlife movement, and the natural features, functions and conditions that support fish life processes.

These objectives are achieved primarily through the involvement of a QEP and the identification of **Streamside Protection and Enhancement Areas (SPEA)** that should remain free of development, including no disturbance of soils and vegetation.

6.5.5 Activities requiring a permit

A RAR DP must be obtained prior to the:

- .1 Subdivision of land (as defined in section 455 of the LGA).
- .2 Residential, agriculture, commercial, public and institutional, or industrial **development**.

Streamside Protection and Enhancement Area (SPEA) means an area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both the riparian area vegetation and the adjacent upland vegetation that exerts an influence on the stream, the width of which is determined according to section 6 of the *Riparian Areas Protection Regulation*.

Development means any activity referred to in section 489 of the *Local Government Act* (LGA) and includes **alteration of land** or development of land for residential, agriculture, commercial, industrial, public and institutional, service or utility uses or activities, to the extent that these uses or activities are subject to local government powers under the LGA.

Alteration of land: includes but is not limited to clearing, grading, blasting, preparation for or construction of services, driveways, and roads.

6.5.6 Exemptions

Notwithstanding section 6.5.5, a RAR DP is not required for the following:

- .1 Non-structural alterations or repairs of a building or structure on an existing foundation if the structure:
 - a. remains on its existing foundation within its existing footprint;
 - b. is not damaged or destroyed to the extent described in section 532 (1) [repair or reconstruction if damage or destruction \geq 75% of value above foundation] of the LGA.
- .3 Residential, commercial, agricultural, public and institutional, and industrial development within a riparian assessment area where the development is separated from the stream by a constructed public highway (min 10 m from the HMW of a stream).
- .4 Removal of trees determined by a Certified Arborist or Registered Professional Forester (who is qualified to do tree risk assessment) to represent an imminent risk to safety of life and buildings. This exemption requires that the property owner provide the CSRD a copy of the danger tree risk assessment report prior to any tree removal.
- .5 Path for personal use by the parcel owners, provided it do not exceed approximately 1.0 m in width; are constructed of pervious natural materials with no concrete, asphalt, pavers or treated wood; do not involve structural stairs; require no removal of streamside vegetation; and do not impair stream bank stability. This exemption requires that the property owner

provide the CSRD a letter prepared by a QEP stating that the construction and use of the path will have no negative impact to the SPEA.

- .7 Gardening and yard maintenance activities within an existing landscaped area, such as mowing lawns, pruning trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.
- .8 The construction of a fence if only non-native trees are removed and the disturbance of native vegetation is restricted to 0.5 m either side of the fence.
- .10 Emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood/flow, erosion, landslide, avalanche, stream avulsion and other geohazards events.
- .11 Forestry activities which are:
 - a. located on Crown land and administered under an approved Forest Stewardship Plan approved by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development in accordance with the *Forest & Range Practices Act*; and,
 - b. located on private land and the .

6.5.7 Guidelines

Assessment Report Requirements and Development Permit Applications

Under the *Riparian Areas Protection Regulation*, a local government must not approve a development proposal related to a **riparian assessment area** unless a QEP has conducted an assessment that provides a professional opinion that there will be no adverse effect on the natural features, functions and conditions that support fish life processes in the riparian assessment area if (a) the development is implemented as proposed or (b) the SPEA identified in the assessment report are protected from the development and the developer implements mitigation measures identified in the Assessment Report.

The Assessment Report must specify the width of the SPEA and the measures necessary to protect its integrity, and it must adhere to the assessment methods set out in the schedule to the *Riparian Areas Protection Regulation*. Recommendations from the Assessment Report may become conditions of the DP.

To proceed with consideration of the DP application, the CSRD will require notification by the B.C. Ministry of Forests, Lands, Natural Resource Operations and Rural Development that the ministry and Fisheries and Oceans Canada have been informed of the development proposal and have received copies of the Assessment Report, unless the federal Minister of Fisheries and Oceans or a regulation under the *Canada Fisheries Act* has authorized the harm to conditions in the riparian assessment area that would result from the implementation of the development proposal.

In order to achieve the objectives of RAR DPA, the following Guidelines shall apply to the issuance of DPs:

