

Relevant Excerpts from Rancho/Deep Creek Official Community Plan Bylaw No. 750

(See [Bylaw No. 750](#) for all policies and designations)

SECTION 1- INTRODUCTION

1.4 COMMUNITY VALUES

Rancho/Deep Creek is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. The combination of temperate climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents has resulted in a highly desirable and vibrant community. The area accommodates a broad mix of: agricultural, rural, residential, recreational, limited tourism, small scale commercial, small scale industrial, home businesses and resource uses with an emphasis on mutual respect and diversity.

The residents of Rancho/Deep Creek recognize that there will be pressure for change and development in their neighbourhoods. Residents are seeking to define a level of compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community.

These following values have been generated from the input and priorities of the residents who make up the neighbourhoods of Rancho/Deep Creek and will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, by the CSRD and senior government agencies. These values include:

1. Protection of the Plan Area's rural character and containment of urban development;
2. Identification and protection of watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;
3. Recognition that the sustainable development of the Plan Area must be linked to groundwater quality and quantity for all residents;
4. Protection of environmentally sensitive areas, natural hazard lands, aquifer recharge areas and natural, environmental and geographic features;
5. Recognition that a comprehensive approach to managing sewage is required;
6. Recognition of the benefits afforded to the community through the continued existence of agriculture and rural lifestyles;
7. Recognition of the importance of agriculture in the local economy;
8. Support for economic diversity in new and existing small scale developments that complement the rural integrity of Rancho/Deep Creek;

9. Recognition of the importance of small scale commercial and home-site or home-based businesses in the growth and diversification of the Plan Area;
10. Consultation with First Nations, in accordance with statutory requirements, to develop approaches to issues of mutual interest;
11. Protection of resource lands for suitable resource uses;
12. Minimization of encroachment of land uses that are incompatible with these community values;
13. Recognition of Gardom Lake as a unique environmental resource;
14. Recognition of Gardom Lake area parks and the Benches identified on Schedule 'E' as the primary recreational resources in the Plan Area;
15. Support for environmentally responsible recreational and silvicultural uses;
16. Preservation and enhancement of green space, access to public lands and integrated trails;
17. Recognition of the need and continued support for local schools and community centres;
18. Support for bylaw recognition of existing and legal manufactured home parks, multiple housing units, and suites;
19. Support for more affordable housing;
20. Recognition and support for efficient and safe rural local transportation;
21. Recognition that storm water management should be initiated;
22. A requirement for comprehensive public consultation with respect to decisions about the future development of all lands, including Crown land and services within our communities.

SECTION 2- PLANNING STRATEGY

2.2 SETTLEMENT AREAS

Ranchero/Deep Creek consists of a large agricultural base and a number of unique neighbourhoods. The compositions of these neighbourhoods differ in terms of geographic characteristics, relationship to adjacent municipalities and parcel sizes, but share a similar history and socio-economic profile.

The identification of neighbourhoods has been provided by participants in the planning process, and it is understood that these areas are only generally defined. These neighbourhoods, as shown on Schedule 'E', within the Plan Area are:

- Rancho
- Shaw Road
- Deep Creek Valley Floor
- Mountain Benches
- Gardom Lake
- Mallory Road
- Wolfgang and Pyott Roads

Shaw Road

Shaw Road is accessible only through the City of Salmon Arm's Industrial Park. The majority of residential lots are between 0.6 and 2.02 ha, while some are as large as 8 ha. There is one manufactured home park. A golf course and driving range exist southeast of Shaw Road.

SECTION 3 - THE DEVELOPMENT STRATEGY

3.1 DEVELOPMENT CRITERIA

In the Rancho/Deep Creek plan area, when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

1. reflects the Community Values Statement (Section 1.4) and objectives and policies of the Official Community Plan;
2. preserves and protects the rural character of the area and directs higher density development to the Rancho and Shaw Road areas;
3. protects watersheds and aquifers from degradation and pollution;
4. protects and promotes natural, environmental, and geographic features;
5. preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate;
6. proposes a comprehensive approach to the management and disposal of sewage and septage;
7. proposes a comprehensive approach to drainage including management of storm water, and prevention of slope instability – in accordance with Provincial best management practices;
8. preserves archaeological areas through adherence to the Provincial Heritage and Conservation Act, and;
9. includes best practice interface forest fire mitigation techniques for building and landscaping.

