

Electoral Area F Official Community Plan Bylaw No. 830

DVP 8641-28 Applicable Policies and Guidelines

10.2 Water Supply and Distribution

Objective 1

To provide an appropriate level of infrastructure services in development areas, balancing demands with affordability.

Policy 1

The Regional District will:

1. Ensure that development will only occur if appropriate water systems and standards are in place. New community water systems will be designed and built to the satisfaction of the Regional District.
2. Encourage the development of community water systems in the North Shuswap's Settlement Areas.
3. Encourage the conservation of water, including the use of water conserving technology in publicly- and privately-owned buildings.

Policy 2

The CSRD may also assume control over private community water systems as outlined in the CSRD water system acquisition strategy.

Policy 3

Any new development within the Scotch Creek Primary Settlement Area or within the Secondary Settlement Areas, must connect to a community water system. For the purposes of this Plan, a community water system means a waterworks system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. 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.

10.3 Liquid Waste Management

Objective 1

To protect the water quality of Shuswap Lake and its watershed.

Objective 2

To maintain healthy aquatic and groundwater environments and protect people from water contamination.

Policy 1

Discharges of treated effluent to Shuswap Lake from private sources should be prohibited. Discharge of treated effluent from public facilities to Shuswap Lake will be considered only after all other disposal options have been exhausted and assent is gained through a referendum.

Policy 2

Any new development within the Scotch Creek Primary Settlement Area, or within the Secondary Settlement Areas, must connect to a community sewage system. For the purposes of this Plan, a community sewage system means a sewage collection, treatment and disposal system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. 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 biosolids.

Policy 3

The Regional District will:

1. Implement the Liquid Waste Management Plan (LWMP) for the North Shuswap.
2. 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.
3. Investigate opportunities for one or more pump-out(s) for lake generated black and grey water to a land-based discharge system located away from the residential areas of Shuswap Lake.
4. Strongly support Interior Health's view that drywells are not an appropriate sewerage system.
5. Work to enhance environmental awareness and promote activities that protect the water quality and natural aquatic habitat.
6. Use the full range of planning tools and regulatory measures to protect the watershed and water quality of Shuswap Lake. These include zoning bylaws, development permits, building regulation, and, potentially, statutory covenants. In Seymour Arm, the Seymour Arm LWMP supports building regulation for structures with a water connection, as this directly correlates to liquid waste concerns. The Seymour Arm LWMP also supports the use of building regulation to ensure proper septic filings are made with Interior Health and the system is designed and inspected by an authorized person.
7. Work with federal and provincial ministries and agencies to implement strategies that protect and enhance the quality of the lakes and streams of the North Shuswap. The Regional District will use Provincial site sensitivity mapping to assist in its decision-making.

Similarly, if the Province develops a cumulative impacts/carrying capacity model, this will also be a valued source of information related to land use decision-making.

12.2 Principles

Principle 6

Develop infrastructure that is sustainable, environmentally responsible and appropriate to the needs of the community by:

- a) Balancing development and road capacities so that there is an effective use of resources and avoids the creation of traffic problems;
- b) Aiming for a multi-modal circulation plan that addresses the entire community;
- c) Aiming for the development of water and sewer infrastructure that considers current and potential needs;
- d) Aiming for better emergency community services and community health services and consider them in planning; and
- e) Considering the infrastructure needs and traffic impacts of the seasonal summer population as well as the full-time population.

Principle 8

Preserve and enhance the environmental and visual quality of the area by:

- a) Encouraging practices that protect groundwater and lake water quality and quantity;
- b) Considering the carrying capacity of current and future water systems and keep the water supply within local control and within the local watershed;
- c) Protecting the local forests, wildlife, and fish through appropriate practices;
- d) Ensuring that sewage systems do not negatively affect the environment;
- e) Avoiding lakeshore development that negatively affects the water quality and the visual quality;
- f) Ensuring that all new developments respect the views to and from the lake; and
- g) Developing guidelines for landscape, fencing and other features.