- .1 To proceed with consideration of the DP application, the CSRD will require notification by the B.C. Ministry of Forests, Lands, Natural Resource Operations and Rural Development ministry and Fisheries and Oceans Canada have been informed of the development proposal and have received copies of the Assessment Report, unless the federal Minister of Fisheries and Oceans or a regulation under the Canada *Fisheries Act* has authorized the harm to conditions in the riparian assessment area that would result from the implementation of the development proposal.
- .2 The CSRD may approve the DP application only if the QEP reports that the development as proposed will not harm natural features, functions and conditions that support fish life processes in the riparian assessment area, or that there will be no such harm if the SPEAs identified are protected and the measures identified in the Assessment Report are implemented. All assessment reports shall be accompanied with a CSRD Riparian Assessment Assurance Statement Form and shall meet:
 - a. the guidelines of this DPA;
 - b. the Professional Practice Guidelines for Legislated Riparian Assessments in BC; and,
 - c. the *Riparian Areas Protection Regulation*.
- .3 If adequate, suitable areas of land for the intended use exist on a portion of the parcel that lies outside the SPEA, the applicant should direct development to those areas in order to minimize adverse impacts. In all other cases, the applicant will be required to demonstrate with the support of a QEP, to the satisfaction of the CSRD board, that developing in the riparian assessment area is necessary or advisable due to circumstances such as topography, hazards or lack of alternative developable land and that every effort has been made to minimize adverse impacts.
- .4 All *Riparian Areas Protection Regulation* Assessment Reports must be submitted on provincial standard reporting templates and follow and be consistent with formatting and content requirements.
- .5 Pursuant to the *Riparian Areas Protection Regulation* and the LGA, the Assessment Report prepared by a QEP should specifically consider and make recommendations respecting:
 - a. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of watercourses; and,
 - b. the siting of buildings, structures or uses of land;
 - c. areas to remain free of development;
 - d. specified environmental features;
 - e. the timing of construction to avoid or mitigate impacts
- .6 Develop and implement a soil erosion and sediment control plan as part of site design and construction to prevent the discharge of sediment-laden water into a stream.
- .7 Install temporary fencing and signage to prevent encroachment into the SPEA area during land preparation and construction.

- .8 Once a DP has been issued, a follow-up assessment by the QEP will be required to ensure that the use of the land is consistent with the QEP's assessment report, *Riparian Areas Protection Regulations* and the CSRD's conditions or requirements included in the DP.

6.6 Malakwa Village Centre Form and Character Development Permit Area

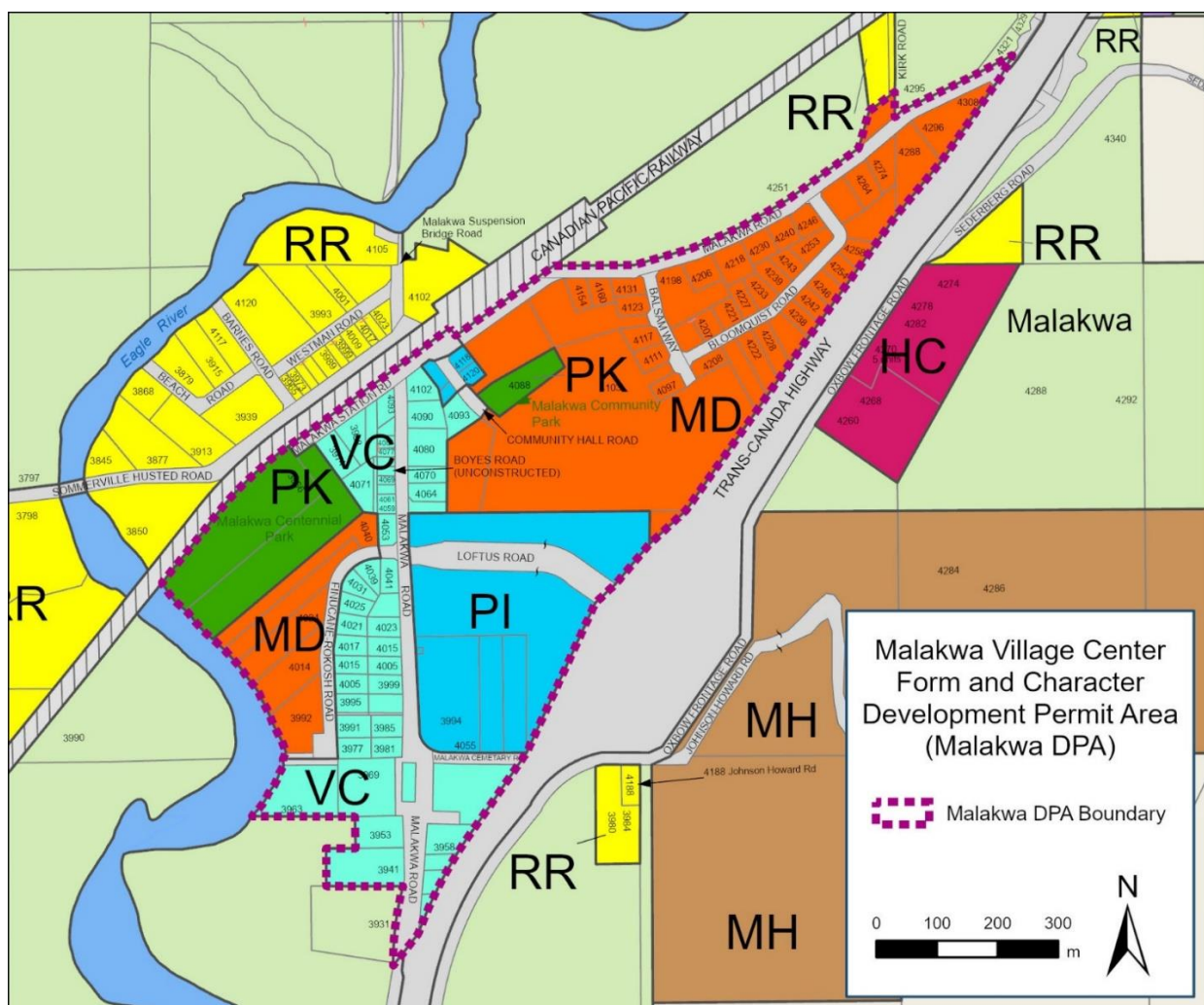
6.6.1 Authority

"Malakwa Village Centre Form and Character Development Permit Area" (Malakwa DPA) is designated pursuant to section 488 (1)(d)(e)(f) of the LGA for the establishment of form and character objectives for commercial and multi-family development, revitalization of an area in which commercial use is permitted, and initiatives to promote a mix of uses that preserve and enhance village character.