3.2 GENERAL PLANNING POLICIES

1. 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.
2. On land outside the ALR, zoning will establish the minimum size for parcels that may be subdivided pursuant to LGA section 514. Any new parcels created by subdivision under this section, and the remainder, be at least 1 ha or larger in size, unless approved by the Environmental Health Officer.
3. All development will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
4. All new development will be required to include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all Provincial requirements and best management practices.
5. Agricultural uses are supported in all designations within the ALR. Outside ALR lands, agricultural uses are supported to an intensity compatible with surrounding uses. On ALR lands, agricultural uses are subject to the Agricultural Land Commission Act and Regulations.
6. Home occupations are permitted as an accessory use in the Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations, 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. Home occupations generally refer to any occupation, profession or craft where either the occupation, profession or craft is accessory to the use of the single detached dwelling. Regulations regarding home occupations will be specified in the Zoning Bylaw.
7. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered in the Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations subject to zoning. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit will be subject to special provisions, including but not limited to:
 - (a) setbacks from buildings and property lines;
 - (b) the provision of required parking and access; and
 - (c) the provision of adequate servicing that meets Provincial water and sewer regulations.

8. 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 Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations but would be subject to a re-zoning. Although not required, it is recommended that Vacations Rentals first be considered on a three year trail basis by the use of a Temporary Use Permit. 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; and
 - (d) be subject to all Ministry of Transportation and Infrastructure permit requirements.
9. Bed and Breakfast residential operations are permitted in residential areas, and are regulated through the zoning bylaw. Bed and Breakfasts are subject to special provisions, including but not limited to:
 - (a) should be limited to a maximum of three (3) let rooms accommodating up to two (2) persons per room per single detached dwelling;
 - (b) the residential character of the site is maintained;
 - (c) subject to the local health authority requirements;
 - (d) located in the principal structure only; and
 - (e) when located within the Agricultural Land Reserve shall comply within all applicable regulations of the Provincial Agricultural Land Commission.
10. Any proposed cannabis production facility will only be permitted on ALR land and regulated under the current zoning bylaw. 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 not create any, security risks, nuisance odours, or excessive lighting or noise.

3.4 RURAL HOLDINGS (RH)

This land use designation applies to private land that may have some use and value for agriculture, forestry, natural resource extraction, or environmental conservation opportunities, as shown on schedule 'B'.

OBJECTIVES

1. Maintain the rural land base and protect it from activities that may diminish rural values and character.
2. Protect the environment and encourage comprehensive management of the rural land base.
3. Encourage and protect farm activities on productive or potential agricultural land including suitable agritourism opportunities and value-added agriculture.
4. Encourage and protect responsible outdoor recreational opportunities in accordance with the Electoral Area 'D' Parks Plan.

5. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Rural Holdings designation are shown on Schedule 'B' as "RH".
2. Lands within the Rural Holdings designation shall be maintained as parcels of at least 60 ha minimum.
3. 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. Zoning regulations shall provide for a mix of residential lot sizes based upon the level of servicing available and character of the neighbourhood.
5. Recognize the existing two private camps located on the south side of Gardom Lake in the current zoning bylaw.

3.5 AGRICULTURE (AG)

This land use designation applies to lands that are used and valued for agriculture. All lands within the ALR are in this land use designation. The objectives and policies relating to these matters are intended to serve as indicators of community preference and assist senior levels of government in planning and decision making.

OBJECTIVES

1. Maintain the agricultural land base and protect it from activities that may diminish agricultural value and potential.
2. Encourage suitable agritourism opportunities and value-added agriculture.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage farmers in the Plan Area to follow the measures described in the Farm Practices Guidelines as outlined by the Ministry of Agriculture.

POLICIES

1. Lands within the Agriculture designation are shown as "AG" on Schedule 'B'.
2. Lands within the Agriculture designation shall be maintained as parcels of at least 60 ha.
3. One secondary dwelling unit may be considered in the Agriculture designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
4. For lands within the ALR, the regulations and policies of the Agricultural Land Commission (ALC) apply. Approval must first be obtained from the ALC where land in the ALR is proposed for subdivision, a second dwelling unit, or a non-farm use.
5. The Agriculture land use designations encompass agricultural uses, and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw, the following uses are appropriate in lands designated Agriculture: agritourism operations, and uses which will not affect the long-term agricultural capability of

- the land.
6. Recognize the existing Canoe Creek Golf Course in the current zoning bylaw.