12.8 Neighbourhood Residential (NR)

Objective 1

The Neighbourhood Residential (NR) land use refers to development that is existing. The intent of this land use designation is to recognize that the existing neighbourhoods within Scotch Creek are an important part of the definition of the character of the area.

Policy 1

A “neighbourhood” is defined as an area of contiguous lots that have common setbacks, building orientation, and size, or that were constructed as part of a single development and form a coherent and commonly understood cluster. Refer to Map 1.

Policy 2

Development within Neighbourhood Residential areas will normally only take the form of infill (for example, construction of a new house on a vacant lot) or subdivision of an existing lot and construction of a new dwelling unit on each new lot.

Policy 3

Policies for infill in NR areas are intended to reflect and support the neighbourhood character and density, and to either maintain or improve conditions regarding setbacks, landscape, visual buffers, building massing, and building orientation. Refer to the following sections for guidelines for each neighbourhood.

1. Within existing neighbourhoods designated NR Neighbourhood Residential, a lot may be subdivided in two, providing that the size of each resulting parcel is equal to or larger than 1/4 acre (therefore only 1/2 acre lots or larger have potential for subdivision). This will ensure that the overall density of each neighbourhood remains comparable to existing density, while allowing sensitive intensification through the potential to subdivide larger lots.
2. Any new subdivision is considered as new development, and must be connected to community sewer and water services.
3. Construction of any new dwelling unit within any parcel designated as Neighbourhood Residential is strongly encouraged to conform to the guidelines for the neighbourhood in which it is found. The existing setback, landscape, visual buffers, building massing and building orientation of each neighbourhood are described in the following Neighbourhood Types sections (a key map is included to indicate the location of the neighbourhood type). By reflecting these conditions in any infill development, the existing character and conditions will be continued, while still allowing individuality and innovation in design.
4. Normally a maximum building height of two storeys is permitted.

Map 1: Neighbourhood Types



Scotch Creek Larger Lot

Average Density: 1 - 2 units / acre (2.5 - 5 units / hectare)

Average Lot Sizes: 1/2 - 1 acre (0.2 - 0.4 hectares)

Front Setbacks: Range from 16 - 165 ft. (5 - 50 m)

Side Setbacks: Building typically centred on lot

Rear Setbacks: Varies with front setbacks

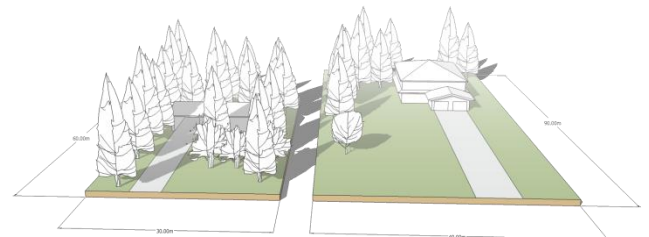
Landscape: Native vegetation and turfgrass