6.6.2 Area Designated

The Malakwa DPA boundary for the Malakwa Village Centre is shown below on Figure 9.

Figure 9: Malakwa Village Centre Form and Character Development Permit Area Boundary



6.6.3 Justification

The community of Malakwa is recognized as the village core of Electoral Area E and designated for a mix of land uses including residential, commercial, park, and public and institutional. The development of a village centre with suitable form and character, well defined public spaces, and pedestrian mobility opportunities will help create a local identity and draw residents and visitors to the community.

Intensive and multi-family residential development share some similar characteristics, but their differences in scale need to be taken into account in setting guidelines for form and character. Intensive residential development typically comprises single detached houses on smaller lots, whereas multi-family residential development typically includes buildings containing three or more residential units.

6.6.4 Objectives

The objectives of the Malakwa DPA are to:

- .1 Ensure a Healthy Built Environment for the Malakwa (see section 1.2.4).
- .2 Ensure that new development in Malakwa has a high standard of building and site design, while incorporating the rural characteristics of the surrounding area.
- .3 Ensure commercial and residential development are complimentary and well integrated; and.
- .4 Encourage all new residential development that exceeds one principal dwelling unit/ha is adequately served by both a community water and sewerage system.
- .5 Compliment the community specific policies for the Malakwa Village Centre (section 4.7.5).

6.6.5 Activities requiring a permit

A DP must be obtained prior to construction of, addition to, or alteration of:

- .1 Commercial or mixed-use buildings or structures;
- .2 Intensive residential subdivision (subdivision creating 5 or more residential parcels); and,
- .3 Multi-family residential buildings

within the Malakwa DPA.

6.6.6 Exemptions

Notwithstanding Section 6.6.5, a DP is not required for any of the following:

- .1 Minor exterior alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character or size of the building.

- .2 A single storey accessory building with a gross floor area less than 55 m² - located behind the principal building.
- .3 Construction of, addition to, or alteration of a single-detached dwelling or accessory residential building where no commercial component is present.
- .4 Interior renovations.
- .5 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.
- .6 Temporary buildings or structures that are erected for offices, construction, or marketing purposes for a period that does not exceed the duration of construction.

6.6.6 Guidelines

DP applications under this section must address each of the guidelines below in writing. Applications shall include a site plan, building plans and other relevant visual materials showing how the proposed buildings and/or structures are situated in relation to other buildings, services, and amenities in the area.

In order to achieve the objectives of Malakwa DPA, the following design guidelines shall apply to the issuance of development permits for new commercial, mixed use, and multi-family developments, buildings and structures:

.1 Building siting and design

- a. Building siting shall be encouraged to:
 - complement a pedestrian scale and focus
 - maximize sunlight penetration to open areas and pedestrian areas – avoiding shading on adjacent properties, buildings and roadways
 - locate residential dwelling units in mixed use buildings either above or behind a commercial unit
 - provide for suitable snow shedding and snow storage areas
 - Provide buffer space between adjacent wildlife corridors to minimize the impact of development on wildlife movement throughout the site
- b. Buildings shall be designed to create visual interest by:
 - using strong detailing in windows and doors
 - avoiding large expanses of blank wall
 - using quality natural building materials, such as wood, rock or stone
 - having pitched roofs to reflect the surrounding mountains, to preserve a feeling of openness and to provide broad sightlines to mountains and the sky
 - Screen outdoor mechanical systems

.2 Pedestrian Routes

- a. Locate pedestrian routes adjacent to and opposite compatible commercial developments;
- b. Use paving or surfacing features that highlight the route;

- c. Where possible, ensure safe pedestrian connections to greenspaces, parks, and other public amenities;
- d. Construct pathways with uniform and complementary material for a cohesive appearance throughout the development; and,
- e. Where feasible, buffer pedestrian routes from roadways, vehicular traffic, and parking areas.