SECTION 4 - THE NATURAL ENVIRONMENT

4.1 ENVIRONMENTALLY SENSITIVE RESOURCES

The Plan Area is split between the South Thompson Watershed and Okanagan Watershed. Water in the north-eastern portion of the plan area flows into the Shuswap River system, Shuswap Lake, and eventually the Fraser River. In the south-west, water flows from Deep Creek into the Okanagan watershed. Water resources in the Plan Area include the Deep Creek system, the Canoe Creek system and underground aquifers all of which are important for drainage and domestic consumption. The East slope of Mount Ida is a significant source of water.

Gardom Lake's surface and groundwater resources are particularly unique and important to the Plan Area, as residents rely on these resources for domestic water and agricultural irrigation. Gardom Lake is part of an enclosed drainage system with limited surface outflow and is unique in the Plan Area for both its environmental assets and its recreational opportunities. The enclosed nature of the drainage system makes this lake susceptible to potential negative impacts caused by contaminated runoff, septic infiltration and increased erosion. Best practice septic and storm water management is essential to ensure that runoff and infiltration do not impact the environmental integrity as well as the recreational appeal of this lake.

Other small lakes and ponds in the Plan Area are also recognized as environmental assets and protected accordingly.

Ensuring that sufficient water quantity and quality is available for new subdivisions is a critical requirement when reviewing subdivision applications. Meeting the service requirements under the CSR's Subdivision Servicing Bylaw No. 641 is mandatory prior to any subdivision approval.

GOAL

To protect the sustainability of groundwater, and surface water supplies.

OBJECTIVES

1. Identify environmentally sensitive resources and protect all freshwater resources to maintain their natural habitat, environmental quality, quantity, aesthetic appeal, and recreational value.

2. Conserve and enhance the quality and quantity of freshwater sources for all agricultural and domestic uses.
3. Plan development in a manner that minimizes impact on surface water and groundwater sources.
4. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. In consultation with current land owners the CSRD will use the environmental guidelines contained in the Ministry of Environment document, "Develop with Care: Guidelines for Urban and Rural Land Development in British Columbia" (2014), to identify lands and waters that deserve to be recognized as environmentally sensitive resources (see section 7 of this Plan).
2. All watercourses as defined in the Riparian Areas Regulation (RAR) and the *Fisheries Act* are designated as Development Permit Areas and will be protected in accordance with the Federal *Fisheries Act* and the Provincial *Fish Protection Act* requirements.
3. The CSRD shall not support development on potential environmentally sensitive resource lands unless a proper environmental study has been undertaken which proves the proposed development will not adversely affect these areas. The Development Approval Information Bylaw gives the CSRD the authority to require an applicant to provide information on the impact of the activity or development that is subject to the application.
4. The CSRD recommends that the Approving Officer require subdivisions to be designed to maintain the hydrologic regime of streams and wetlands while providing sufficient drainage in a manner which does not interfere with groundwater recharge, destabilize the ground or allow the intrusion of sediment into natural watercourses, streams, lakes, and wetlands.
5. All new subdivisions, prior to approval, will be required to meet the servicing requirements in CSRD Subdivision Servicing Bylaw No. 641
6. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact assessment on the quantity and quality of water resources. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must certify, 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 there will be no significant negative impacts on other water supplies and properties.

7. The CSRD shall not positively consider development proposals in an area serviced by an existing or proposed water utility, unless written confirmation is provided from the water utility supplying the potential development ensuring it will provide sufficient quantity and quality of potable water for the development with no significant impacts on other water supplies and properties.
8. The CSRD shall not approve any OCP redesignation, rezoning or development permit, near potential environmentally sensitive resources unless a suitable storm water management plan is presented to the CSRD ensuring that storm water drainage from development does not increase the peak flow run off into adjacent areas nor disrupt natural drainage patterns.
9. The CSRD will catalogue environmental sensitive areas (ESAs) as they become identified through the development approval information process.
10. The CSRD will begin a public education program about water conservation, watershed protection and proper septic system care for the plan area.
11. In recognition of the environmental significance of Gardom Lake, the CSRD will work with residents around the lake, Interior Health and the Ministry of Environment towards zero effluent seepage to the lake from septic systems and agriculture as soon as possible. The CSRD will also raise concerns about ditching practices in the immediate vicinity of Gardom Lake with the Ministry of Transportation and Infrastructure.

4.3 NATURAL HAZARD AREAS

Natural hazard areas are sources of potentially dangerous chance events. Examples of natural hazards are: fires, floods, mass movement of land, landslides and earthquakes.