Visual Buffers: Vegetation - As setbacks decrease, buffers increase

Building Massing: 1 - 2 storeys

Building Orientation: Towards the street front

Parking: Carport or garage placed behind house



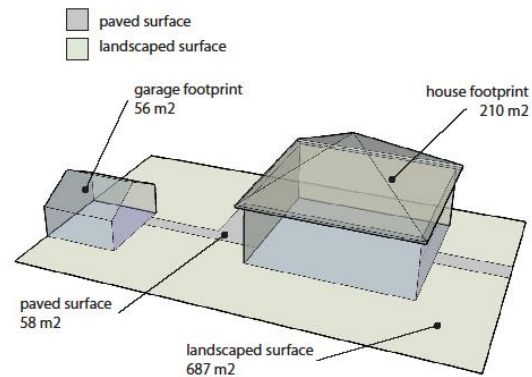


12.14 Water Quality Protection

1. The quality of surface and ground water needs to be maintained in order to ensure environmental integrity and to contribute to the sustainability of Scotch Creek.
2. Typical practices of urbanization tend to increase the amount of paved surfaces (driveways, parking lots, walkways) and reduce the amount of infiltration. Permeable surfaces, especially landscaping, allow greater infiltration of rain and storm runoff, recharging of groundwater, and contribution to a more comfortable micro-climate. The Groundwater Absorption Coefficient (GAC) is the percentage of a lot that is required to be free of impervious material (concrete, asphalt, etc.).
3. All new residential developments should aim for a minimum GAC of 45% through the use of pervious surfacing materials.
4. It is recommended that the policy regarding Groundwater Absorption Coefficient (GAC) be included in the Zoning Bylaw to augment the site coverage regulations.
5. Whenever possible, all new developments should integrate green stormwater infrastructure in the form of bioswales on sides of streets/roads and parking lots, rather than curbs and gutters, which channel storm water quickly away and require storm drainage infrastructure.

Example of GAC calculations:

Lot	1,011 m ² (0.25 ac)
	100.0%
House	210 m ² (2,260 ft ²)
	20.7%
Garage	56 m ² (200 ft ²)
	5.6%
Paved	58 m ² (625 ft ²)
	5.7%
Landscaped	687 m ² (7,395 ft ²)
	68.0%



The amount of surface free of impervious materials is 68%. It exceeds the 45% GAC requirement, therefore is acceptable.

13.1 Hazardous Lands Development Permit Areas

13.1 (a) Purpose

The Hazardous Lands DPA is designated under the Local Government Act for the purpose of protecting development from hazardous conditions. Three hazardous lands categories have been established under this permit area: (1) Flooding and Debris Flow, (2) Steep Slope and (3) Interface Fire.

13.1 (b) Justification

Whereas evidence of past flooding and debris flow exists on the watercourses named in the Area section that follows, whereas steep slopes pose a potential landslide risk and whereas interface fire pose a risk to life and property, a Hazardous Lands DPA is justified to:

- protect against the loss of life;
- minimize property damage, injury and trauma associated with flooding and debris flow events;

- ensure that development in steep slope areas is designed and engineered to provide a high level of protection from ground instability and/or slope failure; and
- plan and manage development in fire interface areas in a way that minimizes the risk of damage to property or people from interface fire hazards and mitigates interface fire hazards.

13.1.2 Hazardous Lands Development Permit Area 2

(DPA 2 Steep Slope)

13.1.2 (a) Area

All areas with slopes in excess of 30% are designated as Hazardous Lands DPA 2 (Steep Slope). These are referred to as 'steep slope' areas below.

[Note: The CSRD requires a slope assessment of slope conditions as a condition of DP issuance. Provincial 1:20,000 TRIM mapping, using 20 m (66 ft) contour information, may provide preliminary slope assessment; however, a more detailed site assessment may be required.]

13.1.2 (b) Guidelines

To protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, the CSRD discourages development in steep slope areas. Where steep slope areas are required for development, DPs addressing Steep Slopes shall be in accordance with the following:

For subdivision, either 1 or 2:

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

- o vegetation: plant rooting, clear-cutting, vegetation conversion, etc.
- o recommended setbacks from the toe and top of the slope;
- o recommended mitigation measures; and
- o recommended 'no-build' areas.

(iv) Development in steep slopes should avoid:

- o cutting into a slope without providing adequate mechanical support;
- o adding water to a slope that would cause decreased stability;
- o adding weight to the top of a slope, including fill or waste;
- o removing vegetation from a slope; and
- o creating steeper slopes.
- o siting Type 1, 2 and 3 septic systems and fields within steep slopes. All sewage practices must abide by the recommendations of the Sewerage System Standard Practices Manual.

(v) A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

.2 Registration of a Covenant on title identifying hazards and restricting construction, habitation or other structures or uses on slopes of 30% and greater.

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

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