.3 Water, Sewer and Stormwater

- a. Water shall be provided by a community water system where possible;
- b. Sewer shall be provided by a community system where possible, or alternatively on-site sewage is proposed where certified by a Professional Engineer (in good standing with EGBC), which certifies that the sewage will not lead to long-term degradation of the ground water;
- c. Storm water management plan prepared by a professional engineer to:
 - ensure post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters
 - utilize natural topographical features such as sinks and wetlands and permeable paving surfaces to maximize stormwater infiltration
 - reduce paved road widths to reduce the amount of impermeable surfaces and reduce snow removal costs
 - maintain, to the extent possible, predevelopment flow patterns and velocities;
 - provide conveyance routes for major storms
 - demonstrate the use of best practices
 - certify that water quality of receiving surface and ground waters will not be negatively affected by storm water surface run-off during and post development
 - certify, where applicable, that there will be no negative effect on neighbouring properties

.4 Landscaping and Screening

- a. All planting shall be to BC Society of Landscape Architects standards;
- b. Trees adjacent to roads are encouraged, provided they do not cause safety problems for pedestrian or vehicular traffic, including emergency vehicles, and do not impede snow removal operations;
- c. Retain existing vegetation where possible;
- d. Vegetation planting shall encourage the use of native vegetation to reduce watering requirements, help mitigate storm water runoff and maintain the landscape character of the area;
- e. Service areas should be screened from view from streets or buildings to minimize visual impacts;
- f. Centralized wildlife proof garbage, composting and recycling depots should be provided for commercial and residential use; and,
- g. All trash or recycling receptacles and storage containers should be wildlife proof.

.5 Parking areas

- a. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking;

- b. Parking should be placed beneath and / or behind buildings to the maximum extent possible;
- c. Use paved surfacing or porous paving, paving stones, French drains, landscaped areas and similar techniques are encouraged to facilitate exfiltration of storm water; and,
- d. Parking areas shall be developed in accordance with the zoning bylaw.

.6 Safety

- a. Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways;
- b. Building materials should be chosen for their durability as well as their functional and aesthetic quality, while meeting Fire Smart principles;
- c. Buildings and structures will be sited appropriately in order to accommodate emergency response vehicles;
- d. There may be a need to screen storage yards or noxious land uses; and,
- e. Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs in order to:
 - improve public safety
 - reduce property damage
 - have fewer bears killed due to conflict

.7 Signage and lighting

Signage and lighting will be implemented and managed to maintain rural character and atmosphere and to minimize visual impacts.

- a. The size, location and design of commercial signs and other advertising structures shall be compatible with uses and structures on adjacent properties and be meet the requirements of the zoning bylaw;
- b. Outdoor site lighting shall be designed to minimize “light spill” and glare onto adjacent properties and public spaces. Outdoor lighting shall:
 - be fully shielded (pointing downward)
 - only light the area that needs it
 - be no brighter than necessary
 - minimize blue light emissions
 - only be on when needed

6.7 Resort Lands Form and Character Development Permit Area

6.7.1 *Authority*

“Resort Lands Form and Character Development Permit Area” (Resort DPA) is designated pursuant to Section 488(1)(f) of the *Local Government Act* for the establishment of form and character objectives for commercial and multi-family development, and revitalization of an area in which commercial use is permitted.

6.7.2 *Area Designated*

The Resort DPA also applies to all lands in the Plan area designated Resort (RT) as shown on Schedule B.

6.7.3 Justification

- .1 Electoral Area E has several resorts in highly visible locations which attract both visitors and seasonal residents. Encouraging a high standard of building, site design, and landscaping will help strengthen the character and economic viability of these resort locations.

6.7.4 Objectives

The objectives of the Resort DPA are to:

- .1 Ensure that new development in resorts have a high standard of building and site design, while incorporating the rural characteristics of the surrounding area.
- .2 Ensure commercial and residential development are complimentary and well integrated; and,
- .3 Ensure that all new resort residential development that exceeds one principal dwelling unit/ha is adequately served by both a community water and sewerage system.

6.7.5 Activities requiring a permit

A DP must be obtained prior to construction of, addition to, or alteration of:

- .1 Resort uses, commercial, or mixed-use buildings or structures;
- .2 Intensive residential subdivision (defined as a five or more single family residential subdivision); and,
- .3 Multi-family residential buildings

within the Resort DPA.

Resort Uses:

Resort uses include a wide range of uses including, but not limited to: recreational vehicle (RV) park, golf course, recreation amenities, seasonal/full-time recreational communities, water access only resorts. Resort accommodation is acceptable in various forms such as hotels, motels, lodges, cabins, park models, RV parks, townhouses, and condominiums. Acceptable accessory uses include storage sheds, caretaker residences, staff accommodation and other associated infrastructure.

6.7.6 Exemptions

Notwithstanding Section 6.7.5, a DP is not required for any of the following:

- .1 Minor exterior alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character or size of the building.
- .2 Single storey accessory buildings located behind the principal use building with a gross floor area less than 55 m².
- .3 RV storage shelters and decks that are compliant with zoning.
- .4 Interior renovations.

- .5 Construction of, addition to, or alteration of a single-detached dwelling or accessory residential building where no commercial component is present.
- .6 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.
- .7 Temporary buildings or structures that are erected for offices, construction, or marketing purposes for a period that does not exceed the duration of construction.

6.7.6 Guidelines

DP applications under this section must address each of the guidelines below in writing. Applications shall include a site plan, building plans and other relevant visual materials showing how the proposed buildings and/or structures are situated in relation to other buildings, services, and amenities in the area.