Due to the vast forested areas in Rancho/Deep Creek, there exists the potential for interface forest fires. It is important that best practice interface fire protection building and landscaping techniques be strongly encouraged to mitigate the potential for loss of life, property and the environment as a result of forest fires.

Flood potential on lands adjoining watercourses, lakes, creeks and wetlands is also a reality for lands in the Plan area.

Steep areas are more susceptible to mass movements of land, such as rock falls and landslides. The diversion of water and the removal of vegetation may destabilize slopes

or adjacent slopes and consequently result in failure. The threat of landslides is a concern where development may occur near or below potentially unstable slopes. Landslides can also be triggered by inappropriate details of construction and location.

Significant seismic activity is a remote possibility within the Plan Area. The majority of the CSRD is classified as a Zone 1 area according to the Provincial Seismic Zoning Map. This indicates that the area is at low risk for seismic activity.

Other areas, locations and conditions may exist but have so far not been identified. Mapping of hazardous areas will be developed and continued to be refined as mapping data and other information becomes available.

GOAL

To reduce the potential for loss of property and personal injury.

OBJECTIVES

1. Protect existing and new development from potentially hazardous conditions.
2. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. All areas with slopes in excess of 30% within the Plan Area shall be considered as potentially hazardous areas until detailed terrain hazard assessments (site specific or general mapping) have been undertaken.
2. The CSRD shall not support any rezoning or issuance of a Temporary Use Permit in the Plan Area on or near potentially hazardous areas unless the applicant provides evidence that measures can and will be taken to remediate the hazard, or render the development capable of withstanding the effects of the hazard and to protect adjacent properties from possible impacts.
3. For rezoning and Temporary Use Permit applications which apply to lands on or near potentially hazardous areas, the CSRD will require that a geotechnical report be prepared and a covenant be registered under Section 219 of the Land Title Act where a geotechnical report indicates that the land may only be used safely subject to the conditions contained in the report.
4. Strongly encourage best practice interface forest fire mitigation techniques for development to protect life, property and the environment.
5. Provide education on fire safety through a Coordinated Public Fire Safety Program.

SECTION 5 – NATURAL RESOURCE MANAGEMENT

5.1 AGRICULTURE

Existing productive farming areas and most of the undeveloped lands, with some agricultural capability within Rancho/Deep Creek plan area, are designated Agriculture. Lands within the Agricultural Land Reserve (ALR), shown on Schedule 'C', are subject to the *Agricultural Land Commission Act*. The mandate of the Provincial Agricultural Land Commission (ALC) is to preserve agricultural land and encourage farming. Non-agricultural development, including subdivision or non-farm use of these lands is not permitted without ALC approval. Therefore, lands designated in the ALR should be retained for agricultural purposes.

While regulations governing the ALR largely ensure that the land base is protected, problems may still develop at the interface between urbanizing areas and agricultural communities. *The Farm Practices Protection (Right to Farm) Act* ensures that bona fide agricultural operations, operating under normal farm practices, cannot be limited through zoning bylaws. This OCP supports agriculture and provides for buffer lands (designated Rural Holdings and Medium Holdings) to enhance land use compatibility in the Plan Area.

GOAL

To protect agricultural land both within and outside the ALR for agricultural based activities.

OBJECTIVES

1. Protect the agricultural land resources of the Plan Area for present and future food production and other agricultural purposes.
2. Recognize and protect the needs and activities of agricultural operations when considering development on adjacent lands.
3. Support farming practices that protect soil and water resources.
4. Encourage protection of the quantity and quality of the water supply, seek to improve water availability for irrigation purposes, and encourage the use of current best practices with

respect to irrigation.

5. Encourage non-agricultural development away from agricultural lands.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
7. Encourage farmers in the Plan Area to follow the measures described in the British Columbia Farm Practices Guidelines as outlined by the Ministry of Agriculture.

POLICIES

1. This Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of lands for agricultural purposes.
2. The CSRD encourages the retention of large land holdings within the Plan Area, including the ALR, to maintain future opportunities for farm use.
3. The CSRD discourages encroachment and fragmentation of farmland by non-farm related uses.
4. The location and construction of new roads, trails, utility or communication rights-of-way should be sited to avoid Agricultural lands wherever possible. Where unavoidable, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected landowners and the ALC.
5. Encourage adjacent property owners to cooperate in the establishment of fencing or buffers.
6. In the case of new developments adjacent to Agriculture lands, the CSRD strongly encourages the provision of adequate vegetative buffers to protect agricultural values and prevent encroachment.

SECTION 7- RIPARIAN AREAS REGULATION (RAR) DEVELOPMENT PERMIT AREA

PURPOSE

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

AREA

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

As illustrated in Figure 7.1, the area comprises land:

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

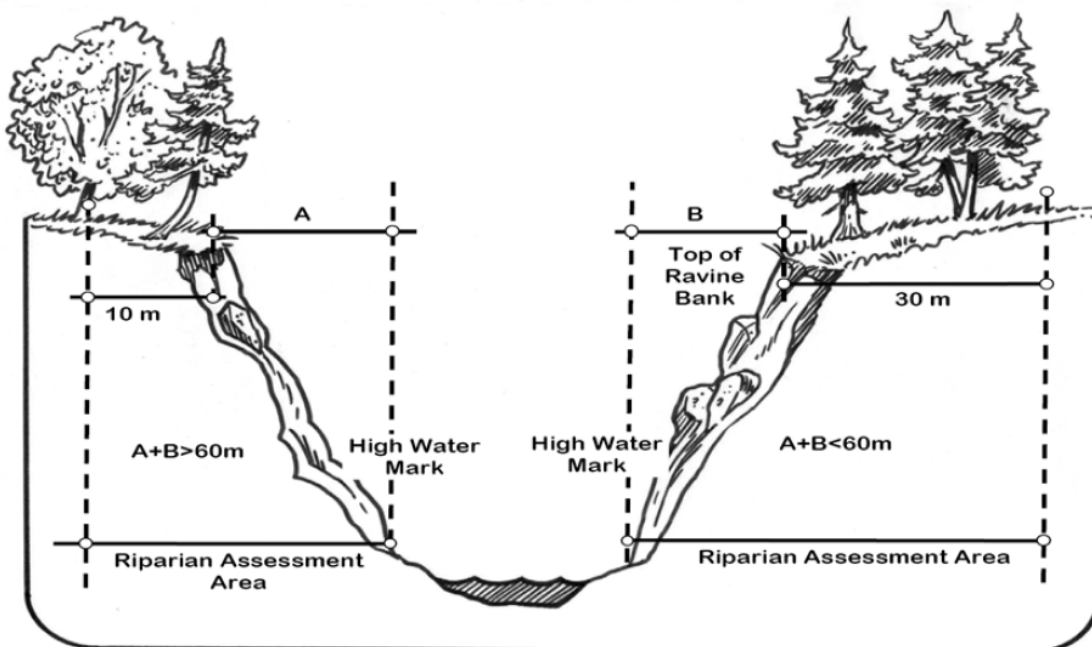


Figure 7.1

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

The CSRD shall consider creating a policy to address information requirements for proposed developments that are not clearly shown to be outside of the Riparian Assessment Area.

JUSTIFICATION

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

GUIDELINES

A Development Permit must be obtained from the CSRD for any development on land or subdivision identified as a riparian assessment area within the RAR DPA except where exempted. Development requiring a Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the *Local Government Act*.

- Removal, alteration, disruption or destruction of vegetation within 30m of a watercourse.
- Disturbance of soils, within 30 m of a watercourse;
- Construction or erection of buildings and structures within 30m of a watercourse;
- Creation of nonstructural impervious or semi-impervious surfaces within 30m of a watercourse.
- Flood protection works within 30 m of a watercourse;
- Construction of roads, trails, docks, wharves and bridges within 30m of a watercourse;
- Provision and maintenance of sewer and water services within 30m of a watercourse;
- Development of drainage systems within 30 m of a watercourse;
- Development of utility corridors within 30 m of a watercourse; and
- Subdivision as defined in the Land Title Act, and including the division of land into two or more parcels any part of which is within 30 m of a watercourse.

A Development Permit may be issued once the following guidelines have been met:

- Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and Federal Governments; and
- Provincial notification that a QEP has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled;

Exemptions: The RAR DPA does not apply to the following:

- Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- Farming activities;
- Institutional development containing no residential, commercial or industrial aspect;
- Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local Government Act*. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- An area where the applicant can demonstrate that the conditions of the RAR DPA have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;
- A letter is provided by a QEP confirming that there is no visible channel or a water course to be identified;
- Mining activities, hydroelectric facilities and forestry (logging) activities; and
- Land classified as Private Managed Forest Land