In order to achieve the objectives of Resort DPA, the following design guidelines shall apply to the issuance of development permits for new commercial, mixed use, and multi-family developments, buildings and structures:

.1 Building siting and design

- a. Building siting shall be encouraged to:
 - complement a pedestrian scale and focus
 - maximize sunlight penetration to open areas and pedestrian areas – avoiding shading on adjacent properties, buildings and roadways
 - locate residential dwelling units in mixed use buildings either above or behind a commercial unit
 - provide for suitable snow shedding and snow storage areas
 - Provide buffer space between adjacent wildlife corridors to minimize the impact of development on wildlife movement throughout the site
- b. Buildings shall be designed to create visual interest by:
 - using strong detailing in windows and doors
 - avoiding large expanses of blank wall
 - using quality natural building materials, such as wood, rock or stone
 - having pitched roofs to reflect the surrounding mountains, to preserve a feeling of openness and to provide broad sightlines to mountains and the sky
 - Screen outdoor mechanical systems

.2 Pedestrian Routes

- a. Locate pedestrian routes adjacent to and opposite compatible commercial developments;
- b. Use paving or surfacing features that highlight the route;
- c. Where possible, ensure safe pedestrian connections to greenspaces, lake, parks, and other public amenities;
- d. Construct pathways with uniform and complementary material for a cohesive appearance throughout the development; and,

- e. Where feasible, buffer pedestrian routes from roadways, vehicular traffic, and parking areas.

.3 Water, Sewer and Stormwater

- a. Water shall be provided by a community water system;
- b. Sewer shall be provided by a community system where possible, or alternatively on-site sewage is proposed where certified by a Professional Engineer (in good standing with EGBC), which certifies that the sewage will not lead to long-term degradation of the ground water;
- c. Storm water management plan prepared by a professional engineer to:
 - ensure post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters
 - utilize natural topographical features such as sinks and wetlands and permeable paving surfaces to maximize stormwater infiltration
 - reduce paved road widths to reduce the amount of impermeable surfaces and reduce snow removal costs
 - maintain, to the extent possible, predevelopment flow patterns and velocities
 - provide conveyance routes for major storms
 - demonstrate the use of best practices
 - certify that water quality of receiving surface and ground waters will not be negatively affected by storm water surface run-off during and post development
 - certify, where applicable, that there will be no negative effect on neighbouring properties

.4 Landscaping and Screening

- a. All planting shall be to BC Society of Landscape Architects standards;
- b. Trees adjacent to roads are encouraged, provided they do not cause safety problems for pedestrian or vehicular traffic, including emergency vehicles, and do not impede snow removal operations;
- c. Retain existing vegetation where possible;
- d. Vegetation planting shall encourage the use of native vegetation to reduce watering requirements, help mitigate storm water runoff and maintain the landscape character of the area;
- e. Service areas should be screened from view from streets or buildings to minimize visual impacts;
- f. Centralized wildlife proof garbage, composting and recycling depots should be provided for commercial and residential use; and,
- g. All trash or recycling receptacles and storage containers should be wildlife proof.

.5 Parking areas

- a. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking;
- b. Parking should be placed beneath and / or behind buildings to the maximum extent possible;
- c. Use paved surfacing or porous paving, paving stones, French drains, landscaped areas and similar techniques are encouraged to facilitate exfiltration of storm water; and,
- d. Parking areas shall be developed in accordance with the zoning bylaw.

.6 Safety

- a. Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways;
- b. Building materials should be chosen for their durability as well as their functional and aesthetic quality, while meeting Fire Smart principles;
- c. Buildings and structures will be sited appropriately in order to accommodate emergency response vehicles;
- d. There may be a need to screen storage yards or noxious land uses;
- e. Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs in order to:
 - improve public safety
 - reduce property damage
 - have fewer bears killed due to conflict

.7 Signage and lighting

Signage and lighting will be implemented and managed to maintain rural character and atmosphere and to minimize visual impacts.

- a. The size, location and design of commercial signs and other advertising structures shall be compatible with uses and structures on adjacent properties and be meet the requirements of the zoning bylaw;
- b. Outdoor site lighting shall be designed to minimize “light spill” and glare onto adjacent properties and public spaces. Outdoor lighting shall:
 - be fully shielded (pointing downward)
 - only light the area that needs it
 - be no brighter than necessary
 - minimize blue light emissions
 - only be on when needed

6.8 Commercial Lands Form and Character Development Permit Area

6.8.1 *Purpose*

“Commercial Lands Form and Character Development Permit Area” (Commercial DPA) is designated pursuant to Section 488(1)(f) of the *Local Government Act* for the establishment of form and character objectives for commercial and industrial development, and revitalization of an area in which a commercial use is permitted.

6.8.2 *Area Designated*

The Commercial DPA applies to all lands designated Highway Commercial “HC” and Industrial “ID” on Schedule B of this OCP.

6.8.3 *Justification*

The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. Commercial development in Area E is mostly located

adjacent to Highway 1 and 97A in areas that are highly visible and serve as focal points or gateways to communities. Attention to design details will ensure that a high development standard is maintained for commercial and industrial areas.

6.8.4 Objectives

The objectives of the Commercial DPA are to:

- .1 Ensure that new commercial development has a high standard of building and site design, while incorporating the rural characteristics of the surrounding area; and,
- .2 Ensure that new commercial development includes landscaping and screening features that minimize any visual impacts to adjacent properties and public areas.

6.8.5 Activities requiring a permit

A development permit must be obtained prior to:

- .1 Demolition of, exterior construction of, addition to, or alteration of a commercial building or structure within the DPA.

6.8.6 Exemptions

Notwithstanding Section 6.8.5, a DP is not required for any of the following:

- .1 Construction of, addition to, or alteration of a single-detached dwelling or accessory residential building where no commercial component is present;
- .2 Interior renovations;
- .3 Additions up to 100 m² in areas where the addition results in less than a 10% increase in floor area;
- .4 Minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building;
- .5 Construction or alterations of accessory buildings or structures are not in excess of 40 m² where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.
- .6 Exterior maintenance or repairs which do not involve substantial changes in the exterior finish, colour scheme, or size of the building; and,
- .7 Temporary buildings or structures that are erected for offices, construction, or marketing purposes for a period that does not exceed the duration of construction.

6.8.6 Guidelines

DP applications under this section must address each of the guidelines below in writing. Applications shall include a site plan, building plans and other relevant visual materials showing how the proposed buildings and/or structures are situated in relation to other buildings, services, and amenities in the area.

In order to achieve the objectives of Commercial DPA, the following design guidelines shall apply to the issuance of development permits for new commercial development activity:

.1 Building siting and design

- a. Building siting shall be encouraged to:
 - locate residential dwelling units in mixed use buildings either above or behind a commercial unit
 - maintain visual values, including views to mountains and sky, and an open feeling along the highways
 - protect the amenities, including views, of existing residential areas by coordinating the character, form, and scale of new commercial and industrial development
- b. Buildings shall be designed to create visual interest by:
 - using strong detailing in windows and doors
 - avoiding large expanses of blank wall
 - using quality natural building materials, such as wood, rock or stone
 - having pitched roofs to reflect the surrounding mountains, to preserve a feeling of openness and to provide broad sightlines to mountains and the sky

.2 Pedestrian Routes

- a. Locate pedestrian routes adjacent to and opposite compatible commercial developments;
- b. Use paving or surfacing features that highlight the route;
- c. Where possible, ensure safe pedestrian connections to greenspaces, parks, and other public amenities;
- d. Construct pathways with uniform and complementary material for a cohesive appearance throughout the development; and,
- e. Where feasible, buffer pedestrian routes from roadways, vehicular traffic, and parking areas.

.3 Water, Sewer and Stormwater

- a. Water shall be provided by a community water system;
- b. Sewer shall be provided by a community system where possible, or alternatively on-site sewage is proposed where certified by a Professional Engineer (in good standing with EGBC), which certifies that the sewage will not lead to long-term degradation of the ground water;
- c. Storm water management plan prepared by a professional engineer to:
 - ensure post-development storm water flow volumes will not exceed predevelopment flow volumes in receiving waters

- utilize natural topographical features such as sinks and wetlands and permeable paving surfaces to maximize stormwater infiltration
- reduce paved road widths to reduce the amount of impermeable surfaces and reduce snow removal costs
- maintain, to the extent possible, predevelopment flow patterns and velocities;
- provide conveyance routes for major storms
- demonstrate the use of best practices
- certify that water quality of receiving surface and ground waters will not be negatively affected by storm water surface run-off during and post development
- certify, where applicable, that there will be no negative effect on neighbouring properties

.4 Landscaping and Screening

- a. All planting shall be to BC Society of Landscape Architects standards;
- b. Trees adjacent to roads are encouraged, provided they do not cause safety problems for pedestrian or vehicular traffic, including emergency vehicles, and do not impede snow removal operations;
- c. Retain existing vegetation where possible;
- d. Vegetation planting shall encourage the use of native vegetation to reduce watering requirements, help mitigate storm water runoff and maintain the landscape character of the area;
- e. Service areas should be screened from view from streets or buildings to minimize visual impacts;
- f. Centralized wildlife proof garbage, composting and recycling depots should be provided for commercial and industrial use; and,
- g. All landscaping shall meet MoT standards.

.5 Parking areas

- a. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking;
- b. Parking should be placed beneath and / or behind buildings to the maximum extent possible;
- c. Use paved surfacing or porous paving, paving stones, French drains, landscaped areas and similar techniques are encouraged to facilitate exfiltration of storm water; and,
- d. Parking areas shall be developed in accordance with the zoning bylaw.

.6 Safety

- a. Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways;
- b. Building materials should be chosen for their durability as well as their functional and aesthetic quality, while meeting Fire Smart principles;
- c. Buildings and structures will be sited appropriately in order to accommodate emergency response vehicles;
- d. There may be a need to screen storage yards or noxious land uses;
- e. Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs in order to:

- improve public safety
- reduce property damage
- have fewer bears killed due to conflict

.7 Signage and lighting

Signage and lighting will be implemented and managed to maintain rural character and atmosphere and to minimize visual impacts.

- a. The size, location and design of commercial and industrial signs and other advertising structures shall be compatible with uses and structures on adjacent properties and be meet the requirements of the zoning bylaw;
- b. Outdoor site lighting shall be designed to minimize “light spill” and glare onto adjacent properties and public spaces. Outdoor lighting shall:
 - be fully shielded (pointing downward)
 - only light the area that needs it
 - be no brighter than necessary
 - minimize blue light emissions
 - only be on when needed

6.9 Development Approval Information

6.9.1 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. Division 6 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.

6.9.2 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 E, 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 E 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.

6.9.3 Application of Development Approval Information Bylaw No. 644

CSRD Development Approval Information Bylaw No. 664, as authorized by Division 6 of the *Local Government Act*, applies to all lands within Electoral Area E. Bylaw No. 644 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 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.

6.10 Temporary Use Permits

6.10.1 Purpose

Temporary Use Permits (TUPs) are established under Division 8 of the *Local Government Act* to allow one or more of the following:

- allow a use not permitted by a zoning bylaw;
- specify conditions under which the temporary use may be carried on; and,
- allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

6.10.2 Area Designated

TUPs can be considered in all designations within the boundary of the Plan area shown on Schedule B.

6.10.3 Objectives

The CSRD Board provides the opportunity for consideration of the issuance of a TUPs in order to permit a temporary use to continue while a more suitable location for the use is determined, a rezoning application is completed, or where the event is a temporary use where the existing zoning does not permit the event. TUPs are not a substitute for a rezoning application. Despite

the zoning of a property, TUPs uses may be supported, subject to approval by the CSRD Board of Directors.

6.10.4 Guidelines

.1 A TUP may be issued for the following activities:

- a. Temporary uses that are not supported by the OCP or Zoning Bylaw;
- b. Special events which are of limited duration and which will not preclude or compromise future permitted uses on the proposed site of the temporary use;
- c. Short-term industrial activity such as portable sawmills, heavy equipment storage, log home building operations and construction yards related to specific industrial projects of limited duration;
- d. Temporary sand and gravel extraction where a permit has been issued pursuant to the objectives and policies in Section 3.12 (Mineral and Gravel Resources) of this Bylaw;
- e. Uses which comply with the designation policies but where appropriate zoning does not presently allow for such uses; and,
- f. Transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use rights.

.2 The CSRD Board will consider the issuance of TUPs based on the general conditions which include, but are not limited to:

- a. The TUP may be issued for a period of up to three (3) years and renewed, at the discretion of the CSRD Board, only once;
- a. The use shall not be considered noxious or emit pollutants that are detrimental to the environment, neighbouring properties, and the community as a whole;
- b. The use shall not create noise, vibrations, or light pollution which disrupts the peaceful enjoyment of the surrounding neighbourhood;
- c. The use shall be serviced with necessary water, sewage disposal, solid waste disposal, and recycling facilities;
- d. Appropriate remedial measures shall be taken to mitigate any damage to the natural environment as a result of the temporary use;
- e. The proposal will be reviewed by the Ministry of Transportation and Infrastructure with respect to access and effect on public roads;
- f. Appropriate parking and loading spaces shall be provided; and,
- g. The proposed hours, size and scale of the use will be compatible with adjacent land uses.

6.10.5 Procedure and Public Notification

Sections 494 through 497 of the *Local Government Act* and CSRD Development Procedures Bylaw specify the process by which a TUP may be issued. Public notification and input is a central part of the process. Notification of the CSRD Board's consideration of a permit application must be mailed out to property owners and tenants of property within a specified distance of the subject land and placed in a local newspaper in addition to referrals for comments from key partners.

6.10.6 Terms and Conditions

- .1 The CSRD Board may establish conditions in the TUP including, but not limited to; the buildings to be used, the area of use, the hours of use, appearance, landscaping, site rehabilitation, and means of ensuring compliance.
- .2 The CSRD Board will require development approval information as established in Development Approval Information Bylaw No. 644 (see Section 6.8).
- .3 Upon expiration of a TUP, the uses for the property shall immediately revert to those outlined in the current Zoning Bylaw.

6.10.7 Security

The security may be in the form of cash or a letter of credit, the amount of which is to be determined by the CSRD Board. A major purpose of collecting the security is to ensure that the land is returned to the condition prior to issuance of the permit when the permit has expired. The CSRD Board may utilize the security in the event that the conditions of the permit are not met.

Appendix A: Definitions and Acronyms

The following general definitions and acronyms are provided to assist in interpretation of the Electoral Area E OCP.

Definitions

AFFORDABLE HOUSING is housing where the rent or mortgage plus taxes is 30 percent or less of a household's gross annual income, where household income is average for the area or less

AGRI-TOURISM is recreational travel undertaken to experience agriculture or to participate in agricultural activities.

CLUSTER DEVELOPMENT is a pattern of development in which homes and other buildings are grouped together on a portion of a site in order to leave the remaining land as a natural area.

COMMUNITY WATER SYSTEM is a shared water source, treatment and delivery system, either privately or publicly built. Facilities may include water treatment plants and ancillary works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water.

COMMUNITY SEWAGE SYSTEM means a sewage collection, treatment and disposal system serving 50 or more connections, parcels, or dwellings connected to a community sewage system, when capacity is available. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and bio-solids.

DENSITY is a measure of the intensity of development to the area of the site, including the number of units on a site measured in units/area. When calculation of density involves a number of units per site and yields a fractional number, the required number of units permitted shall be rounded down to the lowest whole number.

DENSITY BONUSING means bylaws that enable developers to build additional units in return for public amenities such as affordable housing, parkland, or recreation or care facilities.

DEVELOPMENT INFORMATION APPROVAL AREA means an area, or circumstances, designated pursuant to the *Local Government Act* where local government may require information at the applicant's expense in support of an application for a rezoning, or development permit.

DEVELOPMENT PERMIT AREA means an area designated pursuant to the *Local Government Act* where approval of a development permit is required before a building permit can be issued. Development permit areas may be established to protect the natural environment, to protect development from hazardous conditions, to guide the form and character of commercial, industrial and multi-family development, or to protect farming.

ENVIRONMENTALLY SENSITIVE AREAS means an area or site with environmental attributes worthy of attention or special care, such as creeks and streams; lake shorelines; wetlands; wildlife habitats.

GEOHAZARD means all geophysical processes with the potential to result in some undesirable outcome including: flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche.

GEOHAZARD STUDY means a study prepared by a qualified professional engineer with training and experience in geotechnical engineering and licensed in the Province of British Columbia which interprets the physical conditions of surface or subsurface features in a study area with respect to stability, potential seismic disturbance, interrelated chemical activity, and size and volume analysis; specifically addresses the possible effects of physical alterations or deformations of the land related to proposed building or other projects; and may establish standards for siting and construction of proposed buildings or the nature and location of proposed uses.

HIGH WATER MARK (UNGAUGED LAKE): The high water mark where the presence and action of annual flood waters are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes areas that are seasonally inundated by floodwaters

HIGH WATER MARK (GAUGED LAKE): A calculated lake level that agencies have agreed upon, which includes those areas that are seasonally inundated more frequently than once in five years on average

HOME OCCUPATION is any occupation or profession carried out for gain that is accessory to the residential or agricultural use of the property.

MAY means a course of action that could be followed provided specified criteria are met.

NATURAL BOUNDARY is “the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation as well as in the nature of the soil itself”.

PARCEL - the smallest lot, block or other area in which land is held or into which it is subdivided.

PROVINCE means the Province of British Columbia.

QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) means an applied scientist or technologist acting alone or together with another qualified environmental professional, if:

- a. The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association;
- b. The individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and
- c. The individual is acting within that individual’s area of expertise.

QUALIFIED PROFESSIONAL (QP) means an applied scientist, engineer, or technologist acting alone or together with another qualified professional, if:

- a. The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association; and
- b. The individual is acting within that individual's area of expertise.

RISK is a measure of the probability of a specific geohazard event occurring and the consequence.

SEASONAL means less than one hundred eighty-two (182) days per calendar year.

SECONDARY DWELLING UNIT is an additional, self-contained, dwelling unit that is accessory to the principal dwelling unit on a parcel. For clarity, duplexes and multiple-dwellings, boarding rooms and rooming houses are excluded from the definition of secondary dwelling unit.

SHALL means an imperative course of action which is within the scope of the CSRD's powers to provide, enact, regulate or enforce.

SHOULD means a desirable course of action to be taken by the CSRD or another body or persons.

STEEP SLOPES is all lands with a slope greater than 30%.

STREAM – per the Riparian Areas Protection Regulation (RAPR) includes any of the following that provides fish habitat: (a) a watercourse, whether it usually contains water or not; (b) a pond, lake, river, creek or brook; (c) a ditch, spring or wetland that is connected by surface flow to something referred to in (a) or (b).

STREAM AVULSION is the rapid abandonment of a stream channel and the formation of a new stream channel.

STREAMSIDE PROTECTION AND ENHANCEMENT AREA (SPEA) means an area adjacent to a stream that links aquatic to terrestrial ecosystems and includes both the riparian area vegetation and the adjacent upland vegetation that exerts an influence on the stream, the width of which is determined according to section 6 of the Riparian Areas Protection Regulation.

TEMPORARY means less than four (4) consecutive weeks.

WATERCOURSE – used in this OCP to mean the same as “stream” in RAPR.

Acronyms

- ALC - Agricultural Land Commission
- ALR - Agricultural Land Reserve
- CSRD – Columbia Shuswap Regional District
- CEEI - Community Energy and Emissions Inventory

- DP – Development Permit
- DPA – Development Permit Area
- IHA - Interior Health Authority
- LGA - Local Government Act
- MOE – Ministry of Environment
- FLNRORD - Ministry of Forests, Lands, Natural Resource Operations and Rural Development
- MoT - Ministry of Transportation and Infrastructure
- OCP - Official Community Plan
- QEP – Qualified Environmental Professional
- RAPR – Riparian Areas Protection Regulation
- RDNO – Regional District of North Okanagan
- RGS - Regional Growth Strategy
- SEP – Shuswap Emergency Program
- SPEA – Streamside Protection and Enhancement Area